



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



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July 23, 2019

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

Dear Supervisors:

PROJECT NO. 2018000331-(5)
ADVANCE PLANNING NO. RPPL2016000546
ENVIRONMENTAL ASSESSMENT NO. RPPL2016002236
APPLICANT: LOS ANGELES COUNTY DEPARTMENT OF REGIONAL PLANNING
LA CRESCENTA, MONTROSE, AND LA CANADA ZONED DISTRICTS
(FIFTH SUPERVISORIAL DISTRICT) (3-VOTES)

SUBJECT

The La Crescenta-Montrose Community Standards District (CSD) amendment proposes to amend the Los Angeles County Zoning Code Title 22, Chapter 22.328 (formerly Section 22.44.139) updating the La Crescenta-Montrose CSD Ordinance. The La Crescenta-Montrose CSD Ordinance was originally established in 2007 to ensure new development is compatible with the existing residential character of the unincorporated community of La Crescenta-Montrose (Community). Development standards were later added to improve the appearance of the Foothill Boulevard commercial corridor.

IT IS RECOMMENDED THAT THE BOARD AFTER THE PUBLIC HEARING,

1. Find that the project will not have a significant effect on the environment and indicate its intent to adopt the Negative Declaration (Environmental Assessment No. RPPL2016002236);

2. Indicate its intent to approve the La Crescenta CSD update (Advance Planning No. RPPL2016000546) as recommended by the Regional Planning Commission (Commission); and
3. Instruct County Counsel to prepare the final ordinance for the La Crescenta-Montrose CSD and bring it back to the Board of Supervisors (Board) for consideration.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Section 22.300.010 of the Los Angeles County Zoning Code provides for the establishment of CSDs to assist in implementing special development requirements unique to a specific community to “facilitate development that are more responsive to the community objectives for the preservation, guided evolution and enhancement, and/or transformation of existing physical character and/or economic conditions than would otherwise be possible through the application of Countywide standards alone.”

The La Crescenta–Montrose CSD was originally established in 2007 to ensure new development was compatible with existing residential neighborhoods. The CSD was amended in 2009 to improve the appearance of the Foothill Boulevard commercial corridor. Since the adoption of the CSD, Department of Regional Planning staff (Staff) received comments from members of the Community and internally from field and Zoning Enforcement Section staff that the CSD provisions were hard to enforce and implement. As a result, on February 3, 2016, the Commission adopted a motion instructing Staff to update the CSD to provide clear, prescriptive standards.

Staff worked with the Land Use Subcommittee of the Crescenta Valley Town Council (CVTC) to find solutions to the issues raised, including: removing ambiguous and unenforceable language to make it easier to comply with design standards and pedestrian oriented requirements, reorganizing code sections, clarifying applicability, and using graphics and photographs to illustrate the provisions.

The CSD amendment focuses primarily on updating regulations for the commercial zones along Foothill Boulevard. In the R-3 Zone, the provisions remain largely intact with only minor, clarifying adjustments to the existing standards. The update also includes a complete overhaul of the CSD’s organization. It has been reorganized to include graphics and photographs to clearly illustrate the standards.

R-3 ZONE

The proposed changes for the R-3 Zone consist of minor changes to the existing standards as noted below. The proposed changes are intended to provide adequate buffering between single and two-family residences and other development allowed in the R-3 Zone. The proposed changes are as follows:

- **Applicability:** Clarified that CSD standards for the R-3 Zone do not apply to single and two-family residences;
- **Yard and Landscaping Requirements:** Additional landscaping is required for R-3 properties that adjoin single or two-family residences. Front, side and rear yard requirements are further clarified;
- **Building Height:** Language has been added to clarify that structures over 25 feet are required to be stepped back up to a maximum height of 35 feet; and
- **Roofs:** Pitched roof requirements are further clarified to ensure that the entire roof structure is sloped, not just the roofline. Roof top and roof mounted equipment are required to be screened.

FOOTHILL BOULEVARD COMMERCIAL ZONES

The Foothill Boulevard area consists of a mix of C-1, C-2, and C-3 Zones. The 1.3-mile stretch of Foothill Boulevard was divided into three CSD subareas with standards for each subarea that were often redundant. Therefore, the three subareas are combined into one subarea to streamline the code sections and reduce redundant regulations. New design standards are proposed to improve the aesthetics of the commercial corridor, promote a pedestrian friendly environment, and mitigate the interface between residential and commercial uses. The new standards include updates to building design, parking lot design, wall and fence design, landscaping, yard setbacks, and signage. A broad summary of the changes is provided below:

- **Subareas:** The three sub-areas; (1) Foothill Boulevard, West Town Area, (2) Foothill Boulevard, Mid-Town Area, and (3) Foothill Boulevard, East Town Area are consolidated into one Foothill Boulevard subarea to eliminate redundancy and standardize development standards across all segments of Foothill Boulevard;
- **Conditional Use Permit Applicability:** Additional land uses, such as automobile-related uses, vehicle sales, and smoke shops have been added to uses subject to Conditional Use Permits;
- **Parking:** The addition of shared parking standards allows for shared parking agreements. Parking requirements for cafes, restaurants, coffee shops and other dining related uses, between Ramsdell Avenue and Raymond Avenue, have been relaxed to allow for increased commercial growth opportunities on smaller parcels;
- **Building Design:** Adjustments have been made to building massing and facade regulations to update the design elements, improve the interface between buildings and the public rights-of-way, and allow for additional pedestrian access;

- **Architectural Features:** Architectural style requirements are replaced with a menu of design options, including architectural features, design elements, and frontage types;
- **Walls and Fences:** Additional wall, fencing, and screening regulations have been added to improve compatibility between commercially zoned properties and adjacent residential properties; and
- **Signs:** Sign regulations are reorganized using graphics, illustrations, and tables to facilitate compliance.

This project requires County Counsel to prepare the final documents per the Board's instructions and bring it back to the Board for final consideration and adoption.

Implementation of Strategic Plan Goals

The County's 2016-21 Strategic Plan provides direction to ensure that the County's efforts are aligned with the Board's priorities. The project supports the following strategies:

- Goal II: Foster Vibrant and Resilient Communities. The CSD standards are intended to preserve and enhance the unique characteristics of the Community. The CSD update clarifies existing standards and provides additional design standards to improve the appearance of the Foothill Boulevard to foster a vibrant and active commercial corridor and increase compatibility between existing development and new development;
- Strategy II.2.4: Promote Active and Healthy Lifestyles. New design standards for properties along Foothill Boulevard are intended to encourage active transportation, including walking and biking. This encourages healthier alternatives to existing modes of transportation; and
- Strategy II.3.5: Support a clean, flexible, and integrated multi-modal transportation system that improves mobility. The CSD provisions support mobility by providing design standards that improve pedestrian access and provide bicycle amenities.

FISCAL IMPACT/FINANCING

The adoption of the CSD update will not result in the need for additional departmental staffing. Implementation of the project will not result in significant new costs to the Department or other County departments. Therefore, a request for financing is not being made at this time.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Project Outreach and Engagement

On May 30, 2018, a community meeting was held to provide information to the general public on the project and answer any questions about the proposed changes. Staff also worked closely with the Land Use Committee of the CVTC throughout the CSD update process to ensure that the proposed changes implemented the Community's vision for development in the R-3 Zone and Foothill Boulevard commercial corridor.

Since the Community Meeting, Staff also had several in-person meetings with the CVTC Land Use Committee to further refine the CSD and review the proposed changes. In addition, Staff attended the monthly CVTC General Meeting on October 18, 2018, and the Land Use Committee Meeting on January 3, 2019, to provide an update on the progress of the CSD, respond to information requested by the Land Use Committee and answer questions.

A staff level workgroup was also convened consisting of representatives from the Zoning Permits East, Zoning Enforcement, Land Development Coordinating Center, and Field Office Sections of the Department. The workgroup met on a bimonthly basis since September 2018 to review and discuss the proposed changes. Zoning Enforcement Section staff provided valuable insight as to current enforcement activities in the area and how the proposed standards can be clarified to mitigate potential inconsistencies. Zoning Permits Section 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 valuable input on the potential impact of the proposed standards. The proposed CSD update reflects the input of the CVTC Land Use Committee and the consensus of the workgroup.

Regional Planning Commission Public Hearing

On April 24, 2019, the Commission conducted a public hearing to consider an amendment to the La Crescenta-Montrose CSD. A Notice of Public Hearing was mailed to approximately 5,600 property owners and other interested parties and was also published in the San Gabriel Valley Times.

The CTVC submitted a letter to the Commission recommending approval of the project. In total, seven letters were received, five in support of the project and two in opposition. At the public hearing, two members of the CTVC testified, each speaking in support of the project. There were no other testifiers. The Commission closed the public hearing, found that the Negative Declaration was the appropriate environmental document, and adopted the resolution recommending the approval of the CSD amendment to the Board.

Legal Requirements

A public hearing by the Board is required for this project pursuant to Section 22.232.040 B of the County Code and Section 65856 of the California Government Code. The required notice must be given pursuant to the procedures and requirements set forth in Section 22.222.120.B.2 of the County Code. These procedures exceed the minimum standards of California Government Code Sections 6061, 65090 and 65856 related to Notice of Public Hearing.

ENVIRONMENTAL DOCUMENTATION

An Initial Study was prepared to analyze the potential effects of the CSD update. A Negative Declaration was prepared as the Initial Study determined that the proposed changes, which consists of revision, clarification and reorganization of the existing CSD provisions will have less than significant effect.

The updates increase the compatibility between single-family and two-family residences with new multifamily and commercial development. They also buffer low intensity residential uses from more intensive adjacent uses. The proposed changes are also aimed at increasing the pedestrian-friendliness of the commercial areas through pedestrian-oriented entrances, accessible landscaped areas, and reduced paving, which will lessen potential environmental impacts to the Community. New design standards do not result in the intensification of development but provide additional guidelines on the desired visual form to help improve the aesthetics as intended by the CSD.

The project does not propose or authorize any development. All future proposed development will continue to require review and permitting by the County and will be reviewed on a project-by-project basis to determine the potential for project-specific impacts, in compliance with the California Environmental Quality Act (CEQA), as necessary. Therefore, Staff recommends that a Negative Declaration is the appropriate environmental documentation pursuant to CEQA and the County environmental guidelines.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the project will not significantly impact County services.

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For further information, please contact James Drevno of the Community Studies East Section at (213) 974-6425 or jdrevno@planning.lacounty.gov.

Respectfully submitted,



Amy J. Bodek, AICP
Director of Regional Planning

AJB:ST:MK:JD:ems

c: Executive Office, Board of Supervisors
Assessor
Chief Executive Office
County Counsel
Public Works

Attachments:

1. Draft Community Standards District Ordinance, as approved by Regional Planning Commission
2. Project Summary
3. Regional Planning Commission Resolution
4. Environmental Determination and Initial Study
5. GIS Maps
6. Regional Planning Commission Hearing Package

La Crescenta-Montrose Community Standards District

Sections:

22.328.010	Purpose
22.328.020	Definitions
22.328.030	District Map
22.328.040	Applicability
22.328.050	Application and Review Procedures
22.328.060	Community Wide Development Standards
22.328.070	R-3 Zone Specific Development Standards
22.328.080	Foothill Boulevard Area Specific Development Standards
22.328.090	Modification of Development Standards

22.328.010 Purpose

The La Crescenta-Montrose Community Standards District ("CSD") is established to enhance the character and vitality of the La Crescenta-Montrose community. The CSD promotes thoughtful design of commercial and multi-family buildings and enhances the area's identity as a foothill community. The CSD contains development standards and design requirements to improve the appearance of the Foothill Boulevard commercial corridor, create a pedestrian-friendly environment and buffer single-family residences from more intensive adjacent uses.

~~The La Crescenta-Montrose Community Standards District ("CSD") is established to ensure that new multi-family buildings are designed to be compatible with the character of existing residential neighborhoods and to improve the appearance of the Foothill Boulevard commercial corridor through the thoughtful design of pedestrian-friendly structures integrated with extensive landscaping.~~

22.328.020 Definitions

The following definitions are defined solely for this CSD:

Facade. Any face of a building oriented towards a shared public space, such as a street, alley, parking lot, sidewalk, courtyard, plaza, or park.

Landscaping. An area planted with vegetative materials such as lawn, shrubs, flowers, trees, drought tolerant groundcover, or plants.

Smoke Shop. A business establishment that is dedicated, in whole or in part, to the smoking or sale of tobacco products, electronic cigarettes, or other substances, including, but not limited to, establishments such as cigar lounges, hookah lounges, tobacco clubs, shops, or bars.

Walk-up facility. A facility attached to a building designed to serve pedestrians outside, without need for entering a building, such as an Automated Teller Machine, or food service window.

The following definitions are defined solely for Section 22.328.080 (Area Specific Development Standards).

Architectural Styles.

~~**Arts and Crafts architectural style.** Employing low pitched gable roofs with wide unenclosed eave overhangs; roof rafters that are usually exposed and often extend past roofing; decorative beams or bracing that are commonly added under gables; porches of either full or partial width with a roof supported by tapered square columns or groups of beam columns; pedestals generally massive in proportion that often extend to ground level and are natural stone, brick, or stucco; and brick, stucco, clapboard, or shingle with stone wainscoting wall covering.~~

~~**Foothill Eclectic architectural style.** Employing prototypes from indigenous architecture in the foothill escarpment of the San Gabriel Mountains, bounded by the communities of Sunland and Tujunga on the west, and the communities of Claremont and Upland to the east, such as Bolton Hall and McGroarty Art Center in Tujunga and St. Luke's of the Mountains Church in La Crescenta; and local materials, with a predominant use of the naturally occurring eroded granite stones of the alluvial fans that these communities sit upon commonly known as river rock.~~

~~**Mission architectural style.** Employing a mission-shaped dormer or roof parapet on a main roof or porch roof; wide overhanging eaves that are typically open; porch roofs supported by large square piers typically arched above them; and smooth or heavily-roughed wall stucco wall covering. Mission architectural style may include mission-like bell towers, quatrefoil windows, and limited decorative detailing, such as patterned tiles or carved stonework.~~

~~**Prairie architectural style.** Employing a low pitched roof that is primarily hipped and has widely overhanging eaves; single-story wings or porches; eaves, cornices, and facade detailing that emphasize the horizontal line, often with massive square porch supports; trim emphasizing the upper part of the upper story; and wall covering consisting of contrasting materials such as brick or stucco, or by the use of board and batten.~~

~~**Spanish architectural style.** Employing prototypes from Spanish architecture in Europe and the Americas and/or prototypes from California missions and rancho architecture; a low pitched roof with little or no eave overhang, unless it employs wide, encircling verandas; one or more arches placed above door or principal window or beneath roof porch; an asymmetrical facade; rich details drawing from Moorish,~~

~~Byzantine, Gothic, or Renaissance inspiration, such as large, exposed timber accents, mission-tile roof covering, decorative columns, pilasters, stonework, patterned tiles, wrought-iron grilles, balconies, courtyards, fountains, arcaded walkways, and round or square towers; and smooth stucco covering.~~

~~**Victorian architectural style.** Employing prototypes from Medieval architecture using a multi-textured or multi-colored walls; strongly asymmetrical facades; steeply pitched or mansard roofs with towers and turrets; extravagant use of complex shapes and elaborate detailing adapted from medieval, classical, or native precedents; and clapboard or shingle with stucco wall covering.~~

~~**Earth tone colors.** Colors that draw from a palette of browns, tans, grays, greens, and reds, and are muted and flat in emulation of the natural colors found in dirt, rocks, and vegetation.~~

~~**Existing mature trees.** Trees that are at least eight inches in diameter as measured four-and-one-half feet above mean grade.~~

22.328.030 District Map

The boundaries of this CSD are shown on Figure 22.328-A: La Crescenta-Montrose CSD Boundary, at the end of this Chapter.

22.328.040 Applicability

A. Applicability

1. The provisions of this CSD shall apply to new development unless otherwise noted in the CSD.
2. This CSD shall not apply to the following:
 - a. Structures or building additions for which a valid building permit was issued prior to the effective date of this ordinance, provided that such building permit has not expired.
 - b. The following complete applications submitted to the Department prior to the effective date of this ordinance.
 - i. Structures or building additions located on a primary or secondary highway.
 - ii. General Plan Amendments and Area Plan Amendments.
 - iii. Tentative tract maps and parcel maps.
 - iv. Zone Changes.
 - v. Zoning Conformance Reviews

3. Building permits and complete applications referenced in subsection 22.328.040 2.a and b above that were submitted to the Department prior to the effective date of this ordinance shall be subject to the previous CSD.
4. Interpretation. Should there be a conflict between provisions of this CSD and other provisions in Title 22, the Director shall make the determination and apply the more restrictive provision.

B. Nonconforming Structures.

1. When an addition, repair, or modification to existing development is subject to Chapter 22.172 (Nonconforming Uses and Buildings), only the new addition, repair, or modification is required to comply with this CSD.
2. Notwithstanding the requirements in Subsection B.1, in any case where more than 50 percent of the existing exterior walls are cumulatively removed, demolished, or rebuilt, the entire project shall be subject to this CSD.

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

- ~~A. Buildings or building additions for which a valid building permit was issued prior to March 7, 2006, provided that such building permit has not expired prior to the effective date of the ordinance establishing this CSD;~~
- ~~B. Buildings or building additions located on a primary or secondary highway and for which a complete application was submitted to the Department prior to March 7, 2006, provided that such application has not expired prior to the effective date of the ordinance establishing this CSD;~~
- ~~C. General Plan Amendments and Area Plan Amendments for which a complete application was submitted to the Director prior to March 7, 2006;~~
- ~~D. Tentative tract maps and parcel maps for which completed applications were submitted to the Director prior to March 7, 2006, provided that such tentative maps have not expired;~~
- ~~E. Tentative tract maps and parcel maps concerning buildings or building additions on a primary or secondary highway for which a complete application review by the Director was submitted prior to March 7, 2006, provided that such application has not expired prior to the effective date of the ordinance establishing this CSD;~~
- ~~F. Zone Changes for which a complete application was submitted to the Director prior to March 7, 2006;~~

- G. ~~Zoning Conformance Reviews for which a complete application was submitted to the Director prior to March 7, 2006; and~~
- H. ~~Buildings or building additions for which a Conditional Use Permit (Chapter 22.158) application was approved pursuant to Interim Urgency Ordinance No. 2006-0015U, as said ordinance was extended.~~

22.328.050 Application and Review Procedures

(Reserved)

22.328.060 Community Wide Development Standards

(Reserved)

22.328.070 R-3 Zone Specific Development Standards

- A. **Applicability.** The provisions of this section shall not apply to single-family and two-family residences.
- B. **Front Yards.**
 - 1. At least 50 percent of the required front yard shall be landscaped, and such landscaping shall include at least one minimum 15-gallon tree.
 - 2. Where a lot is 100 feet or less in average width, only one driveway shall be permitted in the required front yard. Such driveway shall not exceed 26 feet in width, unless a greater width is required by another State or County code.
 - 3. Where a lot is greater than 100 feet in average width, one driveway shall be permitted in the required front yard for every 100 feet of a lot width. Each driveway shall not exceed 26 feet in width, unless a greater width is required by another State or County code.
 - 4. Front yards that adjoin any single-family or two-family residential-property shall include a landscaped area of at least five feet in width as measured from the side lot line adjoining said residential-property. Driveways, walkways, patio slabs, and other areas constructed of concrete, asphalt, or similar materials shall not be permitted in said landscaped area.
- C. **Interior Side Yards.**
 - 1. Where a lot is 50 feet or less in average width, such lot shall have interior side yards each of at least five feet.

2. Where a lot is more than 50 feet in average width but not more than 100 feet in average width, such lot shall have interior side yards equal to 10 percent of the average width of such lot.
3. Where a lot is greater than 100 feet in average width, such lot shall have interior side yards of at least 10 feet.
4. Interior side yards that adjoin single-family or two-family residential property shall be fully landscaped and such landscaping shall include shrubbery and/or trees to provide shielding in order to maintain privacy from the adjoining property.
5. Driveways, walkways, patio slabs, and other areas constructed of concrete, asphalt, or similar materials shall not be permitted in interior side yards that adjoin single-family or two-family residential property, except that, to meet Fire Department access requirements, a permeable paver walkway may be used on the inside edge of landscaping to the satisfaction of the Fire Department.
6. Porches, platforms, landings, and decks that are uncovered shall not project into interior side yards that adjoin single-family or two-family residential property.

D. Rear Yards.

1. Accessory buildings and structures shall not be permitted in required rear yards that adjoin a single-family or two-family residential property.
2. Rear yards that adjoin a single-family or two-family residential property shall include a landscaped area with a depth of at least 10 feet as measured from the rear lot line. Such landscaped area shall include shrubbery and/or trees to provide shielding from the adjoining single-family or two-family property. At least one minimum 15-gallon tree shall be provided for every 250 square feet of the required landscaped area or as otherwise required by Chapter 22.126, whichever is greater.

- E. Structure Height.** For structures located on a lot adjoining a single-family or two-family residential property, the height of any structure at the inside boundary of the required side and rear yards shall be 25 feet. Any portion of the structure that exceeds 25 feet in height shall be stepped back an additional foot for every two feet in height up to a maximum height of 35 feet.

F. Open Space.

1. Where a lot is developed with four or more dwelling units, open space shall be provided at a ratio of not less than 150 square feet per dwelling unit.

2. Open space may be provided in common areas, including required yards or any portion thereof, provided that those common areas are landscaped or include recreational amenities.
3. At least 50 percent of the required open space shall be clustered in one common area with dimensions of at least 15 feet by 25 feet. Such common area shall include recreational amenities accessible to and useable by all building occupants and may include a required yard or any portion thereof, provided that such yard or portion thereof is landscaped.

G. Building Design.

1. Where a lot is 100 feet or less in average width, not more than one garage entrance may be placed on the front of a building and such garage entrance shall not exceed 26 feet in width, unless otherwise required by State or County Requirements.
2. Where a lot is greater than 100 feet in average width, one garage entrance may be placed on the front of a building for every 100 feet in lot width or portion thereof, and each such garage entrance shall not exceed 26 feet in width, unless otherwise required by State or County Requirements.
3. For each building that fronts a public street, at least one window shall be placed on the building wall that faces that street.
4. For each building that fronts a public street, at least one front entrance shall be placed on the building wall that faces that street, except for corner lots for which only one front entrance to the building is required. Such front entrance shall consist of a portico, hereby defined as a roof structure consisting of columns or enclosed walls.
5. Building walls exceeding 30 feet in length shall be articulated by use of patios, balconies, bay windows or other such articulations which shall extend more than three feet from the building wall.
6. The entire roof structure shall be pitched with a slope of at least 1:3.
7. Rooflines shall be broken into smaller sections by use of decorative elements such as pitched dormers, gables, and eyebrows.
8. Roof mounted equipment shall be screened from view of any adjacent residential property at ground-level and any adjoining public right-of-way, except that solar panels that match the slope and direction of the roof and are less than 18 inches tall above the roof need not be screened.

- H. **Landscaping.** Where landscaping is required by this CSD, it shall be irrigated by a permanent watering system and shall be maintained with regular pruning.

weeding, fertilizing, litter removal, and replacement of plants as necessary. Required trees shall comply with Chapter 22.126, unless otherwise provided by this CSD.

A. ~~Zone R-3.~~

1. ~~Front Yards.~~

- a. ~~At least 50 percent of the required front yard shall be landscaped and such landscaping shall include at least one minimum 15-gallon tree.~~
- b. ~~Where a lot is not more than 100 feet in average width, only one driveway shall be permitted in the required front yard and such driveway shall not exceed 26 feet in width.~~
- c. ~~Where a lot is greater than 100 feet in average width, only one driveway shall be permitted within the required front yard for every 100 feet or portion thereof of lot width and each driveway shall not exceed 26 feet in width.~~
- d. ~~Front yards that are adjoining a single-family or two-family residentially-zoned property in any jurisdiction shall include a landscaped area with a minimum lateral dimension of five feet as measured from the side property line adjoining said residentially-zoned property. Driveways, walkways, patio slabs, and other areas constructed of concrete, asphalt, or similar materials shall not be permitted in said landscaped area.~~

2. ~~Interior Side Yards.~~

- a. ~~Where a lot is 50 feet or less in average width, such lot shall have interior side yards each of not less than five feet.~~
- b. ~~Where a lot is more than 50 feet in average width but not more than 100 feet in average width, such lot shall have interior side yards each equal to 10 percent of the average width of such lot.~~
- c. ~~Where a lot is greater than 100 feet in average width, such lot shall have interior side yards each of not less than 10 feet.~~
- d. ~~Interior side yards that are adjoining a single-family or two-family residentially-zoned property in any jurisdiction shall be landscaped and such landscaping shall include shrubbery and/or trees to provide shielding from that adjacent property.~~
- e. ~~Driveways, walkways, patio slabs, and other areas constructed of concrete, asphalt, or similar materials shall not be permitted in interior side yards that are adjoining a single-family or two-family residentially-zoned property in any jurisdiction.~~

- f. ~~Uncovered porches, platforms, landings, and decks may not project into interior side yards that are adjoining a single-family or two-family residentially-zoned property in any jurisdiction.~~
3. ~~Rear Yards.~~
- a. ~~Accessory buildings shall not be permitted in rear yards that are adjoining a single-family or two-family residentially-zoned property in any jurisdiction.~~
 - b. ~~Rear yards that are adjoining a single-family or two-family residentially-zoned property in any jurisdiction shall include a landscaped area with a minimum depth of 10 feet as measured from the rear property line. Such landscaped area shall include shrubbery and/or trees to provide shielding from the adjacent zone. At least one minimum 15-gallon tree shall be provided for every 250 square feet of landscaped area.~~
4. ~~**Structure Height and Setback.** For structures that exceed 25 feet in height and are located on a lot adjoining a single-family or two-family residentially-zoned property in any jurisdiction:~~
- a. ~~At the inside boundary of an interior side yard adjoining a single-family or two-family residentially-zoned property in any jurisdiction, the maximum height of the structure shall be 25 feet and any portion of the structure that exceeds 25 feet in height shall be set back an additional foot for every two feet in height; and~~
 - b. ~~At the inside boundary of a rear yard adjoining a single-family or two-family residentially-zoned property in any jurisdiction, the maximum height of the structure shall be 25 feet and any portion of the structure that exceeds 25 feet in height shall be set back an additional foot for every two feet in height.~~
5. ~~Open Space.~~
- a. ~~Where a lot is developed with four or more dwelling units, open space shall be provided at a ratio of not less than 150 square feet per dwelling unit.~~
 - b. ~~Open space may be provided in common areas, including required yards or any portion thereof, provided that these common areas are landscaped or include recreational amenities. Open space may also be provided in private areas such as patios and balconies.~~
 - c. ~~At least 50 percent of the required open space shall be clustered in one common area with minimum dimensions of not less than 15 feet by 25 feet. Such common area shall include recreational amenities accessible to and useable by all building occupants and may include a required yard or any portion thereof, provided that such yard or portion thereof is landscaped.~~

6. ~~Building Design.~~

- a. ~~Where a lot is not more than 100 feet in average width, not more than one garage entrance may be placed on the front of a building, and such garage entrance shall not exceed 26 feet in width.~~
 - b. ~~Where a lot is greater than 100 feet in average width, one garage entrance may be placed on the front of a building for every 100 feet in lot width or portion thereof, and each such garage entrance shall not exceed 26 feet in width.~~
 - c. ~~For each building that fronts a public street, at least one window shall be placed on the building's wall which faces that street.~~
 - d. ~~For each building that fronts a public street, at least one entrance shall be placed on the building's wall which faces that street, except for corner lots for which only one front entrance to the building is required. Such entrance shall be framed in a decorative portico.~~
 - e. ~~Building walls exceeding 30 feet in length shall be articulated by use of patios, balconies, and/or bay windows extending not less than three feet from the building wall. Alternative building projections and recessions may also be used to articulate building walls subject to the approval of the Director.~~
 - f. ~~A pitched roofline shall be required along all sides of any building, with a slope of not less than 1:3.~~
 - g. ~~Rooflines shall be broken into smaller sections by use of decorative elements such as dormers, gables, eyebrows, or by other means deemed appropriate by the Director. Such decorative elements may have a slope of less than 1:3.~~
 - h. ~~Roof mounted equipment shall be screened from view from any adjacent residential property and adjoining public street, if feasible, except that solar panels that are designed as part of a roofline and blend with the overall roof appearance need not be screened.~~
7. **Landscaping.** ~~Where landscaping is required by this CSD, it shall be irrigated by a permanent watering system and shall be maintained with regular pruning, weeding, fertilizing, litter removal, and replacement of plants as necessary.~~

I. ~~Other Zones. (Reserved)~~

22.328.080 Foothill Boulevard Area Specific Development Standards

- A. **Purpose.** The following standards apply to all commercially zoned property within the Foothill Boulevard Area and are intended to improve walkability and aesthetics along the commercial corridor.

B. **Area Description.** The specific boundaries of the Foothill Boulevard subarea are shown on Figure 22.328-A: Foothill Boulevard, at the end of this Chapter.

C. **Zone Specific Use Standards – All C Zones.**

1. **Conditional Use Permit.** Notwithstanding the use requirements provided in Section 22.20.030.C (Land Use Regulations for Zones C-H, C-1, C-2, C-3, C-M, C-MJ, and C-R), the following uses shall require a conditional use permit.

a. **Drive-through facilities, either attached to the principal structure or detached in a separate structure.**

b. **Sales and Rentals.**

— **Automobile sales, sale of new motor vehicles, including incidental repair and washing, subject to provisions of Section 22.140.100 (Automobile and Vehicle Sales and Rental, Automobile Service Stations and Automobile Supply Stores – Accessory Uses).**

— **Boat and other marine sales or rentals.**

— **Pet stores.**

— **Recreational vehicle rentals**

— **Tool sales or rentals**

— **Trailer sales or rentals, box and utility only.**

— **Truck sales or rentals.**

c. **Services.**

— **Automobile battery service**

— **Automobile brake repair shops**

— **Automobile muffler shops**

— **Automobile radiator shops.**

— **Automobile rental and leasing agencies.**

— **Automobile repair and parts installation incidental to automobile supply stores.**

— **Automobile repair garages.**

— **Automobile service stations, including incidental repair, washing, and rental of utility trailers, subject to the provisions of Section**

22.140.100 (Automobile and Vehicle Sales and Rental, Automobile Service Stations and Automobile Supply Stores – Accessory Uses).

- Car washes, automatic, coin-operated, and hand wash.
- Colleges and universities, State accredited or equivalent including accessory facilities.
- Community centers.
- Communications equipment buildings.
- Parking lots and parking buildings, except where accessory to a structure on the same lot.
- Schools through grade 12, accredited, including appurtenant facilities, which offers instruction required to be taught in the public schools by the State of California.
- Schools, business and professional, including art, barber, beauty, dance, drama, and music, including trade schools specializing in manual training, shop work, or in the repair and maintenance of machinery or mechanical equipment; and tutoring instruction schools where more than 20 students are in attendance at any one time.
- Smoke shops.
- Veterinary clinics, small animals.

d. Recreation and Amusement.

- Athletic fields, excluding stadiums.
- Golf courses, including the customary clubhouse and appurtenant facilities.
- Recreation clubs, commercial, including tennis, polo, swimming, and similar outdoor/indoor recreational activities together with appurtenant clubhouse.
- Swimming pools, as a primary use.
- Tennis, volleyball, badminton lawn bowling or bowling alleys, and similar courts.

D. General Development Standards

1. Applicability. In addition to new development renovations in cases where more than 50 percent of the existing exterior walls are cumulatively removed, demolished, or rebuilt, the entire project shall conform to the following standards.
2. Lot Coverage. Buildings and structures shall not cumulatively occupy more than 85 percent of the net area of a lot. A minimum of 15 percent of the net area shall be landscaped.
3. Yard Setbacks. Outdoor dining, exterior furniture, or pedestrian circulation areas may be provided in lieu of up to 1/3 of the required 15 percent net area landscaping in the front and side yard setbacks if such setbacks are provided in order to meet the landscaping requirement.
4. Corner cutoffs. Corner cutoffs shall be provided as specified in Section 22.116.040 (Intersections and Corner Cutoff Requirements). If the existing corner cutoff is less than 20 feet, any new development shall provide a corner cutoff of at least 20 feet, unless otherwise determined by the Department of Public Works.
5. Rear Yards.
 - a. If a lot adjoins a Residential Zone at its rear lot line, such lot shall have a rear yard of at least five feet in depth and such rear yard shall be landscaped.
 - i. If a lot is 60 feet or less in width at its rear lot line, at least two minimum 24-inch box trees shall be planted, and such trees shall be planted at least 27 feet apart.
 - ii. If a lot is more than 60 feet in width at its rear lot line, a 24-inch box tree shall be planted in both directions at intervals of 27 feet, as measured from the midpoint of the width of such lot at its rear lot line.
 - b. If a lot is located between Ramsdell Avenue and Raymond Avenue, this rear yard standard shall not apply.
6. Building or Structure Height.
 - a. If a lot does not adjoin a Residential Zone at its rear lot line, the maximum building or structure height shall be 35 feet above grade, excluding chimneys, rooftop antennas, and solar panels.
 - b. If a lot adjoins a Residential Zone at its rear lot line, the maximum building or structure height shall be 35 feet, except that at the rear lot line, height shall be stepped back as follows:

- i. If an adjoining lot has a lower elevation, the maximum height of 35 feet shall be established as a 45-degree projection measured from six feet above the grade of the rear lot line. (See Figure 22.328.080 -A)
 - ii. If an adjoining lot has a higher elevation, the maximum height shall be established as a 45-degree projection measured from the grade of the rear lot line (See Figure 22.328.080 -B)
- c. Exceptions.
- i. If the lot is located between Ramsdell Avenue and Raymond Avenue, Subsection b, above, shall not apply.
 - ii. If the average lot depth is 100 feet or less, Subsection b, above, shall not apply and the maximum height shall be 35 feet,

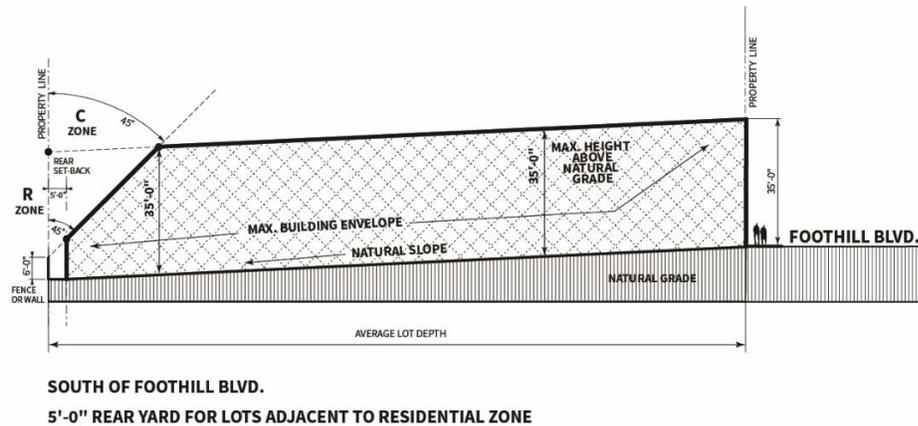


Figure 22.328.080 -A: Building or Structure Height

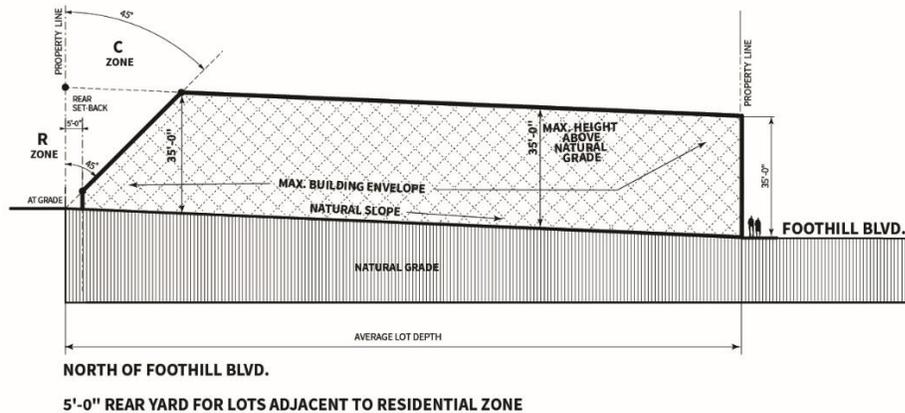


Figure 22.328.080 -B: Building or Structure Height

7. **Building Base Design.** In addition to the applicability requirements of this CSD, any exterior building modification except for signage shall include at least two of the following design elements on at least one façade fronting Foothill Boulevard:
- a. Trellis or Pergola – Consisting of posts and beams with cross members and open to the sky or complemented with the use of canvas shades or vines as shown on Figure 22.323.080 -C, below.





Figure 22.328.080 -C: Example of Trellis and Pergola structures.

- b. Natural La Crescenta rock (not manufactured rock), which shall be provided at the base of structures, including (See Figure 22.328.080 -D below):
- i. As fascia for landscape wall;
 - ii. On the base of façade walls at least three feet in height for the length of all walls at ground floor; and
 - iii. On the base of all columns on the exterior of the buildings at least three feet in height.



Figure 22.328.080 -D: Example of Natural La Crescenta rock.

- c. Exterior Furniture. At least one of following exterior furniture. Such furniture shall be made of steel with powder coat or other comparable material of equal durability and shall be well maintained at all times.
- i. Benches – with a seating length of at least 48 inches. (See Figure 22.328.080 -E, below)



Figure 22.328.080 -E: Example of bench seating

- ii. Bicycle racks - at least one rack to accommodate three or more bicycles. If a bicycle rack has already been provided per Section 22.112.100 (Bicycle Parking and Bicycle Facilities), it may be used to satisfy this requirement and no additional bicycle rack is required (See Figure 22.328.080 -F, below); or



Figure 22.328.080 -F: Example of bicycle rack

- iii. Tables with chairs – May include at least three tables with at least two chairs each. (See Figure 22.328.080 -G, below)



Figure 22.328.080 -G: Example of tables with chairs for outdoor seating.

8. Ground Floor Transparency. At least 60 percent of all ground-floor building frontage that adjoin a street shall be comprised of windows. The bottom of any such window shall be no more than three feet above the sidewalk or grade. Flashing lights or similar flashing devices shall not be visible from the outside.
9. Roof.
 - a. Roof forms and materials shall complement the building mass and match the principal building in terms of style and detailing.
 - b. A roof shall have a gable, arc raised center, or if flat roof, consist of molding that crowns the building such as an eave, cornice, parapet or other such projection.
 - c. Roof-mounted equipment shall be screened from view on all sides by roof forms, roof projections, or architectural screening.
10. Awnings.
 - a. Use of awnings. As part of the building articulation, awnings with or without a sign may be used at entrances, windows, bays or along building frontages or facades subject to the requirements of Subsection F.7.g.ii (Awning Sign).
 - b. Multiple awnings belonging to a single commercial business shall be the same color and style.
 - c. Awnings shall not utilize glossy material or be internally illuminated.
 - d. Awning shall be maintained in good repair. For the purposes of this subsection, good repair shall be defined as not torn or ripped.
11. Exterior Lighting. Except traffic lights, navigational lights, and other similar public safety lighting, exterior lighting shall comply with the requirements and standards set forth below.
 - a. Prohibited outdoor lighting. The following types of outdoor lighting shall be prohibited unless otherwise required for safety:
 - i. Drop-down lenses, defined as a lens or diffuser that extends below a horizontal plane passing through the lowest point of the opaque portion of a light fixture.
 - ii. Mercury vapor lights.

- iii. Ultraviolet lights.
 - iv. Searchlights, laser lights, or other outdoor lighting that flashes, blinks, alternates, or moves unless required by a government agency for public safety. This applies to lighting behind display windows visible from the public right-of-way.
 - b. Lighting. Fully shielded fixtures shall be used for exterior lighting as to prevent light trespass to adjacent uses. Perimeter luminaries shall be located at least five feet from any adjacent residential lot line.
12. Equipment. Where visible from the street, mechanical and utility equipment, including air conditioning, piping, ducts, conduits external to a building, trash dumpsters, electrical vaults, and other similar equipment shall be screened from view from adjacent buildings and the public right-of-way by use of landscaping, grilles, screens, or other enclosures.
13. Landscaping. These landscaping provisions shall apply to installation or replacement of landscaping.
- a. Native trees with a trunk diameter of at least eight inches, as measured four-and-one-half feet above grade, shall be preserved and integrated into required landscaping, either in their current location or another location on the same lot, provided that such trees are good candidates for relocation as established by a certified arborist. Such trees shall be moved in accordance with currently accepted arboricultural standards and practices and shall be supervised by a certified arborist. This provision shall not apply to oak trees, which are subject to the requirements of Chapter 22.174 (Oak Tree Permits).
 - b. Landscaped areas shall be maintained with regular pruning, weeding, fertilizing, litter removal, and replacement of plants as necessary. Landscaped areas shall be maintained with a permanent automatic irrigation system.
 - c. Trees, shrubs, flowers and plants placed in any required yard, including hedges planted within yards and forming a barrier serving the same purpose as a fence or wall shall comply with all height restrictions applying to fences and walls as provided in 22.48.160 in addition to Subsections 14 and 15 below.
14. Retaining Walls.
- a. Retaining walls that employ crib wall construction are not required to meet the requirements of this subsection, provided that such retaining walls are landscaped.

- b. Retaining walls shall be finished with one or more of the following materials: brick, stucco, natural La Crescenta rock, or split-faced concrete block with a cap.
- c. Retaining walls greater than 3.5 feet in height that are adjacent to a road right-of-way, shall be set back at least three feet from the road right-of-way. This setback area shall be landscaped, but such landscaping shall no higher than the height of the retaining wall and shall not obstruct line of sight as determined by Public Works.
- d. Retaining walls that adjoin or are adjacent to the rear lot line shall comply with the following standards (see Figure 22.328.080 -H):
 - i. Retaining walls shall be limited to eight feet in height as measured from finished grade from the bottom of the retaining wall. If eight feet is insufficient, additional retaining walls may be constructed, in a terraced manner, in increments of four or fewer feet in height, similarly measured, unless the Department of Public Works determines such a terraced construction is unsafe. In such case, a retaining wall greater than eight feet may be allowed.
 - ii. Each vertical increment of terraced retaining walls shall be set back from adjoining increments by at least two feet, and the area between each increment shall be landscaped in compliance with the requirements of Subsection D.13 (Landscaping).

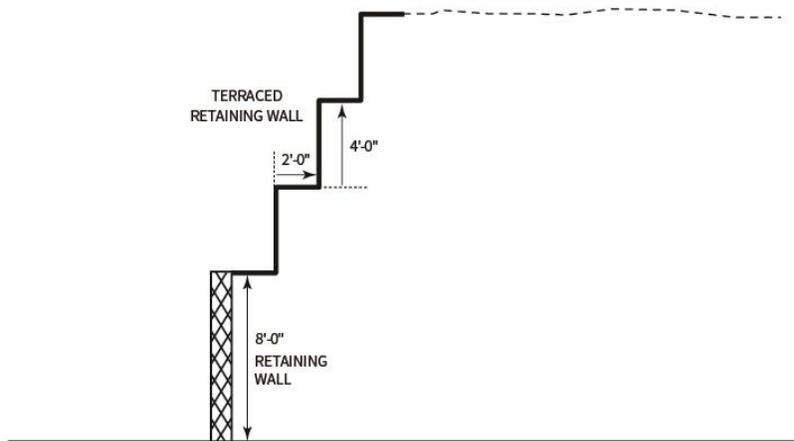


Figure 22.328.080 -H: Rear Lot Retaining Wall Design

15. Other Walls and Fences.

- a. Walls shall be constructed of similar materials as Subsection 14.b. Fences shall be constructed of the following materials, and shall be maintained in good condition:
 - i. Wood or simulated wood;
 - ii. Brick or stone; or
 - iii. Wrought iron.
 - b. Prohibited Fences. Chain-link, barbed and concertina wire fences, electric fences, fences or walls with protruding sharp edges, or other fences and walls designed for or likely to cause harm to persons, are prohibited, except as otherwise provided below.
 - c. Special Purpose Fences. Chain link fences are permitted only when used to secure undeveloped lots, construction sites, or for special events authorized by a special event permit pursuant to Chapter 22.188 (Special Events Permit).
16. Parking. The requirements of 22.112 (Parking) shall apply except where modified herein:
- a. Setback. A parking lot or parking structure that fronts a public street, shall be set back at least seven feet from the road right-of-way unless a greater distance is otherwise required by the Department of Public Works or any other provision of the Los Angeles County Code. Such area shall be landscaped and maintained as required by this CSD.
 - b. Fence or Wall. If a parking lot adjoins a public street, a solid fence or wall 3.5 feet in height, setback at least seven feet from the road right-of-way shall be required. Substitution of a landscaped berm in place of a solid fence or wall may be permitted.
 - c. Parking Ratio. Eating establishments and other similar uses located on a lot between Ramsdell Avenue and Raymond Avenue shall provide at least one parking space for each six persons based on the occupant load, which is determined by the Department of Public Works.
 - d. Off-Site or Shared Parking Areas. Off-site or shared parking arrangements may be provided to meet required parking for commercial uses, provided a site plan has first been approved and the following standards are met. The approved site plan shall be revoked if the applicant fails to provide required parking as approved by the site plan.

- i. Such off-site or shared parking facility shall be located within 1,320 feet (1/4 mile) from any publicly-accessible entrance of the use to which they are provided;
- ii. Such off-site or shared parking facility is located on a lot where parking is permitted;
- iii. Such area shall be clearly marked as being made available for parking for the subject use(s), at the location of subject use(s) and at the location of the off-site or shared parking area; and
- iv. The applicant:
 - (A) Is the owner of the lot where such off-site or shared parking facility is located; or
 - (B) Has control of such off-site or shared parking facility through leasing or other arrangement in such a way as to prevent multiple leasing for the same spaces or cancellation without provided alternate spaces. Such leasing or other arrangement shall contain other guarantees assuring continued availability of the spaces.

E. Building Design Standards

1. Applicability. All new buildings and structures shall conform to the following design standards.
2. Façade Composition. Building facades shall be differentiated as follows: one-story buildings shall consist of a building top and building base; multi-story buildings shall consist of a building top, building middle, and building base. (See Figure 22.328.080 -I: Example of Façade Height Composition)
 - a. Building Top. The building top the upper most portion of the building including a roof, shall be differentiated from the rest of the building through variations in color, materials, ornamentation or shape. The roof is subject to the requirements of Subsection D.9 (Roof) and shall consist of a molding that crowns the building such as an eave, cornice, parapet or other such projection.
 - b. Building Middle. The building middle may be one or more stories. The building middle shall be articulated through elements such as windows, lintels, columns, horizontal differentiation, recesses, stepbacks, materials and color. These treatments shall be consistent.

- c. Building Base. A building base consists of the floor at ground-level where most of the pedestrian interactions and commerce take place. See Subsection D.7 for the specific Building Base Design requirements.

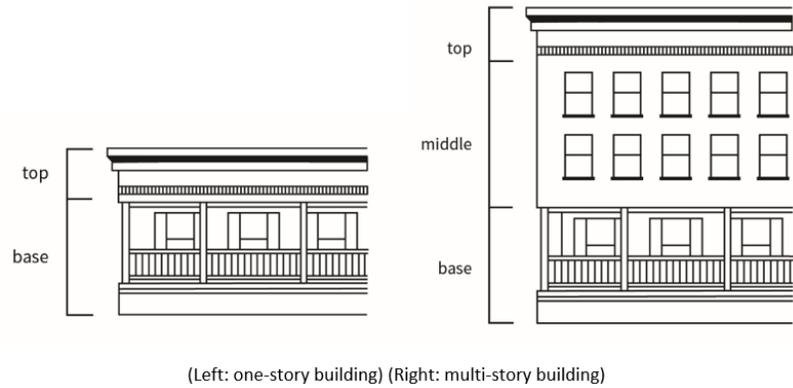


Figure 22.328.080 -I: Example of Façade Height Composition.

- 3. Architectural Elements. New primary structures shall include at least one of the following elements listed below on at least one façade fronting Foothill Boulevard. If the lot is located between Ramsdell Avenue and Raymond Avenue, this requirement shall not apply.
 - a. Terrace. A terrace separates the building façade from the sidewalk and street. A terrace may provide a space for public uses such as public seating or dining. It creates a buffer from public rights-of-way.

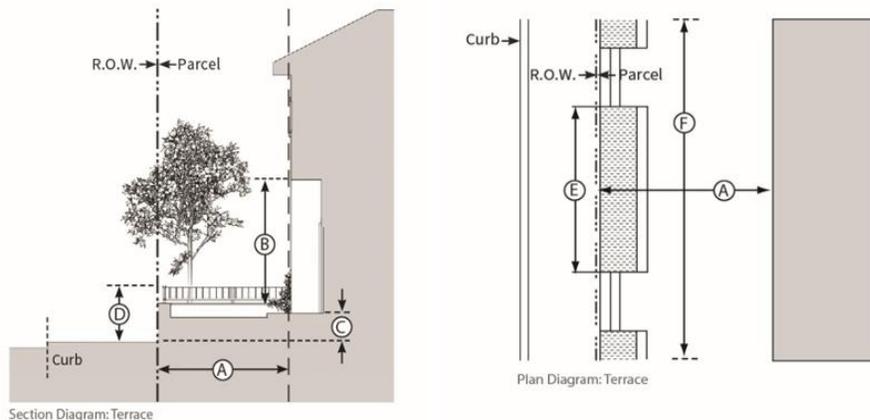


Figure 22.328.080 -J: Terrace Design

- i. Design Standards (See Figure 22.328.080 -J)

<u>A</u>	<u>Depth, clear</u>	<u>10 ft. min.</u>
<u>B</u>	<u>Height, clear</u>	<u>10 ft. min.</u>
<u>C</u>	<u>Finish level above sidewalk</u>	<u>3 ft. max.</u>
<u>D</u>	<u>Height, perimeter wall</u>	<u>4 ft. max.</u>
<u>E</u>	<u>Distance between access points</u>	<u>50 ft. max.</u>
<u>F</u>	<u>Length of terrace</u>	<u>At least 50% of building frontage.</u>

- ii. Low walls used as seating may count towards satisfying the requirements of Subsection D.7.c.i (Benches), above.
- iii. Any required guardrails shall be at least 75% open above the perimeter wall.



Figure 22.328.080 -K: Example of Covered Terrace and Terrace Area

b. Forecourt. A forecourt is a semi-public space formed by a recess in the façade of a building and is generally appropriate for commercial or public use.

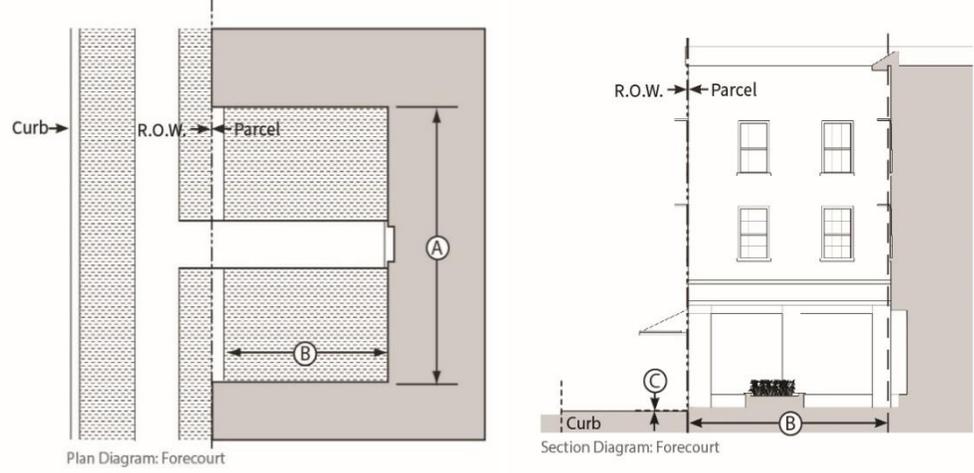


Figure 22.328.080 -L: Forecourt Design

i. Design Standards (See Figure 22.328.080 -L)

<u>A</u>	<u>Width, clear</u>	<u>15 ft. min.</u>
<u>B</u>	<u>Depth, clear</u>	<u>20 ft. min.</u>
<u>C</u>	<u>Finish level above sidewalk</u>	<u>3 ft. max.</u>
<u>Ground floor transparency</u>		<u>60% min.</u>

- ii. Encroachments, such as balconies, awnings, and signage, are allowed within the forecourt and shall be located at least 8 feet above finish level.
- iii. Forecourts shall dedicate at least 50% of their area to landscape or design elements such as seating areas, fountains, or other similar fixtures, or combination thereof.



Figure 22.328.080 -M: Examples of Forecourt Area

- c. Backcourt (Rear Court). A backcourt is a semi-public courtyard oriented to the rear of a building that can be accessed by pedestrians from the sidewalk. A backcourt may be partially enclosed on one, two, or three sides by buildings or structures and is generally appropriate for commercial or public uses.

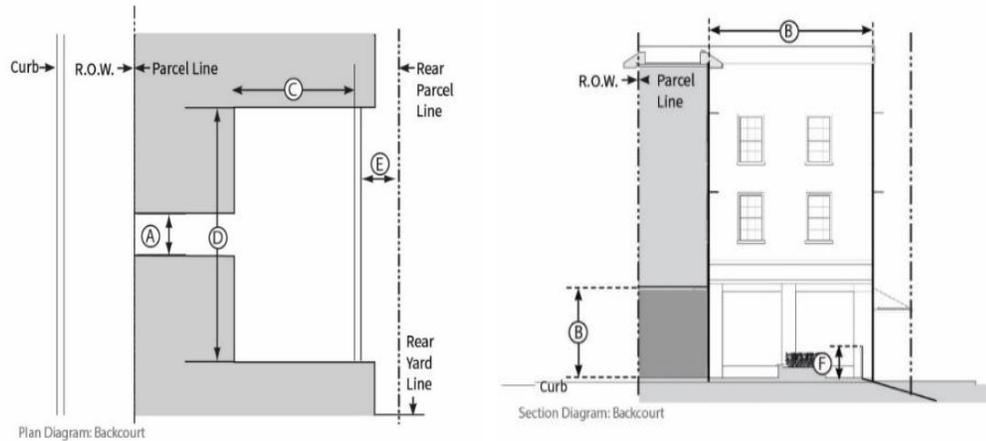


Figure 22.328.080 -N: Backcourt (Rear Court) Design

i. Design Standards (See Figure 22.328.080 -N)

<u>A</u>	<u>Access width, clear</u>	<u>10 ft. min.</u>
<u>B</u>	<u>Access height, clear</u>	<u>12 ft. min.</u>
<u>C</u>	<u>Width, clear</u>	<u>20 ft. min.</u>
<u>D</u>	<u>Depth, clear</u>	<u>20 ft. min.</u>
<u>E</u>	<u>Setback from rear parcel line</u>	<u>15 ft. min.</u>
<u>F</u>	<u>Privacy wall height, solid</u>	<u>4 ft.</u>
<u>Ground Floor Transparency</u>		<u>60% min.</u>

- ii. When provided, a backcourt shall satisfy the requirements of Subsection E.5 (Articulation), only if there is direct access from Foothill Boulevard providing exterior access for pedestrians to the backcourt.
- iii. Encroachments, such as balconies, awnings, and signage are allowed within the backcourt and shall be located at least 8 feet above finish level.
- iv. Backcourts shall dedicate at least 50% of their area to landscape or design elements such as seating areas, fountains, or other similar fixtures.



Figure 22.328.080 -O: Examples of Backcourt Areas

- d. Arcade. An arcade is a façade with an attached Colonnade that is covered by upper stories. Colonnades shall not screen from public view more than 25 percent of the ground floor façade.

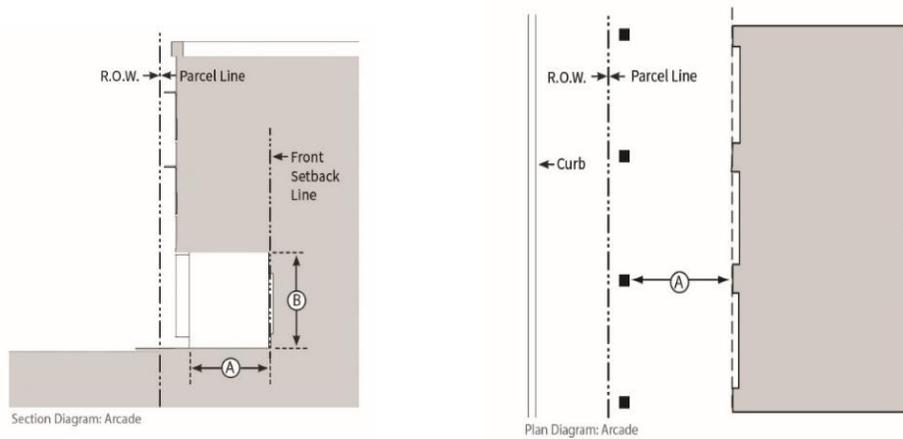


Figure 22.328.080 -P: Arcade Design

- i. Design Standards (See Figure 22.328.080 -P)

<u>A</u>	<u>Depth, Clear</u>	<u>10 ft. min.</u>
<u>B</u>	<u>Ground Floor Height, Clear</u>	<u>10 ft. min.</u>



Figure 22.328.080 -Q: Examples of Arcade Frontage

- e. Gallery. A gallery is a roof or deck projecting from the façade of a building with vertical supports. For multi-story buildings, galleries may provide covered or uncovered porches at the second and third floors. Galleries may encroach within the required front yard setbacks. Colonnades shall not screen from public view more than 25 percent of the ground floor façade.

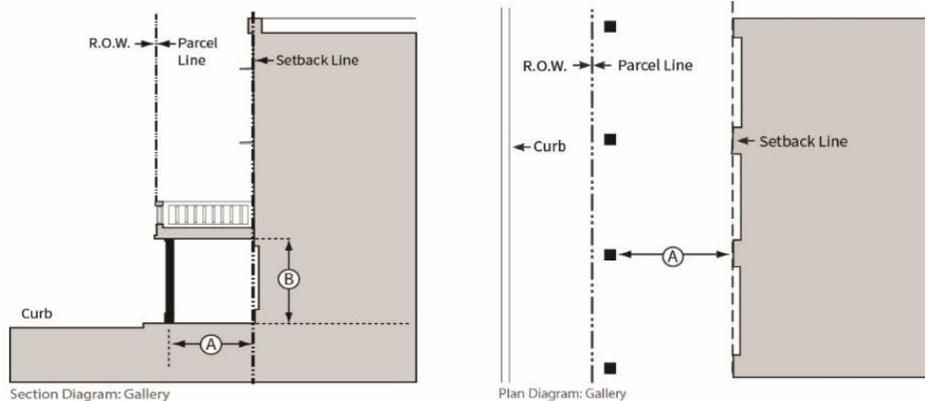


Figure 22.328.080 -R: Gallery Design

- i. Design Standards (See Figure 22.328.080 -R)

A	Depth, Clear	20 ft. min.
B	Ground floor height, Clear	10 ft. min.



Figure 22.328.080 -S: Example of Gallery Frontage

4. Entrances

- a. Shop Front Entrances. The following standards apply to public entrances to shop fronts located on the ground floor. Shop front entrances shall be recessed façades consisting of a door, transom lights and sidelights. (See Figure 22.328.080 -U below).

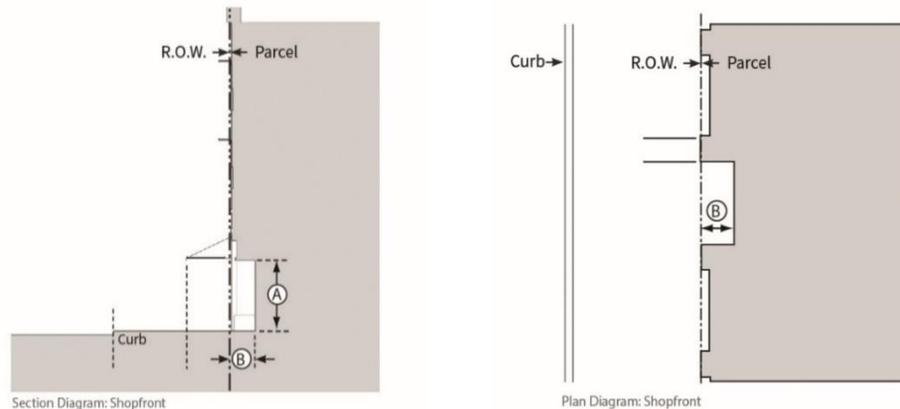


Figure 22.328.080 -T: Shop Front Entrance Design

- i. Design Standards (See Figure 22.328.080 -T)

<u>A</u>	<u>Recessed Area Height, Clear</u>	<u>10 ft. min.</u>
<u>B</u>	<u>Recessed Entry Depth</u>	<u>3 ft. min</u>
	<u>Recessed Entry Transparency</u>	<u>60 % min</u>

- ii. Entrances shall be treated with special paving materials, such as ceramic or mosaic tile; ornamental ceilings, such as coffering; or decorative light fixtures.
- iii. Awnings may be used at shop fronts and are subject to Subsections D.10 (Awnings) and F.7.g.ii (Awning Signs).
- iv. Walk-up facilities lacking pedestrian entrances shall be set back at least six feet from the edge of the right-of-way.



Figure 22.328.080 -U: Example of Shop Front Entrance (Left) and Corner Entrance (Right)

- b. Main Entrances. A multitenant building with a lobby at the ground floor shall provide a main entrance at the street level for pedestrian use. A main entrance is the widest entrance that opens into a lobby or primary circulation space of a building. In addition to the standards provided in Subsection 4.a (Shop Front Entrances), a main entrance shall be easily identifiable and distinguishable from other ground floor entrances through the use of one of the following:
 - i. Marked by a taller mass above, such as a tower, or within a volume that projects from the rest of the building surface;
 - ii. Accented by columns or ornamental light fixtures; or
 - iii. Marked or accented by a change in the roofline or change in the roof type.

- c. Corner Entrances. Buildings located on a corner lot shall provide a corner entrance that complies with Subsection 4.a (Shop Front Entrances) or 4.b (Main Entrances) above, as applicable.
- 5. Articulation. In addition to complying with the following requirements, a building façade shall be differentiated as provided in Subsection E.2 (Façade Composition).
 - a. Types of Articulation. Horizontal and vertical articulations shall be produced by variations in rooflines, window groupings, applied façade elements such as piers or pilasters, bay windows, rough textured wood beams, headers, siding, pre-cast headers, casements, cornices, balconies, entrance stoops, porches, and/or changes in materials and horizontal and vertical planes that create shadow lines and textural differences. The articulation shall be such that there is consistency and uniformity in the overall design.
 - b. Roof Drainage. 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.
- 6. Wall Surface. The following standards shall apply to the building walls.
 - a. A wall of a building located 30 feet or more from the side or rear lot line shall have the same trim and finish as the front building façade.
 - b. A wall facing an internal courtyard or a side façade without windows and doors is only allowed if the wall is located less than 30 feet from the side or rear lot line and enhancements such as surface reliefs, wall articulations, architectural murals or vines are incorporated.
 - c. Building finishes shall be of durable materials, such as brick, natural La Crescenta rock, decorative concrete, glass, wood, stucco, or other similar materials except cinder block (concrete masonry unit).
 - d. Building walls shall have contrasting colors to give emphasis to design features such as door/window trim, pilasters, cornices, capitals, wainscot, and/or similar treatments.
 - e. On at least two feet of the wall surface above the street level, durable materials shall be used as provided in Subsection E.6.c above, except that stucco or other similar troweled finishes may not be used.

7. Wall Openings.

- a. For frontages, upper stories shall have a window to wall area proportion that is less than that of the ground floor frontage. Glass curtain walls or portions of glass curtain walls are exempt from this standard.
- b. Storage areas within a structure, other than product displays, shall not be visible through windows.
- c. Railings and grilles may be installed on the exterior or interior of a window on the ground floor of a structure, provided that such railings and grilles do not interfere with the required sixty (60) percent transparency.
- d. Roll-up security gates that are solid shall not be installed on the exterior of any window.

F. **Signs.** The requirements of Chapter 22.114 (Signs) shall apply except where modified herein:

1. Signs regulated by this section shall not be erected or displayed unless a building permit is first obtained, unless the sign is exempt as set forth in Subsection F.2 (Exempt Signs) below. Signage that extends into the public right-of-way requires an encroachment permit from the Department of Public Works.
2. Exempt Signs. In addition to the exception for signs described in Subsection 7.b (Incidental Business Signs), the following types of signs are exempt from this Area Specific Standards, provided the signs conform to the following:
 - a. 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.
 - b. 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 the 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 shall not include annual or occasional promotion by a business.
 - c. 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.

- d. Temporary Window Sign. In addition to the signage allowed in Subsection F.2.c 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 each 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.
 - e. Directory Sign. A directory sign for a building providing a list of the names of business establishments within a building 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 grade. The directory sign may also be freestanding, provided it is no higher than eight feet and no lower than three feet from the finished grade, and does not cause entrances and walkways to violate the Americans with Disabilities Act.
 - f. Affiliation Sign. Affiliation signs that provide notice of services within an establishment (for example, 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.
3. Nonconforming Signs. An existing sign that was legally established and does not conform to the provisions of these Area Specific standards shall not be enlarged or altered.
 4. Exposed Neon Signs
 - a. A sign that is internally illuminated or employs exposed neon shall be placed at least seven feet above finished grade.
 - b. The use of exposed neon shall be limited to script and pictorial graphics, and animation, provided that such animation is limited to intervals of five or more seconds.
 5. Prohibited Signs. The following signs shall be prohibited in addition to those listed in Section 22.114.040 (Prohibited Signs Designated):

- a. Signs employing any continuous or sequential flashing operation, including electronic reader boards and LED signage that employs crawling displays or flashing illuminations;
 - b. Signs employing video components;
 - c. Signs emitting odors;
 - d. Roof Business Signs. Roof business signs, including signs painted on the surface of roofs; and
 - e. Digital and Electronic Signs. Existing signs shall not be converted to a digital or electronic billboard sign. Digital and electronic signs include any internally or externally illuminated sign that utilizes digital message technology capable of instantaneously changing the static message or copy on the sign electronically.
6. Removal and Amortization Schedule. A sign which is nonconforming due to the requirements of this CSD shall be removed or made to comply with this CSD within 20 years from the effective date of this CSD in compliance with Section 22.172.050 B.1.f (Termination By Operation of Law).
7. Permitted Signs. Signs shall comply with Chapter 22.114 except as modified herein as follows:
- a. To facilitate the identification or location of the premises in cases of emergency and for other public health, safety, and welfare purposes, business signs readable from a public right-of-way or parking area open to the general public shall include the following information on the sign: Street address and name of the business in digits which are readable from the right-of-way or parking area.
 - b. Incidental Business Signs. An incidental business sign shall not be attached to a freestanding sign and shall not be internally illuminated.
 - c. Building Identification Signs. A building identification sign shall not exceed four square feet in area, shall not be placed more than four feet above finished grade, and shall not be internally illuminated.
 - d. Temporary Construction Signs. A temporary construction sign shall not exceed 40 square feet in area and shall not exceed six feet in height if free-standing. The top of such sign shall not be placed more than six feet above finished grade if wall-mounted, shall not be internally illuminated, and shall be removed from the premises within five days after completion of the construction.

- e. Directional or Informational Signs. A directional or informational sign shall not exceed four square feet in area, shall not exceed three feet in height if free-standing, and the top of the sign shall not be placed more than three feet above finished grade if wall-mounted.
- f. Special-Purpose Signs.
 - i. A bulletin or special-event sign shall not exceed 12 square feet in area.
 - ii. Fuel pricing signs shall comply with the standards of Subsection F.7.g.iv (Monument Sign) or Subsection F.7.h (Master Sign Program).
- g. Permitted Sign Types.
 - i. Projecting Sign. The projecting sign type is mounted perpendicular to a building's facade from decorative metal brackets or mounted on the building wall. Projecting signs are easily read from both sides. A projecting sign type includes a sign parallel to the building.

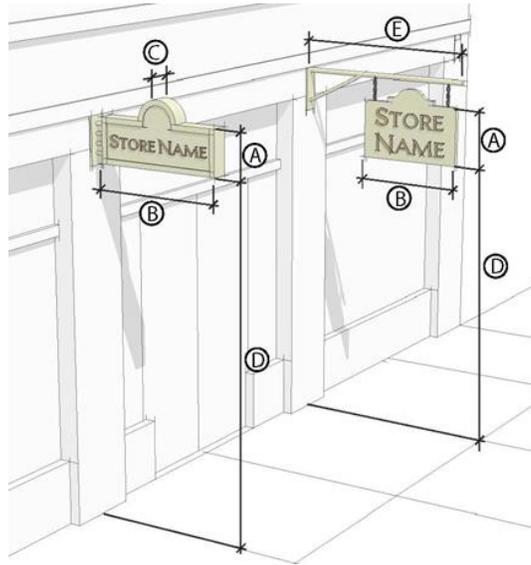


Figure 22.328.080 -V: Projecting Sign Design

(A) A 4 sq. ft. max. projecting business sign that does not exceed 2 ft. in height and width and is placed 10 or fewer ft. above finished grade shall be permitted without substitution of wall business sign area.

(B) Size (See Figure 22.328.080 -V)

<u>A and B</u>	<u>A ground-floor business establishment may substitute projecting business sign area for wall business sign area on the basis of one-half square foot of permitted projecting business sign area for each one square foot of permitted wall business sign area, provided that there is a corresponding reduction in permitted wall business sign area.</u>	
<u>C</u>	<u>Thickness</u>	<u>4 in. max.</u>

(C) Location (See Figure 22.328.080 -V)

<u>D</u>	<u>8 ft. min.</u>	<u>Clear Height</u>
<u>E</u>	<u>5 ft. max.</u>	<u>Projection</u>
<u>Signs Per Building</u>	<u>1 per ground-floor business establishment with reduction in any permitted wall sign.</u>	

- ii. Awning Sign. The awning sign may be used in the shop front to protect merchandise and keep interiors and sidewalk passages shaded and cool in hot weather. Tenant signs may be painted, screen printed, or appliquéd on the awnings.

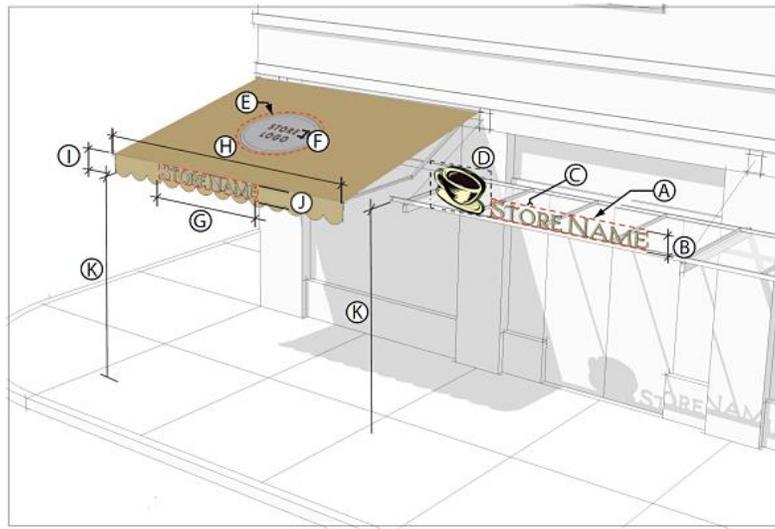


Figure 22.328.080 -W: Awning Sign Design

- (A) Only the store name, logo, and/or address shall be applied to the awning. Additional information is prohibited.
- (B) Internally illuminated awnings are prohibited.
- (C) Size (See Figure 22.328.080 -W)

<u>Parallel Projecting</u>		
<u>A</u>	<u>Signable Area</u>	<u>1 sq. ft. per linear ft. of shop front max.</u>
<u>B</u>	<u>Lettering Height</u>	<u>12 in. max.</u>
<u>C</u>	<u>Lettering Thickness</u>	<u>6 in. max.</u>
<u>D</u>	<u>Feature/Logo</u>	<u>2-1/4 sq. ft. max.</u>
<u>Awning Sloping Plane</u>		
<u>E</u>	<u>Signable Area</u>	<u>25% coverage max.</u>
<u>F</u>	<u>Lettering Height</u>	<u>18 in. max.</u>
<u>Awning Valance</u>		
<u>G</u>	<u>Signable Area</u>	<u>75% coverage max.</u>
<u>H</u>	<u>Width</u>	<u>Shop Front width max.</u>
<u>I</u>	<u>Height</u>	<u>8 in. min; 12 in. max.</u>
<u>J</u>	<u>Lettering Height</u>	<u>8 in. max.</u>

- (D) Location (See Figure 22.328.080 -W)

<u>K</u>	<u>Clear Height</u>	<u>8 ft. min.</u>
<u>Signs Per Awning</u>		<u>1 projecting; or 1 valance and 1 sloping max.</u>

- iii. Wall Business Sign. The wall business sign type is flat against the facade 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, or decorative cornice or sign band at the top of the building.



Figure 22.328.080 -X: Wall Business Sign Design

- (A) Changeable copy signs are only allowed for directory signs listing more than one tenant, signs advertising restaurant food specials, and films and live entertainment which change on a regular basis.
- (B) Wall signs shall not extend beyond the roof line or cornice of a building, or the building wall.
- (C) Size (See Figure 22.328.080 -X)

Signable Area		
<u>A</u>	<u>Area Per Building</u>	<u>2 sq. ft. per linear foot of building frontage.</u>
<u>B</u>	<u>Width</u>	<u>Shop front width, max.</u>
<u>C</u>	<u>Height</u>	<u>1 ft. min., 3 ft. max.</u>
Lettering		
<u>D</u>	<u>Width</u>	<u>75% of signable width max.</u>

<u>E</u>	<u>Height</u>	<u>75% of signable height, max.; 18 in. max., whichever is less</u>
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(D) Location (See Figure 22.328.080 -X)

<u>Projection</u>	<u>8 in. max.</u>
<u>Signs Per Building</u>	<u>1 per ground-floor business establishment max.</u>
<u>Additional Wall Signs Per Building</u>	<ul style="list-style-type: none"> - <u>Ground-floor business establishment adjoining two frontages, one 15 sq. ft. area wall sign allowed.</u> - <u>Ground-floor business establishment adjoining an alley or parking lot at side or rear, one 10 sq. ft. area wall sign allowed.</u>

- iv. Monument Sign. The monument sign type is not attached to a building and has an integral support structure. A monument sign stands directly on the ground or ground level foundation and is often used to mark a place of significance or the entrance to a location.

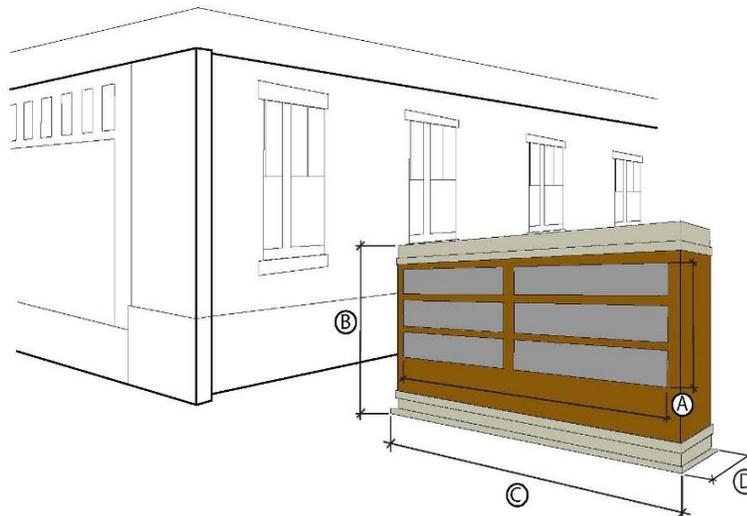


Figure 22.328.080 -Y: Monument Sign Design

- (A) Changeable copy signs are only allowed for fuel pricing signs, directory signs listing more than one tenant, signs advertising

restaurant food specials, and films and live entertainment which change on a regular basis.

- (B) Shall be surrounded by landscaping that is at least twice as large as the area of one of its signs faces.
- (C) Shall not rotate, move, or simulate motion.
- (D) Shall not identify more than 8 establishments.
- (E) Size (See Figure 22.328.080 -Y)

<u>A</u>	<u>Signable Area</u>	<u>30 sq. ft. max.</u>
<u>B</u>	<u>Height</u>	<u>6 ft. max.</u>
<u>C</u>	<u>Width</u>	<u>8 ft. max.</u>
<u>D</u>	<u>Depth</u>	<u>1 ft. max.</u>

- (A) Location (See Figure 22.328.080 -Y)

<u>Street frontage of 99 ft. or less</u>	<u>Not permitted.</u>
<u>Street frontage having a continuous distance of between 100 ft. and 199 ft.</u>	<u>1 max.</u>
<u>Street frontage having a continuous distance of more than 200 ft.</u>	<u>2 Max., provided a 50 ft. separation between signs.</u>

h. Master Sign Program

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

- (A) Integrate the design of single or multiple signs proposed for a development project with the design of the project's structures to promote design consistency; 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 single or multiple signs for development projects. A master sign program is intended to achieve, not circumvent, the purpose of this CSD.

ii. 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 business signs on the same lot or building; or
- (C) A business sign is proposed at a location where a legally non-conforming sign exists on the property, and the property has four or more tenants or tenant spaces.

iii. Application Requirements. A master sign program application shall be the same as that for a Ministerial Site Plan Review and shall require new business signs to comply, where applicable, with Subsection F. (Signs), and shall establish standards for sign location, style, size, color, font, materials, and any other applicable sign features, so that all new business signs in a commercial center meet this threshold until the required sign program has been approved by the Department.

- (A) The master sign program shall enhance the overall development and relates visually to, other signs included in the master sign program, to the structures or developments they identify, and to surrounding development; and
- (B) That the master sign program accommodates future revisions that may be required because of changes in use or tenants in the development.

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

1. ~~**Applicability.** These area specific standards shall apply to development proposals that involve one or more of the activities listed in Table 22.328-A, below, except for development proposals for which building permit applications were submitted to, and deemed complete by, the Department or the Department of Public Works prior to the effective date of these area specific development standards:~~

TABLE 22.328-A: AREA SPECIFIC DEVELOPMENT STANDARDS APPLICABILITY			
Activity	Applicable Standards		
	Area 1	Area 2	Area 3

New or change of land-use	<ul style="list-style-type: none"> -B.3 (Apartment Houses) -B.4 (Zone Specific Development Standards) 	<ul style="list-style-type: none"> -C.3 (Apartment Houses) -C.4 (Zone Specific Development Standards) 	<ul style="list-style-type: none"> -D.3 (Apartment Houses) -D.4 (Zone Specific Development Standards)
New structure	<ul style="list-style-type: none"> -B.5 (Lot Coverage) -B.6 (Required Yards) -B.7 (Structure Height) -B.8 (Structure Design) 	<ul style="list-style-type: none"> -C.5 (Lot Coverage) -C.6 (Required Yards) -C.7 (Structure Height) -C.8 (Structure Design) 	<ul style="list-style-type: none"> -D.5 (Lot Coverage) -D.6 (Required Yards) -D.7 (Structure Height) -D.8 (Structure Design)
New addition to existing structure	<ul style="list-style-type: none"> -B.5 (Lot Coverage) -B.6 (Required Yards) -B.7 (Structure Height) -B.8.d (Structure Design) 	<ul style="list-style-type: none"> -C.5 (Lot Coverage) -C.6 (Required Yards) -C.7 (Structure Height) -C.8.b (Structure Design) 	<ul style="list-style-type: none"> -D.5 (Lot Coverage) -D.6 (Required Yards) -D.7 (Structure Height) -D.8.b (Structure Design)
New alteration to the exterior of existing structure that requires permits from the Department of Public Works	<ul style="list-style-type: none"> -B.8.d through B.8.m (Structure Design) as they apply to the new alteration being proposed 	<ul style="list-style-type: none"> -C.8.b (Structure Design) as they apply to the new alteration being proposed 	<ul style="list-style-type: none"> -D.8.b (Structure Design) as they apply to the new alteration being proposed
<ul style="list-style-type: none"> • New parking lot • New addition to existing parking lot • Replacement of existing parking lot 	<ul style="list-style-type: none"> -B.9 (Parking Lot Design) 	<ul style="list-style-type: none"> -C.9 (Parking Lot Design) 	<ul style="list-style-type: none"> -D.9 (Parking Lot Design)
<ul style="list-style-type: none"> • Installation or replacement of landscaping in connection with a project as defined in Division 2 	<ul style="list-style-type: none"> -B.10 (Landscaping) 	<ul style="list-style-type: none"> -C.10 (Landscaping) 	<ul style="list-style-type: none"> -C.10 (Landscaping)

(Definitions) under Drought-Tolerant Landscaping ● Replacement of existing landscaping			
● New wall or fence ● New addition to existing wall or fence ● Replacement of existing wall or fence	B.11 (Walls and Fences)	C.11 (Walls and Fences)	C.11 (Walls and Fences)
● New sign ● Enlargement or alteration of existing sign ● Replacement of existing sign	B.12 (Signs)	C.12 (Signs)	C.12 (Signs)

2. **Review.**

- ~~a. Development proposals subject to these area specific standards shall require an approved Ministerial Site Plan Review (Chapter 22.186) application, unless a different approval is required by this Title 22.~~
- ~~a. Applications for approval shall include all information necessary to evaluate compliance with these area specific standards, as determined by the Director, including but not limited to site plans, floor plans, elevation plans, and landscaping plans, in addition to all other information required by this Title 22.~~
- ~~a. Site plans, floor plans, and elevation plans shall be prepared by an architect licensed by the State of California. On each plan, the architect shall affix his or her name, license number, signature, and a statement made under penalty of perjury pursuant to Section 2015.5 of the California Code of Civil Procedure that such plan complies in his or her professional opinion with the requirements of these area specific standards and all other applicable provisions of this Title 22.~~

- a. ~~Landscaping plans shall be prepared by a landscape architect licensed by the State of California. On each plan, the landscape architect shall affix his or her name, license number, signature, and a statement made under penalty of perjury pursuant to Section 2015.5 of the California Code of Civil Procedure that such plan complies in his or her professional opinion with the requirements of these area specific standards and all other applicable provisions of this Title 22.~~
 - a. ~~If an application includes landscaping plans, the application shall also include a covenant and agreement, to be recorded with the Registrar-Recorder/County Clerk following application approval, that all landscaping will be installed and maintained in compliance with the approved landscaping plans, these area specific standards, and all other applicable provisions of this Title 22.~~
 - 3. ~~**Certification.** Prior to each inspection required by Sections 108.4.2, 108.4.3, 108.4.4, and 108.4.6 in Title 26 (Building Code) of the County Code, an architect, general contractor, or applicable contractor licensed by the State of California shall submit a statement to the Department made under penalty of perjury pursuant to Section 2015.5 of the California Code of Civil Procedure that all construction to be inspected complies in his or her professional opinion with all approved plans, these area specific standards, and all other applicable provisions of this Title 22.~~
- I. Area 1 – Foothill Boulevard West Town Area.**
- 1. ~~**Purpose.** The Foothill Boulevard West Town Area is established to improve the appearance of the western Foothill Boulevard commercial corridor through the thoughtful design of pedestrian-friendly structures integrated with extensive landscaping and to provide buffering from adjacent residential uses.~~
 - 2. ~~**Description of Area.** The boundaries of this area are shown on Figure 22.328-B: Foothill Boulevard West Town Area, at the end of this Chapter.~~
 - 3. ~~**Apartment Houses.** In approving a Conditional Use Permit (Chapter 22.158) application for an apartment house, the Commission or Hearing Officer shall make the following findings in addition to those required by Section 22.158.050 (Findings and Decision):~~
 - a. ~~That the inclusion of commercial uses into the proposed project, including but not limited to joint live and work units, is unfeasible due to access constraints, lot size or dimensions, or economic constraints substantiated by a market analysis; and~~

- a. ~~That the proposed project substantially complies with these area specific standards and that approval of such project will not be materially detrimental to properties or improvements in the area or contrary to the intent and purpose of this CSD, as provided in Section 22.328.010 (Purpose).~~

4. ~~**Zone Specific Use Standards.**~~

- a. ~~Zone C-1. In addition to the uses listed in Chapter 22.20 (Commercial Uses), the following uses shall require a Conditional Use Permit (Chapter 22.158) application in Zone C-1:~~

~~i. Drive-through facilities, either attached to the principal structure or detached in a separate structure.~~

~~i. Sales.~~

~~—Automobile sales, sale of new motor vehicles, and including incidental repair and washing, subject to provisions of Section 22.140.100 (Automobile and Vehicle Sales and Rental, Automobile Service Stations, and Automobile Supply Stores — Accessory Uses).~~

~~i. Services.~~

~~—Automobile repair and parts installation incidental to automobile supply stores.~~

~~—Automobile service stations, including incidental repair, washing, and rental of utility trailers, subject to the provisions of Section 22.140.100 (Automobile and Vehicle Sales and Rental, Automobile Service Stations, and Automobile Supply Stores — Accessory Uses).~~

~~—Churches, temples, or other places used exclusively for religious worship, including customary incidental educational and social activities in conjunction therewith.~~

~~—Communications equipment buildings.~~

~~—Parking lots and parking buildings, except where accessory to a structure on the same lot.~~

~~—Schools through grade 12, accredited, including appurtenant facilities, which offers instruction required to be taught in the public schools by the State of California in which no pupil is physically restrained.~~

~~— Schools, business and professional, including art, barber, beauty, dance, drama, and music, including trade schools specializing in manual training, shop work, or in the repair and maintenance of machinery or mechanical equipment.~~

~~i. Recreation and Amusement.~~

~~— Athletic fields, excluding stadiums.~~

~~— Golf courses, including the customary clubhouse and appurtenant facilities.~~

~~— Swimming pools, as a primary use.~~

- a. ~~Zone C-3. In addition to the uses in Chapter 22.20 (Commercial Zones), the following uses shall require a Conditional Use Permit (Chapter 22.158) application in Zone C-3:~~

~~i. Drive-through facilities, either attached to the principal structure or detached in a separate structure.~~

~~i. Sales.~~

~~— Automobile sales, sale of new and used motor vehicles.~~

~~— Boat and other marine sales.~~

~~— Pet stores.~~

~~i. Services.~~

~~— Automobile battery service.~~

~~— Automobile brake repair shops.~~

~~— Automobile muffler shops.~~

~~— Automobile radiator shops.~~

~~— Automobile rental and leasing agencies.~~

~~— Automobile repair and parts installation, incidental to automobile supply stores.~~

~~— Automobile repair garages.~~

~~— Automobile service stations.~~

~~— Boat rentals.~~

~~— Car washes, automatic, coin-operated, and hand wash.~~

- ~~— Churches, temples, or other places used exclusively for religious worship, including customary incidental educational and social activities in conjunction therewith.~~
- ~~— Colleges and universities, including appurtenant facilities, giving advanced academic instruction approved by the State Board of Education or other recognized accrediting agency.~~
- ~~— Communication equipment buildings.~~
- ~~— Community centers.~~
- ~~— Electrical distribution substations including microwave facilities.~~
- ~~— Gas metering and control stations, public utility.~~
- ~~— Libraries.~~
- ~~— Microwave stations.~~
- ~~— Parking lots and parking buildings, except where accessory to a structure on the same lot.~~
- ~~— Post offices.~~
- ~~— Recreational vehicle rentals.~~
- ~~— Schools through grade 12, accredited, including appurtenant facilities which offer instruction required to be taught in the public schools by the State of California in which no pupil is physically restrained.~~
- ~~— Schools, business and professional, including art, barber, beauty, dance, drama, and music, including trade schools specializing in manual training, shop work, or in the repair and maintenance of machinery or mechanical equipment.~~
- ~~— Tool rentals, box and utility only.~~
- ~~— Trailer rentals, box and utility only.~~
- ~~— Truck rentals.~~
- ~~— Veterinary clinics, small animals.~~
- ~~i— Recreation and Amusement.~~
 - ~~— Athletic fields, including stadiums.~~

- ~~— Golf courses, including the customary clubhouse and appurtenant facilities.~~
- ~~— Recreation clubs, commercial, including tennis, polo, swimming, and similar outdoor recreational activities together with appurtenant clubhouse.~~
- ~~— Swimming pools.~~
- ~~— Tennis, volleyball, badminton, croquet, lawn bowling, and similar courts.~~

5. ~~**Lot Coverage.** Structures shall not cumulatively occupy more than 85 percent of the net area of a lot.~~

6. ~~**Required Yards.**~~

a. ~~*Front and Corner Side Yards.*~~

~~i. Each lot shall have a front yard of at least 20 feet in depth and a corner side yard of at least 10 feet in depth.~~

~~i. At least 25 percent of the area of each required front or corner side yard shall be landscaped and such landscaping shall comply with Subsection B.10, below.~~

~~i. The following uses are permitted in required front and corner side yards:~~

~~(A) Driveways, subject to the limitations of Subsection B.9.a, below;~~

~~(A) Outdoor dining;~~

~~(A) Street furniture; and~~

~~(A) Pedestrian circulation areas, subject to the limitations of Subsection B.8.h, below.~~

~~i. Each required front or corner side yard shall be landscaped in areas where none of the uses in the immediately preceding Subsection B.6.a.iii, above, are maintained and such landscaping shall comply with Subsection B.10, below.~~

a. ~~*Rear Yards.*~~

~~i. If a lot adjoins a Residential Zone at its rear lot line, such lot shall have a rear yard of at least five feet in depth and such rear yard shall be landscaped to provide shielding for the adjoining Residential Zone with~~

landscaping that complies with Subsection B.10, below, and the following requirements:

~~(A) If a lot is 60 feet or less in width at its rear lot line, at least two 24-inch box trees shall be planted and such trees shall be planted 27 feet apart; and~~

~~(A) If a lot is more than 60 feet in width at its rear lot line, a 24-inch box tree shall be planted in both directions at intervals of 27 feet, as measured from the midpoint of the width of such lot at its rear lot line.~~

7. ~~Structure Height.~~

~~a. If a lot does not adjoin a Residential Zone at its rear lot line, the maximum structure height shall be 35 feet as measured from grade before any fill is placed on any portion of the lot upon which the structure is to be located.~~

~~a. If a lot adjoins a Residential Zone at its rear lot line, the maximum structure height shall vary across the depth of the lot from front to back with the maximum height allowed at the front of the lot, and shall be established as follows:~~

~~i. If the adjoining lot in a Residential Zone has a lower elevation, the maximum structure height shall be established as a 45-degree projection measured from six feet above the grade of the rear lot line before any fill is placed on any portion of the lot upon which the structure is to be located.~~

~~i. If the adjoining lot in a Residential Zone has a higher elevation, the maximum structure height shall be established as a 45-degree projection measured from the grade of the rear lot line before any fill is placed on any portion of the lot upon which the structure is to be located.~~

8. ~~Structure Design.~~

~~a. *Design Features.* New primary structures shall include at least five of the following design features, and all such features shall be consistent with the chosen architectural style, as defined in Subsection B.8.c, below:~~

~~i. Arcading;~~

~~i. Arches;~~

~~i. Awnings;~~

~~i. Balconies;~~

- ~~i.~~ Bay windows;
- ~~i.~~ Colonnades;
- ~~i.~~ Courtyards;
- ~~i.~~ Decorative exterior stairs;
- ~~i.~~ Decorative grilles;
- ~~i.~~ Decorative iron fences;
- ~~i.~~ Masonry benches;
- ~~i.~~ Outdoor dining;
- ~~i.~~ Pergolas and trellises;
- ~~i.~~ Plazas;
- ~~i.~~ Recessed upper floor loggias or pergolas;
- ~~i.~~ Tile masonry fountains; and
- ~~i.~~ Tiled bulkheads.

a. ~~Structure Frontage.~~

- ~~i.~~ If a new primary structure adjoins either a public street or a yard on that lot required by Subsection B.6, above, that adjoins a public street, at least 50 percent of the ground-floor structure frontage adjoining such street or yard shall be dedicated to commercial uses.
- ~~i.~~ If a new primary structure adjoins either multiple public streets or multiple yards required by Subsection B.6, above, that adjoin public streets:
 - ~~(A)~~ At least 50 percent of the longest ground-floor structure frontage adjoining a street or yard shall be dedicated to commercial uses; and
 - ~~(A)~~ At least 33 percent of the other ground-floor structure frontages adjoining a street or yard shall be dedicated to commercial uses.
- ~~i.~~ At least 60 percent of all ground-floor structure frontages that adjoin either a public street or a yard required by Subsection B.6, above, that adjoins a public street shall be articulated through the use of recessed windows and entries, display windows, contrasting wall treatments, offset surfaces, differentiated piers and columns, awnings, landscaping, or outdoor seating.

- ~~i. At least 50 percent of all structure frontages above the ground floor that adjoin either a public street or a yard required by Subsection B.6, above, that adjoins a public street shall be articulated through the use of recessed windows, balconies, contrasting wall treatments, offset surfaces, differentiated piers and columns, or awnings.~~
- a. ~~*Architectural Style.* New primary structures shall be designed in compliance with one of the following architectural styles, defined by this Chapter and further explained in the Foothill Boulevard Design Guidelines, a separate document maintained by the Department:~~
 - ~~i. Victorian.~~
 - ~~i. Arts and Crafts.~~
 - ~~i. Mission.~~
 - ~~i. Prairie.~~
 - ~~i. Spanish.~~
 - ~~i. Foothill Eclectic.~~
- a. ~~*Roof Design.* Roofs shall be consistent with the chosen architectural style, as defined in Subsection B.8.c, above, and shall also comply with the following standards:~~
 - ~~i. Roofs and roof forms shall be employed on at least three of the four sides of a structure; and~~
 - ~~i. Roof materials shall consist of real or faux clay tile, real or faux slate, faux wood shake, dimensional asphalt shingle, or standing seam metal where metal roofs are otherwise authorized.~~
- a. ~~*Roof Projections.*~~
 - ~~i. Roof projections, including but not limited to towers and parapets, shall be consistent with the chosen architectural style, as defined in Subsection B.8.c, above.~~
 - ~~i. Roof projections, including but not limited to towers and parapets, shall not occupy more than 15 percent of the total roof area and shall not be designed to be habitable.~~
 - ~~i. Roof projections, including but not limited to towers and parapets, shall not extend more than 10 feet above the maximum structure height established by Subsection B.7, above.~~
- a. ~~*Mechanical Equipment.*~~

~~i. Roof-Mounted Equipment.~~

~~(A) Roof-mounted equipment shall be screened from view on all four of its sides by roof forms, roof projections, or architectural screening that is consistent with the chosen architectural style, as defined in Subsection B.8.c, above.~~

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

~~(A) Roof-mounted equipment shall not exceed eight feet in height, as measured from the roof.~~

~~(A) Roof-mounted equipment shall be set back from the nearest roof edge by at least one foot for each foot in height measured from the roof.~~

~~i. Mechanical equipment attached to a structure at the ground floor level, including but not limited to individual air conditioning units, shall be screened or enclosed through use of landscaping compliant with Subsection B.10, below, or use of walls or fences compliant with Subsection B.11, below.~~

a. ~~Exterior Lighting.~~

~~i. Each exterior lighting fixture shall be consistent with the chosen architectural style, as defined in Subsection B.8.c, above.~~

~~i. Each exterior lighting fixture shall not blink, flash, or exceed 250 watts and shall be directed away from adjacent public rights-of-way and Residential Zones.~~

a. ~~Pedestrian Circulation Areas.~~ Pedestrian circulation areas appurtenant to structures shall be consistent with the chosen architectural style, as defined in Subsection B.8.c, above, and pavement in such areas shall employ the following materials: brick, interlocking paving stones, or paver tiles.

a. ~~Pedestrian Entrances and Walk-Up Facilities.~~

~~i. If a structure adjoins a public street, pedestrian entrances shall be set back at least three feet from the edge of the right-of-way closest to the structure.~~

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

a. ~~Windows.~~

- ~~i. All ground-floor structure frontages adjoining either a public street or a yard on that lot required by Subsection B.6, above, that adjoins a public street shall include windows.~~
- ~~i. Windows shall be designed so that storage areas, other than product displays, within a structure are not visible and shall be consistent with the chosen architectural style, as defined in Subsection B.8.c, above.~~
- ~~i. Tinted glass may be employed in a window on the ground floor of a structure, provided that it is used as an architectural accent and does not exceed 30 percent of the surface area of a window.~~
- ~~i. Tinted glass may be employed in a window above the ground floor of a structure.~~
- ~~i. At least 50 percent of the surface area of a window shall be broken into panes, each of which shall not exceed six square feet in surface area, unless non-mullioned structural glass is employed.~~
- ~~i. Railings and grilles of a decorative nature may be installed on the exterior or interior of a window on the ground floor of a structure, provided that such railing and grilles do not exceed six feet in height and that at least 75 percent of the exterior surface area of each window containing such railing or grille is not view obscured.~~
- ~~i. Roll-up security gates and grilles shall not be installed on the exterior of any window.~~

a. ~~Awnings.~~

- ~~i. Awnings on new structures shall be designed to coordinate with the elements of ground level floor structure articulation required by Subsection B.8.b, above, such as individual windows and bays, and any awnings shall be consistent with the chosen architectural style, as defined in Subsection B.8.c, above.~~
- ~~i. An open framework may be permitted beneath awnings.~~
- ~~i. Multiple awnings belonging to a single commercial business shall be the same color and style.~~
- ~~i. Awnings shall not employ glossy material or be internally lit.~~
- ~~i. If the Director determines that any awning on a lot is not maintained in good repair, the owner of such lot shall remove, repair, or replace such awning within 30 days of receipt of notification from the Director or his~~

designee. For the purposes of this Subsection B.8.k, good repair shall be defined as not torn, ripped, or faded to a different color.

a. ~~Wall Finishes.~~

~~i. Exterior wall finishes shall be applied uniformly on all sides of a structure and shall be consistent with the chosen architectural style, as defined in Subsection B.8.c, above.~~

~~i. Exterior wall finishes shall employ the following materials: bricks, shingles, lap siding, stucco, naturally occurring river rock, and stone veneers.~~

~~i. Split face concrete may be employed as a wainscoting or accent element in exterior wall finishes, provided that such concrete does not exceed 25 percent of the surface area of exterior wall finishes on the ground floor of a structure and is painted in earth tone colors.~~

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

a. ~~Color.~~ Earth tone colors shall be used as base colors on structures, with bright non-pastel colors generally providing accent.

9. **Parking Lot Design.** The requirements of Section 22.112.080 (Parking Design) shall apply except where modified herein:

a. ~~Driveways.~~

~~i. Driveways between a public street and a parking lot and/or parking structure shall not exceed 20 feet in width.~~

~~i. Only one driveway shall be provided to each public street adjoining a lot.~~

~~i. The Director may modify the requirements of this Subsection B.9.a, in consultation with the Fire Department and the Department of Public Works, if he finds that such modifications are necessary for public health and safety by providing necessary Fire Department access or resolving potential traffic circulation problems on public streets. Such modifications are exempt from Section 22.328.090 (Modification of Development Standards).~~

a. ~~Setbacks.~~

~~i. If a parking lot or parking structure adjoins a public street, such parking lot or parking structure shall be set back at least seven feet from the~~

~~edge of the right-of-way closest to the structure unless a greater distance is required by Subsection B.6, above.~~

~~i. The area between a parking lot or parking structure and the edge of the right-of-way closest to the structure which may include a pedestrian walk way, shall be landscaped and such landscaping shall comply with Subsection B.10, below.~~

~~a. *Fences and Walls.*~~

~~i. Where a fence or wall is required by this Subsection B.9 or by Section 22.112.080 (Parking Design), such fence or wall shall comply with the requirements of Subsection B.11, below.~~

~~i. If a parking lot adjoins a public street, a solid fence or wall between 30 and 42 inches in height, set back at least seven feet from the edge of the right-of-way closest to the structure shall be required. The Director may allow substitution of a landscaped berm in place of a solid fence or wall if he finds that such substitution results in a superior project design.~~

~~a. *Landscaping.* Parking lot landscaping shall comply with Subsection B.10, below, and the following requirements:~~

~~i. One 24-inch box tree shall be required for each four parking spaces and such trees shall be distributed throughout the parking lot. To the maximum extent feasible, each required tree shall be located so as to provide shading for four parking spaces upon maturity.~~

~~i. A landscaped area with a lateral dimension of at least three feet shall be provided where the end of a row of parking spaces adjoins an internal driveway and one 24-inch box tree shall be planted within such area. Said tree may be included as one of the trees required by the immediately preceding Subsection B.9.d.i.~~

~~i. All portions of a parking lot not used for vehicle parking or maneuvering, or for the movement of pedestrians to and from vehicles, shall be landscaped.~~

~~i. The Director may modify the requirements of this Subsection B.9.d when 20 or fewer parking spaces are provided on a lot if he finds that these requirements are infeasible due to the lot size or dimensions, and that the modified requirements provide sufficient landscaping. Such modifications are exempt from Section 22.328.090 (Modification of Development Standards).~~

a. ~~*Pedestrian Circulation Areas.*~~

~~i. Pedestrian circulation areas within parking lots shall be consistent with the chosen architectural style, as defined in Subsection B.8.c, above, of the nearest structure on the same lot.~~

~~i. Pedestrian circulation areas within stand-alone parking lots shall utilize one of the architectural styles defined in Subsection B.8.c, above.~~

~~i. Pedestrian circulation areas within parking lots shall employ the following materials for the pavement in such areas: brick, interlocking paving stones, or paver tiles.~~

a. ~~*Lighting.*~~

~~i. Each parking lot lighting fixture shall be consistent with the chosen architectural style, as defined in Subsection B.8.c, above, of the nearest structure on the same lot.~~

~~i. Each parking lot lighting fixture in a stand-alone parking lot shall be consistent with one of the architectural styles defined in Subsection B.8.c, above.~~

~~i. Each parking lot lighting fixture shall not exceed 250 watts and the light shall be directed away from adjacent public rights-of-way and Residential Zones.~~

10. ~~**Landscaping.**~~ These landscaping provisions shall apply to installation or replacement of landscaping in connection with a project as defined in Division 2 (Definitions) under Drought-Tolerant Landscaping.

a. ~~*General Requirements.*~~

~~i. At least 15 percent of the net area of a lot shall contain landscaping planted in the ground.~~

~~i. Landscaped areas, except incidental areas adjacent to fences, walls, and side and rear lot lines, shall have a minimum lateral dimension of three feet.~~

~~i. Landscaping shall be used to screen site utilities, including but not limited to trash dumpsters, electrical vaults, and mechanical equipment.~~

~~i. Landscaping shall be used to provide shade for pedestrian-oriented areas, including but not limited to outdoor dining, walkways, and plazas.~~

~~i. Water features, including but not limited to fountains, shall use re-circulating water systems.~~

a. ~~*Plant Materials.*~~

~~i. Plants shall be grouped in hydrozones, as required by Section 22.122.040 (Drought-Tolerant Landscaping Requirements).~~

~~i. Drought-tolerant plants shall be provided in accordance with Section 22.122.040 (Drought-Tolerant Landscaping Requirements).~~

~~i. Trees shall be at least 24-inch box size and shall be supported with appropriate staking and guy wires.~~

~~i. Shrubs shall be at least five-gallon size.~~

~~i. Groundcover.~~

~~(A) Groundcover plants shall be planted between six and eight inches apart.~~

~~(A) Shrubs of one gallon or smaller in size may be used as groundcover, provided that they are planted between 18 and 24 inches apart.~~

~~i. Turf grass shall be prohibited on any portion of a lot with a slope of 15 percent or greater.~~

a. ~~*Existing Mature Trees.*~~

~~i. This Subsection B.10.c shall not apply to oak trees, which are subject to the requirements of Chapter 22.174 (Oak Tree Permits).~~

~~i. Existing mature trees shall be preserved and integrated into required landscaping, either in their current location or another location on the same lot, provided that such trees are moved in accordance with State of California Arboricultural practices.~~

a. ~~*Maintenance.*~~

~~i. Landscaped areas shall be maintained with regular pruning, weeding, fertilizing, litter removal, and replacement of plants as necessary.~~

~~i. Landscaped areas shall be maintained with a permanent automatic irrigation system that meets the following requirements:~~

~~(A) The system shall consist of low volume sprinkler heads, drip emitters, and bubbler heads and shall include automatic controllers that are set to water between 7:00 p.m. and 7:00 a.m.~~

~~(A) The system shall be designed in coordination with the hydrozones established in Subsection B.10.b.i, above.~~

~~(A) The system shall be designed to avoid runoff onto non-irrigated areas and to avoid the watering of structures, pedestrian areas, and public rights-of-way.~~

~~11. Walls and Fences.~~

~~a. Retaining Walls.~~

~~i. Retaining walls shall be constructed of masonry split-face block, stone, stucco, or brick, and shall be painted with earth tone colors.~~

~~i. Retaining walls that adjoin or are adjacent to the front lot line shall comply with the following standards:~~

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

~~(A) Each vertical increment of terraced retaining walls shall be set back from adjoining increments by at least two feet and the area between each increment shall be landscaped in compliance with the requirements of Subsection B.10, above.~~

~~i. Retaining walls that adjoin or are adjacent to the rear lot line shall comply with the following standards:~~

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

~~(A) Each vertical increment of terraced retaining walls shall be set back from adjoining increments by at least two feet, and the area between each increment shall be landscaped in compliance with the requirements of Subsection B.10, above.~~

~~i. Retaining walls that employ crib wall construction are not required to meet the requirements of this Subsection, provided that such retaining walls are landscaped in compliance with the requirements of Subsection B.10, above.~~

~~a. *Other Walls and Fences.*~~

~~i. General Requirements.~~

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

~~(A) Walls and fences shall be consistent with the chosen architectural style, as defined in Subsection B.8.c, above, of the nearest structure on the same lot.~~

~~(A) Signs, barbed wire, or razor wire shall not be affixed to walls or fences.~~

~~i. Walls.~~

~~(A) Walls shall be constructed of masonry and faced with the following materials: brick, stucco, split-faced concrete block with a masonry cap, manufactured veneer stones, or naturally occurring river rock.~~

~~(A) Walls shall be painted with earth tone colors.~~

~~i. Fences.~~

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

~~(A) Chain link fences are permitted only when used for construction sites or for special events authorized by an approved Special Events Permit (Chapter 22.188).~~

12. **Signs.** ~~The requirements of Chapter 22.114 (Signs) shall apply except where modified herein:~~

~~a. *Non-Conforming Signs.* An existing sign that was legally established and does not conform to the provisions of these area specific standards shall not be enlarged or altered unless such enlargement or alteration is in compliance with this Subsection B.12.~~

~~a. *General Requirements.*~~

~~i. A sign shall be consistent with the chosen architectural style, as defined in Subsection B.8.c, above, of the structure onto which it is affixed.~~

~~i. A sign shall employ earth tone colors.~~

~~i. Letters on a sign shall not exceed 18 inches in height.~~

~~i. A sign shall have margins of at least 15 percent of the length of the copy on such sign.~~

~~i. If a sign has two or more rows of copy, each row shall be separated by at least three-quarters of an inch.~~

~~i. A sign that is internally illuminated or employs exposed neon shall be placed at least seven feet above finished grade.~~

~~i. The use of exposed neon shall be limited to script, pictorial graphics, and animation, provided that such animation is limited to intervals of five or more seconds.~~

a. *Wall Business Signs.*

~~i. Area Permitted.~~

~~(A) Each ground floor business establishment adjoining or oriented to one public street or highway shall be permitted a maximum of one square foot of wall business sign area for each one linear foot of building frontage, not to exceed 40 square feet of wall business sign area, provided that:~~

~~(a) Each wall business sign does not exceed 25 square feet in area; and~~

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

~~(A) If a ground floor business establishment adjoins or is oriented to two public streets or highways, an additional wall business sign not to exceed 15 square feet in area shall be permitted on the side of such business establishment with the least building frontage.~~

~~(A) If a ground floor business establishment adjoins or is oriented to an alley or parking lot at its side or rear, an additional wall business sign not to exceed 10 square feet in area shall be permitted on the side of such business establishment that adjoins or is oriented to such alley or parking lot.~~

~~i. Height Permitted. A wall business sign shall not extend above a parapet wall or more than two feet above an eave.~~

~~a. *Awning Business Signs.*~~

~~i. Area Permitted.~~

~~(A) A ground-floor business establishment shall be permitted a maximum of one awning business sign.~~

~~(A) A ground-floor business establishment may substitute awning business sign area for wall business sign area on the basis of one-half square foot of permitted awning business sign area for each one square foot of permitted wall business sign area, provided that there is a corresponding reduction in permitted wall business sign area.~~

~~i. Other Requirements.~~

~~(A) An awning business sign shall be located on an awning valance, provided that such valance is at least seven feet above finished grade and does not project more than four feet from a structure wall.~~

~~(A) Letters on an awning business sign shall not exceed eight inches in height.~~

~~(A) An awning business sign shall not be internally lit.~~

~~a. *Projecting Business Signs.*~~

~~i. Area Permitted.~~

~~(A) A ground-floor business establishment shall be permitted a maximum of one projecting business sign.~~

~~(A) A ground-floor business establishment may substitute projecting business sign area for wall business sign area on the basis of one-half square foot of permitted projecting business sign area for each one square foot of permitted wall business sign area, provided that there is a corresponding reduction in permitted wall business sign area.~~

~~(A) A projecting business sign that does not exceed two feet in height and width and is placed 10 or fewer feet above finished grade shall be permitted without substitution of wall business sign area.~~

~~i. Height Permitted.~~

- ~~(A) A projecting business sign shall be placed at least seven feet above finished grade and at least eight feet above a public right-of-way.~~
- ~~(A) A projecting business sign shall not extend above a parapet wall or more than two feet above an eave.~~
- a. ~~*Roof Business Signs.* Roof business signs, including signs painted on the surface of roofs, shall be prohibited.~~
- a. ~~*Freestanding Business Signs.*~~
- ~~i. *Frontage.*~~
- ~~(A) One freestanding business sign shall be permitted on a lot with a street or highway frontage having a continuous distance of between 100 and 199 feet.~~
- ~~(A) Two freestanding business signs shall be permitted on a lot with a street or highway frontage having a continuous distance of 200 or more feet, provided that the two freestanding signs are separated by at least 50 feet.~~
- ~~i. *Type Permitted.* A freestanding business sign shall be a monument sign. For the purposes of this Subsection B.12.g, a monument sign is defined as a sign placed on a solid base that extends at least 75 percent of the length and width of such sign.~~
- ~~i. *Size Permitted.*~~
- ~~(A) A freestanding business sign shall not exceed six feet in height, eight feet in length, or one foot in width.~~
- ~~(A) Each sign face of a freestanding business sign shall be limited to 30 square feet in area.~~
- ~~i. *Landscaping.* A freestanding business sign shall be surrounded by a landscaped area that is at least twice as large as the area of one of its sign faces and such landscaping shall comply with the requirements of Subsection B.10, above.~~
- ~~i. *Other Requirements.*~~
- ~~(A) A freestanding business sign shall not rotate, move, or simulate motion in any way.~~
- ~~(A) A freestanding business sign shall not identify more than eight business establishments.~~

~~(A) A freestanding business sign shall not be internally illuminated or employ exposed neon.~~

- ~~a. *Incidental Business Signs.* An incidental business sign shall not be attached to a freestanding sign and shall not be internally illuminated.~~
- ~~a. *Building Identification Signs.* A building identification sign shall not exceed four square feet in area, shall not be placed more than four feet above finished grade, and shall not be internally illuminated.~~
- ~~a. *Temporary Real Estate Signs.* A temporary real estate sign shall not exceed 24 square feet in area and shall not be internally illuminated.~~
- ~~a. *Temporary Construction Signs.* A temporary construction sign shall not exceed 80 square feet in area and shall not exceed six feet in height if free-standing. The top of such sign shall not be placed more than six feet above finished grade if wall-mounted, shall not be internally illuminated, and shall be removed from the premises within five days after completion of the construction.~~
- ~~a. *Directional or Informational Signs.* A directional or informational sign shall not exceed four square feet in area, shall not exceed three feet in height if free-standing, and the top of the sign shall not be placed more than three feet above finished grade if wall-mounted.~~
- ~~a. *Special Purpose Signs.*
 - ~~i. A bulletin or special-event sign shall not exceed 12 square feet in area.~~
 - ~~i. Fuel pricing signs shall comply with the requirements of Subsections B.12.g.ii through B.12.g.v, above.~~
 - ~~i. A public transportation sign shall not include advertising.~~~~
- ~~a. *Prohibited Signs.* The following signs shall be prohibited in addition to those listed in Section 22.114.040 (Prohibited Signs Designated):
 - ~~i. Signs employing any continuous or sequential flashing operation, including electronic reader boards and LED signage that employs crawling displays or flashing illuminations;~~
 - ~~i. Signs employing video components; and~~
 - ~~i. Signs emitting odors.~~~~

J. Area 2 - Foothill Boulevard Mid-Town Area.

1. **Purpose.** The Foothill Boulevard Mid-Town Area is established to improve the appearance of the middle Foothill Boulevard commercial corridor through

the thoughtful design of pedestrian-friendly structures integrated with extensive landscaping and to provide buffering from adjacent residential uses. These standards acknowledge the constraints presented by small lot sizes.

2. ~~**Description of Area.**~~ The boundaries of this area are shown on Figure 22.328-C: Foothill Boulevard Mid-Town Area, at the end of this Chapter.
3. ~~**Apartment Houses.**~~ The requirements of Subsection B.3, above shall apply.
4. ~~**Zone Specific Use Standards.**~~
 - a. ~~*Zone C-1.*~~
 - i. ~~The requirements of Subsection B.4.a, above, shall apply.~~
 - i. ~~Dining rooms, cafes, cafeterias, coffee shops, restaurants, and other similar uses shall provide at least one parking space for each six persons based on the occupant load, as determined by the Department of Public Works.~~
 - a. ~~*Zone C-2.*~~
 - i. ~~In addition to the uses listed in Chapter 22.20 (Commercial Uses), the following uses shall require a Conditional Use Permit (Chapter 22.158) application in Zone C-2:~~
 - (A) ~~Drive-through facilities, either attached to the principal structure or detached in a separate structure.~~
 - (A) ~~Sales.~~
 - ~~Automobile sales, sale of new motor vehicles, and including incidental repair and washing, subject to the provisions of Section 22.140.100 (Automobile and Vehicle Sales and Rental, Automobile Service Stations, and Automobile Supply Stores – Accessory Uses).~~
 - ~~Boat and other marine sales.~~
 - (A) ~~Services.~~
 - ~~Automobile rental and leasing agencies,~~
 - ~~Automobile repair and parts installation incidental to automobile supply stores.~~
 - ~~Churches, temples, and other places used exclusively for religious worship, including customary incidental educational and social activities in conjunction therewith.~~

- ~~— Colleges and universities, including appurtenant facilities, giving advanced academic instruction approved by the State Board of Education or other recognized accrediting agency.~~
- ~~— Communications equipment buildings.~~
- ~~— Electrical distribution substations, including microwave facilities.~~
- ~~— Gas metering and control stations, public utility.~~
- ~~— Libraries.~~
- ~~— Microwave stations.~~
- ~~— Parking lots and parking buildings, except where accessory to a structure on the same lot.~~
- ~~— Post offices.~~
- ~~— Schools through grade 12, accredited, including appurtenant facilities which offer instruction required to be taught in the public schools by the State of California, in which no pupil is physically restrained.~~
- ~~— Schools, business and professional, including art, beauty, dance, drama, and music, including trade schools specializing in manual training, shop work, or in the repair or maintenance of machinery or mechanical equipment.~~
- ~~— Tool rentals.~~

~~(A) Recreation and Amusement.~~

- ~~— Athletic fields, excluding stadiums.~~
- ~~— Golf courses, including the customary clubhouse and appurtenant facilities.~~
- ~~— Swimming pools.~~

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

a. ~~Zone C-3.~~

~~i. The requirements of Subsection B.4.b, above, shall apply.~~

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

5. ~~**Lot Coverage.** The requirements of Subsection B.5, above, shall apply.~~

6. ~~**Required Yards.** Rear yards shall be provided according to the requirements of Subsection B.6.b, above.~~

7. ~~**Structure Height.** The maximum structure height shall be 35 feet, as measured from grade before any fill is placed on any portion of the lot upon which the structure is to be located.~~

8. ~~**Structure Design.**~~

a. ~~The requirements of Subsections B.8.a and B.8.b, above, shall apply to new structures, except that reference to any yard required by Subsection F.3.f shall instead be made to any yard required by Subsection C.6, above.~~

a. ~~The requirements of Subsections B.8.c through B.8.m, above, shall apply to new structures, new additions to existing structures, and alterations to the exterior of existing structures that require a permit from the Department of Public Works, except that:~~

~~i. Reference to any yard required by Subsection B.6, above, shall instead be made to any yard required by Subsection C.6, above; and~~

~~i. Reference to the required structure height established by Subsection B.7, above, shall instead be made to the required structure height established by Subsection C.7, above.~~

9. ~~**Parking Lot Design.** The requirements of Subsection B.9, above, shall apply, except that reference to any yard required by Subsection B.6, above, shall instead be made to any yard required by Subsection C.6, above.~~

10. ~~**Landscaping.** The requirements of Subsection B.10, above, shall apply, except that at least 10 percent of the net area of a lot shall contain landscaping planted in the ground.~~

11. ~~**Walls and Fences.** The requirements of Subsection B.11, above, shall apply.~~

12. ~~**Signs.** The requirements of Subsection B.12, above shall apply.~~

K. ~~**Area 3 – Foothill Boulevard East Town Area.**~~

1. ~~**Purpose.** The Foothill Boulevard East Town Area is established to improve the appearance of the eastern Foothill Boulevard commercial corridor through the thoughtful design of pedestrian-friendly structures integrated with extensive landscaping and to provide buffering from adjacent residential uses.~~
2. ~~**Description of Area.** The boundaries of this area are shown on Figure 22.328-D:Foothill Boulevard East Town Area, at the end of this Chapter.~~
3. ~~**Apartment Houses.** The requirements of Subsection B.3, above, shall apply.~~
4. ~~**Zone Specific Use Standards.**~~
 - a. ~~Zone C-2. The requirements of Subsection C.4.b.i, above, shall apply.~~
 - a. ~~(Reserved).~~
5. ~~**Lot Coverage.** The requirements of Subsection B.5, above, shall apply.~~
6. ~~**Required Yards.**~~
 - a. ~~Front and Corner Side Yards.~~
 - i. ~~Each lot shall have a front yard of at least 10 feet in average depth, provided that no portion of the front yard is less than five feet in depth, and shall have a corner side yard of at least 10 feet in average depth, provided that no portion of the corner side yard is less than five feet in depth.~~
 - i. ~~At least 25 percent of the area of each required front or corner side yard shall be landscaped and such landscaping shall comply with Subsection B.10, above.~~
 - i. ~~The following uses are permitted in required front and corner side yards:~~
 - ~~(A) Driveways, subject to the limitations of Subsection B.9.a, above;~~
 - ~~(A) Outdoor dining;~~
 - ~~(A) Street furniture; and~~
 - ~~(A) Pedestrian circulation areas, subject to the limitations of Subsection B.8.h, above.~~
 - i. ~~Each required front or corner side yard shall be landscaped in areas where none of the uses in Subsection D.6.a.iii, above, are maintained and such landscaping shall comply with the requirements of Subsection B.10, above.~~
 - a. ~~Rear Yards. The requirements of Subsection B.6.b, above, shall apply.~~

7. ***Structure Height.***

- a. ~~If a lot does not adjoin a Residential Zone at its rear lot line, the maximum structure height shall be 42 feet as measured from grade before any fill is placed on any portion of the lot upon which the structure is to be located.~~
- a. ~~If a lot adjoins a Residential Zone at its rear lot line, the maximum structure height shall be established by the requirements of Subsections B.7.b, above.~~

8. ***Structure Design.***

- a. ~~The requirements of Subsections B.8.a and B.8.b, above, shall apply to new structures, except that reference to any yard required by Subsection B.6, above, shall instead be made to any yard required by Subsection D.6, above.~~
- a. ~~The requirements of Subsections B.8.c through B.8.m, above, shall apply to new structures, new additions to existing structures, and alterations to the exterior of existing structures that require a permit from the Department of Public Works, except that:~~
 - ~~i. Reference to any yard required by Subsection B.6, above, shall instead be made to any yard required by Subsection D.6, above; and~~
 - ~~i. Reference to the required structure height established by Subsection B.7, above, shall instead be made to the required structure height established by Subsection D.7, above.~~

9. ***Parking Lot Design.*** ~~The requirements of Subsection B.9, above, shall apply, except that reference to any yard required by Subsection B.6, above, shall instead be made to any yard required by Subsection D.6, above.~~

10. ***Landscaping.*** ~~The requirements of Subsection B.10, above, shall apply.~~

11. ***Walls and Fences.*** ~~The requirements of Subsection B.11, above, shall apply.~~

12. ***Signs.*** ~~The requirements of Subsection B.12, above, shall apply.~~

22.328.090 Modification of Development Standards

A. **Modifications Authorized.**

- 1. Modification of the development standards in the following Subsections shall be subject to the modification procedures specified in Subsection B, below:
 - a. 22.328.070 (R-3 Zone Specific Development Standards).

- b. 22.328.080.D (General Development Standards), except for 22.328.080.D.2 (Lot Coverage) and 22.328.080.D.6 (Building or Structure Height).
 - b. 22.328.080.E (Building Design Standards).
 - c. 22.328.080.F (Signs).
2. Modification of all other development standards in this CSD shall be subject to approval of a Conditional Use Permit.

B. Modification of Selected CSD Standards.

1. Applicability. Modification of the development standards specified in Subsection A.1, above, shall be subject to approval of a CSD Modification application, in compliance with this Subsection B.
2. Application and Review Procedures.
 - a. Application Checklist. The application submittal shall contain all of the materials required by the CSD Modification checklist.
 - b. Type II Review. The application shall be filed and processed in compliance with Chapter 22.228 (Type II Review – Discretionary) and this Subsection B.
3. Notification. The application shall comply with all noticing requirements as required by a Type II Review (Chapter 22.228), except that the notification radius shall be 1,000 feet of the exterior boundaries of the subject property, as shown on the County's last equalized assessment roll. A copy of the notice shall also be sent to the Crescenta Valley Town Council.
4. Findings and Decision.
 - a. Common Procedures. Findings and decision shall be made in compliance with Section 22.228.050 (Findings and Decision), and include the findings in Subsection b, below.
 - b. Findings.
 - i. The use, development of land, and application of development standards is in compliance with all applicable provisions of this Title 22.
 - ii. The use, development of land, and application of development standards, when considered on the basis of the suitability of the site for the particular use or development intended, is so arranged as to avoid traffic congestion, provide for the safety and convenience of bicyclists and pedestrians, including children, senior citizens, and persons with disabilities, insure the protection of public health, safety and general

welfare, prevent adverse effects on neighboring property and is in conformity with good zoning practice.

- iii. The use, development of land, and application of development standards is suitable from the standpoint of functional developmental design.
- iv. There are exceptional circumstances or conditions applicable to the subject property or to the intended development of the property that do not apply to other properties within the CSD area.
- v. That granting the request for modification will not be materially detrimental to properties or improvements in the area or contrary to the purpose of this CSD, as provided in Section 22.328.010 (Purpose).

A. Modifications Authorized.

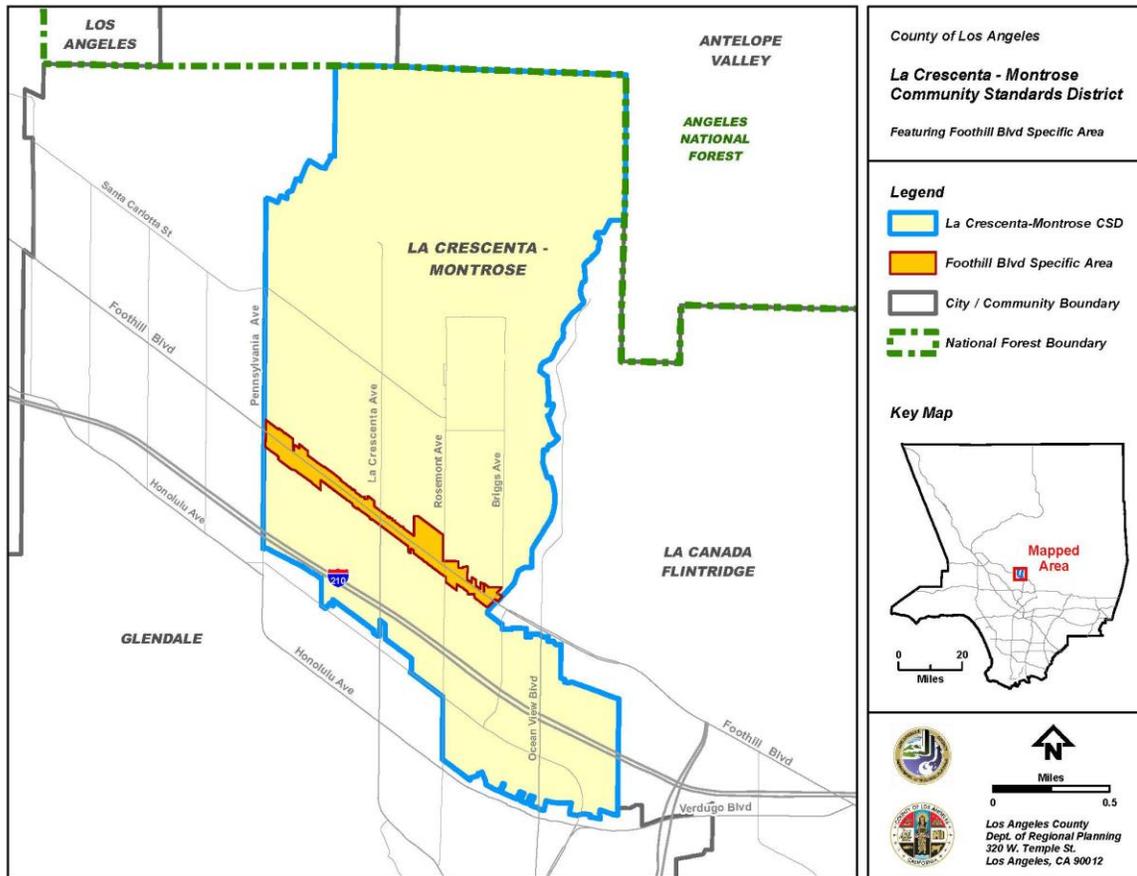
5. ~~Except as set forth in Section 22.328.080.B.9.a.iii and Section 22.328.080.B.9.d.iv, modification of the development standards specified in this Subsection A.1 shall be subject to the procedures specified in Subsection B, below:~~

- a. ~~22.328.070.A (Zone R-3),~~
- b. ~~22.328.080.B.6 (Required Yards),~~
- c. ~~22.328.080.B.8 (Structure Design),~~
- d. ~~22.328.080.B.9 (Parking Lot Design),~~
- e. ~~22.328.080.B.10 (Landscaping),~~
- f. ~~22.328.080.B.11 (Walls and Fences),~~
- g. ~~22.328.080.B.12 (Signs),~~
- h. ~~22.328.080.C.6 (Required Yards),~~
- i. ~~22.328.080.C.8 (Structure Design),~~
- j. ~~22.328.080.C.9 (Parking Lot Design),~~
- k. ~~22.328.080.C.10 (Landscaping),~~
- l. ~~22.328.080.C.11 (Walls and Fences),~~
- m. ~~22.328.080.C.12 (Signs),~~
- n. ~~22.328.080.D.6 (Required Yards),~~
- o. ~~22.328.080.D.8 (Structure Design),~~
- p. ~~22.328.080.D.9 (Parking Lot Design),~~

- q. ~~22.328.080.D.10 (Landscaping),~~
 - r. ~~22.328.080.D.11 (Walls and Fences), and~~
 - s. ~~22.328.080.D.12 (Signs); and~~
6. ~~Modification of other development standards in this CSD shall be subject to a Variance (Chapter 22.194) application.~~
- C. ~~Modification of Selected CSD Standards.~~
1. ~~**Applicability.** Modification of the development standards specified in Subsection A.1, above, shall be subject to approval of a CSD Modification application, in compliance with this Subsection B.~~
 2. ~~Application and Review Procedures.~~
 - a. ~~*Application Checklist.* The application submittal shall contain all of the materials required by the CSD Modification checklist.~~
 - b. ~~*Type II Review.* The application shall be filed and processed in compliance with Chapter 22.228 (Type II Review – Discretionary) and this Subsection B.~~
 3. ~~**Notification.** The application shall comply with all noticing requirements as required by a Type II Review (Chapter 22.228), except that the notification radius shall be 1,000 feet of the exterior boundaries of the subject property, as shown on the County’s last equalized assessment roll. A copy of the notice shall also be sent to the Crescenta Valley Town Council.~~
 4. ~~Findings and Decision.~~
 - a. ~~*Common Procedures.* Findings and decision shall be made in compliance with Section 22.228.050 (Findings and Decision) and include the findings in Subsection B.4.b, below.~~
 - b. ~~Findings.~~
 - i. ~~The use, development of land, and application of development standards is in compliance with all applicable provisions of this Title 22.~~
 - ii. ~~The use, development of land, and application of development standards, when considered on the basis of the suitability of the site for the particular use or development intended, is so arranged as to avoid traffic congestion, provide for the safety and convenience of bicyclists and pedestrians, including children, senior citizens, and persons with disabilities, insure the protection of public health, safety and general welfare, prevent adverse effects on neighboring property and is in conformity with good zoning practice.~~

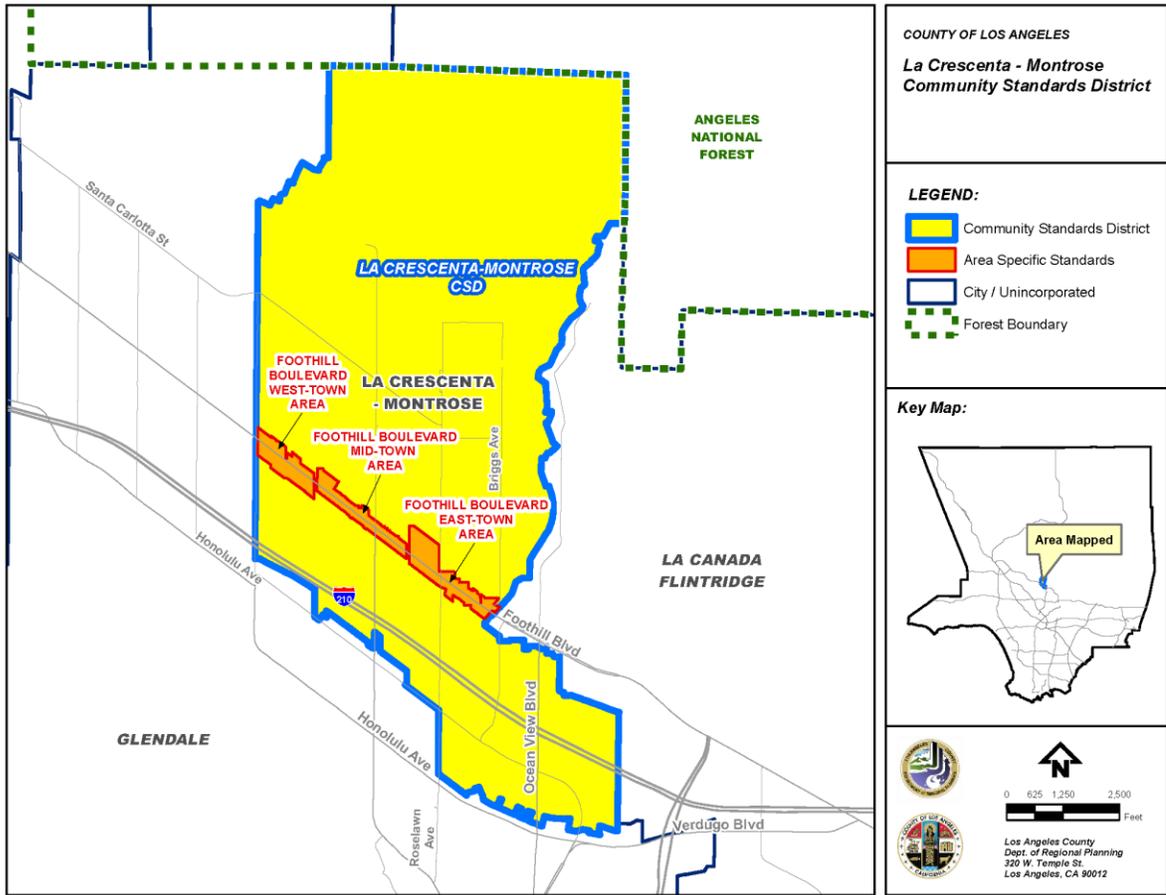
- iii. ~~The use, development of land, and application of development standards is suitable from the standpoint of functional developmental design.~~
- iv. ~~There are exceptional circumstances or conditions applicable to the subject property or to the intended development of the property that do not apply to other properties within the CSD area.~~
- v. ~~That granting the request for modification will not be materially detrimental to properties or improvements in the area or contrary to the purpose of this CSD, as provided in Section 22.328.010 (Purpose).~~

FIGURE 22.328-A: LA CRESCENTA-MONTROSE CSD BOUNDARY



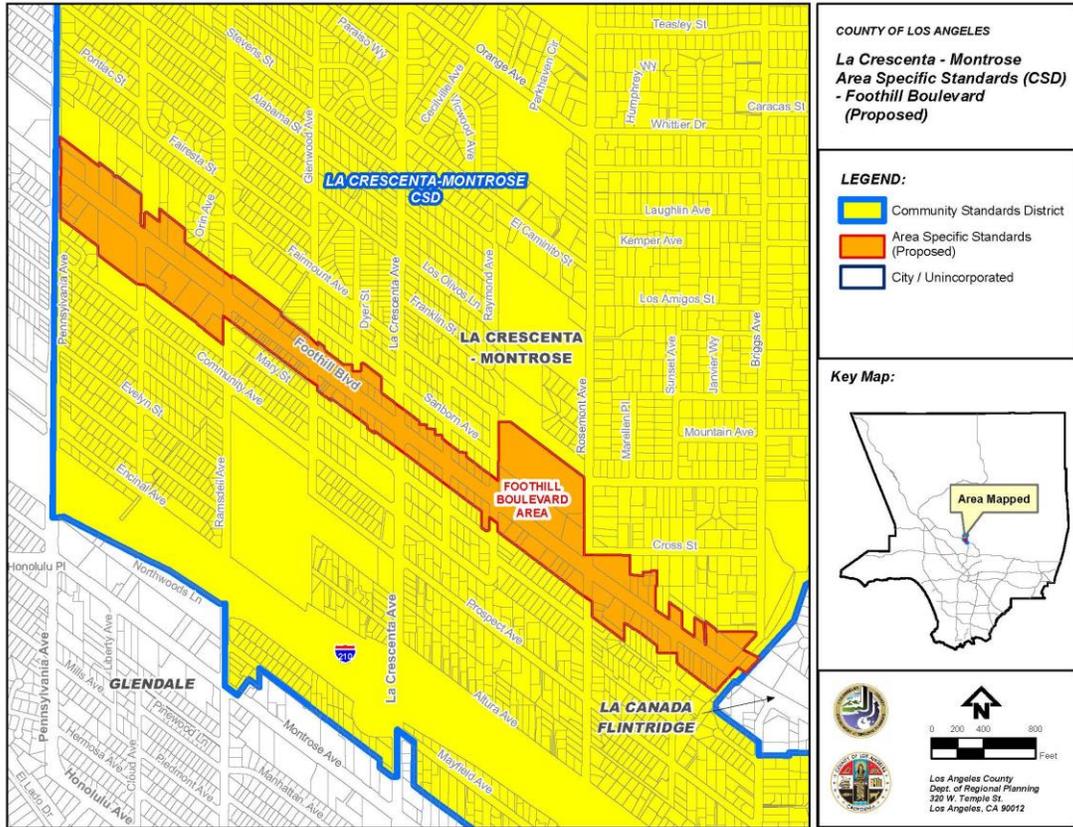
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FIGURE 22.328-A: LA CRESCENTA-MONTROSE CSD BOUNDARY



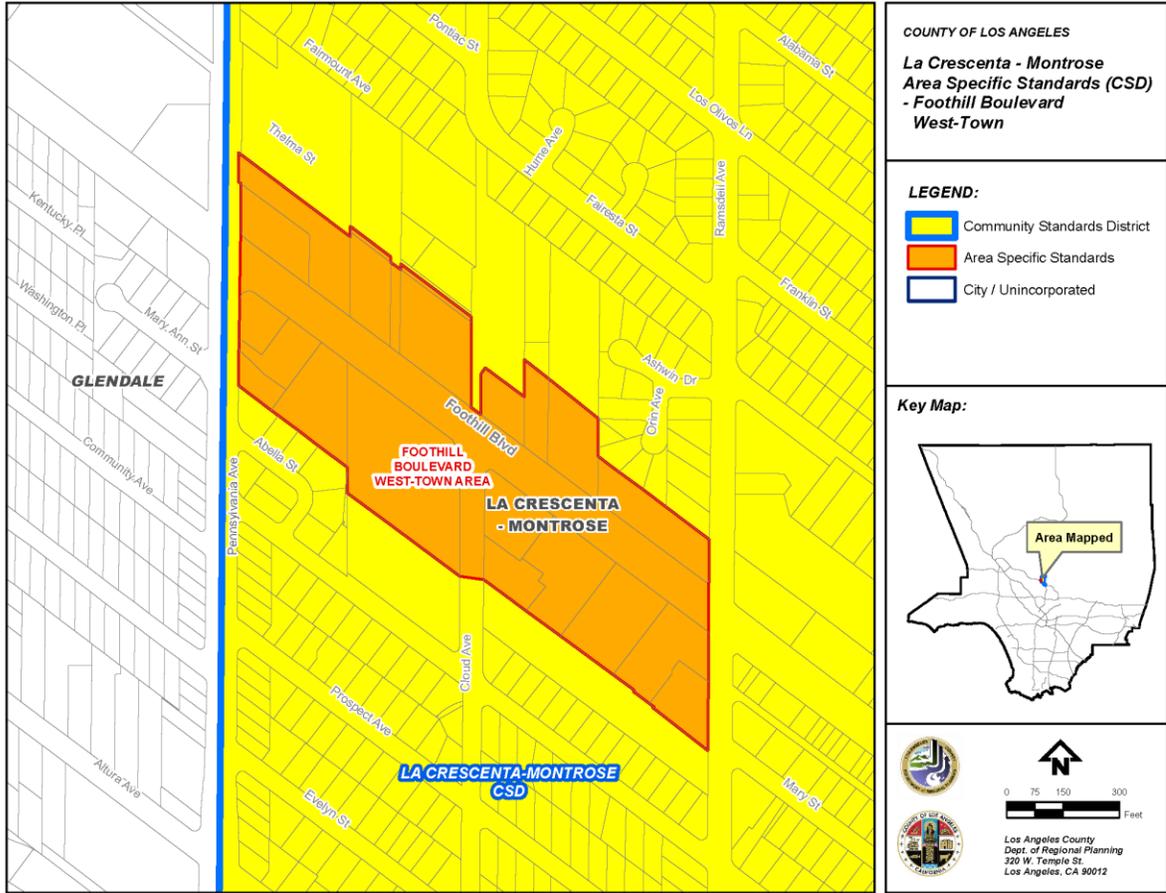
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FIGURE 22.328-B: FOOTHILL BOULEVARD AREA



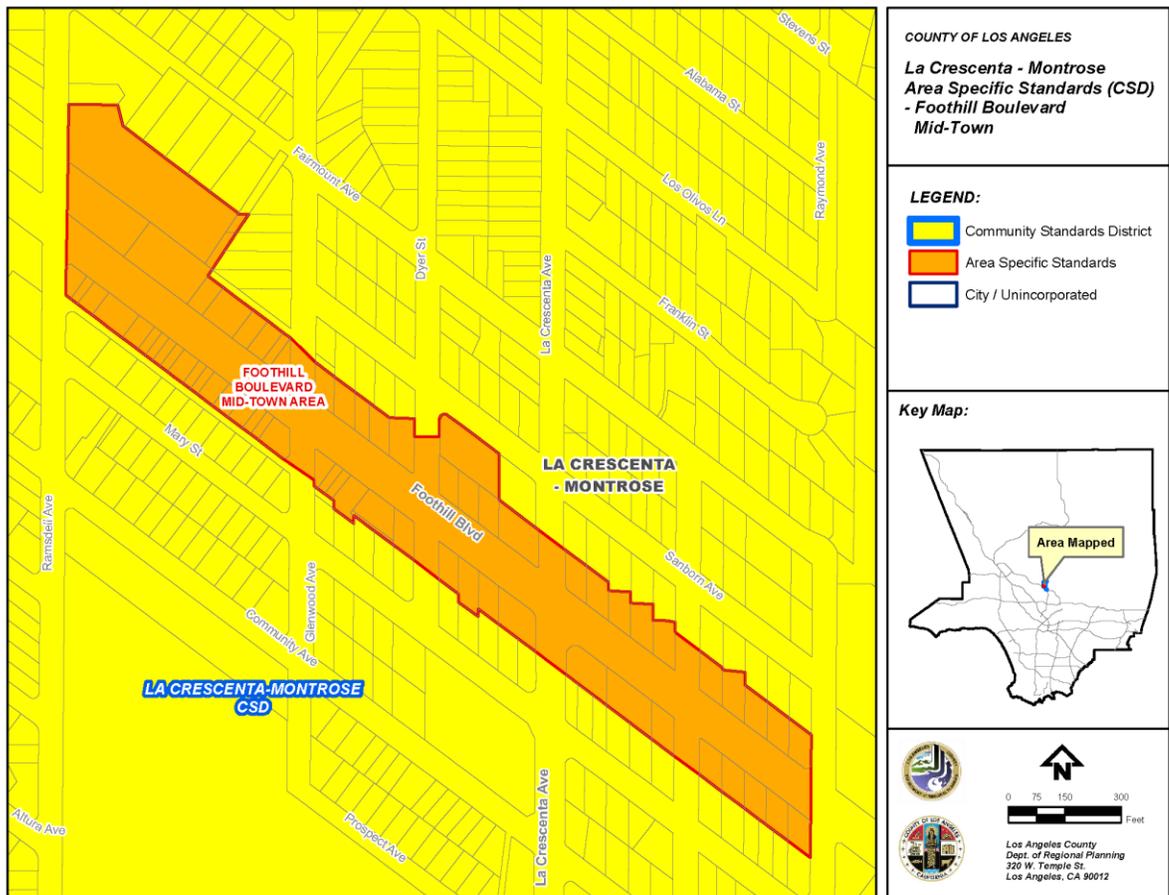
PROJECT:SRP_ADVANCE_PLANNING/CSD/map_documents/LA_Crescenta/PROPOSED_CSD_La_Crescenta-Montrose_SUBAREAS

FIGURE 22.328-B:FOOTHILL BOULEVARD WEST TOWN AREA



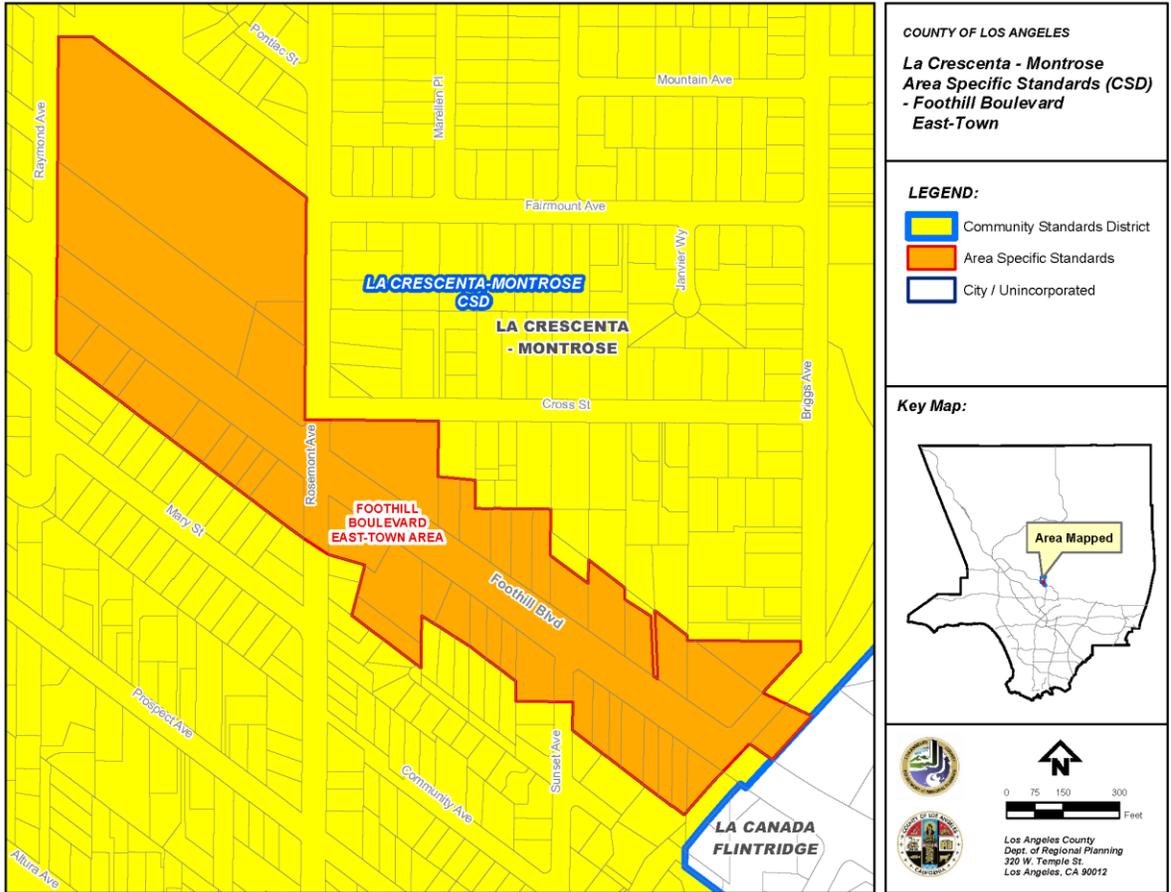
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FIGURE 22.328-C: FOOTHILL BOULEVARD MID-TOWN AREA



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FIGURE 22.328-D: FOOTHILL BOULEVARD EAST TOWN AREA



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

PROJECT SUMMARY

PROJECT DESCRIPTION: La Crescenta-Montrose Community Standards District (CSD) Amendment
Project No. 2018-000331-(5)

REQUEST: Adopt Advance Plan No. RPPL2016000546 and Environmental Assessment No. RPPL2016002236

LOCATION: Unincorporated Community of La Crescenta-Montrose

STAFF CONTACT: James Drevno
213-974-6425

RPC HEARING DATE: April 24, 2019

RPC RECOMMENDATION: Adopt the Negative Declaration
Approve the La Crescenta-Montrose Community Standards District (CSD) Amendment

MEMBERS VOTING AYE: Commissioners Smith, Louie, Shell, Moon, Modugno

MEMBERS VOTING NAY: None

MEMBERS ABSENT: None

MEMBERS ABSTAINING: None

KEY ISSUES: Amend the existing La Crescenta-Montrose Community Standards District Ordinance to improve the appearance of the Foothill Boulevard and ensure new multi-family buildings are designed to be compatible with existing residential neighborhoods. No new development is proposed as a part of this project.

MAJOR POINTS FOR: Improved community design standards.
Additional clarifying language and reorganization of existing design standards to make the ordinance easier to use and implement.

MAJOR POINTS AGAINST: Adjusts regulations required on private properties within the La Crescenta-Montrose Community.

**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

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PROJECT NO. 2018-000331-(5)
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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. **SUMMARY OF PUBLIC HEARING PROCEEDINGS.** On April 24, 2019, the Commission conducted a public hearing to consider an amendment to the CSD. At the April 24, 2019 hearing, staff presented the proposed CSD update. Two speakers from the La Crescenta Town Council Land Use Committee testified in support of the project. The speakers mentioned the close involvement that their group had with staff over the years of this project's development and reaffirmed the need for updated design standards for their community. There were no other speakers. After the testimony, the Commission closed the public hearing, found that the Negative Declaration was the appropriate environmental document for the project and approved the resolution recommending approval of the project to the Los Angeles County Board of Supervisors. All five Commissioners (Smith, Louie, Shell, Moon and Modugno) were present and voted to approve the project.
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

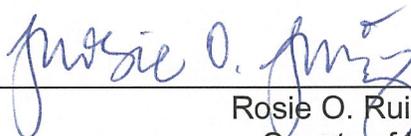
REGIONAL PLANNING COMMISSION
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of the Community Studies East Section, Los Angeles County Department of Regional Planning;

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

1. 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. 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
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 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

**REGIONAL PLANNING COMMISSION
PROJECT NO. 2018-000331-(5)
DRAFT RESOLUTION
PAGE 8 of 8**

VOTE:

Concurring: 5

Dissenting:

Abstaining:

Absent:

Action Date: April 24, 2019

MKK:JD



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Amy J. Bodek, AICP
Director

Dennis Slavin
Chief Deputy Director

PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE: April 24, 2019
PROJECT NUMBER: 2018-000331-(5)
PERMIT NUMBER(S): ADV RPPL2016000546/ENV RPPL2016002236
SUPERVISORIAL DISTRICT: 5
PROJECT LOCATION: Unincorporated La Crescenta-Montrose
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 Study to evaluate the potential environmental impacts of the above-mentioned project. Based on the information contained in the Initial Study, which are supported by substantial evidence, the project would not have a significant adverse effect on the environment. Therefore, the County proposes that a Negative Declaration is the appropriate environmental documentation under the California Environmental Quality Act (CEQA).

Attached: Initial Study – Negative Declaration

Environmental Checklist Form (Initial Study)

County of Los Angeles, Department of Regional Planning



Project title: La Crescenta-Montrose Community Standards District Amendment/ Project No. 2018-000331-(5)/ Advance Planning Case No. 2016000546/ Environmental Assessment No. 2016002236

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

Contact Person and phone number: James Drevno (213) 974-6425; jdrevno@planning.lacounty.gov

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

Project location: All parcels within the La Crescenta-Montrose Community Standards District.(See map below.)

APN: All parcels within the La Crescenta-Montrose Community Standards District

USGS Quad: Condor Peak and Pasadena.

Gross Acreage: Approximately 2,195 Acres (3.43 square miles)

General plan designation: Various: Rural Land 20, Residential 9, Residential 18, Residential 30, Public and Semi-Public, Parks and Recreation, Water, and General Commercial.

Community/Area wide Plan designation: N/A

Zoning: Various: R-1, R-1-7500, R-1-10000, R-2, R-3, R-3-30U, R-3-P, C-1, C-2-BE, C2-DP-BE, C-3, C-3-BE, C3-DP-BE, CPD, M-1-DP-U/C-BE). Properties within the Project limits are predominantly zoned for residential and commercial uses.

Description of project: The Project proposes to amend the Los Angeles County Zoning Code Title 22, Chapter 22.328 (formerly Section 22.44.139) updating the La Crescenta-Montrose Community Standards District Ordinance (CSD) in compliance with the Los Angeles County General Plan (General Plan) implementation program requiring community design guidelines. Originally adopted in 2009, the La Crescenta-Montrose CSD Ordinance encompasses the unincorporated areas of the La Crescenta-Montrose Community (Community). CSDs are established to implement specific development standards, in the form of a supplemental district, to address special attributes of the community.

The Project consists of changes to the regulations related to all R-3 residential zones in the community and the commercial zones along Foothill Boulevard. The proposed changes include reorganization of the existing CSD as well as the addition of new definitions, clarification of existing regulations and new development standards. 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 development standards include updates to building design, parking lot design, wall and fence design, landscaping, yard setbacks, and signage. The Project does not propose or authorize any development. All future proposed development will continue

to require review and permitting by the County and will be reviewed on a project-by-project basis to determine the potential for project-specific impacts, in compliance with CEQA, as necessary.

Revised regulations as a part of the Project include:

R-3 ZONE

- Yard requirements, including front, side and rear yard requirements to preserve and maintain natural vegetation.
- Building height setbacks and roof form requirements to provide compatibility between apartment houses and single and two-family residential property.
- Clarifying language regarding roof top and roof mounted equipment requirements.
- Landscaping requirements to enhance buffering between different types of land uses.

COMMERCIAL ZONES – Along Foothill Boulevard

- Revision to the applicability of the Area Specific Development Standards to apply to all subareas of the current CSD boundary, which will be referred to as the Foothill Boulevard Area.
- Additional land uses have been added that are subject to Conditional Use Permits (CUPs)
- Adjustments to parking regulations in some sections of the Foothill Boulevard area.
- Adjustments to building massing regulations.
- Replacement of existing “architectural styles” framework and inclusion of a menu of architectural features, design elements, and frontages.
- Additional wall, fencing, and screening regulations.
- Replacement of existing sign regulations with new design-based sign regulations.

LA CRESCENTA-MONTROSE CSD DISTRICT MAP

- 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.

Surrounding land uses and setting: La Crescenta – Montrose is surrounded to the north by the Angeles National Forest, to the south and west by the City of Glendale, and to the east by the City of La Cañada-Flintridge. With the exception of the National Forest, these communities are urbanized areas comprised of existing suburban, commercial, residential, public, and institutional uses.

The surrounding land uses in the City of Glendale include single family residential and open space immediately to the west, and single-family residential, multi-family residential, and general commercial uses to the south of the project area. In the City of La Cañada-Flintridge to the east, surrounding land uses include, single-family residential, some mixed-use, community-planned development, and open space.

Environmental Setting: The Project is a regulatory document that will be applied to the approximately 3.43 square mile La Crescenta-Montrose community identified in the Project Description above. The community of La Crescenta-Montrose is located within the West San Gabriel Valley Planning Area of the General Plan¹ and is almost entirely developed with suburban developments. The Community lies between the San Rafael Hills to the southeast and the Verdugo Hills to the south and southwest. The Community is bordered by the Angeles Forest to the north. Although the Community is built out, it is surrounded by hills and large areas of

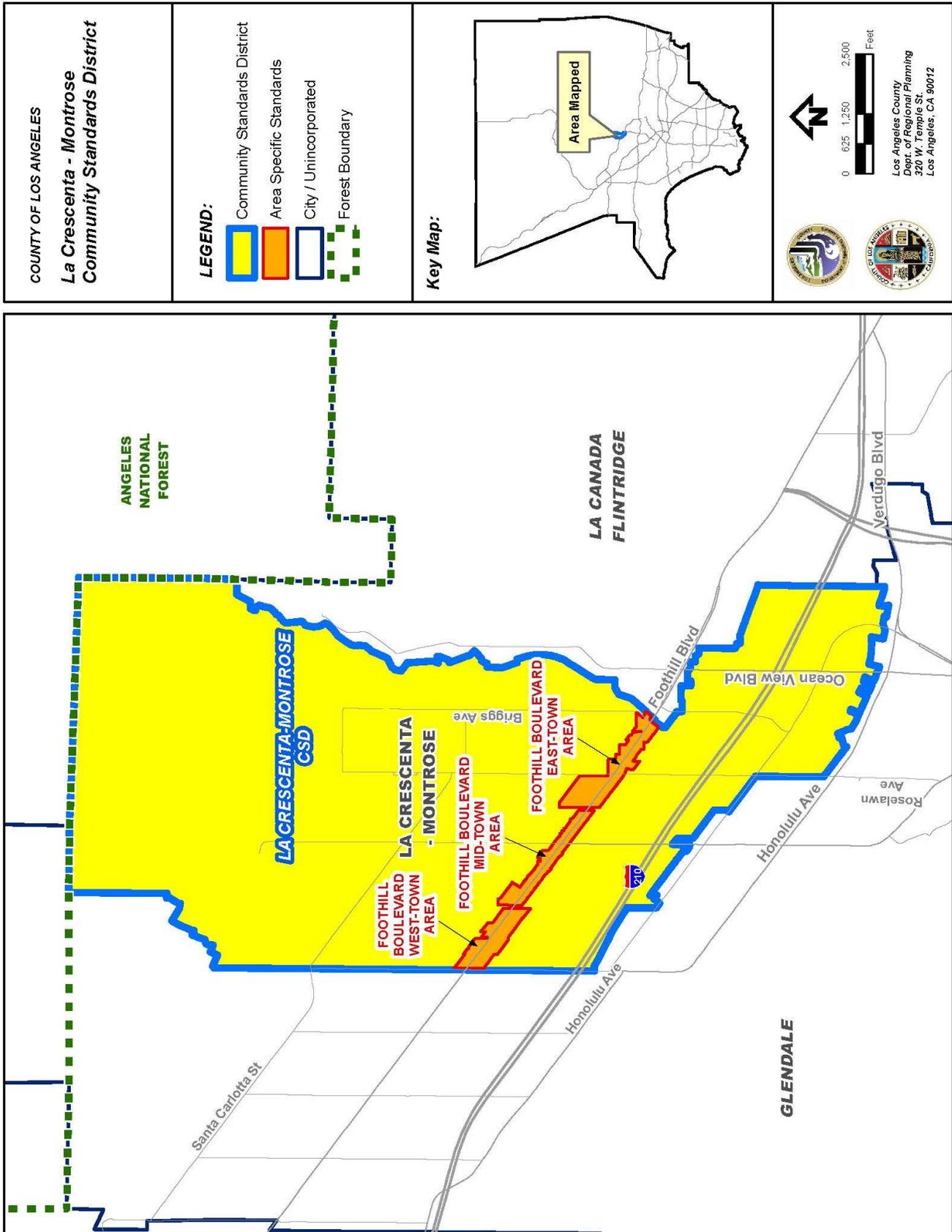
¹ Los Angeles County 2035 General Plan, pg. 52

natural open space. La Crescenta-Montrose is largely residential with commercial uses concentrated along the Foothill Boulevard corridor.

Required Approvals: An ordinance amendment to the La Crescenta-Montrose Community Standards District and associated environmental document. Project No. 2018-000331-(5)/ Advance Planning Case No. 2016000546/ Environmental Assessment No. 2016000647

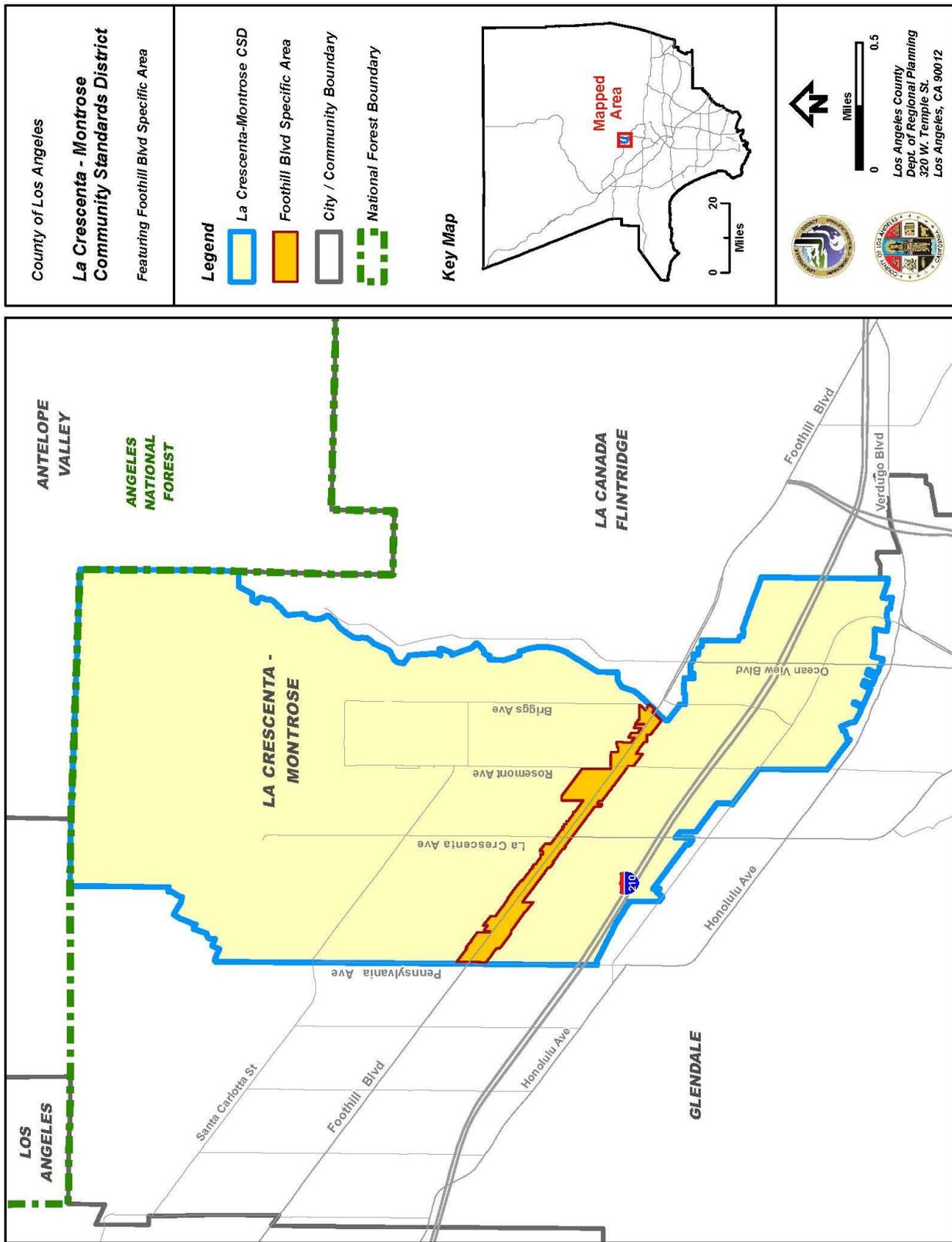
Framework for Environmental Analysis: This Initial Study has been prepared to analyze the potential effects resulting from adoption and implementation of the Project, which involves an ordinance amendment including amendment to the subarea map and new development standards. The action of adopting the proposed amendment will not directly create any environmental impact nor directly result in any construction. The regulations proposed within the Project will be applied to development projects at the time of application submittal. The proposed changes are aimed at increasing the pedestrian-friendliness of the commercial areas through pedestrian-oriented entrances, accessible landscaped areas, and reducing paved areas, which will lessen potential environmental impacts to the Community.

Figure 1: Existing La Crescenta-Montrose Context Map



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Figure 2: Proposed La Crescenta-Montrose Context Map



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Surrounding land uses and setting: The community of La Crescenta-Montrose is located within the West San Gabriel Valley Planning Area of the General Plan² and a largely developed, suburban residential community. The Community lies between the San Rafael Hills to the southeast and the Verdugo Hills to the south and southwest. The Community is bordered by the Angeles Forest to the north. The Community, although predominantly developed, is surrounded by large areas of natural open space with connections to surrounding hills. The Community is served by paved public roads and is developed with mostly residential uses with commercial uses concentrated along the Foothill Boulevard corridor.

Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code § 21080.3.1? If so, has consultation begun?

On May 22, 2018, Native American tribal cultural resources consultation letters were sent to the following tribes as required by AB52:

- Gabrieleno Band of Mission Indians - Kizh Nation
- Femandeiiio Tataviam Band of Mission Indians
- San Gabriel Band of Mission Indians

As of the end of the consultation period, no response was received from the tribes.

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

<i>Public Agency</i>	<i>Approval Required</i>
<u>Not Applicable</u>	<u>Not Applicable</u>
_____	_____

Major projects in the area:

<i>Project/Case No.</i>	<i>Description and Status</i>
<u>2017-004909/RPPL2017010424</u>	<u>Oak Tree Permit with Public Hearing (Two encroachments) - Open</u>
<u>2017-007380/RPPL2017011133</u>	<u>CUP – Small Cell Wireless Telecommunications Facility - Open</u>
_____	_____

² Los Angeles County 2035 General Plan, pg. 52

Reviewing Agencies:

Responsible Agencies

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

Trustee Agencies

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

Special Reviewing Agencies

- None
- Santa Monica Mountains Conservancy
- National Parks
- National Forest
- Edwards Air Force Base
- Resource Conservation District of Santa Monica Mountains Area
- City of Glendale
- City of La Canada Flintridge
- Fernandeño Tataviam Band of Mission Indians

County Reviewing Agencies

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

Regional Significance

- None
- SCAG Criteria
- Air Quality
- Water Resources
- Santa Monica Mtns. Area
- Metro Transportation Authority.
- Caltrans

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

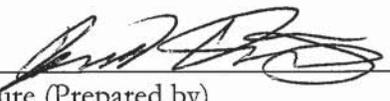
The environmental factors checked below would be potentially affected by this project.

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

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

On the basis of this initial evaluation:

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



 Signature (Prepared by)

2/26/19

 Date



 Signature (Approved by)

2/25/19

 Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

1. AESTHETICS

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

EVALUATION OF ENVIRONMENTAL IMPACTS

a., b, c. No Impact. No scenic vistas or other scenic resources have been identified within the La Crescenta-Montrose community.³ The Project does not propose the construction of any new structures that could block views. New development standards and regulations in the Project are intended to facilitate a safe and visually pleasant vista, allowing views of the surrounding San Gabriel Mountains, San Rafael Hills and Verdugo Hills which provide a distinct identity and character to the Community. The Project would have no impact on scenic vistas. No regional riding or hiking trails exist within the La Crescenta-Montrose community. The design standards proposed enhance the existing characteristics of the Community which has been developed and is currently largely built-out. Undeveloped parcels will be reviewed for potential impacts at time of application submittal of project specific development. No scenic vistas or other scenic resources have been

³ County of Los Angeles General Plan 2035 [pages 159 to 161]

identified within the La Crescenta-Montrose community.⁴ The California Department of Transportation (Caltrans) does not list any highways within the community as officially designated scenic highways.⁵ The Project does not involve the removal or alteration of any scenic resources. Adoption and implementation of the Project would have no impact on scenic resources within view of any State Scenic Highway.

d.e. Less Than Significant Impact. The Project would update the CSD to implement prescriptive design standards and reorganize the document for clarity and ease of use. However, any development has the potential to be visible from the surrounding hills or the San Gabriel Mountains. The visual character of the community will not be degraded through implementation of the Project. One of the primary goals of the Project is to enhance the visual character and economic appeal of the area by adopting development standards that promote context sensitive development. The Project would not authorize any development nor involve any construction. Less than significant impact would result. Future development is not anticipated to create substantial light and glare, which would result in an appreciable difference from existing levels. Furthermore, the CSD includes development standards for parking lot lighting to minimize glare and illumination on neighboring uses. The revisions include regulations for exterior lighting which will help reduce light trespass in future development. Any future development project undertaken will require review by designated review authorities to enforce this standard. Less than significant impact would result.

⁴ Ibid.

⁵ California Department of Transportation. California Scenic Highway Mapping System. (<http://www.dot.ca.gov/hq/LandArch/scenic/schwy.htm>). Consulted 4/26/15.

2. AGRICULTURE / FOREST

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

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

EVALUATION OF ENVIRONMENTAL IMPACTS

a-e. No Impact. There are no agricultural lands or uses in the Project Area. The Project Area is identified as containing no farmland resources per the Farmland Mapping and Monitoring Program.⁶ There is no existing zoning for an agricultural use on or near the Project Area. No Williamson Act contracts are active for parcels located adjacent to the Project limits.⁷ There is no existing forest land nor zoning for forest land within the Project limits. According to the California Department of Forestry and Fire Land Cover Mapping and Monitoring Program, no area within the Project limits is designated as forest or timberland.⁸ The Project does not propose the development of land and consists of regulation changes to the CSD ordinance, mostly consisting of updates to R-3 and Commercial Zones design standards. No impact would occur.

⁶ County of Los Angeles, Dept. of Regional Planning, GIS-Net FMMP layer. Consulted 04/26/2016.

⁷ California Department of Conservation, Williamson Act Program, 2013.

⁸ California Department of Forestry and Fire Protection. Land Cover Mapping and Monitoring Program: Los Angeles County, 2006.

3. AIR QUALITY

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

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<p>Would the project:</p>				
<p>a) Conflict with or obstruct implementation of applicable air quality plans of either the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD (AVAQMD)?</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>d) Expose sensitive receptors to substantial pollutant concentrations?</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>e) Create objectionable odors affecting a substantial number of people?</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a-e. Less Than Significant. The Project Area is located within the SCAQMD. The Project is not a development or building project. The Project does not include any changes to zoning or development standards which would conflict or affect the implementation of the SCAQMD air quality plan nor violate any air quality standard within the Project Area. Any new developments would be required to comply with the mandatory measures of the Community Climate Action Plan in the General Plan as well as comply with existing building regulations. The Project will have a less than significant impact on the

implementation of the SCAQMD air quality plan and will not violate any air quality standard within the Project Area.

The Project Area is located within a non-attainment region under federal and state ambient air quality standards. The Project does not include any changes to zoning or development standards which would create a cumulatively considerable net increase of any criteria for which the region is in non-attainment. Cumulative short-term, construction-related emissions and long-term, operational emissions of any criteria pollutant from the Project for which the region is in non-attainment would not contribute considerably to any potential cumulative air quality impact as emissions would not exceed any SCAQMD daily threshold. Furthermore, any projects occurring in the Project Area as well as other concurrent construction projects and operations in the region will be required to implement standard air quality regulations and mitigation from State CEQA requirements where applicable, and the mandatory measures of the Community Climate Action Plan in the General Plan, as well as comply with existing building regulations. Therefore, it is determined that the Project will have a less than significant impact on the non-attainment of criteria pollutants within the Project Area.

Sensitive receptors are those segments of the population that are most susceptible to poor air quality such as children, the elderly, the sick, and athletes who perform outdoors. Land uses associated with sensitive receptors include residences, schools, playgrounds, childcare centers, athletic facilities, long-term health care facilities, rehabilitation centers, convalescent centers, and retirement homes. These uses are located throughout the Project Area.

The Project does not include any changes to zoning or development standards that would expose sensitive receptors to substantial pollutant concentrations within the Project Area. Cumulative short-term, construction-related emissions and long-term, operational emissions would not result in substantial exposure to sensitive receptors. Furthermore, any projects occurring in the Project Area as well as other concurrent construction projects and operations in the region will be required to implement standard air quality regulations and mitigation from State CEQA requirements where applicable and implement the mandatory measures of the Community Climate Action Plan in the General Plan as well as comply with existing building regulations. Therefore, it is determined that the Project will have a less than significant impact on exposure of substantial pollutant concentrations to sensitive receptors within the Project Area.

The Project does not include any changes to zoning or development standards related to odors and therefore would not create or allow new objectionable odors affecting a substantial number of people within the Project Area. Cumulative short-term, construction-related emissions and long-term, operational emissions would not result in exposure to objectionable odors. Furthermore, any projects occurring in the Project Area as well as other concurrent construction projects and operations in the region will be required to implement standard air quality regulations and mitigation from State CEQA requirements where applicable, and implement the mandatory measures of the Community Climate Action Plan in the General Plan as well as comply with existing building regulations. Therefore it is determined that the Project will have a less than significant impact on exposure to objectionable odors affecting a substantial number of people within the Project Area.

4. BIOLOGICAL RESOURCES

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

(junipers, Joshuas, southern California black walnut, etc.)?

f) Conflict with any local policies or ordinances protecting biological resources, including Wildflower Reserve Areas (L.A. County Code, Title 12, Ch. 12.36), the Los Angeles County Oak Tree Ordinance (L.A. County Code, Title 22, Ch. 22.56, Part 16), the Significant Ecological Areas (SEAs) (L.A. County Code, Title 22, § 22.56.215), and Sensitive Environmental Resource Areas (SERAs) (L.A. County Code, Title 22, Ch. 22.44, Part 6)?

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

EVALUATION OF ENVIRONMENTAL IMPACTS

a. **Less Than Significant.** The Project proposes changes in the CSD regulations, including development standards for R-3 and Commercial Zones, such as yard setbacks in relation to building heights and building design features. The Project does not propose the construction or development of land. All development will require the necessary permitting, including review for project impacts, at time of application submittal. Therefore, it is determined that the Project will have less than significant impact on species identified as a candidate, sensitive, or special status species within the Project Area.

b. **Less Than Significant.** The Project does not propose changes to zoning or development standards which would have a substantial adverse effect on any sensitive natural communities, within the Project Area. The proposed revisions further clarify the existing CSD regulations. The new proposed development standards are mostly related to design features of future development within commercial zones in largely developed areas to improve building design and incorporation of pedestrian amenities. Although the Project Area may contain habitat used for nesting birds and roosting bats, among other species, the Project does not propose new development on sensitive natural communities. The Project is consistent with the General Plan Policy C/NR 4.1: “Preserve and restore oak woodlands and other native woodlands that are conserved in perpetuity with a goal of no net loss of existing woodlands.” The Project continues to require the preservation of existing mature trees and does not alter or conflict with existing regulations. The Project does not propose development. Therefore it is determined that the Project will have less than significant on these resources within the Project Area.

c. **Less Than Significant.** The Project proposes revisions to existing regulations, including residential and commercial development standards. The Project Area is primarily developed, but it does contain wetlands which may be federally or state protected wetlands or Waters of the United States. The Project does not contain proposals for development and is only an amendment of existing land use regulations for future development within the Project Area. The Project does not alter, revise, or change development requirements regulating potential impacts to wetland or water sources. Future development will require the necessary permit

and review for potential environmental impacts at time of application submittal. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

d. **No Impact.** The Project proposes revisions to existing residential and commercial development standards to be more protective of the surrounding native species and potential migratory paths used within the community. Although there may not be existing paths through the community, a connection used by animals moving east to west along the foothills of the San Gabriel Mountains is through the Tujunga Wash located to the west of the Project Area. The proposed regulation changes do not block access to the Tujunga Wash or the movement of native resident or migratory fish or wildlife species. All development will continue to require review and necessary permitting by the County, at which time compliance with CEQA will be reviewed. The Project will not change the conditions of nearby migratory wildlife corridors or impede the use of native wildlife nursery sites. Therefore it is determined that the Project will have no impact on these resources within the Project Area.

e. **No Impact.** The Project Area contains oak trees, which are subject to the Oak Tree Ordinance and an Oak Tree Permit is required prior to removal or encroachment of any oak trees. As the Oak Tree Permit is discretionary, project-level analysis of site specific environmental impacts will be required under CEQA at such time an oak tree or multiple oak trees are proposed to be impacted. Oak woodlands are analyzed as part of any CEQA analysis for discretionary projects, and subject to appropriate mitigation.

The Project does not include any changes to zoning or development standards which may convert oak woodlands, or oak or other unique native trees, within the Project Area. The Project does not contain proposals for development, building, or construction of any type which may convert oak woodlands, or oak or other unique native trees. The tree related development standards are not applicable to oak trees. All currently applicable federal, state and county environmental regulations will still be applicable for all affected properties within the Project Area. Therefore it is determined that the Project will have no impact on these resources within the Project Area.

f. **No Impact.** The Project Area does not contain land designated as SEAs or Conceptual SEAs. The Project does not include any changes to zoning or development standards which may conflict with existing policies regarding SEAs or any local policies or ordinances protecting biological resources within the Project Area. The Project does not contain proposals for development, building, or construction of any type which would conflict or be different than what is required by the existing regulatory settings. Therefore it is determined that the Project will have no impact and no conflict with any local policies or ordinances protecting biological resources within the Project Area.

g. **No Impact.** There are no adopted state, regional, or local habitat conservation plans within the Project Area. Therefore there is no impact.

5. CULTURAL RESOURCES

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

EVALUATION OF ENVIRONMENTAL IMPACTS

a-d. Less than Significant. The Project does not propose development that may cause a substantial adverse change in the significance of historical, archaeological, or paleontological resources. Additionally, the Project does not propose development that may cause a disturbance of any human remains. The Project proposes changes to existing regulations for development within the R-3 and Commercial zones to further implement the General Plan Implementation Program No. LU-9, including consistency with the updated Hillside Management Area and Historic Preservation Ordinances. Other amendments are procedural and would not have a substantial adverse effect on historical resources within the Project Area.

The Project does not propose changes to zoning or development standards which may adversely change a historical resource within the Project Area; the Project retains exemptions for certain identified resources from the CSD to protect their historical integrity. No new development is proposed as a part of this Project, and the updates to the CSD as part of this project will not interfere with existing policies regarding the disturbance of human remains. Therefore, it is determined that the Project will have a less than significant impact on potential historic, archeological, geologic, paleontological, human remains, or cultural resources within the Project Area.

6. ENERGY

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Conflict with Los Angeles County Green Building Standards Code (L.A. County Code Title 31)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Involve the inefficient use of energy resources (see Appendix F of the CEQA Guidelines)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS

a. No Impact. The Project proposes revisions to existing CSD regulations. New regulations do not conflict with or change the existing Green Building Standards or implementation of them. The Project does not propose the development of land. All future development proposals will continue to require compliance with the County Green Building Standards Code (L.A. County Code Title 31) which are currently applicable to development in the Project Area.. Therefore the Project will not be in conflict with and will have no adverse impact on the Green Building Standards.

b. Less Than Significant Impact. The Project proposes revisions to existing CSD regulations. The revised regulations include the requirement of pedestrian-friendly features, such as open common areas, courts, galleries, and outside furniture. Future development will be required to provide these design features which encourage smaller building footprints, publicly accessible areas, and landscaping potentially reducing cooling, heating, and lighting energy use. The Project’s proposed regulations encourage and require design features which contribute to the reduction of energy use within the Project Area. The requirement for construction of outdoor common areas has the potential to reduce building footprints, which may reduce energy usage within future development. The Project does not propose construction of any development. Future development would be subject to Los Angeles County Title 31 Green Building Standards, which promotes the efficient use of energy resources. Less than significant impact would result.

7. GEOLOGY AND SOILS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known active fault trace? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction and lateral spreading?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

e) Have soils incapable of adequately supporting the use of onsite wastewater treatment systems where sewers are not available for the disposal of wastewater?

f) Conflict with the Hillside Management Area Ordinance (L.A. County Code, Title 22, § 22.56.217)?

EVALUATION OF ENVIRONMENTAL IMPACTS

a. Less than Significant Impact. The Project proposes revisions to existing CSD regulations that will not directly result in any new construction. There are no mapped surfaces or subsurface faults that traverse the Project Area. The Project Area is not listed within a State designated Alquist-Priolo Earthquake Fault Zone.⁹ Therefore, surface fault rupture is unlikely to occur in the Project limits. A less than significant impact is anticipated in this regard. Based on the Project's location within the seismically active Southern California region, existing and future structures would be susceptible to ground shaking events. Any future construction will be required to employ building standards set forth in the County Building Code, including specific provisions for seismic design of structures. The General Plan EIR¹⁰ concluded that impacts associated with seismic-related ground shaking would be reduced to less than significant due to mandatory compliance with building codes and policies contained in the Los Angeles County General Plan. These mitigation measures require site-specific geologic investigation of seismic and geotechnical hazards potential for new development Projects within the county.

The southernmost section of the Project area is subject to liquefaction. The General Plan Program FEIR concluded that impacts associated with liquefaction would be reduced to a less than significant level due to the requirements of Los Angeles County Code regulations contained in Title 26, Chapters 95 and 96 which are applicable to development in the Project area.

The Project would not change or have any effect on these existing regulations or mitigation measures. No new impacts associated with ground shaking or liquefaction would occur with implementation of the Project or related zoning map amendments.

The topography of the Project limits is hilly and a significant portions of land, particularly north of Henrietta Avenue are located in a Hillside Management Area (25% or greater slope). It is located within the Crescenta Valley, northwestern San Rafael Hills and northeast Verdugo Mountains. To the north, the community is bordered by the San Gabriel Mountains. The General Plan Program FEIR concluded that impacts associated with landslides would be reduced to a less than significant level due to the requirements of Los Angeles County

⁹California Department of Conservation. Alquist-Priolo Earthquake Fault Zone Maps. <http://www.quake.ca.gov/gmaps/WH/regulatorymaps.htm>). Consulted 04/25/2016.

¹⁰ General Plan EIR.

Code regulations contained in Title 26, Chapters 95 and 96 which are applicable to development in the Project area. Therefore, impacts involving landslides or mudflows would be reduced to less than significant.

b. Less Than Significant Impact. The Project proposes revisions to existing CSD regulations that will not result directly in the construction of any development. The Project Area is a built-out suburban community, with very few vacant parcels that have the potential to generate significant erosion or topsoil loss. Areas available for new development or redevelopment consist of infill sites currently covered by disturbed vegetation or impermeable surfaces. No new areas previously identified for open space or preservation is proposed to allow new development; the Project limits consist solely of areas previously identified for development. The Project will not put any policies in place that would increase soil erosion or result in the loss of topsoil. Moreover, all future development Projects would be subject to compliance with Los Angeles County Code Chapter 21, Flood Control District Code, which requires compliance with NPDES standards and implementation of Best Management Practices (BMP), in order to minimize short- and long-term erosion. Impacts would be less than significant in this regard.

c. Less than Significant Impact. The Project proposes revisions to existing CSD regulations and does not propose development of land. The Project will not directly result in the construction of buildings within any area susceptible to liquefaction, subsidence, landslide, or soil collapse hazards. All development projects constructed pursuant to the Project will be required to adhere to the standards contained in the County's Building Code to prevent hazardous soil conditions that could lead to building failure. The Project does not propose changes to these regulations. Impact from liquefaction, lateral spreading, subsidence, liquefaction, or collapse would be less than significant.

d. Less than Significant Impact. Compliance with applicable regulatory requirements and conformance with standard conditions of approval requires that all new development have a site-specific geology investigation of seismic and geotechnical hazards¹¹; this will ensure that impacts related to expansive soils impacts are evaluated on a project-by-project basis. Impacts involving expansive soils creating risk would be less than significant.

e. No Impact. The Project does not involve septic tanks or other soil-based wastewater disposal systems. Future development within the Project limits would connect to the existing wastewater infrastructure. As sewers are available for the disposal of wastewater, the use of septic tanks or alternative wastewater disposal systems would not be required. No impact would occur.

f. No Impact. The County Hillside Management Area Ordinance (HMA) applies to the Project Area. The Project does not propose revisions to the HMA nor do the Project's proposed updates and revisions to the LA Crescenta-Montrose CSD impact the applicability of HMA to the Project Area. The Project's revisions to the CSD to not conflict with HMA requirements. The Project does not propose development. All development in the Project area will be reviewed and required to comply with regulations in place at the time of the development application. The Project will not conflict with nor have an impact on the Hillside Management Areas Ordinance.

¹¹ County of Los Angeles 2035 General Plan Final Program EIR. (page 5.6-24)

8. GREENHOUSE GAS EMISSIONS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Generate greenhouse gas (GHGs) emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS

a-b. Less Than Significant Impact. The Project proposes revisions to existing CSD regulations and does not proposed the direct construction of a project or development of land. New proposed regulations are predominantly for future development within the Commercial Zones of the Project Area. These regulations will require future development to provide pedestrian-friendly features which further implement the General Plan Community Action Plan (CCAP) Action LUT-2: Pedestrian Network, intended to contribute to the unincorporated County GHG emissions goals set forth in County’s CCAP. The CSD regulations will continue to require preservation of existing trees, which supports the County CCAP Action LC-1: Develop Urban Forests. The Project’s proposed regulations continue to implement, support and be consistent with the Actions of the CCAP. The proposed development standards are intended to promote GHG emission reductions. The Project does not include any regulations that would encourage inefficient building practices. The Project does not authorize any specific development Project; thus, adoption would not directly generate any greenhouse gas emissions. The Project is consistent with the County’s General Plan and does not conflict with AB 32, SB 375, or any plans or programs that have been adopted to achieve those legislative mandates. Review of future Projects will continue to be subject to applicable permit requirements and analysis under CEQA for potential impacts. Therefore, impact would be less than significant.

9. HAZARDS AND HAZARDOUS MATERIALS

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

g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?

h) Expose people or structures to a significant risk of loss, injury or death involving fires, because the project is located:

i) within a Very High Fire Hazard Severity Zones (Zone 4)?

ii) within a high fire hazard area with inadequate access?

iii) within an area with inadequate water and pressure to meet fire flow standards?

iv) within proximity to land uses that have the potential for dangerous fire hazard?

i) Does the proposed use constitute a potentially dangerous fire hazard?

EVALUATION OF ENVIRONMENTAL IMPACTS

a. **No Impact.** The Project consists of updates to existing an existing regulatory document and will not directly result in any new development. The development standards in the Project establish requirements for future projects regarding the appearance, location, and allowable uses in the Project area. Adoption and implementation of the proposed CSD regulations amendments will not provide exceptions to existing laws governing the use and disposal of any hazardous materials. As noted in the General Plan Program EIR, compliance with measures established by Federal, State, and local regulatory agencies is considered adequate to offset the negative effects related to the use, storage, and transport of hazardous materials in the County.¹² In addition, policies and policy actions in the General Plan address hazardous materials and safety. The Project would not conflict with any of these policies and would not exempt any future development from the County's programs to control and safely dispose of hazardous materials and wastes. With implementation of standard County practices and Federal, State, and local policies regarding

¹² County of Los Angeles 2035 General Plan Final Program EIR. [pages 5.8-23]

hazardous waste and hazardous materials, no impact from the use, transport, or disposal of hazardous wastes or materials is anticipated.

- b. Less than Significant Impact.** The Project does not propose any new specific development. The Project proposes revisions to existing CSD regulations related to R-3 and commercial zones. New development standards proposed require development to provide for pedestrian-friendly design features, such outside furniture, which enhance the characteristics of the Project Area. The intended location of the new required features is within areas commonly accessed and utilized by pedestrians and does not create new areas of exposure to potential hazardous materials. The General Plan EIR¹³ concluded that compliance with measures established by Federal, State, and local regulatory agencies is considered adequate to offset the negative effects related to the reasonably foreseeable upset and accident conditions involving the release of hazardous materials in the County. Additional General Plan goals, policies, and implementation measures reduce accidental release of hazardous materials impacts to a less-than-significant level.¹⁴ The Project does not revise regulations related to hazardous materials. Future development projects will continue to be required to comply with County, Federal, and State requirements and any other applicable County regulations relating to hazardous materials. Impact would be less than significant.
- c. Less than Significant Impact.** The Project proposes revisions to existing CSD regulations. New regulations are predominantly related to design features of development within commercial zones. The Project does not propose regulations related to the emissions or handling of waster materials. The Project does not propose the construction or development of land and will not be authorizing a use to operate which could emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. Schools are located within and adjacent to the Project limits. Although residential development may be allowed in commercially zoned property, the Project would not authorize any new kinds of land uses in the County or any new or more dangerous processes that involve use, transport, storage, generation or disposal of hazardous substances or wastes. All land uses that would be permitted as a result of the Project were anticipated countywide by the General Plan and the General Plan Program EIR.¹⁵ Impacts to existing or proposed schools would be less than significant.
- d. No Impact.** The Geographic Environmental Information Management System (GEIMS) is a data warehouse that tracks regulatory data about underground fuel tanks, fuel pipelines, and public drinking water supplies using GeoTracker. As of June 26, 2015, the GeoTracker search results indicate five open sites within the Project limits.¹⁶ These sites are all located along Foothill Boulevard. Since the Project involves no physical ground-disturbing activities or hazardous activities, no impact on a site listed on the database will occur. Any future development that occurs pursuant to Project regulations would be evaluated on a project-by-project basis to determine if such development is occurring on a site listed on a current regulatory hazardous materials site list. No impact will result from the Project.
- e-f. No Impact.** The Project Area is identified as the La Crescenta-Montrose Community. There are no public airports or public use airports located within 2.0 miles of the Project Area. Additionally, there are no private airstrips within the vicinity of the Project area. The two closest air facilities to the Project area are the Bob Hope-Burbank Airport located approximately seven miles to the southwest, and the Van Nuys Airport located approximately 14 miles to the west. Therefore, there would be no safety hazards associated with airports or airstrips for people residing or working in the Project limits. No impact would occur in this regard.

¹³ County of Los Angeles 2035 General Plan EIR, consisting of draft EIR, Final EIR, Findings of Fact, and the Mitigation Monitoring Program.

¹⁴ Ibid

¹⁵ County of Los Angeles 2035 General Plan Final Program EIR. [page 5.10-44]

¹⁶ California State Water Resources Control Board. Geotracker (<http://geotracker.waterboards.ca.gov/>). Consulted 4/27/2016.

g-i. Less Than Significant. The County Emergency Operations Project outlines emergency response actions in the event of a large-scale disaster, such as a hazardous materials emergency. The Project will not directly result in any new construction. All future development in the Project area would be subject to compliance with the General Plan Policies and Policy Actions. The General Plan Program EIR requires traffic control plans for Projects that have statewide, regional, or area wide significance pursuant to CEQA to ensure that construction would not interfere with emergency response/evacuation plans (Mitigation Measure T-6). No change or interference with these emergency response plans or related policies will occur as associated with the Project. The Project does not propose any changes to the primary circulation system that could affect evacuation plans. Less than Significant Impact would occur in this regard.

The Project Area is predominantly developed. However, undeveloped parcels in the Community may contain natural vegetation, including native oak trees and associated habitats. The Project Area is located between the San Gabriel Mountains and Angeles Forest to the North and the Verdugo and San Ramon Hills to the south which are large open space areas. Portions of the Project area are located within a Very High Fire Hazard Severity Zone.¹⁷ However, La Crescenta-Montrose and the surrounding communities of Glendale, La Cañada-Flintridge are predominantly urbanized as well. The Project does not propose regulations which change the potential exposure of people or structures to significant risk or loss due to fire, nor does it constitute a potentially dangerous fire hazard. The new proposed regulations are mostly related to design features for Commercial Zones along the Foothill Boulevard Area which is located in the middle of the Project Area and is mostly built-out. The Project does not propose to allow any new development in areas formerly identified for open space or preservation. As noted in the General Plan Program EIR, compliance with existing regulatory programs and mitigation measures would reduce potential impacts to less than significant.¹⁸ Therefore, impact would be less than significant.

¹⁷ County of Los Angeles 2035 General Plan Final Program EIR. Fire Hazard Severity Zones Policy Map. [Figure 5.14-2]

¹⁸ County of Los Angeles 2035 General Plan Final Program EIR. [page 5.14-12]

10. HYDROLOGY AND WATER QUALITY

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

drainage systems or provide substantial additional sources of polluted runoff?

g) Generate construction or post-construction runoff that would violate applicable stormwater NPDES permits or otherwise significantly affect surface water or groundwater quality?

h) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84)?

i) Result in point or nonpoint source pollutant discharges into State Water Resources Control Board-designated Areas of Special Biological Significance?

j) Use onsite wastewater treatment systems in areas with known geological limitations (e.g. high groundwater) or in close proximity to surface water (including, but not limited to, streams, lakes, and drainage course)?

k) Otherwise substantially degrade water quality?

l) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, or within a floodway or floodplain?

m) Place structures, which would impede or redirect flood flows, within a 100-year flood hazard area, floodway, or floodplain?

n) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

o) Place structures in areas subject to inundation by seiche, tsunami, or mudflow?

EVALUATION OF ENVIRONMENTAL IMPACTS:

a. **No Impact.** The Project does not involve any development activity and thus will not involve any discharges to water bodies. The new standards do not conflict or change the way water quality standards are implemented. Development projects will be required to comply with the County local procedures (County Flood Control District Code, Chapter 21, Storm Water and Runoff Pollution Control), as well as requirements of the National Pollutant Discharge Elimination System (NPDES) permit program of the Federal Clean Water Act to control storm water runoff and prevent violations of regional water quality standards. No impact on water quality standards or waste discharges would occur.

b. **Less than Significant Impact.** The Project revises regulations related to R-3 and Commercial Zones within the Foothill Boulevard Area and does not contain regulations for building or development that would substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level.

The Project does not contain proposals for development nor intensification of existing uses which may substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. Therefore, it is determined that the Project will have a less than significant impact on these resources within the Project Area.

c,d,f. Less than Significant Impact. The Project Area is urbanized and has existing storm water infrastructure. The Project does not include any changes to zoning or development standards which may substantially alter the existing drainage pattern, resulting in substantial erosion on- or off-site, or result in flooding on- or off-site, or create or contribute to runoff water exceeding planned stormwater capacity within the Project Area. The Project does not contain proposals for development, building, or construction of any type which may substantially alter the existing drainage pattern, resulting in substantial erosion on- or off-site, or result in flooding on- or off-site, or create or contribute to runoff water exceeding planned stormwater capacity. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

e. **No Impact.** The Project proposes revisions to existing CSD regulations which will not result directly in the construction of any water features. All future development will require review and permitting, as necessary, by the County at time of application submittal. Therefore, no impact would occur.

g,k. Less than Significant Impact. The Project does not propose revisions to zoning or development standards which may generate construction or post-construction runoff that violate permits or affect water quality, or otherwise degrade water quality within the Project Area. The Project proposes revisions to existing regulations related to the design of proposed development. The proposed revisions are intended to promote a pedestrian-friendly environment within a predominantly built-out community. All future proposed

development will require the necessary permitting and review at time of project application submittal. The Project does not contain proposals for development, building, or construction of any type which generates construction or post-construction runoff that violate permits or affect water quality, or otherwise degrade water quality. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

h. No Impact. The Project consists of adoption of a regulatory document that will not result directly in the construction of any development. The Project does not propose to change the Low Impact Development Ordinance. Therefore, no impact would occur.

i. Less than Significant Impact. The Project proposes revisions to existing CSD regulations and does not proposed the construction of any structure or building or establishment of a new use. The proposed regulations do not conflict or change the requirements for future development to comply with the applicable permits and reviews. The Project does not include any changes to zoning or development standards which may result in point or nonpoint source pollutant discharges within the Project Area. The Project does not contain proposals for development, building, or construction of any type which result in point or nonpoint source pollutant discharges. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

j. No Impact. The Project consists of adoption of a regulatory document that will not result directly in the construction of any wastewater treatment system. Therefore, no impact would occur.

l,m. Less than Significant Impact. The Project includes amendments to residential and commercial development standards; the proposed Project does not contain any provisions for building or development that would place housing or structures or redirect flows within a 100-year flood hazard area, floodway or floodplain. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

The Project does not include any changes to zoning or development standards which would place housing or structures or redirect flows within a 100-year flood hazard area, floodway or floodplain. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

n. Less than Significant Impact. The Project includes amendments to residential and commercial development standards; the proposed Project does not contain any provisions for building or development that would expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam.

The Project does not include any changes to zoning or development standards which would expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

o. No Impact. The Project consists of adoption of a regulatory document that will not result in any construction or development. The Project does not contain any provisions for building or development that would place structures in areas subject to inundation by seiche, tsunami or mudflow. The Project does not include any changes to zoning or development standards which would place structures in areas subject to inundation by seiche, tsunami or mudflow. Therefore, no impact would occur.

11. LAND USE AND PLANNING

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

EVALUATION OF ENVIRONMENTAL IMPACTS

a. No Impact. The Project does not propose any construction and no changes are proposed that would have a primary or secondary effect of physically dividing an established community. Therefore there would not be any impacts that would divide an established community.

b. No Impact. No changes under the Project are proposed which would be inconsistent with the General Plan, La Crescenta-Montrose CSD, or any other plan that affects the Project Area. Therefore there would not be any impacts on applicable County plans.

c. No Impact. The Project includes amendments to residential and commercial development standards within the zoning ordinance. The proposed Project does not contain any provisions for building or development that would result in inconsistencies with the zoning ordinance. Therefore it is determined that the Project will have no impact or create any inconsistencies with the zoning ordinance within the Project Area.

d. No Impact. The Project proposes revisions to existing CSD regulations. The Project Area is not identified to be within an SEA and any land within a Hillside Management Area will be required to comply with the applicable County regulations at time of permit application. The Project would not conflict with Hillside

Management criteria, SEA conformance criteria, or other applicable land use criteria. Therefore it is determined that the Project will have no impact on these resources within the Project Area.

12. MINERAL RESOURCES

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

EVALUATION OF ENVIRONMENTAL IMPACTS

a-b. Less Than Significant Impact. The Project does not propose any new specific development. Proposed regulatory changes as a result of the Project include changes to design standards for existing land uses. While there are some very small portions on the southwestern and southeastern edges of the Project Area that fall within a Mineral Resource Zone, no changes to development standards or allowed uses are proposed that would affect the availability of a known mineral resource that would be of value to the region and the residents of the state. None of the regulations proposed would result in the loss of locally-important mineral resource recovery sites, delineated in the General Plan. Less than significant impact would result.

13. NOISE

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

EVALUATION OF ENVIRONMENTAL IMPACTS:

a-d. Less than Significant Impact. The Project proposes changes to development standards and does not propose any new specific development. The Project does not contain any provisions for development that would result in exposure of persons to, or generation of, noise levels in excess to noise ordinance standards. The Project does not include any changes to zoning or development standards which may result in exposure of persons to, or generation of, noise levels in excess to noise ordinance standards within the Project Area. The Project does not contain proposals for development, building, or construction of any type which result in exposure of persons to, or generation of, noise levels in excess to noise ordinance standards. Future development associated with implementation of the Project may result in short-term construction noise. All future development Projects would be required to comply with General Plan Goals, Policies, and Policy Actions, as well as General Plan EIR, CEQA, and the County Noise Control Ordinance (County Code Title 12, Chapter 12.08). Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

The Project does not contain any provisions for development or related standards that would result in exposure of any persons to increased ground borne noise or vibration. The Project does not include any changes to zoning or development standards which may result in exposure of any persons to ground borne noise or vibration within the Project Area.

The proposed Project does not contain any provisions for development or related standards that would result in a substantial permanent increase in ambient noise levels.

All land use activities will be required to comply with the noise regulations contained in County Code Title 12, Chapter 12.08. Therefore it is determined that the Project will have a less than significant impact on a substantial permanent increase in ambient noise levels within the Project Area.

The Project includes amendments to residential and commercial development standards within the zoning ordinance and does not propose any new development; the proposed Project does not contain any provisions for development or related standards that would result in a substantial temporary increase in ambient noise levels. The Project does not include any changes to zoning or development standards which may result in a substantial temporary increase in ambient noise levels within the Project Area. The Project does not contain proposals for development, building, or construction of any type which result in a substantial temporary increase in ambient noise levels. All land use activities will be required to comply with the noise regulations contained in County Code Title 12, Chapter 12.08. Therefore it is determined that the Project will have a less than significant impact on the substantial increase of temporary or periodic ambient noise levels within the Project Area.

e, f. No Impact. The Project Area is not located within an airport land use plan and no public airports are located within two miles of the Project limits. The two closest air facilities to the Project area are the Bob Hope-Burbank Airport located approximately seven miles to the southwest, and the Van Nuys Airport located approximately 14 miles to the west. The Project limits are not within the 65 dBA CNEL noise contour of either airport. The Project would not introduce any new public airports or private airstrips within the County. Therefore, no impact would result.

14. POPULATION AND HOUSING

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<p>Would the project:</p> <p>a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>b) Displace substantial numbers of existing housing, especially affordable housing, necessitating the construction of replacement housing elsewhere?</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>d) Cumulatively exceed official regional or local population projections?</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS:

a-d. Less than Significant Impact. The Project Area is developed with historically suburban developments and currently served by existing roads and infrastructure. The Project does not include any changes to zoning or development standards which may result in inducing substantial population growth in an area, either directly or indirectly within the Project Area. The proposed regulations do not change the potential density of the Project Area. The Project does not contain proposals for development, building, or construction of any type which result in inducing substantial population growth in an area, either directly or indirectly. Therefore it is determined that the Project will have a less than significant impact on inducing substantial population growth within the Project Area.

The Project does not contain any provisions for development and related standards that would displace substantial numbers of existing housing or people that currently live in the community. The Project does not contain proposals for development, building, or construction of any type which result in displacement of substantial numbers of existing housing or people.

Future development Projects completed pursuant to Project policies would be required to be consistent with the requirements of the California Relocation Assistance Act of 1970 (Govt. Code § 7260 et seq.), the State

Relocation Guidelines (25 Cal. Code Regulations § 6000, et seq.), and the California Redevelopment Law (Health & Safety Code § 33410 et seq.), as applicable.

The Project does not contain any provisions for development that would cumulatively exceed official regional or local population projections.

New land is not being made available for residential development as a result of the Project, nor are existing density requirements being increased. Furthermore, the General Plan accounts for increased growth and includes policies to reduce potential growth related impacts. Therefore it is determined that the Project will have a less than significant impact on official regional or local population projections within the Project Area.

County of Los Angeles 2035 General Plan Final Program EIR. [page 5.14-12]

15. PUBLIC SERVICES

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

EVALUATION OF ENVIRONMENTAL IMPACTS:

a. Less than Significant Impact. The Project includes amendments to residential and commercial development standards within the zoning ordinance; the proposed Project does not contain any provisions for development that would create capacity problems related to fire protection, sheriff protection, schools, parks, libraries, or other public facilities.

The Project does not include any changes to zoning or development standards which may result in capacity problems related to fire protection, sheriff protection, schools, parks, libraries, or other public facilities within the Project Area. The Project does not contain proposals for development, building, or construction of any type which result in capacity problems related to fire protection, sheriff protection, schools, parks, libraries, or other public facilities. All future development will be required to pay the applicable fees at the time of building permit application with the office of Building & Safety. The General Plan EIR requires mitigation (PS-1, P-S-2, and P-S.3¹⁹) to reduce impact of development affecting fire protection services to less than

¹⁹ County of Los Angeles 2035 General Plan Program EIR [pages 5.14-11 to 5.14-12]

significant. The General Plan EIR requires mitigation (PS-4²⁰) to reduce impact of development affecting sheriff services to less than significant. The General Plan EIR indicates that existing regulations (SB 50) and standard conditions reduce impacts to less than significant.²¹ The General Plan EIR indicates that existing regulations and standard conditions (Library Mitigation Fee) reduce impacts to less than significant.²² The General Plan EIR indicates that existing regulations and standard conditions that apply to the Project area reduce impacts to less than significant.²³ The proposed Project does not result in the direct construction of buildings or infrastructure, or increase in demand for public services. All future development will require review for impacts per CEQA. Therefore it is determined that the Project will have a less than significant impact on these services within the Project Area.

²⁰ County of Los Angeles 2035 General Plan Program EIR [page 5.14-17]

²¹ County of Los Angeles 2035 General Plan Program EIR [page 5.14-28]

²² County of Los Angeles 2035 General Plan Program EIR [page 5.14-34]

²³ County of Los Angeles 2035 General Plan Program EIR [page 5.15-26]

16. RECREATION

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

EVALUATION OF ENVIRONMENTAL IMPACTS:

a.-c. Less Than Significant Impact. The Project includes amendments to development standards within the Project Area for residential and commercial uses. The proposed Project does not contain any provisions for development that would increase the use of existing neighborhood and regional parks such that physical deterioration would occur or be accelerated. The Project does not include any changes to zoning or development standards which may result in an increase in the use of existing neighborhood and regional parks such that physical deterioration would occur or be accelerated within the Project Area. The Project does not contain proposals for development, building, or construction of any type which result in an increase in the use of existing neighborhood and regional parks such that physical deterioration would occur or be accelerated. The Project implements General Plan policies and programs and does not affect implementation of regulatory requirements and standard conditions, which requires dedication of parkland and/or payment of in-lieu fees prior to approval of final parcel or tract maps for residential projects.²⁴ The Project does not involve the development of any recreational facilities or require the construction or expansion of such facilities. The Project does not involve any development activity or the development of any recreational facilities with regional open space connectivity. Therefore, it is determined that the Project will have a less than significant impact on these services, facilities, or connectivity within the Project Area.

²⁴ County of Los Angeles 2035 General Plan Program EIR [page 5.15-26]

17. TRANSPORTATION/TRAFFIC

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

EVALUATION OF ENVIRONMENTAL IMPACTS:

a. No Impact. The Project proposes revisions to existing CSD regulations which primarily govern design of structures. The Project does not propose the development of a building or establishment of a new use. New development would be required to comply with all applicable County Code requirements for construction and access to the site. Individual projects would be reviewed by the Los Angeles County Public Works Department to determine the specific access requirements applicable to the specific development and to ensure compliance with these requirements. This would ensure that new developments provide adequate access to and from the site. All future development would be required to comply with County regulations and policies, including the General Plan goals, the General Plan Mobility Element policies and goals, and CEQA as development applications, where CEQA is applicable, are submitted. Therefore, no impact would result.

b. Less than Significant Impact. The Project, a regulatory document, does not propose any specific development. Pursuant to the Los Angeles County Metropolitan Transportation Authority Congestion Management Project (CMP), traffic impacts of individual development projects of potential regional significance must be analyzed. The CMP system is made up of a system of arterial roadways, freeways, and monitoring intersections in Los Angeles County. Any Project that meets the requirements of Statewide, regional, or area wide significance per CEQA Guidelines and as required by General Plan Mitigation Monitoring and Reporting Program measure T-6 must be analyzed.²⁵ The Project, a regulatory document, does not involve any building activity. New development would be subject to the CMP. Individual projects would be reviewed by the Los Angeles County Public Works Department to determine the specific access requirements applicable to the specific development and to ensure compliance with these requirements. Therefore, impacts would be less than significant.

c. No Impact. The three closest air facilities to the Project Area are the Whiteman Airport in Pacoima located approximately 11 miles to the west, the Bob Hope Airport in Burbank, located approximately 12 miles to the southwest, and El Monte Airport located approximately 18.8 miles to the southeast. The community is also served by regional airports, including the Los Angeles World Airport (LAX). The Project, a regulatory document, does not involve any building activity. No impact would result.

d. Less than Significant Impact. The Project includes amendments to residential and commercial development standards within the zoning ordinance; the proposed Project does not contain any provisions for development that would substantially increase hazards due to a design feature. The Project does not contain proposals for development, building, or construction of any type. All future development would be reviewed, as necessary. The Project incorporates development standards to offset any potential impact that would substantially increase hazards due to a design feature. Therefore it is determined that the Project will have a less than significant impact on increasing hazards due to a design feature within the Project Area.

e. No Impact. The Project, a regulatory document, does not propose any specific development or directly involve any building activity. New development would be required to comply with all applicable County Fire Code and ordinance requirements for construction and access to the site. Individual projects would be reviewed by the Los Angeles County Fire Department to determine the specific fire requirements applicable to the specific development and to ensure compliance with these requirements. This would ensure that new developments provide adequate emergency access to and from the site. No impact would result.

²⁵ County of Los Angeles 2035 General Plan Program EIR MMRP [pages 26 to 28]

f. **No Impact.** The Project limits are served by two MTA bus routes (90, 91), which connect the community to the greater Los Angeles region via bus and rail services.²⁶ The Project has no direct affect on any local or regional policies involving support of alternative transportation. The regulatory document implements General Plan policies promoting pedestrian-oriented design and neighborhood walkability, that support infill development, and the use of alternative transportation modes. No impacts on alternative transportation policies would occur.

18. TRIBAL CULTURAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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a) **Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code §21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:**

i) **Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code § 5020.1(k), or**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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ii) **A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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EVALUATION OF ENVIRONMENTAL IMPACTS:

a. **Less than Significant Impact.** The Project proposes regulation changes related to residential and commercial development standards within the Project Area. The Fernandeno Tataviam Band of Mission Indians, the Gabrieleno Tongva San Gabriel Band of Mission Indians, and the Gabrieleno Band of Mission Indians – Kizh Nation, were notified of the project. No written request for consultation from the California

²⁶ Los Angeles County Metropolitan Transportation District (MTA). Bus and Rail System Map. Consulted on 04/27/2016. http://media.metro.net/riding_metro/maps/images/system_map.pdf

Native American tribes listed was received within 30 days of when formal notification was provided. The Project does not contain proposals for development, building, or construction of any type which would directly result in a substantial adverse change in the significance of a tribal cultural resource as defined in the criteria above. Therefore, the project would have less than significant impact on tribal cultural resources.

19. UTILITIES AND SERVICE SYSTEMS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Exceed wastewater treatment requirements of either the Los Angeles or Lahontan Regional Water Quality Control Boards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

b) Create water or wastewater system capacity problems, or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

c) Create drainage system capacity problems, or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

d) Have sufficient reliable water supplies available to serve the project demands from existing entitlements and resources, considering existing and projected water demands from other land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

e) Create energy utility (electricity, natural gas, propane) system capacity problems, or result in the construction of new energy facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

g) Comply with federal, state, and local statutes and regulations related to solid waste?

EVALUATION OF ENVIRONMENTAL IMPACTS:

a, b, e. **Less than Significant Impact.** The Project proposes revisions to regulations for the R-3 and Commercial Zones within the Project Area. The Project does not propose regulations for development that would exceed wastewater treatment requirements, create water or wastewater capacity problems, or create energy utility capacity problems. The Project proposes changes to development standards in relation to a development's design features.

The Project does not contain proposals for development, building, or construction of any type which result in exceeding wastewater treatment requirements, creating water or wastewater capacity problems, or creating energy utility capacity problems. All future projects are required to ensure project-specific and countywide wastewater systems have adequate capacity to accommodate new development upon implementation of regulatory and standard conditions of approval requirements.²⁷ Therefore it is determined that the Project will have a less than significant impact on these services within the Project Area.

c. **Less than Significant Impact.** The Project proposes regulation changes related to residential and commercial development standards within the Project Area. The Project does not include any changes to zoning or development standards which may result in creating drainage capacity problems within the Project Area. The Project does not contain proposals for development, building, or construction of any type which result in creating drainage capacity problems. The Project will not facilitate any substantial new development activity beyond that analyzed in the General Plan EIR. The Project limits are located in an urbanized area with an existing storm water treatment drainage system in place. As such, storm water treatment facilities are anticipated to be sufficient to accommodate the Project. New development Projects are required to ensure project-specific and countywide storm water systems have adequate capacity to accommodate new development upon implementation of regulatory and standard conditions of approval requirements.²⁸ Therefore it is determined that the Project will have a less than significant impact on these services within the Project Area.

d. **Less Than Significant Impact.** The Project proposes regulation changes primarily to the R-3 and Commercial Zones of the Project Area, and does not propose regulations that would create insufficient reliable water supply.

The Project does not propose changes to the zoning or development standards which may result in insufficient reliable water supply within the Project Area. The Project does not contain proposals for development, building, or construction of any type which result in insufficient reliable water supply. The Project implements General Plan Implementation Program No. LU-9 which relates to community design and character.. The Project site is not located in the Antelope Valley and Santa Clarita Valley Planning Areas. Review of future projects will continue to be carried out to ensure that the projects are consistent with all General Plan Policies. Therefore it is determined that the Project will have a less than significant impact on these services within the Project Area.

²⁷ County of Los Angeles 2035 General Plan Final Program EIR. [page 5.17-17]

²⁸ Ibid

f, g. **Less than Significant Impact.** The Project proposes revisions to the existing CSD ordinance, which includes regulations to R-3 and Commercial Zones within the Project Area.. The proposed Project does not contain any provisions for development that would be served by a landfill with insufficient capacity, and will comply with all statutes and regulations related to solid waste.

The Project does not include any changes to zoning or development standards which may result in being served by a landfill with insufficient capacity, and which may result in being out of compliance with all statutes and regulations related to solid waste within the Project Area. The Project does not contain proposals for development, building, or construction of any type which result in being served by a landfill with insufficient capacity, and out of compliance with all statutes and regulations related to solid waste. As indicated in the General Plan EIR, current regulatory requirements and standards of conditions of approval would reduce impact to solid waste to less than significant.²⁹ The Project will not facilitate any substantial new development activity beyond that analyzed in the General Plan EIR, and thus will not lead to any significant solid waste production beyond that previously indicated. Therefore it is determined that the Project will have a less than significant impact on these services within the Project Area.

²⁹ County of Los Angeles 2035 General Plan Program EIR [page 5.17-60]

20. MANDATORY FINDINGS OF SIGNIFICANCE

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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EVALUATION OF ENVIRONMENTAL IMPACTS

a. **Less than Significant Impact.** The Project proposes regulation revisions and new development standards for R-3 and Commercial zones within the Project Area, including yard setbacks, heights, design features, façade design, open space, lighting, and other related development standards. The Project Area is predominantly developed and the proposed development standards further enhance the existing Community characteristics and setting.

The Project does not include any changes to zoning or development standards which has the potential to degrade the quality of the environment, substantially reduce habitat, cause a population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or substantially reduce or restrict the range of a species within the Project Area. The Project Area is largely urbanized and contains relatively small areas of any forest, river, wildlife, or similar resources, which must adhere to all current environmental regulations and are determined to have less than significant impacts to unique, rare, endangered, or threatened species.

The Project will not affect regulations protecting historical or cultural resources. The results of the preceding analyses and discussions of responses to the entire Initial Study Checklist have determined that the Project would have a less than significant impact on sensitive biological resources, and would not result in significant impacts to historical, archaeological or paleontological resources within the Project Area.

b. Less than Significant Impact. The Project proposes changes to regulations regarding R-3 and Commercial Zones within the Project Area and does not propose any regulations for development that has the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals.

The Project does not include any changes to zoning or development standards which has the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals within the Project Area. The Project does not contain proposals for development, building, or construction of any type which has the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals. The Project is intended to provide regulations for future projects within the Project limits to achieve the goals and polices of the General Plan. The Project would not result in any effects that would degrade the quality of the environment. The La Crescenta-Montrose CSD update does not mandate any new development or directly initiate any development within the La Crescenta-Montrose CSD area. Changes to the development standards and allowed uses would have a less than significant potential to degrade the quality of the environment, reduce animal habitats or affect plant or animal species within the La Crescenta-Montrose CSD area, as the La Crescenta-Montrose area is predominantly urban and almost completely built out. No development projects are associated with the Project. The results of the preceding analyses and discussions of responses to the entire Initial Study Checklist have determined that the Project would have a less than significant impact on achieving short-term environmental goals to the disadvantage of long-term environmental goals.

c. Less Than Significant Impact. The Project proposes changes to existing regulations including new development standards within the Foothill Boulevard Area, primarily consisting of design standards within Commercial Zones which are predominantly developed. The Project does not include any changes to zoning or development standards which has impacts that are individually limited, but cumulatively considerable within the Project Area. The Project does not contain proposals for development, building, or construction of any type. All future proposed development will be reviewed for project-specific impacts that are individually limited, but cumulatively considerable. Cumulative effects resulting from implementation of the County's goals and policies were evaluated in the General Plan Program EIR. The Project is consistent with the General Plan, as it implements Implementation Program LU-9, and proposes regulations aimed at minimizing negative environmental impacts over the long term (such as reduced trespass lighting and increased requirements for public spaces in commercial areas). The Project would have less than significant impact on impacts that are individually limited, but cumulatively considerable within the Project Area.

d. Less Than Significant Impact. The Project proposes revisions to existing regulations, including new regulations for primarily the R-3 and Commercial Zones within the Project Area intended to enhance and preserve the existing Community character of the La Crescenta-Montrose Community. Revised and new development standards are intended to result in development which includes additional common open space,

native landscaped vegetation, and cohesive design features within the Foothill Boulevard Area. The Project does not contain any provisions for development that has environmental effects which will cause substantial adverse impacts on humans. The Project does not contain proposals for development, building, or construction of any type which has environmental effects which will cause substantial adverse impacts on humans. The results of the preceding analyses and discussions of responses to the entire Initial Study Checklist have determined that the Project would have a less than significant impact on environmental effects which will cause substantial adverse effects on humans, directly or indirectly.

County of Los Angeles

La Crescenta - Montrose Community Standards District

Featuring Foothill Blvd Specific Area

Legend



La Crescenta-Montrose CSD



Foothill Blvd Specific Area

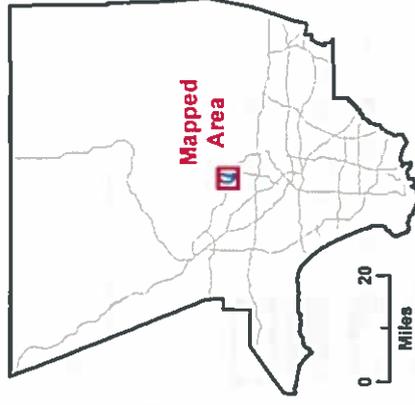


City / Community Boundary

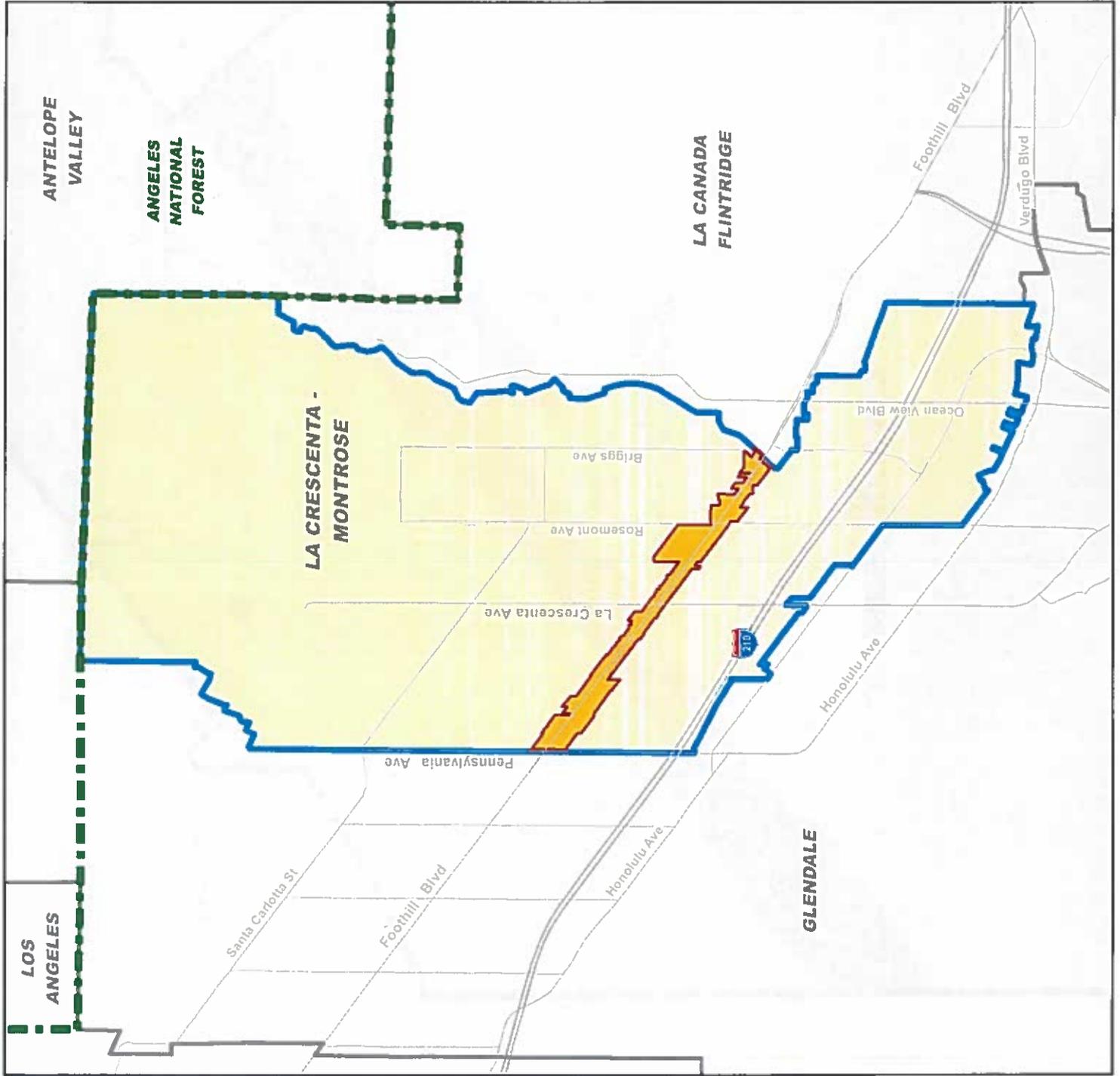


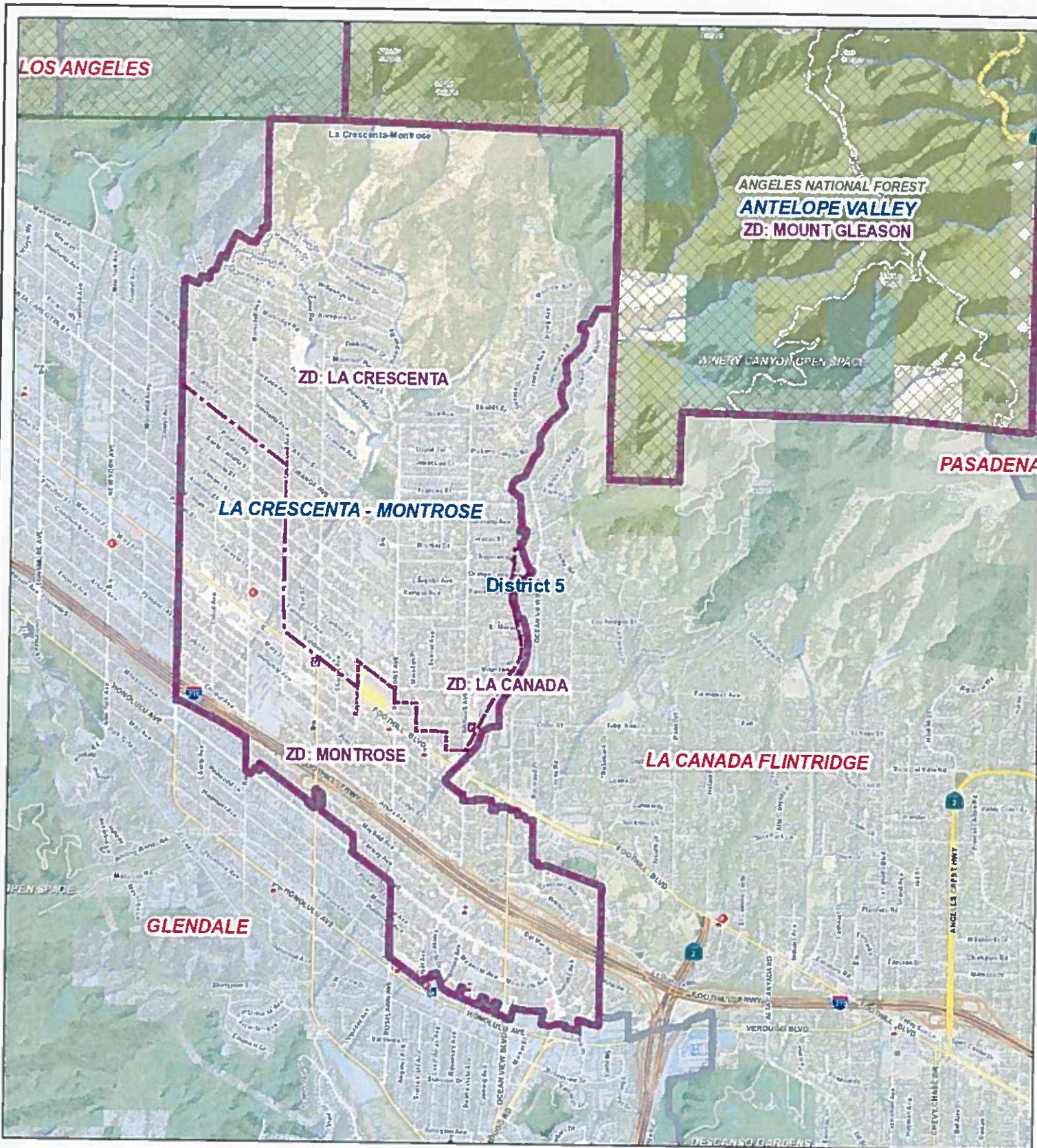
National Forest Boundary

Key Map



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





La Crescenta-Montrose Administrative Map

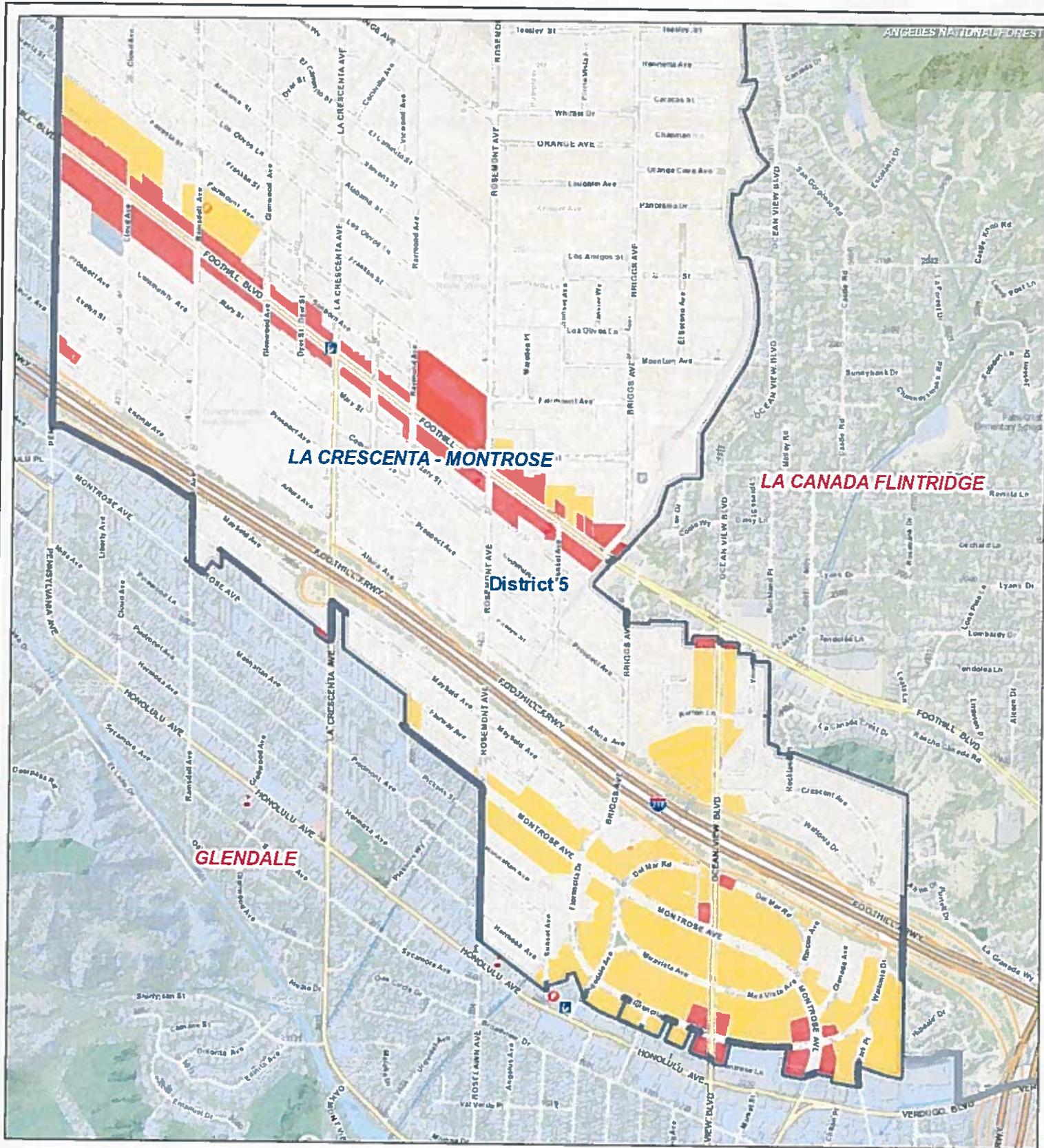


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La Crescenta-Montrose

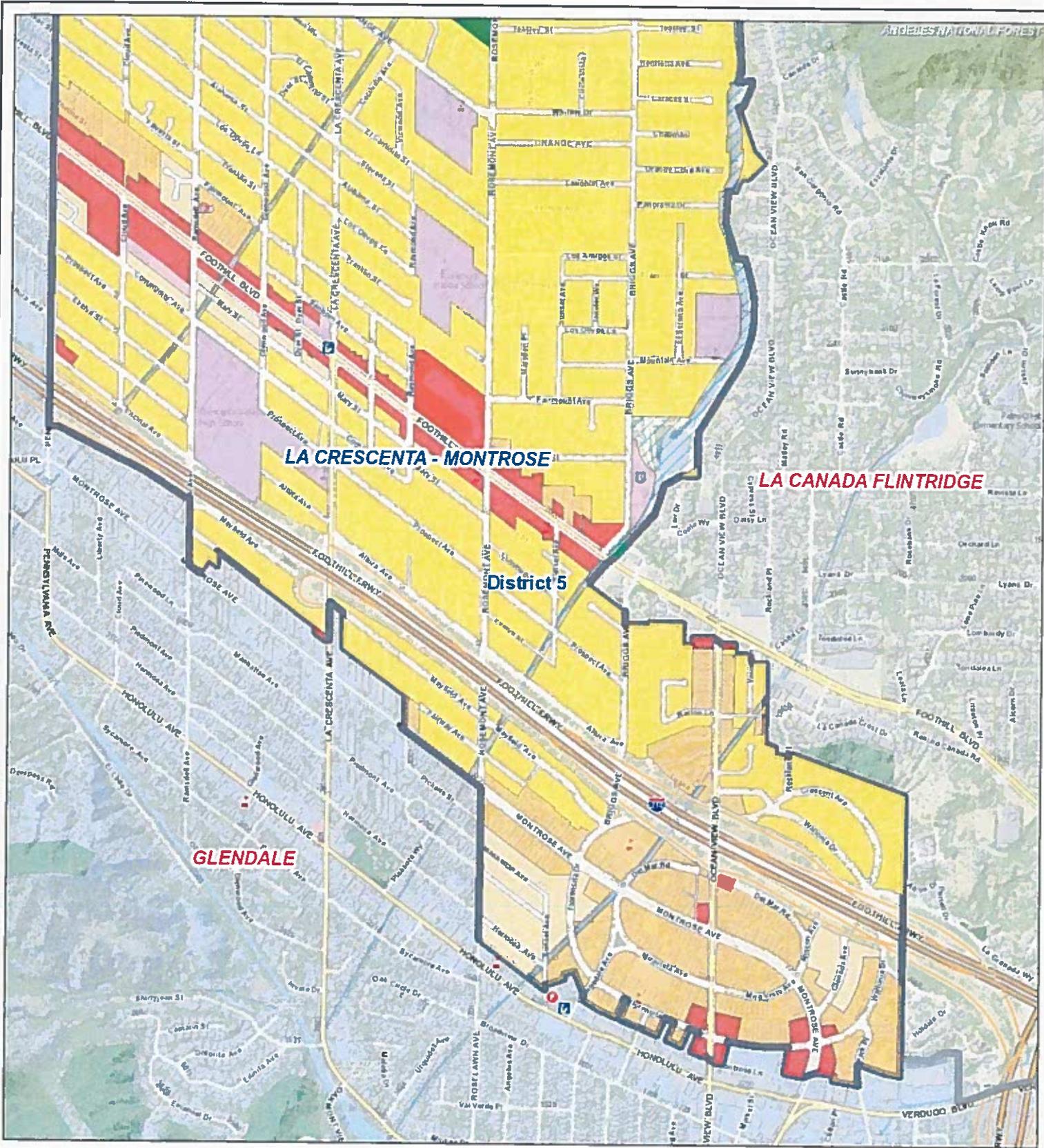


Zoning Map

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La Cresenta-Montrose

376 752 Feet



Land Use Policy Map

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Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Amy J. Bodek, AICP
Director

Dennis Slavin
Chief Deputy Director

REPORT TO THE REGIONAL PLANNING COMMISSION

DATE ISSUED:	April 11, 2019	
MEETING DATE:	April 24, 2019	AGENDA 9 ITEM:
PROJECT NUMBER:	2018-000331	
PROJECT NAME:	La Crescenta-Montrose Community Standards District Amendment	
PLAN NUMBER(S):	ADV RPPL2016000546 ENV RPPL2016002236	
SUPERVISORIAL DISTRICT:	5	
PROJECT LOCATION:	La Crescenta-Montrose	
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 La Crescenta - Montrose Community Standards District Amendment (Project No. 2018-000331, Advance Planning No. RPPL2016000546, and Environmental Assessment No. RPPL2016002236) to the Board of Supervisors.

Staff recommends the following motion:

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND FIND THAT THE NEGATIVE DECLARATION WAS PREPARED PURSUANT TO THE STATE AND LOCAL CEQA GUIDELINE AND RECOMMEND TO THE BOARD OF SUPERVISORS THE ADOPTION OF THE NEGATIVE DECLARATION (ENVIRONMENTAL ASSESSMENT NO. RPPL2016002236).

I ALSO MOVE THAT THE REGIONAL PLANNING COMMISSION ADOPT THE ATTACHED RESOLUTION RECOMMENDING APPROVAL OF THE LA CRESCENTA-MONTROSE COMMUNITY STANDARDS DISTRICT AMENDMENT (PROJECT NO. 2018-000331, ADVANCE PLANNING NO. RPPL2016000546) TO THE LOS ANGELES COUNTY BOARD OF SUPERVISORS.

PROJECT DESCRIPTION

A. Project

The project proposes to amend the Los Angeles County Zoning Code Title 22, Chapter 22.328 (formerly Section 22.44.139) updating the La Crescenta-Montrose Community Standards District Ordinance (CSD). The La Crescenta - Montrose CSD Ordinance was originally established in 2007 and amended in 2009 to ensure new development is compatible with the existing residential character of the unincorporated community of La Crescenta-Montrose (Community) and to improve the appearance of the Foothill Boulevard commercial corridor.

Since the adoption of the amendment to the CSD in 2009, Staff and members of the community received feedback that CSD provisions were hard to enforce and the CSD needed to be updated to provide clear, prescriptive standards. At the request of the Crescenta Valley Town Council, Staff worked with the Land Use Subcommittee to find solutions to clarify the provisions in the CSD, remove ambiguous and unenforceable language, and ensure compliance with the CSD's provisions on good design and pedestrian orientation. On February 3, 2016, Staff provided an overview of these efforts to the Regional Planning Commission, at which time, the Commission adopted a motion instructing Staff to prepare an ordinance updating the CSD.

The CSD Amendment focuses primarily on updating regulations for the commercial zones along Foothill Boulevard. For the R-3 zone, the provisions remain largely intact with minor, clarifying adjustments to the existing standards. The update also includes a complete overhaul of the CSD's organization. The CSD has been reorganized to make it easier to use and to make the applicability of the provisions clear. Additional graphics and photographs have been provided to clearly illustrate the standards.

R-3 ZONES

The proposed changes for the R-3 Zone consist of minor changes to the existing standards as noted below. The proposed changes are intended to provide adequate buffering between single and two-family residences and R-3 development.

- **Applicability.** CSD standards for the R-3 Zone do not apply to single and two-family residences.
- **Yard and Landscaping Requirements.** Additional landscaping is required for R-3 properties that adjoin single or two-family residences. Front, side and rear yard requirements are further clarified.

- **Building Height.** Language added to clarify that structures over 25 feet are required to be stepped back up to a maximum height of 35 feet.
- **Roofs.** Pitched roof requirements are further clarified to ensure that the entire roof structure is sloped, not just the roofline. Roof top and roof mounted equipment are required to be screened.

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 preserve 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. A broad summary of the changes is provided below.

- **Subareas.** The three sub-areas (1) Foothill Blvd. West Town Area, (2) Foothill Blvd. Mid-Town Area, and (3) Foothill Blvd. East Town Area are consolidated into one Foothill Boulevard subarea to eliminate redundancy and standardize development standards across all segments of Foothill Boulevard.
- **Conditional Use Permit (CUP) Applicability.** Additional land uses, such as automobile-related uses, vehicle sales, and smoke shops have been added to uses subject to CUPs.
- **Parking.** Addition of shared parking standards to allow for shared parking agreements. Relaxation of parking requirements for cafes, restaurants, coffee shops and other dining related uses between Ramsdell Avenue and Raymond Avenue 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 rights-of-way.
- **Architectural Features.** Replacement of the existing architectural styles requirement with a menu of design options, including architectural features, design elements, and frontage types.
- **Walls and Fences.** Additional wall, fencing, and screening regulations to improve compatibility between commercially-zoned properties and adjacent residential properties.
- **Signs.** Reorganization of existing sign regulations to present the regulations using graphics, illustrations, and tables to facilitate compliance.

B. Project Background

Originally adopted in 2007, and amended in 2009, the La Crescenta-Montrose CSD Ordinance encompasses the unincorporated areas of the La Crescenta-Montrose Community. CSDs are established to implement specific development standards, in the form of a supplemental district, to address special attributes of the community.

Since the original adoption, implementation of the CSD has proven difficult because of vague language and a lack of clear, prescriptive standards. This led to multiple interpretations of the standards by staff and applicants. It also caused confusion for applicants to effectively design their projects to meet the standards in the CSD.

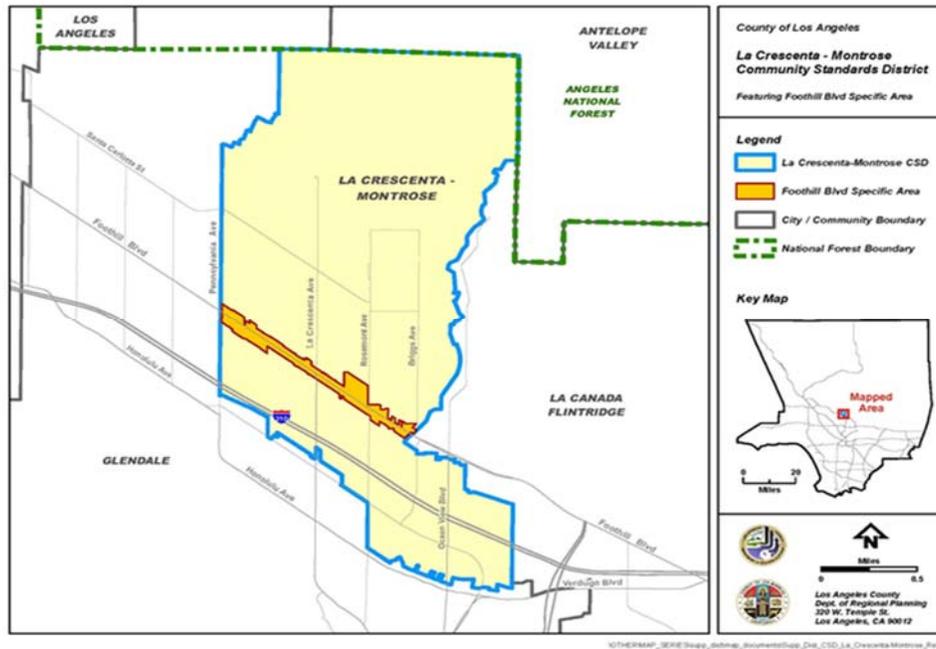
The project was presented to the Regional Planning Commission on February 3, 2016 to initiate the CSD amendment process. At the request of the Crescenta Valley Town Council, Staff worked with the Land Use Subcommittee to update the CSD to make it more implementable and achieve the changes and improvements intended by the community. Staff facilitated an internal CSD Working Group, composed of planners from various sections, including zoning enforcement, zoning permits, front counter and field office. The workgroup met monthly to draft and edit new proposed standards. Multiple meetings were convened between Staff and the Crescenta Valley Town Council Land Use Committee to review the document and provide feedback.

PROJECT LOCATION

The unincorporated community of La Crescenta – Montrose is located in the Fifth Supervisorial District at the foothill of the Angeles National Forest. The community is located within the West San Gabriel Valley Planning Area as designated by the General Plan. 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. I-210 and SR-2 freeways provide access to the community.

Community Standards District Map (Below):

The CSD applies to the community of La Crescenta – Montrose as shown in the map below. The community's boundary and the boundary of the CSD is denoted by a blue line. Within the CSD, the Foothill Boulevard Area is shown in orange. In the existing CSD, the Foothill Boulevard is separated into three subareas, each with separate design and architectural standards. The CSD update combines the subareas into one Foothill Boulevard Area with standards that apply equally along the commercial corridor.



Foothill Boulevard Area Map (Below)

The Foothill Boulevard Area consists of commercially zoned property along Foothill Boulevard. The standards for this Area are intended to improve the aesthetics of the Foothill Boulevard corridor and improve the interface between pedestrians in the right-of-way and private commercial properties. These standards are also intended to enhance the foothill community characteristics of La Crescenta-Montrose and provide a unifying look and feel for the community's commercial center.



ANALYSIS

A. Draft Plan/Ordinance Updates

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 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.

The revised language reads as follows:

Yard Setbacks. Outdoor dining, exterior furniture, or pedestrian circulation areas may be provided in lieu of up to 1/3 of the required 15 percent net area landscaping in the front and side yard setbacks if such setbacks are provided in order to meet the landscaping requirement.

B. Land Use Compatibility

The project area consists of the approximately 3.43 square mile La Crescenta-Montrose community. The Community is located within the West San Gabriel Valley Planning Area of the General Plan.

The La Crescenta-Montrose CSD supports the Los Angeles County General Plan (General Plan) implementation program LU-9 requiring 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 that provides restaurants, services, and retail to community residents. The General Plan also identifies Foothill Boulevard as an opportunity area for active transportation improvements and corridor design enhancements.

The community of La Crescenta-Montrose mostly consists of single-family residential development with some multi-family development. R-3 zones are largely clustered in the southeastern portion of the community, south of I-210 Freeway, with some R-3 zoned parcels located behind commercial zones fronting Foothill Boulevard. Commercial properties are located in the southern portion of the community and are primarily concentrated along the Foothill Boulevard commercial corridor.

The design standards proposed in the CSD are intended to improve the interface between the right-of-way and private buildings, as well as the interface between R-3

properties, commercial properties, and single and two-family residences. The CSD update is applicable to R-3 Zones and all commercial zones along Foothill Boulevard.

For R-3 zones, revised standards require additional façade treatments and roof forms to improve the design of new structures and make them compatible with the character of the existing community.

New design standards for commercial zones along Foothill Boulevard are proposed to improve pedestrian walkability and active transportation. Properties along the Foothill Boulevard corridor vary in size with parcels between Ramsdell Avenue and Raymond Avenue being smaller than others along the corridor. Specific exceptions related to standards such as parking and setbacks were made for this segment of Foothill Boulevard with the intent of balancing strong design practices with additional development options.

C. Neighborhood Impact (Need/Convenience Assessment)

The proposed CSD Amendment intends to make the regulations easier to understand and implement, to improve enforcement of the standards, and help realize the aesthetic and pedestrian-oriented development desired by the community. For ease of implementation, the CSD has been reorganized to clarify the applicability of the standards. Ambiguous language has been revised to provide additional clarity. Graphics and photographs have been added to better illustrate the regulations. The overall goal of the CSD Amendment is to help realize development that supports the community's desired changes, especially on Foothill Boulevard. These standards are intended to improve the appearance of Foothill Boulevard, provide for additional pedestrian activity, and provide design elements that complement the foothill community character of La Crescenta-Montrose. The CSD provisions also buffer single-family and two-family residences from adjacent multi-family development, and buffer residential uses from adjacent commercial uses.

D. Design Compatibility

The community of La Crescenta – Montrose is a foothill community that lies between the San Rafael Hills to the southeast, the Verdugo Hills to the south and southwest, and the Angeles National Forest to the north. 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. To preserve the existing residential character, the CSD standards apply only to the R-3 Zone and commercial zones along Foothill Blvd.

Most of the proposed changes to the CSD provisions are related to design, such as façade and frontage requirements, and architectural treatments to improve the appearance of existing and new development.

A summary of the design-oriented development standards focused on the Foothill Boulevard Area is provided below. The standards for Foothill Boulevard are organized into three primary sections: 1) General Development Standards that apply to all development, including existing development; 2) Building Design Standards that apply to new buildings; and 3) Signs.

General Development Standards

The section on General Development Standards for Foothill Blvd applies to new and existing development and to improvements where more than 50 percent of the existing exterior walls are cumulatively removed, demolished, or rebuilt.

Landscaping

A minimum of 15 percent of the net lot area is required to be landscaped, but pedestrian activating uses, such as outdoor dining and exterior furniture, can replace up to 5% of landscaping (i.e. 1/3 of the 15 percent) in the front and side yard setbacks. This provides a balance between landscaping and pedestrian activating areas. In addition, the planting of trees in the rear yard are required to provide a buffer between commercial and residential uses.

Building and Structure Height

Commercially zoned properties on Foothill Boulevard that are adjacent to residential zones are subject to height limits. Height is limited to 35 feet for all commercially zoned properties on Foothill blvd, but height at the adjoining lot line of residential zones is further limited to be stepped back to a 45-degree angle up to the maximum height of 35 feet. . These standards focus building massing to the frontage of Foothill Boulevard and away from residential uses to improve the interface between commercial and residential areas.

Ground Floor Transparency

Commercial properties are required to provide ground-floor windows to allow pedestrian views into structures to provide visual interest and promote pedestrian activity.

Retaining Walls

Design standards require certain retaining walls to be stepped-back every several feet to allow for a gradual elevation change between properties. The stepped back areas are required to be landscaped to break up an over-height hillside retaining wall.

Parking

Landscaping is required for parking lots and parking structures. New shared parking standards provide additional flexibility for businesses on Foothill Boulevard.

Building Base Design

Building base is defined as the floor at ground level. Standards for building base elements are provided as a menu of options, including the choice to use natural La Crescenta Rock, exterior furniture, bicycle racks, or outdoor dining tables along the

façade facing Foothill Boulevard. These provisions are intended to allow for faster aesthetic and pedestrian friendly street-level improvements for existing development.

Building Design Standards

The Building Design Standards section applies to all new buildings and structures within the Foothill Boulevard Area.

Façade Composition

The CSD differentiates façade composition into Building Top, Building Middle, and Building Base to ensure the thoughtful design and composition of new multi-story buildings. The Building Top, which includes the roof is required to provide ornamentation such as molding, cornice, or parapet. The Building Middle is required to be articulated through consistent treatments such as windows, lintels, and columns. The Building Base, where most of the pedestrian interactions and commerce take place is required to provide pedestrian amenities.

Architectural Elements

New primary structures are also required to comply with architectural and design elements, such as terraces, forecourts, backcourts, arcades, and galleries.

Entrances

Building entrance requirements are designed to not only be inviting and easily accessible to pedestrians, but to also enhance the visual interest of Foothill Boulevard.

Articulation, Wall Surfaces, and Wall Openings

Walls are required to be articulated by utilizing a variety of materials, textures, and colors. Buildings are also required to provide ground floor transparency and windows to invite interaction.

Signs

The proposed changes to this section include the addition of supporting diagrams and reference charts to show how sign height and width limits would apply. Few adjustments to sign regulations, including the height and width of wall business signs were made to balance the overall design aesthetics of a commercial property with readability. A Master Sign Program section is provided to allow for more unified sign design outcomes for multi-tenant commercial properties.

ENVIRONMENTAL ANALYSIS

An Initial Study has been prepared to analyze the potential effects resulting from the proposed amendments to the existing CSD, including revisions to the existing provisions, new standards, and adjustments to the subarea map. The adoption of the proposed amendments will not directly create any environmental impact nor directly result in any construction. The changes clarify and reorganize the existing CSD. Proposed new development standards do not result in the intensification of development, but provide

additional guidelines on the visual form intended by the CSD. In addition, the revisions increase the compatibility between single-family and two-family residences with new multifamily and commercial development. They also buffer low intensity residential uses from more intensive adjacent uses. The proposed changes are also aimed at increasing the pedestrian-friendliness of the commercial areas through pedestrian-oriented entrances, accessible landscaped areas, and reduced paving, which will lessen potential environmental impacts to the Community. The project does not propose or authorize any development. All future proposed development will continue to require review and permitting by the County and will be reviewed on a project-by-project basis to determine the potential for project-specific impacts, in compliance with CEQA, as necessary. Therefore, the Initial Study determined that the project will have less than significant impact on the environment.

Staff recommends that a Negative Declaration is the appropriate environmental documentation under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The Initial Study (Exhibit F – Environmental Determination) concludes that there is no evidence that the project may have a significant impact on the environment.

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, Parks and Recreation, and Fire had no comments on the project. The Department of Public Works provided comments related to driveway width, street furniture, corner cut-offs, retaining walls, signs. Staff provided additional information on these provisions and made revisions necessary to ensure these provisions are compatible with Public Works' requirements. The public review draft reflects these changes.

B. Project Outreach and Engagement

Staff worked closely with the Land Use Committee of the Crescenta Valley Town Council (CVTC) to ensure that the proposed standards of this CSD are in line with the community's vision for R-3 zones and the Foothill Boulevard commercial corridor.

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 the community meeting, no substantial changes to the intent of the standards in the proposed CSD Amendment were made. After the community meeting, CVTC Land Use Committee and Staff held several more meetings 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 October 18, 2018, Staff attended the monthly CVTC meeting to provide an update on the progress to clarify and reorganize CSD. On January 3, 2019, Staff also attended the CVTC Land Use Committee meeting to discuss parking standards.

A Staff level workgroup was convened consisting of representatives of Zoning Permits East, Zoning Enforcement, the Land Development Coordinating Center, and Field Offices. The workgroup met on a bimonthly basis since September 2018 to review and discuss proposed changes. 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 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 valuable input on the potential impact of the proposed standards. The proposed CSD draft reflects input of the CVTC Land Use Committee and the ultimate consensus of the workgroup.

C. Public Comments

The Public was notified of the upcoming public hearing via a postcard notice that was sent to approximately 5,600 addresses. The project was also advertised in the San Gabriel Valley Tribune.

- Two members of the public contacted the Department inquiring about the public hearing notice 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 documents. Both residents did not signify support nor opposition to the project.
- The Crescenta Valley Town Council and its Land Use Committee, in a letter dated April 4, 2019, recommends approval of the CSD update.
- Two additional letters were received in support of the project.
- One letter was received in opposition to the project.

Report
Reviewed By: 
Mi Kim, Supervising Regional Planner

Report
Approved By:  for APDD
Deputy Director

LIST OF ATTACHED EXHIBITS

EXHIBIT A	Project Summary Sheet
EXHIBIT B	CSD Update Ordinance
EXHIBIT C	Environmental Determination and Initial Study
EXHIBIT D	Resolution
EXHIBIT E	GIS Maps
EXHIBIT F	Agency Correspondence
EXHIBIT G	Public Correspondence

EXHIBIT A



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

PROJECT NUMBER

2018-000331-(5)

HEARING DATE

April 24, 2019

REQUESTED ENTITLEMENTS

Advance Planning Case No. 2016000546
Environmental Assessment No. 2016002236

PROJECT SUMMARY

OWNER / APPLICANT

Los Angeles County Department of Regional Planning

MAP/EXHIBIT DATE

N/A

PROJECT OVERVIEW

Plan No. ADV RPPL2016000526 will amend the Los Angeles County Zoning Code Title 22, Chapter 22.323 (formerly Section 22.44.139), updating the La Crescenta-Montrose Community Standards District Ordinance (CSD).

The Project consists of changes to the regulations related to all R-3 residential zones in the community and the commercial zones along Foothill Boulevard. The proposed changes include reorganization of the existing CSD as well as the addition of new definitions, clarification of existing regulations and new development standards. 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 development standards include updates to building design, parking lot design, wall and fence design, landscaping, yard setbacks, and signage.

LOCATION

Unincorporated community of La Crescenta-Montrose

ACCESS

Near I-210 and SR-2 Freeways

ASSESSORS PARCEL NUMBER(S)

Community Wide

SITE AREA

La Crescenta – Montrose

GENERAL PLAN / LOCAL PLAN

Countywide General Plan

ZONED DISTRICT

La Crescenta, La Canada, Montrose

LAND USE DESIGNATION

Rural Land 20, Residential 9, Residential 18, Residential 30, Public and Semi-Public, Parks and Recreation, Water, and General Commercial

ZONE

R-1, R-1-7500, R-1-10000, R-2, R-3, R-3-30U, R-3-P, C-1, C-2-BE, C2-DP-BE, C-3, C-3-BE, C3-DP-BE, CPD, M-1-DP-U/C-BE

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT

La Crescenta-Montrose Community Standards District

ENVIRONMENTAL DETERMINATION (CEQA)

Negative Declaration. The project is an update to an existing CSD in which the reorganization and additional design standards clarify and provide further guidance on the original regulations. Therefore, the project will have less than significant impact.

KEY ISSUES

- Update to an existing CSD.
- Reorganization of three Foothill Boulevard subareas into one subarea.
- Addition of design standards to further clarify the original intent of the CSD.
- Consistent with the Los Angeles County General Plan implementation program on 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 B

La Crescenta-Montrose Community Standards District

Sections:

22.328.010	Purpose
22.328.020	Definitions
22.328.030	District Map
22.328.040	Applicability
22.328.050	Application and Review Procedures
22.328.060	Community Wide Development Standards
22.328.070	<u>R-3 Zone Specific Development Standards</u>
22.328.080	<u>Foothill Boulevard Area Specific Development Standards</u>
22.328.090	Modification of Development Standards

22.328.010 Purpose

The La Crescenta-Montrose Community Standards District ("CSD") is established to enhance the character and vitality of the La Crescenta-Montrose community. The CSD promotes thoughtful design of commercial and multi-family buildings and enhances the area's identity as a foothill community. The CSD contains development standards and design requirements to improve the appearance of the Foothill Boulevard commercial corridor, create a pedestrian-friendly environment and buffer single-family residences from more intensive adjacent uses.

~~The La Crescenta-Montrose Community Standards District ("CSD") is established to ensure that new multi-family buildings are designed to be compatible with the character of existing residential neighborhoods and to improve the appearance of the Foothill Boulevard commercial corridor through the thoughtful design of pedestrian-friendly structures integrated with extensive landscaping.~~

22.328.020 Definitions

The following definitions are defined solely for this CSD:

Facade. Any face of a building oriented towards a shared public space, such as a street, alley, parking lot, sidewalk, courtyard, plaza, or park.

Landscaping. An area planted with vegetative materials such as lawn, shrubs, flowers, trees, drought tolerant groundcover, or plants.

Smoke Shop. A business establishment that is dedicated, in whole or in part, to the smoking or sale of tobacco products, electronic cigarettes, or other substances, including, but not limited to, establishments such as cigar lounges, hookah lounges, tobacco clubs, shops, or bars.

Walk-up facility. A facility attached to a building designed to serve pedestrians outside, without need for entering a building, such as an Automated Teller Machine, or food service window.

The following definitions are defined solely for Section 22.328.080 (Area Specific Development Standards).

Architectural Styles.

~~**Arts and Crafts architectural style.** Employing low pitched gable roofs with wide unenclosed eave overhangs; roof rafters that are usually exposed and often extend past roofing; decorative beams or bracing that are commonly added under gables; porches of either full or partial width with a roof supported by tapered square columns or groups of beam columns; pedestals generally massive in proportion that often extend to ground level and are natural stone, brick, or stucco; and brick, stucco, clapboard, or shingle with stone wainscoting wall covering.~~

~~**Foothill Eclectic architectural style.** Employing prototypes from indigenous architecture in the foothill escarpment of the San Gabriel Mountains, bounded by the communities of Sunland and Tujunga on the west, and the communities of Claremont and Upland to the east, such as Bolton Hall and McGroarty Art Center in Tujunga and St. Luke's of the Mountains Church in La Crescenta; and local materials, with a predominant use of the naturally occurring eroded granite stones of the alluvial fans that these communities sit upon commonly known as river rock.~~

~~**Mission architectural style.** Employing a mission-shaped dormer or roof parapet on a main roof or porch roof; wide overhanging eaves that are typically open; porch roofs supported by large square piers typically arched above them; and smooth or heavily-roughed wall stucco wall covering. Mission architectural style may include mission-like bell towers, quatrefoil windows, and limited decorative detailing, such as patterned tiles or carved stonework.~~

~~**Prairie architectural style.** Employing a low pitched roof that is primarily hipped and has widely overhanging eaves; single story wings or porches; eaves, cornices, and facade detailing that emphasize the horizontal line, often with massive square porch supports; trim emphasizing the upper part of the upper story; and wall covering consisting of contrasting materials such as brick or stucco, or by the use of board and batten.~~

~~**Spanish architectural style.** Employing prototypes from Spanish architecture in Europe and the Americas and/or prototypes from California missions and rancho architecture; a low pitched roof with little or no eave overhang, unless it employs wide, encircling verandas; one or more arches placed above door or principal window or beneath roof porch; an asymmetrical facade; rich details drawing from Moorish,~~

~~Byzantine, Gothic, or Renaissance inspiration, such as large, exposed timber accents, mission-tile roof covering, decorative columns, pilasters, stonework, patterned tiles, wrought-iron grilles, balconies, courtyards, fountains, arcaded walkways, and round or square towers; and smooth stucco covering.~~

~~**Victorian architectural style.** Employing prototypes from Medieval architecture using a multi-textured or multi-colored walls; strongly asymmetrical facades; steeply pitched or mansard roofs with towers and turrets; extravagant use of complex shapes and elaborate detailing adapted from medieval, classical, or native precedents; and clapboard or shingle with stucco wall covering.~~

~~**Earth-tone colors.** Colors that draw from a palette of browns, tans, grays, greens, and reds, and are muted and flat in emulation of the natural colors found in dirt, rocks, and vegetation.~~

~~**Existing mature trees.** Trees that are at least eight inches in diameter as measured four-and-one-half feet above mean grade.~~

22.328.030 District Map

The boundaries of this CSD are shown on Figure 22.328-A: La Crescenta-Montrose CSD Boundary, at the end of this Chapter.

22.328.040 Applicability

A. Applicability

1. The provisions of this CSD shall apply to new development unless otherwise noted in the CSD.
2. This CSD shall not apply to the following:
 - a. Structures or building additions for which a valid building permit was issued prior to the effective date of this ordinance, provided that such building permit has not expired.
 - b. The following complete applications submitted to the Department prior to the effective date of this ordinance.
 - i. Structures or building additions located on a primary or secondary highway.
 - ii. General Plan Amendments and Area Plan Amendments.
 - iii. Tentative tract maps and parcel maps.
 - iv. Zone Changes.
 - v. Zoning Conformance Reviews

3. Building permits and complete applications referenced in subsection 22.328.040 2.a and b above that were submitted to the Department prior to the effective date of this ordinance shall be subject to the previous CSD.
4. Interpretation. Should there be a conflict between provisions of this CSD and other provisions in Title 22, the Director shall make the determination and apply the more restrictive provision.

B. Nonconforming Structures.

1. When an addition, repair, or modification to existing development is subject to Chapter 22.172 (Nonconforming Uses and Buildings), only the new addition, repair, or modification is required to comply with this CSD.
2. Notwithstanding the requirements in Subsection B.1, in any case where more than 50 percent of the existing exterior walls are cumulatively removed, demolished, or rebuilt, the entire project shall be subject to this CSD.

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

- ~~A. Buildings or building additions for which a valid building permit was issued prior to March 7, 2006, provided that such building permit has not expired prior to the effective date of the ordinance establishing this CSD;~~
- ~~B. Buildings or building additions located on a primary or secondary highway and for which a complete application was submitted to the Department prior to March 7, 2006, provided that such application has not expired prior to the effective date of the ordinance establishing this CSD;~~
- ~~C. General Plan Amendments and Area Plan Amendments for which a complete application was submitted to the Director prior to March 7, 2006;~~
- ~~D. Tentative tract maps and parcel maps for which completed applications were submitted to the Director prior to March 7, 2006, provided that such tentative maps have not expired;~~
- ~~E. Tentative tract maps and parcel maps concerning buildings or building additions on a primary or secondary highway for which a complete application review by the Director was submitted prior to March 7, 2006, provided that such application has not expired prior to the effective date of the ordinance establishing this CSD;~~
- ~~F. Zone Changes for which a complete application was submitted to the Director prior to March 7, 2006;~~

- ~~G. Zoning Conformance Reviews for which a complete application was submitted to the Director prior to March 7, 2006; and~~
- ~~H. Buildings or building additions for which a Conditional Use Permit (Chapter 22.158) application was approved pursuant to Interim Urgency Ordinance No. 2006-0015U, as said ordinance was extended.~~

22.328.050 Application and Review Procedures

(Reserved)

22.328.060 Community Wide Development Standards

(Reserved)

22.328.070 R-3 Zone Specific Development Standards

A. **Applicability.** The provisions of this section shall not apply to single-family and two-family residences.

B. **Front Yards.**

1. At least 50 percent of the required front yard shall be landscaped, and such landscaping shall include at least one minimum 15-gallon tree.
2. Where a lot is 100 feet or less in average width, only one driveway shall be permitted in the required front yard. Such driveway shall not exceed 26 feet in width, unless a greater width is required by another State or County code.
3. Where a lot is greater than 100 feet in average width, one driveway shall be permitted in the required front yard for every 100 feet of a lot width. Each driveway shall not exceed 26 feet in width, unless a greater width is required by another State or County code.
4. Front yards that adjoin any single-family or two-family residential-property shall include a landscaped area of at least five feet in width as measured from the side lot line adjoining said residential-property. Driveways, walkways, patio slabs, and other areas constructed of concrete, asphalt, or similar materials shall not be permitted in said landscaped area.

C. **Interior Side Yards.**

1. Where a lot is 50 feet or less in average width, such lot shall have interior side yards each of at least five feet.

2. Where a lot is more than 50 feet in average width but not more than 100 feet in average width, such lot shall have interior side yards equal to 10 percent of the average width of such lot.
3. Where a lot is greater than 100 feet in average width, such lot shall have interior side yards of at least 10 feet.
4. Interior side yards that adjoin single-family or two-family residential property shall be fully landscaped and such landscaping shall include shrubbery and/or trees to provide shielding in order to maintain privacy from the adjoining property.
5. Driveways, walkways, patio slabs, and other areas constructed of concrete, asphalt, or similar materials shall not be permitted in interior side yards that adjoin single-family or two-family residential property, except that, to meet Fire Department access requirements, a permeable paver walkway may be used on the inside edge of landscaping to the satisfaction of the Fire Department.
6. Porches, platforms, landings, and decks that are uncovered shall not project into interior side yards that adjoin single-family or two-family residential property.

D. Rear Yards.

1. Accessory buildings and structures shall not be permitted in required rear yards that adjoin a single-family or two-family residential property.
2. Rear yards that adjoin a single-family or two-family residential property shall include a landscaped area with a depth of at least 10 feet as measured from the rear lot line. Such landscaped area shall include shrubbery and/or trees to provide shielding from the adjoining single-family or two-family property. At least one minimum 15-gallon tree shall be provided for every 250 square feet of the required landscaped area or as otherwise required by Chapter 22.126, whichever is greater.

E. Structure Height. For structures located on a lot adjoining a single-family or two-family residential property, the height of any structure at the inside boundary of the required side and rear yards shall be 25 feet. Any portion of the structure that exceeds 25 feet in height shall be stepped back an additional foot for every two feet in height up to a maximum height of 35 feet.

F. Open Space.

1. Where a lot is developed with four or more dwelling units, open space shall be provided at a ratio of not less than 150 square feet per dwelling unit.

2. Open space may be provided in common areas, including required yards or any portion thereof, provided that those common areas are landscaped or include recreational amenities.
3. At least 50 percent of the required open space shall be clustered in one common area with dimensions of at least 15 feet by 25 feet. Such common area shall include recreational amenities accessible to and useable by all building occupants and may include a required yard or any portion thereof, provided that such yard or portion thereof is landscaped.

G. Building Design.

1. Where a lot is 100 feet or less in average width, not more than one garage entrance may be placed on the front of a building and such garage entrance shall not exceed 26 feet in width, unless otherwise required by State or County Requirements.
2. Where a lot is greater than 100 feet in average width, one garage entrance may be placed on the front of a building for every 100 feet in lot width or portion thereof, and each such garage entrance shall not exceed 26 feet in width, unless otherwise required by State or County Requirements.
3. For each building that fronts a public street, at least one window shall be placed on the building wall that faces that street.
4. For each building that fronts a public street, at least one front entrance shall be placed on the building wall that faces that street, except for corner lots for which only one front entrance to the building is required. Such front entrance shall consist of a portico, hereby defined as a roof structure consisting of columns or enclosed walls.
5. Building walls exceeding 30 feet in length shall be articulated by use of patios, balconies, bay windows or other such articulations which shall extend more than three feet from the building wall.
6. The entire roof structure shall be pitched with a slope of at least 1:3.
7. Rooflines shall be broken into smaller sections by use of decorative elements such as pitched dormers, gables, and eyebrows.
8. Roof mounted equipment shall be screened from view of any adjacent residential property at ground-level and any adjoining public right-of-way, except that solar panels that match the slope and direction of the roof and are less than 18 inches tall above the roof need not be screened.

- H. Landscaping.** Where landscaping is required by this CSD, it shall be irrigated by a permanent watering system and shall be maintained with regular pruning.

weeding, fertilizing, litter removal, and replacement of plants as necessary. Required trees shall comply with Chapter 22.126, unless otherwise provided by this CSD.

A. ~~Zone R-3.~~

1. ~~Front Yards.~~

- a. ~~At least 50 percent of the required front yard shall be landscaped and such landscaping shall include at least one minimum 15-gallon tree.~~
- b. ~~Where a lot is not more than 100 feet in average width, only one driveway shall be permitted in the required front yard and such driveway shall not exceed 26 feet in width.~~
- c. ~~Where a lot is greater than 100 feet in average width, only one driveway shall be permitted within the required front yard for every 100 feet or portion thereof of lot width and each driveway shall not exceed 26 feet in width.~~
- d. ~~Front yards that are adjoining a single-family or two-family residentially-zoned property in any jurisdiction shall include a landscaped area with a minimum lateral dimension of five feet as measured from the side property line adjoining said residentially-zoned property. Driveways, walkways, patio slabs, and other areas constructed of concrete, asphalt, or similar materials shall not be permitted in said landscaped area.~~

2. ~~Interior Side Yards.~~

- a. ~~Where a lot is 50 feet or less in average width, such lot shall have interior side yards each of not less than five feet.~~
- b. ~~Where a lot is more than 50 feet in average width but not more than 100 feet in average width, such lot shall have interior side yards each equal to 10 percent of the average width of such lot.~~
- c. ~~Where a lot is greater than 100 feet in average width, such lot shall have interior side yards each of not less than 10 feet.~~
- d. ~~Interior side yards that are adjoining a single-family or two-family residentially-zoned property in any jurisdiction shall be landscaped and such landscaping shall include shrubbery and/or trees to provide shielding from that adjacent property.~~
- e. ~~Driveways, walkways, patio slabs, and other areas constructed of concrete, asphalt, or similar materials shall not be permitted in interior side yards that are adjoining a single-family or two-family residentially-zoned property in any jurisdiction.~~

- ~~f. Uncovered porches, platforms, landings, and decks may not project into interior side yards that are adjoining a single-family or two-family residentially-zoned property in any jurisdiction.~~
- ~~3. Rear Yards.~~
 - ~~a. Accessory buildings shall not be permitted in rear yards that are adjoining a single-family or two-family residentially-zoned property in any jurisdiction.~~
 - ~~b. Rear yards that are adjoining a single-family or two-family residentially-zoned property in any jurisdiction shall include a landscaped area with a minimum depth of 10 feet as measured from the rear property line. Such landscaped area shall include shrubbery and/or trees to provide shielding from the adjacent zone. At least one minimum 15-gallon tree shall be provided for every 250-square-foot of landscaped area.~~
- ~~4. **Structure Height and Setback.** For structures that exceed 25 feet in height and are located on a lot adjoining a single-family or two-family residentially-zoned property in any jurisdiction:~~
 - ~~a. At the inside boundary of an interior side yard adjoining a single-family or two-family residentially-zoned property in any jurisdiction, the maximum height of the structure shall be 25 feet and any portion of the structure that exceeds 25 feet in height shall be set back an additional foot for every two feet in height; and~~
 - ~~b. At the inside boundary of a rear yard adjoining a single-family or two-family residentially-zoned property in any jurisdiction, the maximum height of the structure shall be 25 feet and any portion of the structure that exceeds 25 feet in height shall be set back an additional foot for every two feet in height.~~
- ~~5. Open Space.~~
 - ~~a. Where a lot is developed with four or more dwelling units, open space shall be provided at a ratio of not less than 150 square feet per dwelling unit.~~
 - ~~b. Open space may be provided in common areas, including required yards or any portion thereof, provided that these common areas are landscaped or include recreational amenities. Open space may also be provided in private areas such as patios and balconies.~~
 - ~~c. At least 50 percent of the required open space shall be clustered in one common area with minimum dimensions of not less than 15 feet by 25 feet. Such common area shall include recreational amenities accessible to and useable by all building occupants and may include a required yard or any portion thereof, provided that such yard or portion thereof is landscaped.~~

6. ~~Building Design.~~

- a. ~~Where a lot is not more than 100 feet in average width, not more than one garage entrance may be placed on the front of a building, and such garage entrance shall not exceed 26 feet in width.~~
 - b. ~~Where a lot is greater than 100 feet in average width, one garage entrance may be placed on the front of a building for every 100 feet in lot width or portion thereof, and each such garage entrance shall not exceed 26 feet in width.~~
 - c. ~~For each building that fronts a public street, at least one window shall be placed on the building's wall which faces that street.~~
 - d. ~~For each building that fronts a public street, at least one entrance shall be placed on the building's wall which faces that street, except for corner lots for which only one front entrance to the building is required. Such entrance shall be framed in a decorative portico.~~
 - e. ~~Building walls exceeding 30 feet in length shall be articulated by use of patios, balconies, and/or bay windows extending not less than three feet from the building wall. Alternative building projections and recessions may also be used to articulate building walls subject to the approval of the Director.~~
 - f. ~~A pitched roofline shall be required along all sides of any building, with a slope of not less than 1:3.~~
 - g. ~~Rooflines shall be broken into smaller sections by use of decorative elements such as dormers, gables, eyebrows, or by other means deemed appropriate by the Director. Such decorative elements may have a slope of less than 1:3.~~
 - h. ~~Roof-mounted equipment shall be screened from view from any adjacent residential property and adjoining public street, if feasible, except that solar panels that are designed as part of a roofline and blend with the overall roof appearance need not be screened.~~
7. ~~Landscaping.~~ ~~Where landscaping is required by this CSD, it shall be irrigated by a permanent watering system and shall be maintained with regular pruning, weeding, fertilizing, litter removal, and replacement of plants as necessary.~~

I. ~~Other Zones.~~ ~~(Reserved)~~

22.328.080 Foothill Boulevard Area Specific Development Standards

- A. **Purpose.** The following standards apply to all commercially zoned property within the Foothill Boulevard Area and are intended to improve walkability and aesthetics along the commercial corridor.

B. Area Description. The specific boundaries of the Foothill Boulevard subarea are shown on Figure 22.328-A: Foothill Boulevard, at the end of this Chapter.

C. Zone Specific Use Standards – All C Zones.

1. Conditional Use Permit. Notwithstanding the use requirements provided in Section 22.20.030.C (Land Use Regulations for Zones C-H, C-1, C-2, C-3, C-M, C-MJ, and C-R), the following uses shall require a conditional use permit.

a. Drive-through facilities, either attached to the principal structure or detached in a separate structure.

b. Sales and Rentals.

— Automobile sales, sale of new motor vehicles, including incidental repair and washing, subject to provisions of Section 22.140.100 (Automobile and Vehicle Sales and Rental, Automobile Service Stations and Automobile Supply Stores – Accessory Uses).

— Boat and other marine sales or rentals.

— Pet stores.

— Recreational vehicle rentals

— Tool sales or rentals

— Trailer sales or rentals, box and utility only.

— Truck sales or rentals.

c. Services.

— Automobile battery service

— Automobile brake repair shops

— Automobile muffler shops

— Automobile radiator shops.

— Automobile rental and leasing agencies.

— Automobile repair and parts installation incidental to automobile supply stores.

— Automobile repair garages.

— Automobile service stations, including incidental repair, washing, and rental of utility trailers, subject to the provisions of Section

22.140.100 (Automobile and Vehicle Sales and Rental, Automobile Service Stations and Automobile Supply Stores – Accessory Uses).

- Car washes, automatic, coin-operated, and hand wash.
- Colleges and universities, State accredited or equivalent including accessory facilities.
- Community centers.
- Communications equipment buildings.
- Parking lots and parking buildings, except where accessory to a structure on the same lot.
- Schools through grade 12, accredited, including appurtenant facilities, which offers instruction required to be taught in the public schools by the State of California.
- Schools, business and professional, including art, barber, beauty, dance, drama, and music, including trade schools specializing in manual training, shop work, or in the repair and maintenance of machinery or mechanical equipment; and tutoring instruction schools where more than 20 students are in attendance at any one time.
- Smoke shops.
- Veterinary clinics, small animals.

d. Recreation and Amusement.

- Athletic fields, excluding stadiums.
- Golf courses, including the customary clubhouse and appurtenant facilities.
- Recreation clubs, commercial, including tennis, polo, swimming, and similar outdoor/indoor recreational activities together with appurtenant clubhouse.
- Swimming pools, as a primary use.
- Tennis, volleyball, badminton lawn bowling or bowling alleys, and similar courts.

D. General Development Standards

1. Applicability. In addition to new development renovations in cases where more than 50 percent of the existing exterior walls are cumulatively removed, demolished, or rebuilt, the entire project shall conform to the following standards.
2. Lot Coverage. Buildings and structures shall not cumulatively occupy more than 85 percent of the net area of a lot. A minimum of 15 percent of the net area shall be landscaped.
3. Yard Setbacks. Outdoor dining, exterior furniture, or pedestrian circulation areas may be provided in lieu of up to 1/3 of the required 15 percent net area landscaping in the front and side yard setbacks if such setbacks are provided in order to meet the landscaping requirement.
4. Corner cutoffs. Corner cutoffs shall be provided as specified in Section 22.116.040 (Intersections and Corner Cutoff Requirements). If the existing corner cutoff is less than 20 feet, any new development shall provide a corner cutoff of at least 20 feet, unless otherwise determined by the Department of Public Works.
5. Rear Yards.
 - a. If a lot adjoins a Residential Zone at its rear lot line, such lot shall have a rear yard of at least five feet in depth and such rear yard shall be landscaped.
 - i. If a lot is 60 feet or less in width at its rear lot line, at least two minimum 24-inch box trees shall be planted, and such trees shall be planted at least 27 feet apart.
 - ii. If a lot is more than 60 feet in width at its rear lot line, a 24-inch box tree shall be planted in both directions at intervals of 27 feet, as measured from the midpoint of the width of such lot at its rear lot line.
 - b. If a lot is located between Ramsdell Avenue and Raymond Avenue, this rear yard standard shall not apply.
6. Building or Structure Height.
 - a. If a lot does not adjoin a Residential Zone at its rear lot line, the maximum building or structure height shall be 35 feet above grade, excluding chimneys, rooftop antennas, and solar panels.
 - b. If a lot adjoins a Residential Zone at its rear lot line, the maximum building or structure height shall be 35 feet, except that at the rear lot line, height shall be stepped back as follows:

- i. If an adjoining lot has a lower elevation, the maximum height of 35 feet shall be established as a 45-degree projection measured from six feet above the grade of the rear lot line. (See Figure 22.328.080 -A)
 - ii. If an adjoining lot has a higher elevation, the maximum height shall be established as a 45-degree projection measured from the grade of the rear lot line (See Figure 22.328.080 -B)
- c. Exceptions.
- i. If the lot is located between Ramsdell Avenue and Raymond Avenue, Subsection b, above, shall not apply.
 - ii. If the average lot depth is 100 feet or less, Subsection b, above, shall not apply and the maximum height shall be 35 feet.

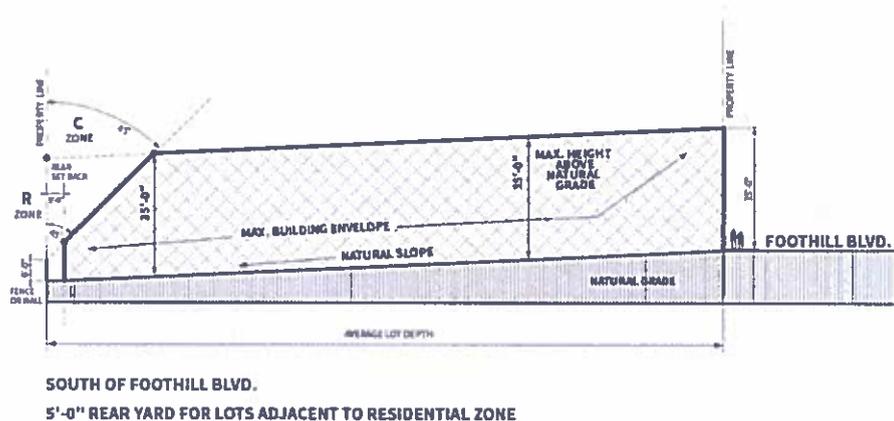


Figure 22.328.080 -A: Building or Structure Height

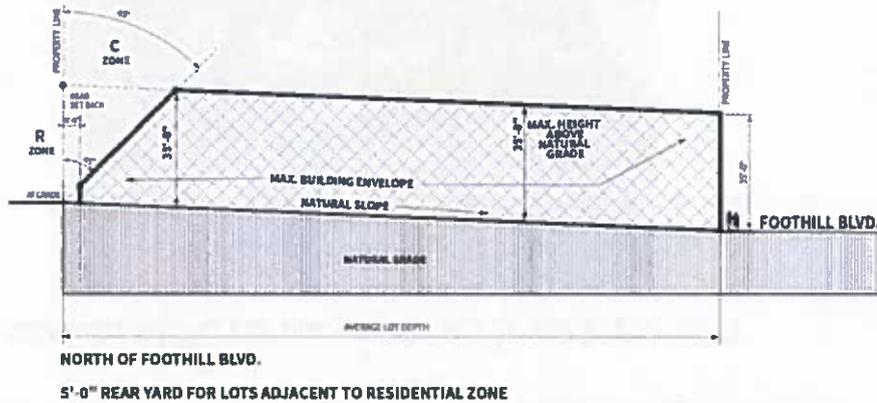


Figure 22.328.080 -B: Building or Structure Height

7. **Building Base Design.** In addition to the applicability requirements of this CSD, any exterior building modification except for signage shall include at least two of the following design elements on at least one façade fronting Foothill Boulevard:
 - a. **Trellis or Pergola** – Consisting of posts and beams with cross members and open to the sky or complemented with the use of canvas shades or vines as shown on Figure 22.323.080 -C, below.





Figure 22.328.080 -C: Example of Trellis and Pergola structures.

- b. Natural La Crescenta rock (not manufactured rock), which shall be provided at the base of structures, including (See Figure 22.328.080 -D below):
- i. As fascia for landscape wall;
 - ii. On the base of façade walls at least three feet in height for the length of all walls at ground floor; and
 - iii. On the base of all columns on the exterior of the buildings at least three feet in height.



Figure 22.328.080 -D: Example of Natural La Crescenta rock.

- c. Exterior Furniture. At least one of following exterior furniture. Such furniture shall be made of steel with powder coat or other comparable material of equal durability and shall be well maintained at all times.
- i. Benches – with a seating length of at least 48 inches. (See Figure 22.328.080 -E, below)



Figure 22.328.080 -E: Example of bench seating

- ii. Bicycle racks - at least one rack to accommodate three or more bicycles. If a bicycle rack has already been provided per Section 22.112.100 (Bicycle Parking and Bicycle Facilities), it may be used to satisfy this requirement and no additional bicycle rack is required (See Figure 22.328.080 -F, below); or



Figure 22.328.080 -F: Example of bicycle rack

- iii. Tables with chairs – May include at least three tables with at least two chairs each. (See Figure 22.328.080 -G, below)



Figure 22.328.080 -G: Example of tables with chairs for outdoor seating.

8. Ground Floor Transparency. At least 60 percent of all ground-floor building frontage that adjoin a street shall be comprised of windows. The bottom of any such window shall be no more than three feet above the sidewalk or grade. Flashing lights or similar flashing devices shall not be visible from the outside.
9. Roof.
 - a. Roof forms and materials shall complement the building mass and match the principal building in terms of style and detailing.
 - b. A roof shall have a gable, arc raised center, or if flat roof, consist of molding that crowns the building such as an eave, cornice, parapet or other such projection.
 - c. Roof-mounted equipment shall be screened from view on all sides by roof forms, roof projections, or architectural screening.
10. Awnings.
 - a. Use of awnings. As part of the building articulation, awnings with or without a sign may be used at entrances, windows, bays or along building frontages or facades subject to the requirements of Subsection F.7.q.ii (Awning Sign).
 - b. Multiple awnings belonging to a single commercial business shall be the same color and style.
 - c. Awnings shall not utilize glossy material or be internally illuminated.
 - d. Awning shall be maintained in good repair. For the purposes of this subsection, good repair shall be defined as not torn or ripped.
11. Exterior Lighting. Except traffic lights, navigational lights, and other similar public safety lighting, exterior lighting shall comply with the requirements and standards set forth below.
 - a. Prohibited outdoor lighting. The following types of outdoor lighting shall be prohibited unless otherwise required for safety:
 - i. Drop-down lenses, defined as a lens or diffuser that extends below a horizontal plane passing through the lowest point of the opaque portion of a light fixture.
 - ii. Mercury vapor lights.

- iii. Ultraviolet lights.
 - iv. Searchlights, laser lights, or other outdoor lighting that flashes, blinks, alternates, or moves unless required by a government agency for public safety. This applies to lighting behind display windows visible from the public right-of-way.
 - b. Lighting. Fully shielded fixtures shall be used for exterior lighting as to prevent light trespass to adjacent uses. Perimeter luminaries shall be located at least five feet from any adjacent residential lot line.
12. Equipment. Where visible from the street, mechanical and utility equipment, including air conditioning, piping, ducts, conduits external to a building, trash dumpsters, electrical vaults, and other similar equipment shall be screened from view from adjacent buildings and the public right-of-way by use of landscaping, grilles, screens, or other enclosures.
13. Landscaping. These landscaping provisions shall apply to installation or replacement of landscaping.
- a. Native trees with a trunk diameter of at least eight inches, as measured four-and-one-half feet above grade, shall be preserved and integrated into required landscaping, either in their current location or another location on the same lot, provided that such trees are good candidates for relocation as established by a certified arborist. Such trees shall be moved in accordance with currently accepted arboricultural standards and practices and shall be supervised by a certified arborist. This provision shall not apply to oak trees, which are subject to the requirements of Chapter 22.174 (Oak Tree Permits).
 - b. Landscaped areas shall be maintained with regular pruning, weeding, fertilizing, litter removal, and replacement of plants as necessary. Landscaped areas shall be maintained with a permanent automatic irrigation system.
 - c. Trees, shrubs, flowers and plants placed in any required yard, including hedges planted within yards and forming a barrier serving the same purpose as a fence or wall shall comply with all height restrictions applying to fences and walls as provided in 22.48.160 in addition to Subsections 14 and 15 below.
14. Retaining Walls.
- a. Retaining walls that employ crib wall construction are not required to meet the requirements of this subsection, provided that such retaining walls are landscaped.

- b. Retaining walls shall be finished with one or more of the following materials: brick, stucco, natural La Crescenta rock, or split-faced concrete block with a cap.
- c. Retaining walls greater than 3.5 feet in height that are adjacent to a road right-of-way, shall be set back at least three feet from the road right-of-way. This setback area shall be landscaped, but such landscaping shall no higher than the height of the retaining wall and shall not obstruct line of sight as determined by Public Works.
- d. Retaining walls that adjoin or are adjacent to the rear lot line shall comply with the following standards (see Figure 22.328.080 -H):
 - i. Retaining walls shall be limited to eight feet in height as measured from finished grade from the bottom of the retaining wall. If eight feet is insufficient, additional retaining walls may be constructed, in a terraced manner, in increments of four or fewer feet in height, similarly measured, unless the Department of Public Works determines such a terraced construction is unsafe. In such case, a retaining wall greater than eight feet may be allowed.
 - ii. Each vertical increment of terraced retaining walls shall be set back from adjoining increments by at least two feet, and the area between each increment shall be landscaped in compliance with the requirements of Subsection D.13 (Landscaping),

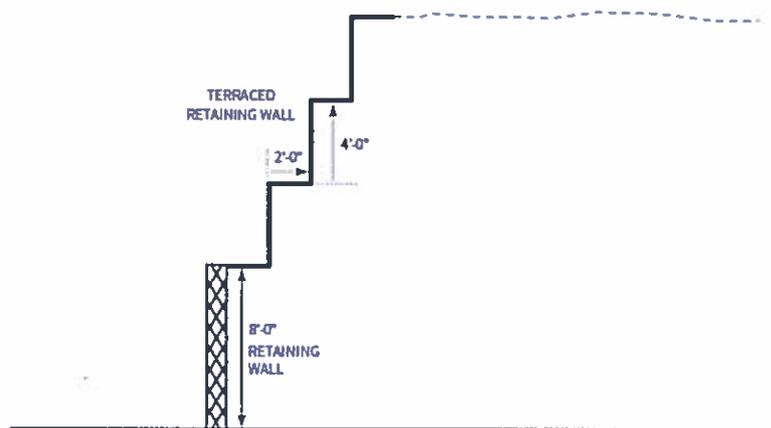


Figure 22.328.080 -H: Rear Lot Retaining Wall Design

15. Other Walls and Fences.

- a. Walls shall be constructed of similar materials as Subsection 14.b. Fences shall be constructed of the following materials, and shall be maintained in good condition:
 - i. Wood or simulated wood;
 - ii. Brick or stone; or
 - iii. Wrought iron.
 - b. Prohibited Fences. Chain-link, barbed and concertina wire fences, electric fences, fences or walls with protruding sharp edges, or other fences and walls designed for or likely to cause harm to persons, are prohibited, except as otherwise provided below.
 - c. Special Purpose Fences. Chain link fences are permitted only when used to secure undeveloped lots, construction sites, or for special events authorized by a special event permit pursuant to Chapter 22.188 (Special Events Permit).
16. Parking. The requirements of 22.112 (Parking) shall apply except where modified herein:
- a. Setback. A parking lot or parking structure that fronts a public street, shall be set back at least seven feet from the road right-of-way unless a greater distance is otherwise required by the Department of Public Works or any other provision of the Los Angeles County Code. Such area shall be landscaped and maintained as required by this CSD.
 - b. Fence or Wall. If a parking lot adjoins a public street, a solid fence or wall 3.5 feet in height, setback at least seven feet from the road right-of-way shall be required. Substitution of a landscaped berm in place of a solid fence or wall may be permitted.
 - c. Parking Ratio. Eating establishments and other similar uses located on a lot between Ramsdell Avenue and Raymond Avenue shall provide at least one parking space for each six persons based on the occupant load, which is determined by the Department of Public Works.
 - d. Off-Site or Shared Parking Areas. Off-site or shared parking arrangements may be provided to meet required parking for commercial uses, provided a site plan has first been approved and the following standards are met. The approved site plan shall be revoked if the applicant fails to provide required parking as approved by the site plan.

- i. Such off-site or shared parking facility shall be located within 1,320 feet (1/4 mile) from any publicly-accessible entrance of the use to which they are provided;
- ii. Such off-site or shared parking facility is located on a lot where parking is permitted;
- iii. Such area shall be clearly marked as being made available for parking for the subject use(s), at the location of subject use(s) and at the location of the off-site or shared parking area; and
- iv. The applicant:
 - (A) Is the owner of the lot where such off-site or shared parking facility is located; or
 - (B) Has control of such off-site or shared parking facility through leasing or other arrangement in such a way as to prevent multiple leasing for the same spaces or cancellation without provided alternate spaces. Such leasing or other arrangement shall contain other guarantees assuring continued availability of the spaces.

E. Building Design Standards

1. Applicability. All new buildings and structures shall conform to the following design standards.
2. Facade Composition. Building facades shall be differentiated as follows: one-story buildings shall consist of a building top and building base; multi-story buildings shall consist of a building top, building middle, and building base. (See Figure 22.328.080 -I: Example of Façade Height Composition)
 - a. Building Top. The building top the upper most portion of the building including a roof, shall be differentiated from the rest of the building through variations in color, materials, ornamentation or shape. The roof is subject to the requirements of Subsection D.9 (Roof) and shall consist of a molding that crowns the building such as an eave, cornice, parapet or other such projection.
 - b. Building Middle. The building middle may be one or more stories. The building middle shall be articulated through elements such as windows, lintels, columns, horizontal differentiation, recesses, stepbacks, materials and color. These treatments shall be consistent.

- c. Building Base. A building base consists of the floor at ground-level where most of the pedestrian interactions and commerce take place. See Subsection D.7 for the specific Building Base Design requirements.

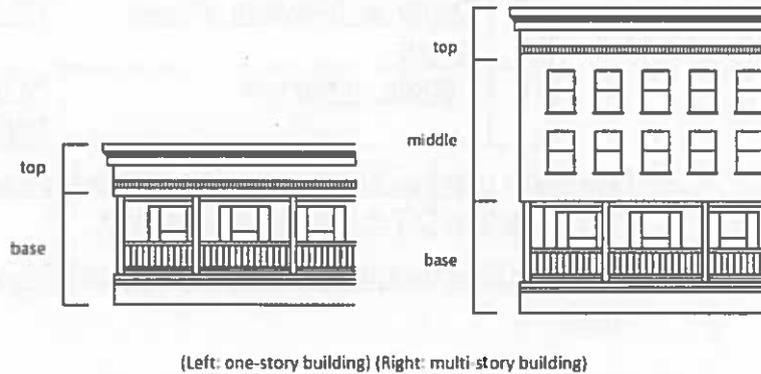


Figure 22.328.080 -I: Example of Façade Height Composition.

3. Architectural Elements. New primary structures shall include at least one of the following elements listed below on at least one façade fronting Foothill Boulevard. If the lot is located between Ramsdell Avenue and Raymond Avenue, this requirement shall not apply.
- a. Terrace. A terrace separates the building façade from the sidewalk and street. A terrace may provide a space for public uses such as public seating or dining. It creates a buffer from public rights-of-way.

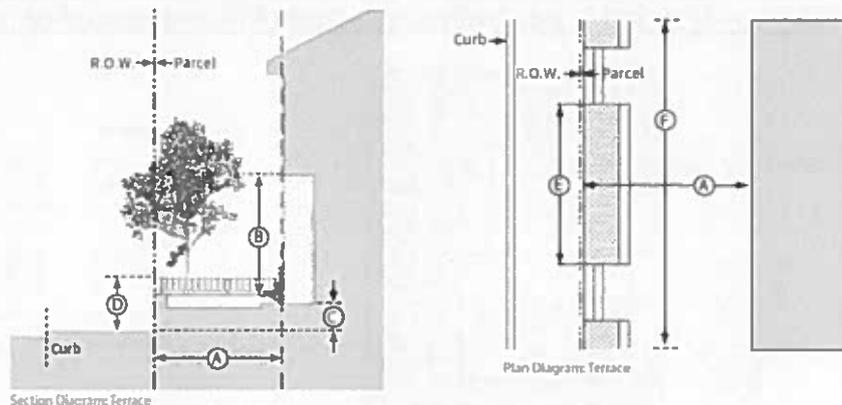


Figure 22.328.080 -J: Terrace Design

- i. Design Standards (See Figure 22.328.080 -J)

A	Depth, clear	10 ft. min.
B	Height, clear	10 ft. min.
C	Finish level above sidewalk	3 ft. max.
D	Height, perimeter wall	4 ft. max.
E	Distance between access points	50 ft. max.
F	Length of terrace	At least 50% of building frontage.

- ii. Low walls used as seating may count towards satisfying the requirements of Subsection D.7.c.i (Benches), above.
- iii. Any required guardrails shall be at least 75% open above the perimeter wall.



Figure 22.328.080 -K: Example of Covered Terrace and Terrace Area

- b. Forecourt. A forecourt is a semi-public space formed by a recess in the façade of a building and is generally appropriate for commercial or public use.

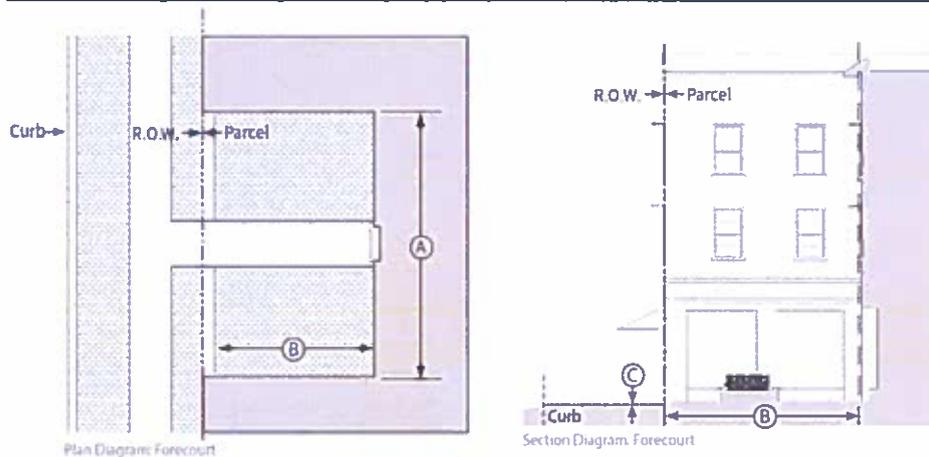


Figure 22.328.080 -L: Forecourt Design

i. Design Standards (See Figure 22.328.080 -L)

<u>A</u>	<u>Width, clear</u>	<u>15 ft. min.</u>
<u>B</u>	<u>Depth, clear</u>	<u>20 ft. min.</u>
<u>C</u>	<u>Finish level above sidewalk</u>	<u>3 ft. max.</u>
<u>Ground floor transparency</u>		<u>60% min.</u>

- ii. Encroachments, such as balconies, awnings, and signage, are allowed within the forecourt and shall be located at least 8 feet above finish level.
- iii. Forecourts shall dedicate at least 50% of their area to landscape or design elements such as seating areas, fountains, or other similar fixtures, or combination thereof.



Figure 22.328.080 -M: Examples of Forecourt Area

- c. Backcourt (Rear Court). A backcourt is a semi-public courtyard oriented to the rear of a building that can be accessed by pedestrians from the sidewalk. A backcourt may be partially enclosed on one, two, or three sides by buildings or structures and is generally appropriate for commercial or public uses.

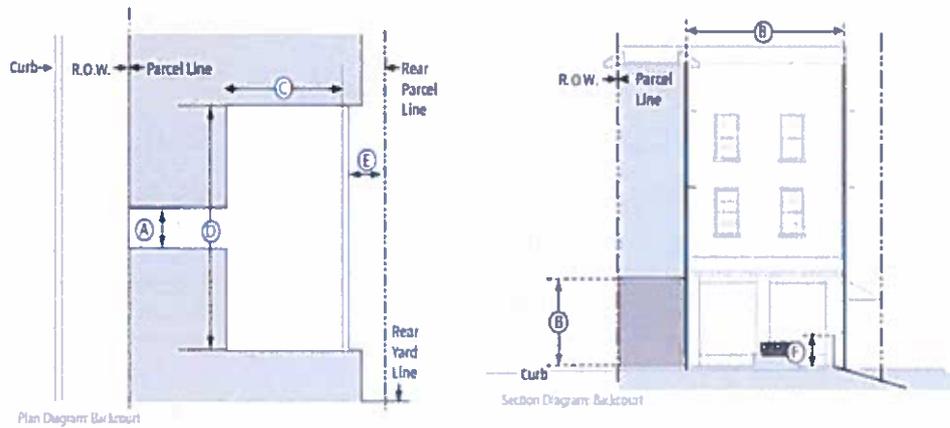


Figure 22.328.080 -N: Backcourt (Rear Court) Design

i. Design Standards (See Figure 22.328.080 -N)

<u>A</u>	<u>Access width, clear</u>	<u>10 ft. min.</u>
<u>B</u>	<u>Access height, clear</u>	<u>12 ft. min.</u>
<u>C</u>	<u>Width, clear</u>	<u>20 ft. min.</u>
<u>D</u>	<u>Depth, clear</u>	<u>20 ft. min.</u>
<u>E</u>	<u>Setback from rear parcel line</u>	<u>15 ft. min.</u>
<u>F</u>	<u>Privacy wall height, solid</u>	<u>4 ft.</u>
<u>Ground Floor Transparency</u>		<u>60% min.</u>

- ii. When provided, a backcourt shall satisfy the requirements of Subsection E.5 (Articulation), only if there is direct access from Foothill Boulevard providing exterior access for pedestrians to the backcourt.
- iii. Encroachments, such as balconies, awnings, and signage are allowed within the backcourt and shall be located at least 8 feet above finish level.
- iv. Backcourts shall dedicate at least 50% of their area to landscape or design elements such as seating areas, fountains, or other similar fixtures.



Figure 22.328.080 -O: Examples of Backcourt Areas

- d. Arcade. An arcade is a façade with an attached Colonnade that is covered by upper stories. Colonnades shall not screen from public view more than 25 percent of the ground floor façade.

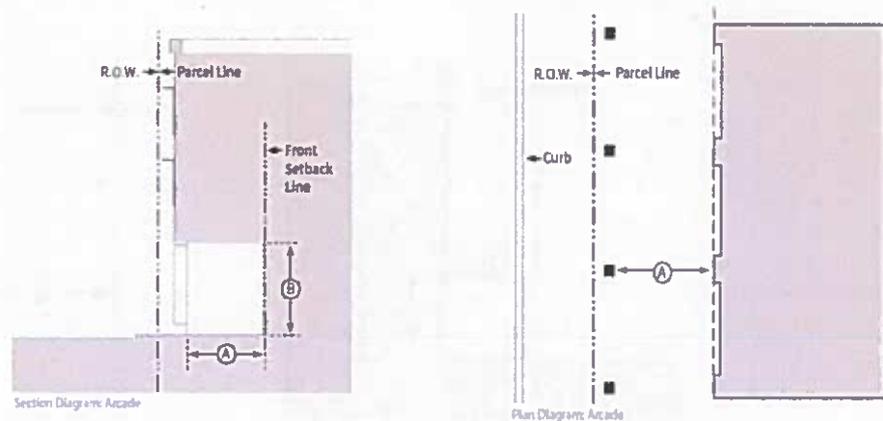


Figure 22.328.080 -P: Arcade Design

- i. Design Standards (See Figure 22.328.080 -P)

<u>A</u>	<u>Depth, Clear</u>	<u>10 ft. min.</u>
<u>B</u>	<u>Ground Floor Height, Clear</u>	<u>10 ft. min.</u>



Figure 22.328.080 -Q: Examples of Arcade Frontage

- e. **Gallery.** A gallery is a roof or deck projecting from the façade of a building with vertical supports. For multi-story buildings, galleries may provide covered or uncovered porches at the second and third floors. Galleries may encroach within the required front yard setbacks. Colonnades shall not screen from public view more than 25 percent of the ground floor façade.

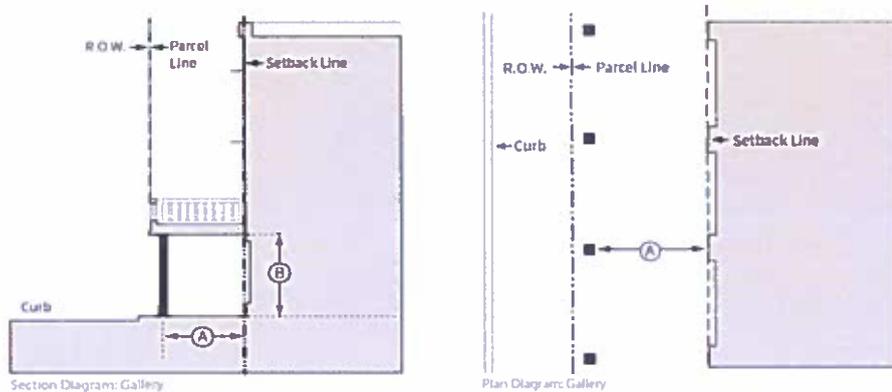


Figure 22.328.080 -R: Gallery Design

- i. **Design Standards (See Figure 22.328.080 -R)**

A	Depth, Clear	20 ft. min.
B	Ground floor height, Clear	10 ft. min.



Figure 22.328.080 -S: Example of Gallery Frontage

4. Entrances

- a. **Shop Front Entrances.** The following standards apply to public entrances to shop fronts located on the ground floor. Shop front entrances shall be recessed façades consisting of a door, transom lights and sidelights. (See Figure 22.328.080 -U below).

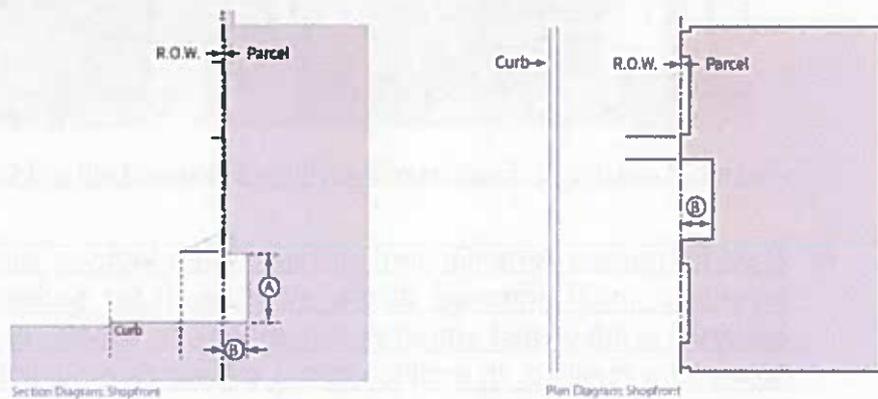


Figure 22.328.080 -T: Shop Front Entrance Design

- i. **Design Standards (See Figure 22.328.080 -T)**

<u>A</u>	<u>Recessed Area Height, Clear</u>	<u>10 ft. min.</u>
<u>B</u>	<u>Recessed Entry Depth</u>	<u>3 ft. min</u>
	<u>Recessed Entry Transparency</u>	<u>60 % min</u>

- ii. Entrances shall be treated with special paving materials, such as ceramic or mosaic tile; ornamental ceilings, such as coffering; or decorative light fixtures.
- iii. Awnings may be used at shop fronts and are subject to Subsections D.10 (Awnings) and F.7.g.ii (Awning Signs).
- iv. Walk-up facilities lacking pedestrian entrances shall be set back at least six feet from the edge of the right-of-way.



Figure 22.328.080 -U: Example of Shop Front Entrance (Left) and Corner Entrance (Right)

- b. Main Entrances. A multitenant building with a lobby at the ground floor shall provide a main entrance at the street level for pedestrian use. A main entrance is the widest entrance that opens into a lobby or primary circulation space of a building. In addition to the standards provided in Subsection 4.a (Shop Front Entrances), a main entrance shall be easily identifiable and distinguishable from other ground floor entrances through the use of one of the following:
 - i. Marked by a taller mass above, such as a tower, or within a volume that projects from the rest of the building surface;
 - ii. Accented by columns or ornamental light fixtures; or
 - iii. Marked or accented by a change in the roofline or change in the roof type.

- c. Corner Entrances. Buildings located on a corner lot shall provide a corner entrance that complies with Subsection 4.a (Shop Front Entrances) or 4.b (Main Entrances) above, as applicable.
- 5. Articulation. In addition to complying with the following requirements, a building façade shall be differentiated as provided in Subsection E.2 (Façade Composition).
 - a. Types of Articulation. Horizontal and vertical articulations shall be produced by variations in rooflines, window groupings, applied façade elements such as piers or pilasters, bay windows, rough textured wood beams, headers, siding, pre-cast headers, casements, cornices, balconies, entrance stoops, porches, and/or changes in materials and horizontal and vertical planes that create shadow lines and textural differences. The articulation shall be such that there is consistency and uniformity in the overall design.
 - b. Roof Drainage. 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.
- 6. Wall Surface. The following standards shall apply to the building walls.
 - a. A wall of a building located 30 feet or more from the side or rear lot line shall have the same trim and finish as the front building façade.
 - b. A wall facing an internal courtyard or a side façade without windows and doors is only allowed if the wall is located less than 30 feet from the side or rear lot line and enhancements such as surface reliefs, wall articulations, architectural murals or vines are incorporated.
 - c. Building finishes shall be of durable materials, such as brick, natural La Crescenta rock, decorative concrete, glass, wood, stucco, or other similar materials except cinder block (concrete masonry unit).
 - d. Building walls shall have contrasting colors to give emphasis to design features such as door/window trim, pilasters, cornices, capitals, wainscot, and/or similar treatments.
 - e. On at least two feet of the wall surface above the street level, durable materials shall be used as provided in Subsection E.6.c above, except that stucco or other similar troweled finishes may not be used.

7. Wall Openings.

- a. For frontages, upper stories shall have a window to wall area proportion that is less than that of the ground floor frontage. Glass curtain walls or portions of glass curtain walls are exempt from this standard.
 - b. Storage areas within a structure, other than product displays, shall not be visible through windows.
 - c. Railings and grilles may be installed on the exterior or interior of a window on the ground floor of a structure, provided that such railings and grilles do not interfere with the required sixty (60) percent transparency.
 - d. Roll-up security gates that are solid shall not be installed on the exterior of any window.
- F. **Signs.** The requirements of Chapter 22.114 (Signs) shall apply except where modified herein:
1. Signs regulated by this section shall not be erected or displayed unless a building permit is first obtained, unless the sign is exempt as set forth in Subsection F.2 (Exempt Signs) below. Signage that extends into the public right-of-way requires an encroachment permit from the Department of Public Works.
 2. Exempt Signs. In addition to the exception for signs described in Subsection 7.b (Incidental Business Signs), the following types of signs are exempt from this Area Specific Standards, provided the signs conform to the following:
 - a. 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.
 - b. 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 the 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 shall not include annual or occasional promotion by a business.
 - c. 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.

- d. Temporary Window Sign. In addition to the signage allowed in Subsection F.2.c 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 each 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.
 - e. Directory Sign. A directory sign for a building providing a list of the names of business establishments within a building 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 grade. The directory sign may also be freestanding, provided it is no higher than eight feet and no lower than three feet from the finished grade, and does not cause entrances and walkways to violate the Americans with Disabilities Act.
 - f. Affiliation Sign. Affiliation signs that provide notice of services within an establishment (for example, 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.
3. Nonconforming Signs. An existing sign that was legally established and does not conform to the provisions of these Area Specific standards shall not be enlarged or altered.
 4. Exposed Neon Signs
 - a. A sign that is internally illuminated or employs exposed neon shall be placed at least seven feet above finished grade.
 - b. The use of exposed neon shall be limited to script and pictorial graphics, and animation, provided that such animation is limited to intervals of five or more seconds.
 5. Prohibited Signs. The following signs shall be prohibited in addition to those listed in Section 22.114.040 (Prohibited Signs Designated):

- a. Signs employing any continuous or sequential flashing operation, including electronic reader boards and LED signage that employs crawling displays or flashing illuminations;
 - b. Signs employing video components;
 - c. Signs emitting odors;
 - d. Roof Business Signs. Roof business signs, including signs painted on the surface of roofs; and
 - e. Digital and Electronic Signs. Existing signs shall not be converted to a digital or electronic billboard sign. Digital and electronic signs include any internally or externally illuminated sign that utilizes digital message technology capable of instantaneously changing the static message or copy on the sign electronically.
6. Removal and Amortization Schedule. A sign which is nonconforming due to the requirements of this CSD shall be removed or made to comply with this CSD within 20 years from the effective date of this CSD in compliance with Section 22.172.050 B.1.f (Termination By Operation of Law).
7. Permitted Signs. Signs shall comply with Chapter 22.114 except as modified herein as follows:
- a. To facilitate the identification or location of the premises in cases of emergency and for other public health, safety, and welfare purposes, business signs readable from a public right-of-way or parking area open to the general public shall include the following information on the sign: Street address and name of the business in digits which are readable from the right-of-way or parking area.
 - b. Incidental Business Signs. An incidental business sign shall not be attached to a freestanding sign and shall not be internally illuminated.
 - c. Building Identification Signs. A building identification sign shall not exceed four square feet in area, shall not be placed more than four feet above finished grade, and shall not be internally illuminated.
 - d. Temporary Construction Signs. A temporary construction sign shall not exceed 40 square feet in area and shall not exceed six feet in height if free-standing. The top of such sign shall not be placed more than six feet above finished grade if wall-mounted, shall not be internally illuminated, and shall be removed from the premises within five days after completion of the construction.

- e. Directional or Informational Signs. A directional or informational sign shall not exceed four square feet in area, shall not exceed three feet in height if free-standing, and the top of the sign shall not be placed more than three feet above finished grade if wall-mounted.
- f. Special-Purpose Signs.
 - i. A bulletin or special-event sign shall not exceed 12 square feet in area.
 - ii. Fuel pricing signs shall comply with the standards of Subsection F.7.g.iv (Monument Sign) or Subsection F.7.h (Master Sign Program).
- g. Permitted Sign Types.
 - i. Projecting Sign. The projecting sign type is mounted perpendicular to a building's facade from decorative metal brackets or mounted on the building wall. Projecting signs are easily read from both sides. A projecting sign type includes a sign parallel to the building.

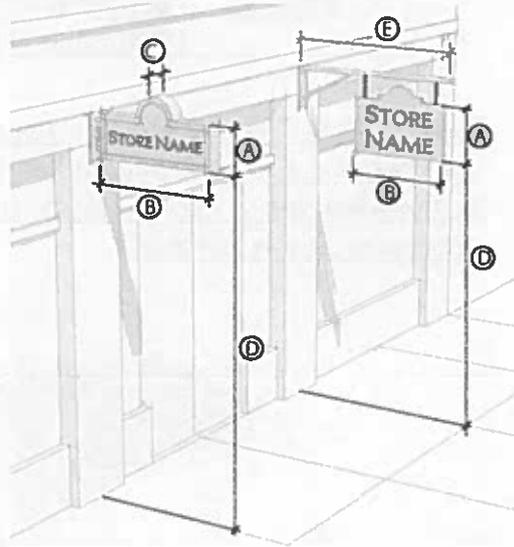


Figure 22.328.080 -V: Projecting Sign Design

(A) A 4 sq. ft. max. projecting business sign that does not exceed 2 ft. in height and width and is placed 10 or fewer ft. above finished grade shall be permitted without substitution of wall business sign area.

(B) Size (See Figure 22.328.080 -V)

<u>A and B</u>	<u>A ground-floor business establishment may substitute projecting business sign area for wall business sign area on the basis of one-half square foot of permitted projecting business sign area for each one square foot of permitted wall business sign area, provided that there is a corresponding reduction in permitted wall business sign area.</u>	
<u>C</u>	<u>Thickness</u>	<u>4 in. max.</u>

(C) Location (See Figure 22.328.080 -V)

<u>D</u>	<u>8 ft. min.</u>	<u>Clear Height</u>
<u>E</u>	<u>5 ft. max.</u>	<u>Projection</u>
<u>Signs Per Building</u>	<u>1 per ground-floor business establishment with reduction in any permitted wall sign.</u>	

- ii. Awning Sign. The awning sign may be used in the shop front to protect merchandise and keep interiors and sidewalk passages shaded and cool in hot weather. Tenant signs may be painted, screen printed, or appliquéd on the awnings.

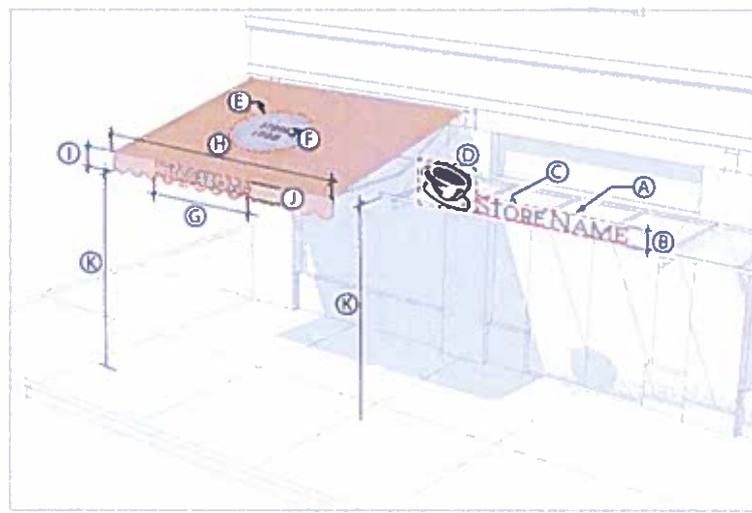


Figure 22.328.080 -W: Awning Sign Design

(A) Only the store name, logo, and/or address shall be applied to the awning. Additional information is prohibited.

(B) Internally illuminated awnings are prohibited.

(C) Size (See Figure 22.328.080 -W)

<u>Parallel Projecting</u>		
<u>A</u>	<u>Signable Area</u>	<u>1 sq. ft. per linear ft. of shop front max.</u>
<u>B</u>	<u>Lettering Height</u>	<u>12 in. max.</u>
<u>C</u>	<u>Lettering Thickness</u>	<u>6 in. max.</u>
<u>D</u>	<u>Feature/Logo</u>	<u>2-1/4 sq. ft. max.</u>
<u>Awning Sloping Plane</u>		
<u>E</u>	<u>Signable Area</u>	<u>25% coverage max.</u>
<u>F</u>	<u>Lettering Height</u>	<u>18 in. max.</u>
<u>Awning Valance</u>		
<u>G</u>	<u>Signable Area</u>	<u>75% coverage max.</u>
<u>H</u>	<u>Width</u>	<u>Shop Front width max.</u>
<u>I</u>	<u>Height</u>	<u>8 in. min; 12 in. max.</u>
<u>J</u>	<u>Lettering Height</u>	<u>8 in. max.</u>

(D) Location (See Figure 22.328.080 -W)

<u>K</u>	<u>Clear Height</u>	<u>8 ft. min.</u>
<u>Signs Per Awning</u>		<u>1 projecting; or 1 valance and 1 sloping max.</u>

- iii. Wall Business Sign. The wall business sign type is flat against the facade 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, or decorative cornice or sign band at the top of the building.



Figure 22.328.080 -X: Wall Business Sign Design

- (A) Changeable copy signs are only allowed for directory signs listing more than one tenant, signs advertising restaurant food specials, and films and live entertainment which change on a regular basis.
- (B) Wall signs shall not extend beyond the roof line or cornice of a building, or the building wall.
- (C) Size (See Figure 22.328.080 -X)

Signable Area		
<u>A</u>	<u>Area Per Building</u>	<u>2 sq. ft. per linear foot of building frontage.</u>
<u>B</u>	<u>Width</u>	<u>Shop front width, max.</u>
<u>C</u>	<u>Height</u>	<u>1 ft. min., 3 ft. max.</u>
Lettering		
<u>D</u>	<u>Width</u>	<u>75% of signable width max.</u>

<u>E</u>	<u>Height</u>	<u>75% of signable height, max.; 18 in. max., whichever is less</u>
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(D) Location (See Figure 22.328.080 -X)

<u>Projection</u>	<u>8 in. max.</u>
<u>Signs Per Building</u>	<u>1 per ground-floor business establishment max.</u>
<u>Additional Wall Signs Per Building</u>	<ul style="list-style-type: none"> - <u>Ground-floor business establishment adjoining two frontages, one 15 sq. ft. area wall sign allowed.</u> - <u>Ground-floor business establishment adjoining an alley or parking lot at side or rear, one 10 sq. ft. area wall sign allowed.</u>

- iv. Monument Sign. The monument sign type is not attached to a building and has an integral support structure. A monument sign stands directly on the ground or ground level foundation and is often used to mark a place of significance or the entrance to a location.

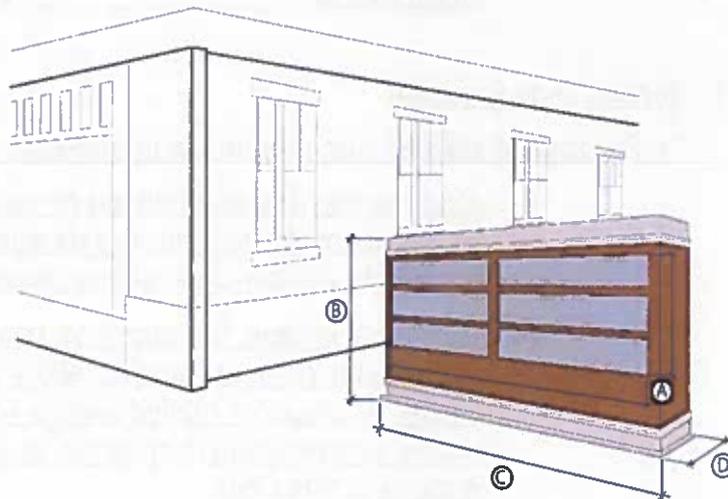


Figure 22.328.080 -Y: Monument Sign Design

- (A) Changeable copy signs are only allowed for fuel pricing signs, directory signs listing more than one tenant, signs advertising

restaurant food specials, and films and live entertainment which change on a regular basis.

(B) Shall be surrounded by landscaping that is at least twice as large as the area of one of its signs faces.

(C) Shall not rotate, move, or simulate motion.

(D) Shall not identify more than 8 establishments.

(E) Size (See Figure 22.328.080 -Y)

<u>A</u>	<u>Signable Area</u>	<u>30 sq. ft. max.</u>
<u>B</u>	<u>Height</u>	<u>6 ft. max.</u>
<u>C</u>	<u>Width</u>	<u>8 ft. max.</u>
<u>D</u>	<u>Depth</u>	<u>1 ft. max.</u>

(A) Location (See Figure 22.328.080 -Y)

<u>Street frontage of 99 ft. or less</u>	<u>Not permitted.</u>
<u>Street frontage having a continuous distance of between 100 ft. and 199 ft.</u>	<u>1 max.</u>
<u>Street frontage having a continuous distance of more than 200 ft.</u>	<u>2 Max., provided a 50 ft. separation between signs.</u>

h. Master Sign Program

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

(A) Integrate the design of single or multiple signs proposed for a development project with the design of the project's structures to promote design consistency; 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 single or multiple signs for development projects. A master sign program is intended to achieve, not circumvent, the purpose of this CSD.

ii. 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 business signs on the same lot or building; or
- (C) A business sign is proposed at a location where a legally non-conforming sign exists on the property, and the property has four or more tenants or tenant spaces.

iii. Application Requirements. A master sign program application shall be the same as that for a Ministerial Site Plan Review and shall require new business signs to comply, where applicable, with Subsection F. (Signs), and shall establish standards for sign location, style, size, color, font, materials, and any other applicable sign features, so that all new business signs in a commercial center meet this threshold until the required sign program has been approved by the Department.

- (A) The master sign program shall enhance the overall development and relates visually to, other signs included in the master sign program, to the structures or developments they identify, and to surrounding development; and
- (B) That the master sign program accommodates future revisions that may be required because of changes in use or tenants in the development.

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

1. ~~**Applicability.** These area-specific standards shall apply to development proposals that involve one or more of the activities listed in Table 22.328-A, below, except for development proposals for which building permit applications were submitted to, and deemed complete by, the Department or the Department of Public Works prior to the effective date of these area specific development standards:~~

TABLE 22.328-A: AREA-SPECIFIC DEVELOPMENT STANDARDS APPLICABILITY			
Activity	Applicable Standards		
	Area 1	Area 2	Area 3

New or change of land-use	B.3 (Apartment Houses) B.4 (Zone Specific Development Standards)	C.3 (Apartment Houses) C.4 (Zone Specific Development Standards)	D.3 (Apartment Houses) D.4 (Zone Specific Development Standards)
New structure	B.5 (Lot Coverage) B.6 (Required Yards) B.7 (Structure Height) B.8 (Structure Design)	C.5 (Lot Coverage) C.6 (Required Yards) C.7 (Structure Height) C.8 (Structure Design)	D.5 (Lot Coverage) D.6 (Required Yards) D.7 (Structure Height) D.8 (Structure Design)
New addition to existing structure	B.5 (Lot Coverage) B.6 (Required Yards) B.7 (Structure Height) B.8.d (Structure Design)	C.5 (Lot Coverage) C.6 (Required Yards) C.7 (Structure Height) C.8.b (Structure Design)	D.5 (Lot Coverage) D.6 (Required Yards) D.7 (Structure Height) D.8.b (Structure Design)
New alteration to the exterior of existing structure that requires permits from the Department of Public Works	B.8.d through B.8.m (Structure Design) as they apply to the new alteration being proposed	C.8.b (Structure Design) as they apply to the new alteration being proposed	D.8.b (Structure Design) as they apply to the new alteration being proposed
<ul style="list-style-type: none"> • New parking lot • New addition to existing parking lot • Replacement of existing parking lot 	B.9 (Parking Lot Design)	C.9 (Parking Lot Design)	D.9 (Parking Lot Design)
• Installation or replacement of landscaping in connection with a project as defined in Division 2	B.10 (Landscaping)	C.10 (Landscaping)	C.10 (Landscaping)

(Definitions) under Drought-Tolerant Landscaping • Replacement of existing landscaping			
• New wall or fence • New addition to existing wall or fence • Replacement of existing wall or fence	B.11 (Walls and Fences)	C.11 (Walls and Fences)	C.11 (Walls and Fences)
• New sign • Enlargement or alteration of existing sign • Replacement of existing sign	B.12 (Signs)	C.12 (Signs)	C.12 (Signs)

2. Review.

- a. ~~Development proposals subject to these area specific standards shall require an approved Ministerial Site Plan Review (Chapter 22.186) application, unless a different approval is required by this Title 22.~~
- a. ~~Applications for approval shall include all information necessary to evaluate compliance with these area specific standards, as determined by the Director, including but not limited to site plans, floor plans, elevation plans, and landscaping plans, in addition to all other information required by this Title 22.~~
- a. ~~Site plans, floor plans, and elevation plans shall be prepared by an architect licensed by the State of California. On each plan, the architect shall affix his or her name, license number, signature, and a statement made under penalty of perjury pursuant to Section 2015.5 of the California Code of Civil Procedure that such plan complies in his or her professional opinion with the requirements of these area specific standards and all other applicable provisions of this Title 22.~~

- a. ~~Landscaping plans shall be prepared by a landscape architect licensed by the State of California. On each plan, the landscape architect shall affix his or her name, license number, signature, and a statement made under penalty of perjury pursuant to Section 2015.5 of the California Code of Civil Procedure that such plan complies in his or her professional opinion with the requirements of these area specific standards and all other applicable provisions of this Title 22.~~
 - a. ~~If an application includes landscaping plans, the application shall also include a covenant and agreement, to be recorded with the Registrar-Recorder/County Clerk following application approval, that all landscaping will be installed and maintained in compliance with the approved landscaping plans, these area specific standards, and all other applicable provisions of this Title 22.~~
 - 3. ~~**Certification.** Prior to each inspection required by Sections 108.4.2, 108.4.3, 108.4.4, and 108.4.6 in Title 26 (Building Code) of the County Code, an architect, general contractor, or applicable contractor licensed by the State of California shall submit a statement to the Department made under penalty of perjury pursuant to Section 2015.5 of the California Code of Civil Procedure that all construction to be inspected complies in his or her professional opinion with all approved plans, these area specific standards, and all other applicable provisions of this Title 22.~~
- I. ~~**Area 1 – Foothill Boulevard West Town Area.**~~
- 1. ~~**Purpose.** The Foothill Boulevard West Town Area is established to improve the appearance of the western Foothill Boulevard commercial corridor through the thoughtful design of pedestrian friendly structures integrated with extensive landscaping and to provide buffering from adjacent residential uses.~~
 - 2. ~~**Description of Area.** The boundaries of this area are shown on Figure 22.328-B:Foothill Boulevard West Town Area, at the end of this Chapter.~~
 - 3. ~~**Apartment Houses.** In approving a Conditional Use Permit (Chapter 22.158) application for an apartment house, the Commission or Hearing Officer shall make the following findings in addition to those required by Section 22.158.050 (Findings and Decision):~~
 - a. ~~That the inclusion of commercial uses into the proposed project, including but not limited to joint live and work units, is unfeasible due to access constraints, lot size or dimensions, or economic constraints substantiated by a market analysis; and~~

- a. ~~That the proposed project substantially complies with these area-specific standards and that approval of such project will not be materially detrimental to properties or improvements in the area or contrary to the intent and purpose of this CSD, as provided in Section 22.328.010 (Purpose).~~

4. ~~Zone Specific Use Standards.~~

- a. ~~Zone C-1. In addition to the uses listed in Chapter 22.20 (Commercial Uses), the following uses shall require a Conditional Use Permit (Chapter 22.158) application in Zone C-1:~~

~~i. Drive-through facilities, either attached to the principal structure or detached in a separate structure.~~

~~i. Sales.~~

~~— Automobile sales, sale of new motor vehicles, and including incidental repair and washing, subject to provisions of Section 22.140.100 (Automobile and Vehicle Sales and Rental, Automobile Service Stations, and Automobile Supply Stores—Accessory Uses).~~

~~i. Services.~~

~~— Automobile repair and parts installation incidental to automobile supply stores.~~

~~— Automobile service stations, including incidental repair, washing, and rental of utility trailers, subject to the provisions of Section 22.140.100 (Automobile and Vehicle Sales and Rental, Automobile Service Stations, and Automobile Supply Stores—Accessory Uses).~~

~~— Churches, temples, or other places used exclusively for religious worship, including customary incidental educational and social activities in conjunction therewith.~~

~~— Communications equipment buildings.~~

~~— Parking lots and parking buildings, except where accessory to a structure on the same lot.~~

~~— Schools through grade 12, accredited, including appurtenant facilities, which offers instruction required to be taught in the public schools by the State of California in which no pupil is physically restrained.~~

- ~~Schools, business and professional, including art, barber, beauty, dance, drama, and music, including trade schools specializing in manual training, shop work, or in the repair and maintenance of machinery or mechanical equipment.~~
- ~~i. Recreation and Amusement.~~
 - ~~Athletic fields, excluding stadiums.~~
 - ~~Golf courses, including the customary clubhouse and appurtenant facilities.~~
 - ~~Swimming pools, as a primary use.~~
- a. ~~Zone C-3. In addition to the uses in Chapter 22.20 (Commercial Zones), the following uses shall require a Conditional Use Permit (Chapter 22.158) application in Zone C-3:~~
 - ~~i. Drive through facilities, either attached to the principal structure or detached in a separate structure.~~
 - ~~i. Sales.~~
 - ~~Automobile sales, sale of new and used motor vehicles.~~
 - ~~Boat and other marine sales.~~
 - ~~Pet stores.~~
 - ~~i. Services.~~
 - ~~Automobile battery service.~~
 - ~~Automobile brake repair shops.~~
 - ~~Automobile muffler shops.~~
 - ~~Automobile radiator shops.~~
 - ~~Automobile rental and leasing agencies.~~
 - ~~Automobile repair and parts installation, incidental to automobile supply stores.~~
 - ~~Automobile repair garages.~~
 - ~~Automobile service stations.~~
 - ~~Boat rentals.~~
 - ~~Car washes, automatic, coin-operated, and hand wash.~~

- ~~— Churches, temples, or other places used exclusively for religious worship, including customary incidental educational and social activities in conjunction therewith.~~
- ~~— Colleges and universities, including appurtenant facilities, giving advanced academic instruction approved by the State Board of Education or other recognized accrediting agency.~~
- ~~— Communication equipment buildings.~~
- ~~— Community centers.~~
- ~~— Electrical distribution substations including microwave facilities.~~
- ~~— Gas metering and control stations, public utility.~~
- ~~— Libraries.~~
- ~~— Microwave stations.~~
- ~~— Parking lots and parking buildings, except where accessory to a structure on the same lot.~~
- ~~— Post offices.~~
- ~~— Recreational vehicle rentals.~~
- ~~— Schools through grade 12, accredited, including appurtenant facilities which offer instruction required to be taught in the public schools by the State of California in which no pupil is physically restrained.~~
- ~~— Schools, business and professional, including art, barber, beauty, dance, drama, and music, including trade schools specializing in manual training, shop work, or in the repair and maintenance of machinery or mechanical equipment.~~
- ~~— Tool rentals, box and utility only.~~
- ~~— Trailer rentals, box and utility only.~~
- ~~— Truck rentals.~~
- ~~— Veterinary clinics, small animals.~~
- ~~i. Recreation and Amusement.~~
 - ~~— Athletic fields, including stadiums.~~

- ~~— Golf courses, including the customary clubhouse and appurtenant facilities.~~
- ~~— Recreation clubs, commercial, including tennis, polo, swimming, and similar outdoor recreational activities together with appurtenant clubhouse.~~
- ~~— Swimming pools.~~
- ~~— Tennis, volleyball, badminton, croquet, lawn bowling, and similar courts.~~

5. ~~**Lot Coverage.** Structures shall not cumulatively occupy more than 85 percent of the net area of a lot.~~

6. ~~**Required Yards.**~~

a. ~~**Front and Corner Side Yards.**~~

~~i. Each lot shall have a front yard of at least 20 feet in depth and a corner side yard of at least 10 feet in depth.~~

~~ii. At least 25 percent of the area of each required front or corner side yard shall be landscaped and such landscaping shall comply with Subsection B.10, below.~~

~~iii. The following uses are permitted in required front and corner side yards:~~

~~(A) Driveways, subject to the limitations of Subsection B.9.a, below;~~

~~(A) Outdoor dining;~~

~~(A) Street furniture; and~~

~~(A) Pedestrian circulation areas, subject to the limitations of Subsection B.8.h, below.~~

~~iv. Each required front or corner side yard shall be landscaped in areas where none of the uses in the immediately preceding Subsection B.6.a.iii, above, are maintained and such landscaping shall comply with Subsection B.10, below.~~

a. ~~**Rear Yards.**~~

~~i. If a lot adjoins a Residential Zone at its rear lot line, such lot shall have a rear yard of at least five feet in depth and such rear yard shall be landscaped to provide shielding for the adjoining Residential Zone with~~

landscaping that complies with Subsection B.10, below, and the following requirements:

~~(A) If a lot is 60 feet or less in width at its rear lot line, at least two 24-inch box trees shall be planted and such trees shall be planted 27 feet apart; and~~

~~(A) If a lot is more than 60 feet in width at its rear lot line, a 24-inch box tree shall be planted in both directions at intervals of 27 feet, as measured from the midpoint of the width of such lot at its rear lot line.~~

7. *Structure Height.*

~~a. If a lot does not adjoin a Residential Zone at its rear lot line, the maximum structure height shall be 35 feet as measured from grade before any fill is placed on any portion of the lot upon which the structure is to be located.~~

~~a. If a lot adjoins a Residential Zone at its rear lot line, the maximum structure height shall vary across the depth of the lot from front to back with the maximum height allowed at the front of the lot, and shall be established as follows:~~

~~i. If the adjoining lot in a Residential Zone has a lower elevation, the maximum structure height shall be established as a 45-degree projection measured from six feet above the grade of the rear lot line before any fill is placed on any portion of the lot upon which the structure is to be located.~~

~~i. If the adjoining lot in a Residential Zone has a higher elevation, the maximum structure height shall be established as a 45-degree projection measured from the grade of the rear lot line before any fill is placed on any portion of the lot upon which the structure is to be located.~~

8. *Structure Design.*

~~a. *Design Features.* New primary structures shall include at least five of the following design features, and all such features shall be consistent with the chosen architectural style, as defined in Subsection B.8.c, below:~~

~~i. Arcading;~~

~~i. Arches;~~

~~i. Awnings;~~

~~i. Balconies;~~

- ~~i. Bay windows;~~
- ~~i. Colonnades;~~
- ~~i. Courtyards;~~
- ~~i. Decorative exterior stairs;~~
- ~~i. Decorative grilles;~~
- ~~i. Decorative iron fences;~~
- ~~i. Masonry benches;~~
- ~~i. Outdoor dining;~~
- ~~i. Pergolas and trellises;~~
- ~~i. Plazas;~~
- ~~i. Recessed upper floor loggias or pergolas;~~
- ~~i. Tile masonry fountains; and~~
- ~~i. Tiled bulkheads.~~

a. ~~Structure Frontage.~~

- ~~i. If a new primary structure adjoins either a public street or a yard on that lot required by Subsection B.6, above, that adjoins a public street, at least 50 percent of the ground-floor structure frontage adjoining such street or yard shall be dedicated to commercial uses.~~
- ~~i. If a new primary structure adjoins either multiple public streets or multiple yards required by Subsection B.6, above, that adjoin public streets:

 - ~~(A) At least 50 percent of the longest ground-floor structure frontage adjoining a street or yard shall be dedicated to commercial uses; and~~
 - ~~(A) At least 33 percent of the other ground-floor structure frontages adjoining a street or yard shall be dedicated to commercial uses.~~~~
- ~~i. At least 60 percent of all ground-floor structure frontages that adjoin either a public street or a yard required by Subsection B.6, above, that adjoins a public street shall be articulated through the use of recessed windows and entries, display windows, contrasting wall treatments, offset surfaces, differentiated piers and columns, awnings, landscaping, or outdoor seating.~~

- ~~i. At least 50 percent of all structure frontages above the ground floor that adjoin either a public street or a yard required by Subsection B.6, above, that adjoins a public street shall be articulated through the use of recessed windows, balconies, contrasting wall treatments, offset surfaces, differentiated piers and columns, or awnings.~~
- a. ~~Architectural Style.~~ New primary structures shall be designed in compliance with one of the following architectural styles, defined by this Chapter and further explained in the Foothill Boulevard Design Guidelines, a separate document maintained by the Department:
 - ~~i. Victorian.~~
 - ~~i. Arts and Crafts.~~
 - ~~i. Mission.~~
 - ~~i. Prairie.~~
 - ~~i. Spanish.~~
 - ~~i. Foothill Eclectic.~~
- a. ~~Roof Design.~~ Roofs shall be consistent with the chosen architectural style, as defined in Subsection B.8.c, above, and shall also comply with the following standards:
 - ~~i. Roofs and roof forms shall be employed on at least three of the four sides of a structure; and~~
 - ~~i. Roof materials shall consist of real or faux clay tile, real or faux slate, faux wood shake, dimensional asphalt shingle, or standing seam metal where metal roofs are otherwise authorized.~~
- a. ~~Roof Projections.~~
 - ~~i. Roof projections, including but not limited to towers and parapets, shall be consistent with the chosen architectural style, as defined in Subsection B.8.c, above.~~
 - ~~i. Roof projections, including but not limited to towers and parapets, shall not occupy more than 15 percent of the total roof area and shall not be designed to be habitable.~~
 - ~~i. Roof projections, including but not limited to towers and parapets, shall not extend more than 10 feet above the maximum structure height established by Subsection B.7, above.~~
- a. ~~Mechanical Equipment.~~

~~i. Roof Mounted Equipment.~~

~~(A) Roof-mounted equipment shall be screened from view on all four of its sides by roof forms, roof projections, or architectural screening that is consistent with the chosen architectural style, as defined in Subsection B.8.c, above.~~

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

~~(A) Roof-mounted equipment shall not exceed eight feet in height, as measured from the roof.~~

~~(A) Roof-mounted equipment shall be set back from the nearest roof edge by at least one foot for each foot in height measured from the roof.~~

~~i. Mechanical equipment attached to a structure at the ground floor level, including but not limited to individual air conditioning units, shall be screened or enclosed through use of landscaping compliant with Subsection B.10, below, or use of walls or fences compliant with Subsection B.11, below.~~

~~a. Exterior Lighting.~~

~~i. Each exterior lighting fixture shall be consistent with the chosen architectural style, as defined in Subsection B.8.c, above.~~

~~i. Each exterior lighting fixture shall not blink, flash, or exceed 250 watts and shall be directed away from adjacent public rights-of-way and Residential Zones.~~

~~a. Pedestrian Circulation Areas. Pedestrian circulation areas appurtenant to structures shall be consistent with the chosen architectural style, as defined in Subsection B.8.c, above, and pavement in such areas shall employ the following materials: brick, interlocking paving stones, or paver tiles.~~

~~a. Pedestrian Entrances and Walk-Up Facilities.~~

~~i. If a structure adjoins a public street, pedestrian entrances shall be set back at least three feet from the edge of the right-of-way closest to the structure.~~

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

a. ~~Windows.~~

- ~~i. All ground-floor structure frontages adjoining either a public street or a yard on that lot required by Subsection B.6, above, that adjoins a public street shall include windows.~~
- ~~i. Windows shall be designed so that storage areas, other than product displays, within a structure are not visible and shall be consistent with the chosen architectural style, as defined in Subsection B.8.c, above.~~
- ~~i. Tinted glass may be employed in a window on the ground floor of a structure, provided that it is used as an architectural accent and does not exceed 30 percent of the surface area of a window.~~
- ~~i. Tinted glass may be employed in a window above the ground floor of a structure.~~
- ~~i. At least 50 percent of the surface area of a window shall be broken into panes, each of which shall not exceed six square feet in surface area, unless non-mullioned structural glass is employed.~~
- ~~i. Railings and grilles of a decorative nature may be installed on the exterior or interior of a window on the ground floor of a structure, provided that such railing and grilles do not exceed six feet in height and that at least 75 percent of the exterior surface area of each window containing such railing or grille is not view obscured.~~
- ~~i. Roll-up security gates and grilles shall not be installed on the exterior of any window.~~

a. ~~Awnings.~~

- ~~i. Awnings on new structures shall be designed to coordinate with the elements of ground level floor structure articulation required by Subsection B.8.b, above, such as individual windows and bays, and any awnings shall be consistent with the chosen architectural style, as defined in Subsection B.8.c, above.~~
- ~~i. An open framework may be permitted beneath awnings.~~
- ~~i. Multiple awnings belonging to a single commercial business shall be the same color and style.~~
- ~~i. Awnings shall not employ glossy material or be internally lit.~~
- ~~i. If the Director determines that any awning on a lot is not maintained in good repair, the owner of such lot shall remove, repair, or replace such awning within 30 days of receipt of notification from the Director or his~~

~~designee. For the purposes of this Subsection B.8.k, good repair shall be defined as not torn, ripped, or faded to a different color.~~

~~a. *Wall Finishes.*~~

~~i. Exterior wall finishes shall be applied uniformly on all sides of a structure and shall be consistent with the chosen architectural style, as defined in Subsection B.8.c, above.~~

~~i. Exterior wall finishes shall employ the following materials: bricks, shingles, lap siding, stucco, naturally occurring river rock, and stone veneers.~~

~~i. Split face concrete may be employed as a wainscoting or accent element in exterior wall finishes, provided that such concrete does not exceed 25 percent of the surface area of exterior wall finishes on the ground floor of a structure and is painted in earth tone colors.~~

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

~~a. *Color.* Earth tone colors shall be used as base colors on structures, with bright non-pastel colors generally providing accent.~~

~~9. *Parking Lot Design.* The requirements of Section 22.112.080 (Parking Design) shall apply except where modified herein:~~

~~a. *Driveways.*~~

~~i. Driveways between a public street and a parking lot and/or parking structure shall not exceed 20 feet in width.~~

~~i. Only one driveway shall be provided to each public street adjoining a lot.~~

~~i. The Director may modify the requirements of this Subsection B.9.a, in consultation with the Fire Department and the Department of Public Works, if he finds that such modifications are necessary for public health and safety by providing necessary Fire Department access or resolving potential traffic circulation problems on public streets. Such modifications are exempt from Section 22.328.090 (Modification of Development Standards).~~

~~a. *Setbacks.*~~

~~i. If a parking lot or parking structure adjoins a public street, such parking lot or parking structure shall be set back at least seven feet from the~~

~~edge of the right of way closest to the structure unless a greater distance is required by Subsection B.6, above.~~

~~i. The area between a parking lot or parking structure and the edge of the right of way closest to the structure which may include a pedestrian walk way, shall be landscaped and such landscaping shall comply with Subsection B.10, below.~~

~~a. Fences and Walls.~~

~~i. Where a fence or wall is required by this Subsection B.9 or by Section 22.112.080 (Parking Design), such fence or wall shall comply with the requirements of Subsection B.11, below.~~

~~i. If a parking lot adjoins a public street, a solid fence or wall between 30 and 42 inches in height, set back at least seven feet from the edge of the right of way closest to the structure shall be required. The Director may allow substitution of a landscaped berm in place of a solid fence or wall if he finds that such substitution results in a superior project design.~~

~~a. Landscaping. Parking lot landscaping shall comply with Subsection B.10, below, and the following requirements:~~

~~i. One 24-inch box tree shall be required for each four parking spaces and such trees shall be distributed throughout the parking lot. To the maximum extent feasible, each required tree shall be located so as to provide shading for four parking spaces upon maturity.~~

~~i. A landscaped area with a lateral dimension of at least three feet shall be provided where the end of a row of parking spaces adjoins an internal driveway and one 24-inch box tree shall be planted within such area. Said tree may be included as one of the trees required by the immediately preceding Subsection B.9.d.i.~~

~~i. All portions of a parking lot not used for vehicle parking or maneuvering, or for the movement of pedestrians to and from vehicles, shall be landscaped.~~

~~i. The Director may modify the requirements of this Subsection B.9.d when 20 or fewer parking spaces are provided on a lot if he finds that these requirements are infeasible due to the lot size or dimensions, and that the modified requirements provide sufficient landscaping. Such modifications are exempt from Section 22.328.090 (Modification of Development Standards).~~

a. ~~*Pedestrian Circulation Areas.*~~

- ~~i. Pedestrian circulation areas within parking lots shall be consistent with the chosen architectural style, as defined in Subsection B.8.c, above, of the nearest structure on the same lot.~~
- ~~i. Pedestrian circulation areas within stand-alone parking lots shall utilize one of the architectural styles defined in Subsection B.8.c, above.~~
- ~~i. Pedestrian circulation areas within parking lots shall employ the following materials for the pavement in such areas: brick, interlocking paving stones, or paver tiles.~~

a. ~~*Lighting.*~~

- ~~i. Each parking lot lighting fixture shall be consistent with the chosen architectural style, as defined in Subsection B.8.c, above, of the nearest structure on the same lot.~~
- ~~i. Each parking lot lighting fixture in a stand-alone parking lot shall be consistent with one of the architectural styles defined in Subsection B.8.c, above.~~
- ~~i. Each parking lot lighting fixture shall not exceed 250 watts and the light shall be directed away from adjacent public rights-of-way and Residential Zones.~~

10. ~~**Landscaping.** These landscaping provisions shall apply to installation or replacement of landscaping in connection with a project as defined in Division 2 (Definitions) under Drought-Tolerant Landscaping.~~

a. ~~*General Requirements.*~~

- ~~i. At least 15 percent of the net area of a lot shall contain landscaping planted in the ground.~~
- ~~i. Landscaped areas, except incidental areas adjacent to fences, walls, and side and rear lot lines, shall have a minimum lateral dimension of three feet.~~
- ~~i. Landscaping shall be used to screen site utilities, including but not limited to trash dumpsters, electrical vaults, and mechanical equipment.~~
- ~~i. Landscaping shall be used to provide shade for pedestrian-oriented areas, including but not limited to outdoor dining, walkways, and plazas.~~

- ~~i. Water features, including but not limited to fountains, shall use recirculating water systems.~~
- a. ~~*Plant Materials.*~~
 - ~~i. Plants shall be grouped in hydrozones, as required by Section 22.122.040 (Drought-Tolerant Landscaping Requirements).~~
 - ~~i. Drought-tolerant plants shall be provided in accordance with Section 22.122.040 (Drought-Tolerant Landscaping Requirements).~~
 - ~~i. Trees shall be at least 24-inch box size and shall be supported with appropriate staking and guy-wires.~~
 - ~~i. Shrubs shall be at least five-gallon size.~~
 - ~~i. Groundcover.~~
 - ~~(A) Groundcover plants shall be planted between six and eight inches apart.~~
 - ~~(A) Shrubs of one-gallon or smaller in size may be used as groundcover, provided that they are planted between 18 and 24 inches apart.~~
 - ~~i. Turf grass shall be prohibited on any portion of a lot with a slope of 15 percent or greater.~~
- a. ~~*Existing Mature Trees.*~~
 - ~~i. This Subsection B.10.c shall not apply to oak trees, which are subject to the requirements of Chapter 22.174 (Oak Tree Permits).~~
 - ~~i. Existing mature trees shall be preserved and integrated into required landscaping, either in their current location or another location on the same lot, provided that such trees are moved in accordance with State of California Arbericultural practices.~~
- a. ~~*Maintenance.*~~
 - ~~i. Landscaped areas shall be maintained with regular pruning, weeding, fertilizing, litter removal, and replacement of plants as necessary.~~
 - ~~i. Landscaped areas shall be maintained with a permanent automatic irrigation system that meets the following requirements:~~
 - ~~(A) The system shall consist of low volume sprinkler heads, drip emitters, and bubbler heads and shall include automatic controllers that are set to water between 7:00 p.m. and 7:00 a.m.~~

~~(A) The system shall be designed in coordination with the hydrozones established in Subsection B.10.b.i, above.~~

~~(A) The system shall be designed to avoid runoff onto non-irrigated areas and to avoid the watering of structures, pedestrian areas, and public rights-of-way.~~

11. Walls and Fences.

a. Retaining Walls.

~~i. Retaining walls shall be constructed of masonry split face block, stone, stucco, or brick, and shall be painted with earth tone colors.~~

~~i. Retaining walls that adjoin or are adjacent to the front lot line shall comply with the following standards:~~

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

~~(A) Each vertical increment of terraced retaining walls shall be set back from adjoining increments by at least two feet and the area between each increment shall be landscaped in compliance with the requirements of Subsection B.10, above.~~

~~i. Retaining walls that adjoin or are adjacent to the rear lot line shall comply with the following standards:~~

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

~~(A) Each vertical increment of terraced retaining walls shall be set back from adjoining increments by at least two feet, and the area between each increment shall be landscaped in compliance with the requirements of Subsection B.10, above.~~

~~i. Retaining walls that employ crib wall construction are not required to meet the requirements of this Subsection, provided that such retaining walls are landscaped in compliance with the requirements of Subsection B.10, above.~~

~~a. Other Walls and Fences.~~

~~i. General Requirements.~~

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

~~(A) Walls and fences shall be consistent with the chosen architectural style, as defined in Subsection B.8.c, above, of the nearest structure on the same lot.~~

~~(A) Signs, barbed wire, or razor wire shall not be affixed to walls or fences.~~

~~i. Walls.~~

~~(A) Walls shall be constructed of masonry and faced with the following materials: brick, stucco, split-faced concrete block with a masonry cap, manufactured veneer stones, or naturally occurring river rock.~~

~~(A) Walls shall be painted with earth tone colors.~~

~~i. Fences.~~

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

~~(A) Chain-link fences are permitted only when used for construction sites or for special events authorized by an approved Special Events Permit (Chapter 22.188).~~

~~12. Signs. The requirements of Chapter 22.114 (Signs) shall apply except where modified herein:~~

~~a. Non-Conforming Signs. An existing sign that was legally established and does not conform to the provisions of these area specific standards shall not be enlarged or altered unless such enlargement or alteration is in compliance with this Subsection B.12.~~

~~a. General Requirements.~~

~~i. A sign shall be consistent with the chosen architectural style, as defined in Subsection B.8.c, above, of the structure onto which it is affixed.~~

~~i. A sign shall employ earth tone colors.~~

~~i. Letters on a sign shall not exceed 18 inches in height.~~

~~i. A sign shall have margins of at least 15 percent of the length of the copy on such sign.~~

~~i. If a sign has two or more rows of copy, each row shall be separated by at least three quarters of an inch.~~

~~i. A sign that is internally illuminated or employs exposed neon shall be placed at least seven feet above finished grade.~~

~~i. The use of exposed neon shall be limited to script, pictorial graphics, and animation, provided that such animation is limited to intervals of five or more seconds.~~

a. ~~Wall Business Signs.~~

~~i. Area Permitted.~~

~~(A) Each ground floor business establishment adjoining or oriented to one public street or highway shall be permitted a maximum of one square foot of wall business sign area for each one linear foot of building frontage, not to exceed 40 square feet of wall business sign area, provided that:~~

~~(a) Each wall business sign does not exceed 25 square feet in area; and~~

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

~~(A) If a ground floor business establishment adjoins or is oriented to two public streets or highways, an additional wall business sign not to exceed 15 square feet in area shall be permitted on the side of such business establishment with the least building frontage.~~

~~(A) If a ground floor business establishment adjoins or is oriented to an alley or parking lot at its side or rear, an additional wall business sign not to exceed 10 square feet in area shall be permitted on the side of such business establishment that adjoins or is oriented to such alley or parking lot.~~

~~i. Height Permitted. A wall business sign shall not extend above a parapet wall or more than two feet above an eave.~~

~~a. Awning Business Signs.~~

~~i. Area Permitted.~~

~~(A) A ground-floor business establishment shall be permitted a maximum of one awning business sign.~~

~~(A) A ground-floor business establishment may substitute awning business sign area for wall business sign area on the basis of one-half square foot of permitted awning business sign area for each one square foot of permitted wall business sign area, provided that there is a corresponding reduction in permitted wall business sign area.~~

~~i. Other Requirements.~~

~~(A) An awning business sign shall be located on an awning valance, provided that such valance is at least seven feet above finished grade and does not project more than four feet from a structure wall.~~

~~(A) Letters on an awning business sign shall not exceed eight inches in height.~~

~~(A) An awning business sign shall not be internally lit.~~

~~a. Projecting Business Signs.~~

~~i. Area Permitted.~~

~~(A) A ground-floor business establishment shall be permitted a maximum of one projecting business sign.~~

~~(A) A ground-floor business establishment may substitute projecting business sign area for wall business sign area on the basis of one-half square foot of permitted projecting business sign area for each one square foot of permitted wall business sign area, provided that there is a corresponding reduction in permitted wall business sign area.~~

~~(A) A projecting business sign that does not exceed two feet in height and width and is placed 10 or fewer feet above finished grade shall be permitted without substitution of wall business sign area.~~

~~i. Height Permitted.~~

~~(A) A projecting business sign shall be placed at least seven feet above finished grade and at least eight feet above a public right-of-way.~~

~~(A) A projecting business sign shall not extend above a parapet wall or more than two feet above an eave.~~

~~a. *Roof Business Signs.* Roof business signs, including signs painted on the surface of roofs, shall be prohibited.~~

~~a. *Freestanding Business Signs.*~~

~~i. *Frontage.*~~

~~(A) One freestanding business sign shall be permitted on a lot with a street or highway frontage having a continuous distance of between 100 and 199 feet.~~

~~(A) Two freestanding business signs shall be permitted on a lot with a street or highway frontage having a continuous distance of 200 or more feet, provided that the two freestanding signs are separated by at least 50 feet.~~

~~i. *Type Permitted.* A freestanding business sign shall be a monument sign. For the purposes of this Subsection B.12.g, a monument sign is defined as a sign placed on a solid base that extends at least 75 percent of the length and width of such sign.~~

~~i. *Size Permitted.*~~

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

~~(A) Each sign face of a freestanding business sign shall be limited to 30 square feet in area.~~

~~i. *Landscaping.* A freestanding business sign shall be surrounded by a landscaped area that is at least twice as large as the area of one of its sign faces and such landscaping shall comply with the requirements of Subsection B.10, above.~~

~~i. *Other Requirements.*~~

~~(A) A freestanding business sign shall not rotate, move, or simulate motion in any way.~~

~~(A) A freestanding business sign shall not identify more than eight business establishments.~~

~~(A) A freestanding business sign shall not be internally illuminated or employ exposed neon.~~

- ~~a. *Incidental Business Signs.* An incidental business sign shall not be attached to a freestanding sign and shall not be internally illuminated.~~
- ~~a. *Building Identification Signs.* A building identification sign shall not exceed four square feet in area, shall not be placed more than four feet above finished grade, and shall not be internally illuminated.~~
- ~~a. *Temporary Real Estate Signs.* A temporary real estate sign shall not exceed 24 square feet in area and shall not be internally illuminated.~~
- ~~a. *Temporary Construction Signs.* A temporary construction sign shall not exceed 80 square feet in area and shall not exceed six feet in height if free standing. The top of such sign shall not be placed more than six feet above finished grade if wall mounted, shall not be internally illuminated, and shall be removed from the premises within five days after completion of the construction.~~
- ~~a. *Directional or Informational Signs.* A directional or informational sign shall not exceed four square feet in area, shall not exceed three feet in height if free standing, and the top of the sign shall not be placed more than three feet above finished grade if wall mounted.~~
- ~~a. *Special Purpose Signs.*~~
 - ~~i. A bulletin or special event sign shall not exceed 12 square feet in area.~~
 - ~~i. Fuel pricing signs shall comply with the requirements of Subsections B.12.g.ii through B.12.g.v, above.~~
 - ~~i. A public transportation sign shall not include advertising.~~
- ~~a. *Prohibited Signs.* The following signs shall be prohibited in addition to those listed in Section 22.114.040 (Prohibited Signs Designated):~~
 - ~~i. Signs employing any continuous or sequential flashing operation, including electronic reader boards and LED signage that employs crawling displays or flashing illuminations;~~
 - ~~i. Signs employing video components; and~~
 - ~~i. Signs emitting odors.~~

J. Area 2 – Foothill Boulevard Mid-Town Area.

- ~~1. *Purpose.* The Foothill Boulevard Mid-Town Area is established to improve the appearance of the middle Foothill Boulevard commercial corridor through~~

~~the thoughtful design of pedestrian friendly structures integrated with extensive landscaping and to provide buffering from adjacent residential uses. These standards acknowledge the constraints presented by small lot sizes.~~

- ~~2. **Description of Area.** The boundaries of this area are shown on Figure 22.328-C: Foothill Boulevard Mid-Town Area, at the end of this Chapter.~~
- ~~3. **Apartment Houses.** The requirements of Subsection B.3, above shall apply.~~
- ~~4. **Zone Specific Use Standards.**~~

~~a. **Zone C-1.**~~

~~i. The requirements of Subsection B.4.a, above, shall apply.~~

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

~~a. **Zone C-2.**~~

~~i. In addition to the uses listed in Chapter 22.20 (Commercial Uses), the following uses shall require a Conditional Use Permit (Chapter 22.158) application in Zone C-2:~~

~~(A) Drive-through facilities, either attached to the principal structure or detached in a separate structure.~~

~~(A) Sales.~~

~~— Automobile sales, sale of new motor vehicles, and including incidental repair and washing, subject to the provisions of Section 22.140.100 (Automobile and Vehicle Sales and Rental, Automobile Service Stations, and Automobile Supply Stores—Accessory Uses).~~

~~— Boat and other marine sales.~~

~~(A) Services.~~

~~— Automobile rental and leasing agencies,~~

~~— Automobile repair and parts installation incidental to automobile supply stores.~~

~~— Churches, temples, and other places used exclusively for religious worship, including customary incidental educational and social activities in conjunction therewith.~~

- ~~— Colleges and universities, including appurtenant facilities, giving advanced academic instruction approved by the State Board of Education or other recognized accrediting agency.~~
- ~~— Communications equipment buildings.~~
- ~~— Electrical distribution substations, including microwave facilities.~~
- ~~— Gas metering and control stations, public utility.~~
- ~~— Libraries.~~
- ~~— Microwave stations.~~
- ~~— Parking lots and parking buildings, except where accessory to a structure on the same lot.~~
- ~~— Post offices.~~
- ~~— Schools through grade 12, accredited, including appurtenant facilities which offer instruction required to be taught in the public schools by the State of California, in which no pupil is physically restrained.~~
- ~~— Schools, business and professional, including art, beauty, dance, drama, and music, including trade schools specializing in manual training, shop work, or in the repair or maintenance of machinery or mechanical equipment.~~
- ~~— Tool rentals.~~
- ~~(A) Recreation and Amusement.~~
 - ~~— Athletic fields, excluding stadiums.~~
 - ~~— Golf courses, including the customary clubhouse and appurtenant facilities.~~
 - ~~— Swimming pools.~~
 - ~~i. Dining rooms, cafes, cafeterias, coffee shops, restaurants, and other similar uses shall provide at least one parking space for each six persons based on the occupant load, as determined by the Department of Public Works.~~
- a. ~~Zone C-3.~~
 - ~~i. The requirements of Subsection B.4.b, above, shall apply.~~

- ~~i. Dining rooms, cafes, cafeterias, coffee shops, restaurants, and other similar uses shall provide at least one parking space for each six persons based on the occupant load, as determined by the Department of Public Works.~~
 - 5. **Lot Coverage.** The requirements of Subsection B.5, above, shall apply.
 - 6. **Required Yards.** Rear yards shall be provided according to the requirements of Subsection B.6.b, above.
 - 7. **Structure Height.** The maximum structure height shall be 35 feet, as measured from grade before any fill is placed on any portion of the lot upon which the structure is to be located.
 - 8. **Structure Design.**
 - a. The requirements of Subsections B.8.a and B.8.b, above, shall apply to new structures, except that reference to any yard required by Subsection F.3.f shall instead be made to any yard required by Subsection C.6, above.
 - a. The requirements of Subsections B.8.c through B.8.m, above, shall apply to new structures, new additions to existing structures, and alterations to the exterior of existing structures that require a permit from the Department of Public Works, except that:
 - ~~i. Reference to any yard required by Subsection B.6, above, shall instead be made to any yard required by Subsection C.6, above; and~~
 - ~~i. Reference to the required structure height established by Subsection B.7, above, shall instead be made to the required structure height established by Subsection C.7, above.~~
 - 9. **Parking Lot Design.** The requirements of Subsection B.9, above, shall apply, except that reference to any yard required by Subsection B.6, above, shall instead be made to any yard required by Subsection C.6, above.
 - 10. **Landscaping.** The requirements of Subsection B.10, above, shall apply, except that at least 10 percent of the net area of a lot shall contain landscaping planted in the ground.
 - 11. **Walls and Fences.** The requirements of Subsection B.11, above, shall apply.
 - 12. **Signs.** The requirements of Subsection B.12, above shall apply.
- K. **Area 3 – Foothill Boulevard East Town Area.**

1. ~~**Purpose.** The Foothill Boulevard East Town Area is established to improve the appearance of the eastern Foothill Boulevard commercial corridor through the thoughtful design of pedestrian-friendly structures integrated with extensive landscaping and to provide buffering from adjacent residential uses.~~
2. ~~**Description of Area.** The boundaries of this area are shown on Figure 22.328-D:Foothill Boulevard East Town Area, at the end of this Chapter.~~
3. ~~**Apartment Houses.** The requirements of Subsection B.3, above, shall apply.~~
4. ~~**Zone Specific Use Standards.**~~
 - a. ~~**Zone C-2.** The requirements of Subsection C.4.b.i, above, shall apply.~~
 - a. ~~(Reserved).~~
5. ~~**Lot Coverage.** The requirements of Subsection B.5, above, shall apply.~~
6. ~~**Required Yards.**~~
 - a. ~~**Front and Corner Side Yards.**~~
 - i. ~~Each lot shall have a front yard of at least 10 feet in average depth, provided that no portion of the front yard is less than five feet in depth, and shall have a corner side yard of at least 10 feet in average depth, provided that no portion of the corner side yard is less than five feet in depth.~~
 - i. ~~At least 25 percent of the area of each required front or corner side yard shall be landscaped and such landscaping shall comply with Subsection B.10, above.~~
 - i. ~~The following uses are permitted in required front and corner side yards:~~
 - (A) ~~Driveways, subject to the limitations of Subsection B.9.a, above;~~
 - (A) ~~Outdoor dining;~~
 - (A) ~~Street furniture; and~~
 - (A) ~~Pedestrian circulation areas, subject to the limitations of Subsection B.8.h, above.~~
 - i. ~~Each required front or corner side yard shall be landscaped in areas where none of the uses in Subsection D.6.a.iii, above, are maintained and such landscaping shall comply with the requirements of Subsection B.10, above.~~
 - a. ~~**Rear Yards.** The requirements of Subsection B.6.b, above, shall apply.~~

7. ~~Structure Height.~~

- ~~a. If a lot does not adjoin a Residential Zone at its rear lot line, the maximum structure height shall be 42 feet as measured from grade before any fill is placed on any portion of the lot upon which the structure is to be located.~~
- ~~a. If a lot adjoins a Residential Zone at its rear lot line, the maximum structure height shall be established by the requirements of Subsections B.7.b, above.~~

8. ~~Structure Design.~~

- ~~a. The requirements of Subsections B.8.a and B.8.b, above, shall apply to new structures, except that reference to any yard required by Subsection B.6, above, shall instead be made to any yard required by Subsection D.6, above.~~
- ~~a. The requirements of Subsections B.8.c through B.8.m, above, shall apply to new structures, new additions to existing structures, and alterations to the exterior of existing structures that require a permit from the Department of Public Works, except that:
 - ~~i. Reference to any yard required by Subsection B.6, above, shall instead be made to any yard required by Subsection D.6, above; and~~
 - ~~i. Reference to the required structure height established by Subsection B.7, above, shall instead be made to the required structure height established by Subsection D.7, above.~~~~

- ~~9. **Parking Lot Design.** The requirements of Subsection B.9, above, shall apply, except that reference to any yard required by Subsection B.6, above, shall instead be made to any yard required by Subsection D.6, above.~~

- ~~10. **Landscaping.** The requirements of Subsection B.10, above, shall apply.~~

- ~~11. **Walls and Fences.** The requirements of Subsection B.11, above, shall apply.~~

- ~~12. **Signs.** The requirements of Subsection B.12, above, shall apply.~~

22.328.090 Modification of Development Standards

A. Modifications Authorized.

- 1. Modification of the development standards in the following Subsections shall be subject to the modification procedures specified in Subsection B, below:
 - a. 22.328.070 (R-3 Zone Specific Development Standards).

- b. 22.328.080.D (General Development Standards), except for 22.328.080.D.2 (Lot Coverage) and 22.328.080.D.6 (Building or Structure Height).
 - b. 22.328.080.E (Building Design Standards).
 - c. 22.328.080.F (Signs).
2. Modification of all other development standards in this CSD shall be subject to approval of a Conditional Use Permit.

B. Modification of Selected CSD Standards.

1. Applicability. Modification of the development standards specified in Subsection A.1, above, shall be subject to approval of a CSD Modification application, in compliance with this Subsection B.
2. Application and Review Procedures.
 - a. Application Checklist. The application submittal shall contain all of the materials required by the CSD Modification checklist.
 - b. Type II Review. The application shall be filed and processed in compliance with Chapter 22.228 (Type II Review – Discretionary) and this Subsection B.
3. Notification. The application shall comply with all noticing requirements as required by a Type II Review (Chapter 22.228), except that the notification radius shall be 1,000 feet of the exterior boundaries of the subject property, as shown on the County's last equalized assessment roll. A copy of the notice shall also be sent to the Crescenta Valley Town Council.
4. Findings and Decision.
 - a. Common Procedures. Findings and decision shall be made in compliance with Section 22.228.050 (Findings and Decision), and include the findings in Subsection b, below.
 - b. Findings.
 - i. The use, development of land, and application of development standards is in compliance with all applicable provisions of this Title 22.
 - ii. The use, development of land, and application of development standards, when considered on the basis of the suitability of the site for the particular use or development intended, is so arranged as to avoid traffic congestion, provide for the safety and convenience of bicyclists and pedestrians, including children, senior citizens, and persons with disabilities, insure the protection of public health, safety and general

welfare, prevent adverse effects on neighboring property and is in conformity with good zoning practice.

- iii. The use, development of land, and application of development standards is suitable from the standpoint of functional developmental design.
- iv. There are exceptional circumstances or conditions applicable to the subject property or to the intended development of the property that do not apply to other properties within the CSD area.
- v. That granting the request for modification will not be materially detrimental to properties or improvements in the area or contrary to the purpose of this CSD, as provided in Section 22.328.010 (Purpose).

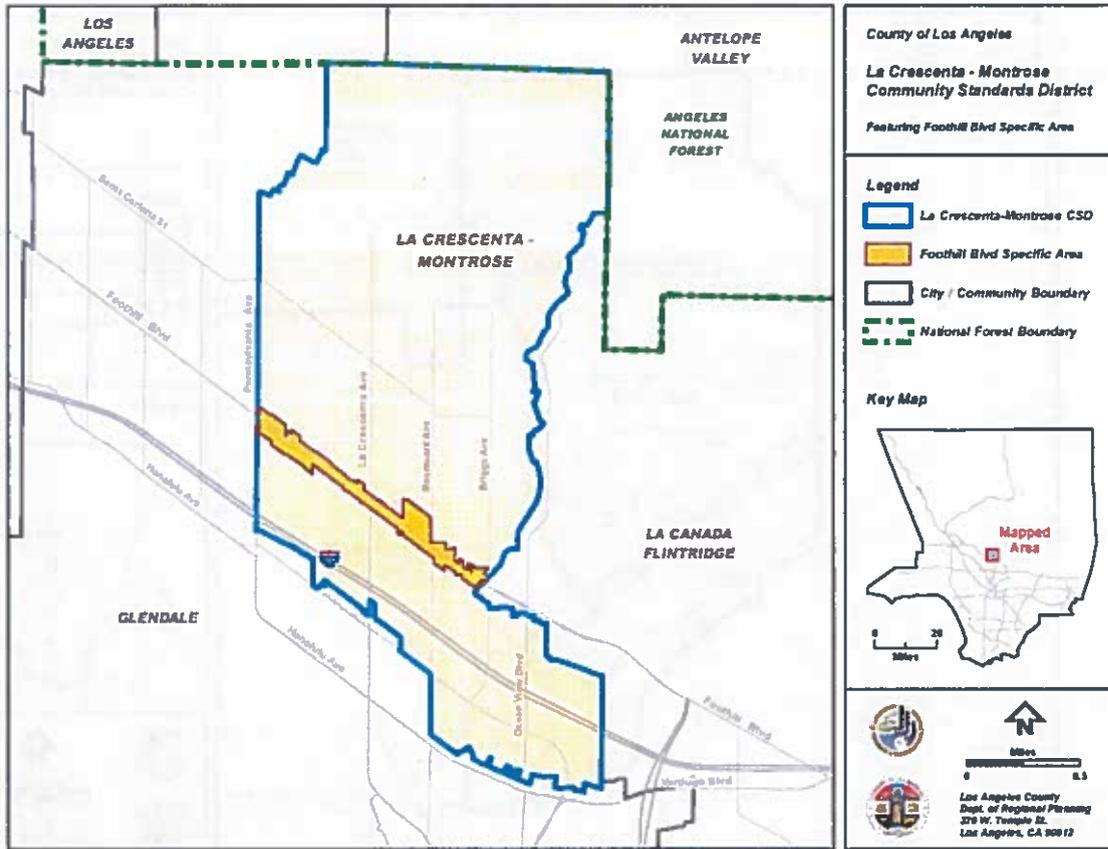
A. ~~Modifications Authorized.~~

- 5. ~~Except as set forth in Section 22.328.080.B.9.a.iii and Section 22.328.080.B.9.d.iv, modification of the development standards specified in this Subsection A.1 shall be subject to the procedures specified in Subsection B, below:~~
 - a. ~~22.328.070.A (Zone R-3),~~
 - b. ~~22.328.080.B.6 (Required Yards),~~
 - c. ~~22.328.080.B.8 (Structure Design),~~
 - d. ~~22.328.080.B.9 (Parking Lot Design),~~
 - e. ~~22.328.080.B.10 (Landscaping),~~
 - f. ~~22.328.080.B.11 (Walls and Fences),~~
 - g. ~~22.328.080.B.12 (Signs),~~
 - h. ~~22.328.080.C.6 (Required Yards),~~
 - i. ~~22.328.080.C.8 (Structure Design),~~
 - j. ~~22.328.080.C.9 (Parking Lot Design),~~
 - k. ~~22.328.080.C.10 (Landscaping),~~
 - l. ~~22.328.080.C.11 (Walls and Fences),~~
 - m. ~~22.328.080.C.12 (Signs),~~
 - n. ~~22.328.080.D.6 (Required Yards),~~
 - o. ~~22.328.080.D.8 (Structure Design),~~
 - p. ~~22.328.080.D.9 (Parking Lot Design),~~

- q. ~~22.328.080.D.10 (Landscaping),~~
 - r. ~~22.328.080.D.11 (Walls and Fences), and~~
 - s. ~~22.328.080.D.12 (Signs); and~~
6. ~~Modification of other development standards in this GSD shall be subject to a Variance (Chapter 22.194) application.~~
- C. ~~Modification of Selected GSD Standards.~~
1. ~~**Applicability.** Modification of the development standards specified in Subsection A.1, above, shall be subject to approval of a GSD Modification application, in compliance with this Subsection B.~~
 2. ~~Application and Review Procedures.~~
 - a. ~~**Application Checklist.** The application submittal shall contain all of the materials required by the GSD Modification checklist.~~
 - b. ~~**Type II Review.** The application shall be filed and processed in compliance with Chapter 22.228 (Type II Review—Discretionary) and this Subsection B.~~
 3. ~~**Notification.** The application shall comply with all noticing requirements as required by a Type II Review (Chapter 22.228), except that the notification radius shall be 1,000 feet of the exterior boundaries of the subject property, as shown on the County's last equalized assessment roll. A copy of the notice shall also be sent to the Crescenta Valley Town Council.~~
 4. ~~Findings and Decision.~~
 - a. ~~**Common Procedures.** Findings and decision shall be made in compliance with Section 22.228.050 (Findings and Decision) and include the findings in Subsection B.4.b, below.~~
 - b. ~~Findings.~~
 - i. ~~The use, development of land, and application of development standards is in compliance with all applicable provisions of this Title 22.~~
 - ii. ~~The use, development of land, and application of development standards, when considered on the basis of the suitability of the site for the particular use or development intended, is so arranged as to avoid traffic congestion, provide for the safety and convenience of bicyclists and pedestrians, including children, senior citizens, and persons with disabilities, insure the protection of public health, safety and general welfare, prevent adverse effects on neighboring property and is in conformity with good zoning practice.~~

- iii. ~~The use, development of land, and application of development standards is suitable from the standpoint of functional developmental design.~~
- iv. ~~There are exceptional circumstances or conditions applicable to the subject property or to the intended development of the property that do not apply to other properties within the CSD area.~~
- v. ~~That granting the request for modification will not be materially detrimental to properties or improvements in the area or contrary to the purpose of this CSD, as provided in Section 22.328.010 (Purpose).~~

FIGURE 22.328-A: LA CRESCENTA-MONTROSE CSD BOUNDARY



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FIGURE 22.328-B: FOOTHILL BOULEVARD AREA

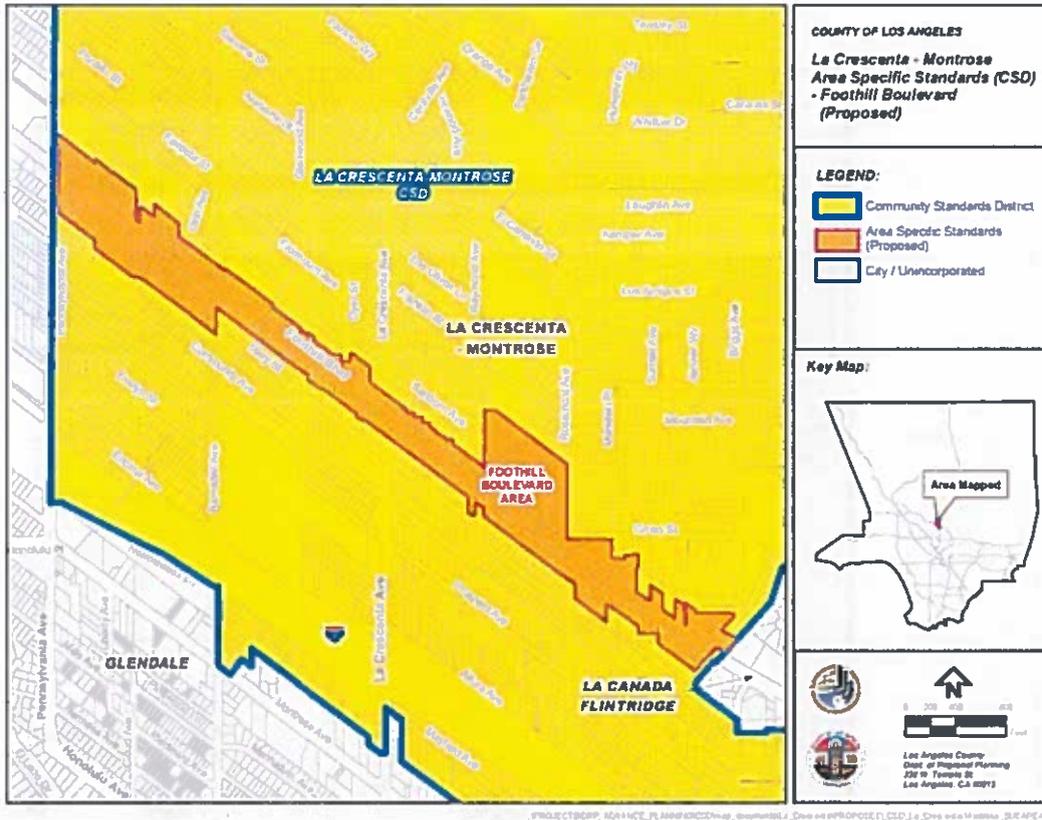
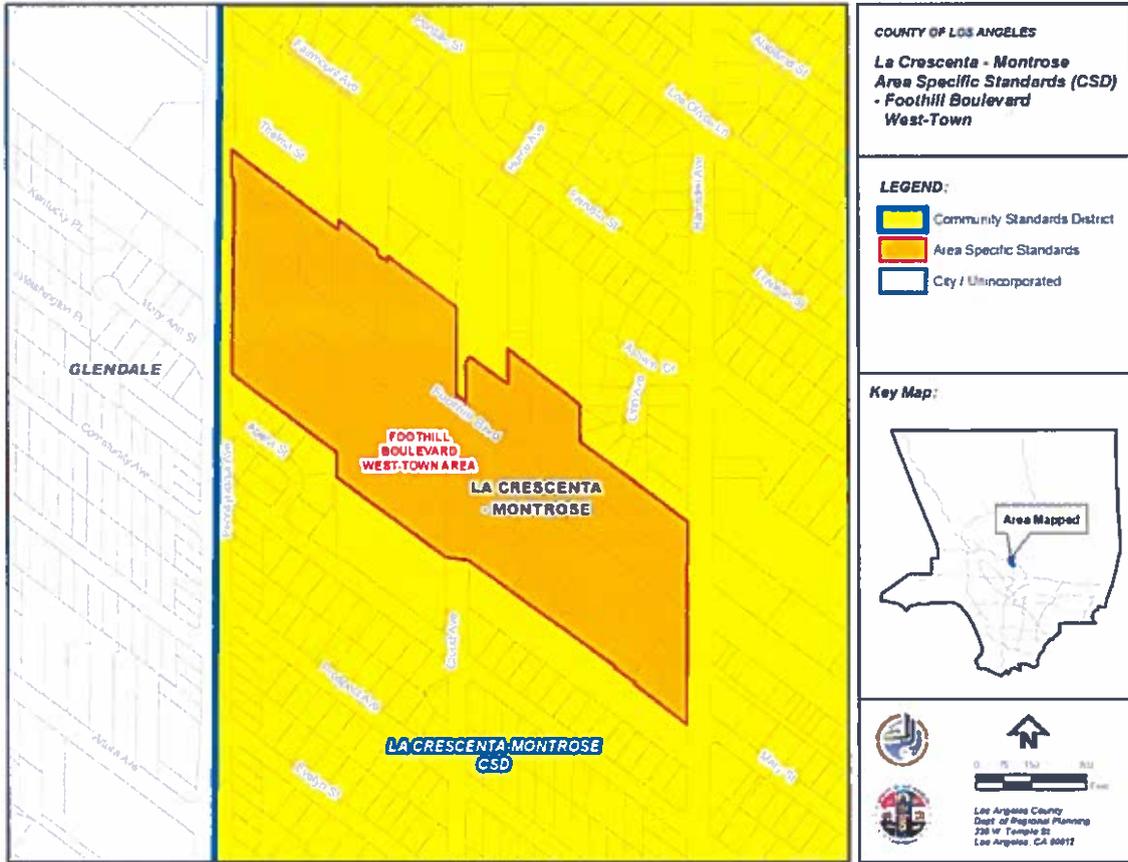


FIGURE 22.328-B:FOOTHILL BOULEVARD WEST TOWN AREA



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EXHIBIT C



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Amy J. Bodek, AICP
Director

Dennis Slavin
Chief Deputy Director

PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE: April 24, 2019
PROJECT NUMBER: 2018-000331-(5)
PERMIT NUMBER(S): ADV RPPL2016000546/ENV RPPL2016002236
SUPERVISORIAL DISTRICT: 5
PROJECT LOCATION: Unincorporated La Crescenta-Montrose
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 Study to evaluate the potential environmental impacts of the above-mentioned project. Based on the information contained in the Initial Study, which are supported by substantial evidence, the project would not have a significant adverse effect on the environment. Therefore, the County proposes that a Negative Declaration is the appropriate environmental documentation under the California Environmental Quality Act (CEQA).

Attached: Initial Study – Negative Declaration

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

NEGATIVE DECLARATION

**PROJECT NO. 2018-000331-(5)
ENVIRONMENTAL CASE NO. RPPL2016002236**

- 1. DESCRIPTION:** The proposed project is an update of the existing La Crescenta-Montrose Community Standards District ordinance to improve the appearance of the Foothill Boulevard and ensure new multi-family buildings are designed to be compatible with existing residential neighborhoods. No new development is proposed as a part of this Project.
 - 2. LOCATION:** Community of unincorporated La Crescenta-Montrose
 - 3. PROPONENT:**
- County of Los Angeles
Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012
- 4. FINDINGS OF NO SIGNIFICANT EFFECT:** Based on the initial study, it has been determined that the project will not have a significant effect on the environment.
 - 5. LOCATION AND CUSTODIAN OF RECORD OF PROCEEDINGS:** The location and custodian of the record of proceedings on which the adoption of this Negative Declaration is based is:

Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

PREPARED BY: James Drevno, Community Studies East

DATE: April 24, 2019

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



Project title: La Crescenta-Montrose Community Standards District Amendment/ Project No. 2018-000331-5/ Advance Planning Case No. 2016000546/ Environmental Assessment No. 2016002236

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

Contact Person and phone number: James Drevno (213) 974-6425; jdrevno@planning.lacounty.gov

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

Project location: All parcels within the La Crescenta-Montrose Community Standards District.(See map below.)

APN: All parcels within the La Crescenta-Montrose Community Standards District
USGS Quad: Condor Peak and Pasadena.

Gross Acreage: Approximately 2,195 Acres (3.43 square miles)

General plan designation: Various: Rural Land 20, Residential 9, Residential 18, Residential 30, Public and Semi-Public, Parks and Recreation, Water, and General Commercial.

Community/Area wide Plan designation: N/A

Zoning: Various: R-1, R-1-7500, R-1-10000, R-2, R-3, R-3-30U, R-3-P, C-1, C-2-BE, C2-DP-BE, C-3, C-3-BE, C3-DP-BE, CPD, M-1-DP-U/C-BE). Properties within the Project limits are predominantly zoned for residential and commercial uses.

Description of project: The Project proposes to amend the Los Angeles County Zoning Code Title 22, Chapter 22.328 (formerly Section 22.44.139) updating the La Crescenta-Montrose Community Standards District Ordinance (CSD) in compliance with the Los Angeles County General Plan (General Plan) implementation program requiring community design guidelines. Originally adopted in 2009, the La Crescenta-Montrose CSD Ordinance encompasses the unincorporated areas of the La Crescenta-Montrose Community (Community). CSDs are established to implement specific development standards, in the form of a supplemental district, to address special attributes of the community.

The Project consists of changes to the regulations related to all R-3 residential zones in the community and the commercial zones along Foothill Boulevard. The proposed changes include reorganization of the existing CSD as well as the addition of new definitions, clarification of existing regulations and new development standards. 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 development standards include updates to building design, parking lot design, wall and fence design, landscaping, yard setbacks, and signage. The Project does not propose or authorize any development. All future proposed development will continue

to require review and permitting by the County and will be reviewed on a project-by-project basis to determine the potential for project-specific impacts, in compliance with CEQA, as necessary.

Revised regulations as a part of the Project include:

R-3 ZONE

- Yard requirements, including front, side and rear yard requirements to preserve and maintain natural vegetation.
- Building height setbacks and roof form requirements to provide compatibility between apartment houses and single and two-family residential property.
- Clarifying language regarding roof top and roof mounted equipment requirements.
- Landscaping requirements to enhance buffering between different types of land uses.

COMMERCIAL ZONES – Along Foothill Boulevard

- Revision to the applicability of the Area Specific Development Standards to apply to all subareas of the current CSD boundary, which will be referred to as the Foothill Boulevard Area.
- Additional land uses have been added that are subject to Conditional Use Permits (CUPs).
- Adjustments to parking regulations in some sections of the Foothill Boulevard area.
- Adjustments to building massing regulations.
- Replacement of existing “architectural styles” framework and inclusion of a menu of architectural features, design elements, and frontages.
- Additional wall, fencing, and screening regulations.
- Replacement of existing sign regulations with new design-based sign regulations.

LA CRESCENTA-MONTROSE CSD DISTRICT MAP

- 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.

Surrounding land uses and setting: La Crescenta – Montrose is surrounded to the north by the Angeles National Forest, to the south and west by the City of Glendale, and to the east by the City of La Cañada-Flintridge. With the exception of the National Forest, these communities are urbanized areas comprised of existing suburban, commercial, residential, public, and institutional uses.

The surrounding land uses in the City of Glendale include single family residential and open space immediately to the west, and single-family residential, multi-family residential, and general commercial uses to the south of the project area. In the City of La Cañada-Flintridge to the east, surrounding land uses include, single-family residential, some mixed-use, community-planned development, and open space.

Environmental Setting: The Project is a regulatory document that will be applied to the approximately 3.43 square mile La Crescenta-Montrose community identified in the Project Description above. The community of La Crescenta-Montrose is located within the West San Gabriel Valley Planning Area of the General Plan¹ and is almost entirely developed with suburban developments. The Community lies between the San Rafael Hills to the southeast and the Verdugo Hills to the south and southwest. The Community is bordered by the Angeles Forest to the north. Although the Community is built out, it is surrounded by hills and large areas of

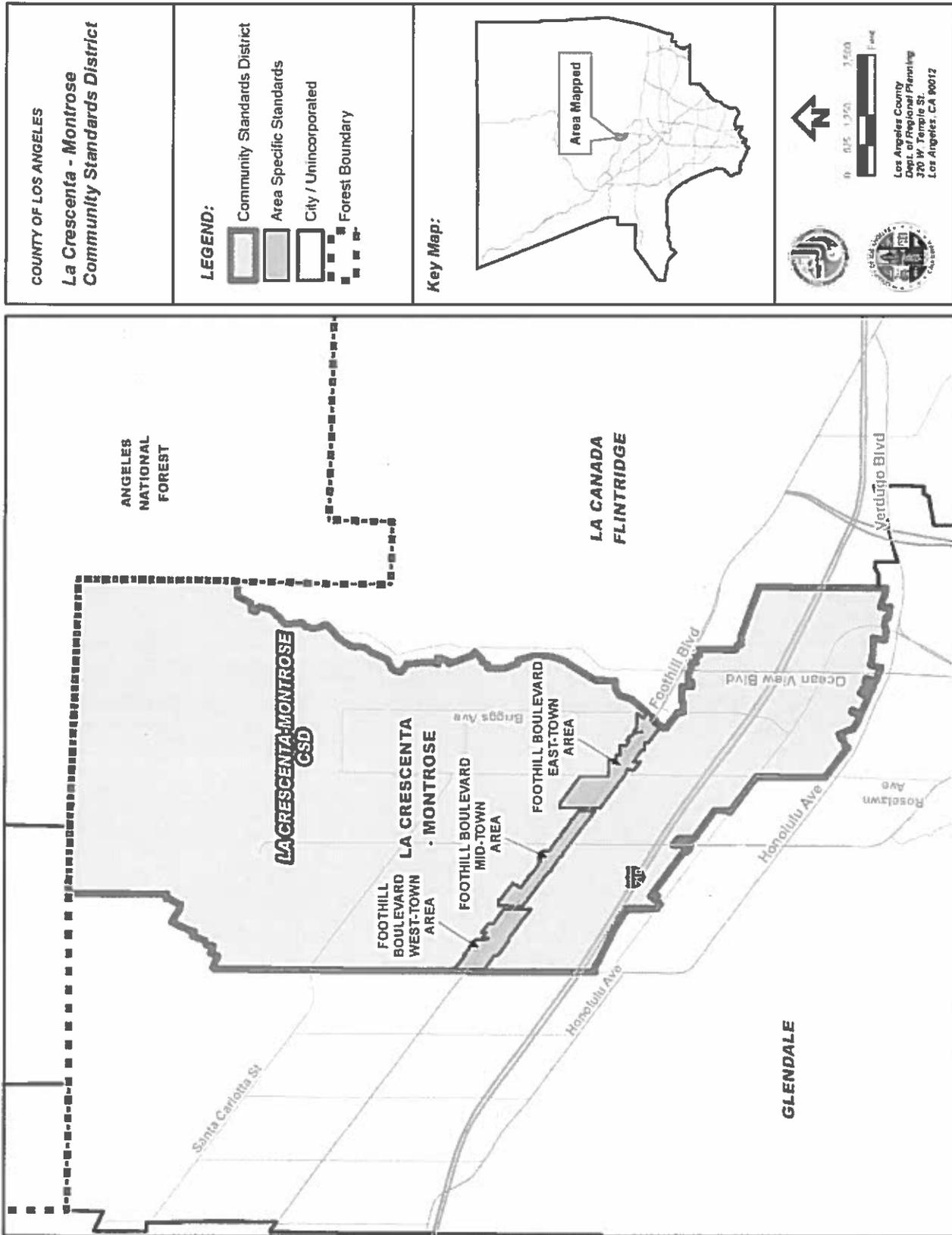
¹ Los Angeles County 2035 General Plan, pg. 52

natural open space. La Crescenta-Montrose is largely residential with commercial uses concentrated along the Foothill Boulevard corridor.

Required Approvals: An ordinance amendment to the La Crescenta-Montrose Community Standards District and associated environmental document. Project No. 2018-000331-(5)/ Advance Planning Case No. 2016000546/ Environmental Assessment No. 2016000647

Framework for Environmental Analysis: This Initial Study has been prepared to analyze the potential effects resulting from adoption and implementation of the Project, which involves an ordinance amendment including amendment to the subarea map and new development standards. The action of adopting the proposed amendment will not directly create any environmental impact nor directly result in any construction. The regulations proposed within the Project will be applied to development projects at the time of application submittal. The proposed changes are aimed at increasing the pedestrian-friendliness of the commercial areas through pedestrian-oriented entrances, accessible landscaped areas, and reducing paved areas, which will lessen potential environmental impacts to the Community.

Figure 1: Existing La Crescenta-Montrose Context Map



I:\HFT\740_5RF\5rpp_difmap_documents\Map_01_CSD_La_Crescenta-Montrose

Surrounding land uses and setting: The community of La Crescenta-Montrose is located within the West San Gabriel Valley Planning Area of the General Plan² and a largely developed, suburban residential community. The Community lies between the San Rafael Hills to the southeast and the Verdugo Hills to the south and southwest. The Community is bordered by the Angeles Forest to the north. The Community, although predominantly developed, is surrounded by large areas of natural open space with connections to surrounding hills. The Community is served by paved public roads and is developed with mostly residential uses with commercial uses concentrated along the Foothill Boulevard corridor.

Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code § 21080.3.1? If so, has consultation begun?

On May 22, 2018, Native American tribal cultural resources consultation letters were sent to the following tribes as required by AB52:

- Gabrieleno Band of Mission Indians - Kizh Nation
- Fernandeiio Tataviam Band of Mission Indians
- San Gabriel Band of Mission Indians

As of the end of the consultation period, no response was received from the tribes.

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

<i>Public Agency</i>	<i>Approval Required</i>
<u>Not Applicable</u>	<u>Not Applicable</u>
_____	_____

Major projects in the area:

<i>Project/Case No.</i>	<i>Description and Status</i>
<u>2017-004909/RPPL2017010424</u>	<u>Oak Tree Permit with Public Hearing (Two encroachments) - Open</u>
<u>2017-007380/RPPL2017011133</u>	<u>CUP – Small Cell Wireless Telecommunications Facility - Open</u>
_____	_____

² Los Angeles County 2035 General Plan, pg. 52

Reviewing Agencies:

Responsible Agencies

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

Trustee Agencies

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

Special Reviewing Agencies

- None
- Santa Monica Mountains Conservancy
- National Parks
- National Forest
- Edwards Air Force Base
- Resource Conservation District of Santa Monica Mountains Area
- City of Glendale
- City of La Canada Flintridge
- Fernandeño Tataviam Band of Mission Indians

County Reviewing Agencies

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

Regional Significance

- None
- SCAG Criteria
- Air Quality
- Water Resources
- Santa Monica Mtns. Area
- Metro Transportation Authority.
- Caltrans

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

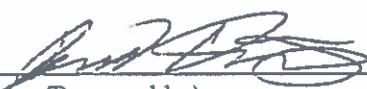
The environmental factors checked below would be potentially affected by this project.

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

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

On the basis of this initial evaluation:

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



 Signature (Prepared by)

2/26/19

 Date



 Signature (Approved by)

2/25/19

 Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

1. AESTHETICS

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

EVALUATION OF ENVIRONMENTAL IMPACTS

a., b. c. No Impact. No scenic vistas or other scenic resources have been identified within the La Crescenta-Montrose community.³ The Project does not propose the construction of any new structures that could block views. New development standards and regulations in the Project are intended to facilitate a safe and visually pleasant vista, allowing views of the surrounding San Gabriel Mountains, San Rafael Hills and Verdugo Hills which provide a distinct identity and character to the Community. The Project would have no impact on scenic vistas. No regional riding or hiking trails exist within the La Crescenta-Montrose community. The design standards proposed enhance the existing characteristics of the Community which has been developed and is currently largely built-out. Undeveloped parcels will be reviewed for potential impacts at time of application submittal of project specific development. No scenic vistas or other scenic resources have been

³ County of Los Angeles General Plan 2035 [pages 159 to 161]

identified within the La Crescenta-Montrose community.⁴ The California Department of Transportation (Caltrans) does not list any highways within the community as officially designated scenic highways.⁵ The Project does not involve the removal or alteration of any scenic resources. Adoption and implementation of the Project would have no impact on scenic resources within view of any State Scenic Highway.

d.e. Less Than Significant Impact. The Project would update the CSD to implement prescriptive design standards and reorganize the document for clarity and ease of use. However, any development has the potential to be visible from the surrounding hills or the San Gabriel Mountains. The visual character of the community will not be degraded through implementation of the Project. One of the primary goals of the Project is to enhance the visual character and economic appeal of the area by adopting development standards that promote context sensitive development. The Project would not authorize any development nor involve any construction. Less than significant impact would result. Future development is not anticipated to create substantial light and glare, which would result in an appreciable difference from existing levels. Furthermore, the CSD includes development standards for parking lot lighting to minimize glare and illumination on neighboring uses. The revisions include regulations for exterior lighting which will help reduce light trespass in future development. Any future development project undertaken will require review by designated review authorities to enforce this standard. Less than significant impact would result.

⁴ Ibid.

⁵ California Department of Transportation. California Scenic Highway Mapping System. (<http://www.dot.ca.gov/hq/LandArch/scenic/schwy.htm>). Consulted 4/26/15.

2. AGRICULTURE / FOREST

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

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

EVALUATION OF ENVIRONMENTAL IMPACTS

a-e. No Impact. There are no agricultural lands or uses in the Project Area. The Project Area is identified as containing no farmland resources per the Farmland Mapping and Monitoring Program.⁶ There is no existing zoning for an agricultural use on or near the Project Area. No Williamson Act contracts are active for parcels located adjacent to the Project limits.⁷ There is no existing forest land nor zoning for forest land within the Project limits. According to the California Department of Forestry and Fire Land Cover Mapping and Monitoring Program, no area within the Project limits is designated as forest or timberland.⁸ The Project does not propose the development of land and consists of regulation changes to the CSD ordinance, mostly consisting of updates to R-3 and Commercial Zones design standards. No impact would occur.

⁶ County of Los Angeles, Dept. of Regional Planning, GIS-Net FMMP layer. Consulted 04/26/2016.

⁷ California Department of Conservation, Williamson Act Program, 2013.

⁸ California Department of Forestry and Fire Protection. Land Cover Mapping and Monitoring Program: Los Angeles County, 2006.

3. AIR QUALITY

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

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<p>Would the project:</p> <p>a) Conflict with or obstruct implementation of applicable air quality plans of either the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD (AVAQMD)?</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>d) Expose sensitive receptors to substantial pollutant concentrations?</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>e) Create objectionable odors affecting a substantial number of people?</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a-e. Less Than Significant. The Project Area is located within the SCAQMD. The Project is not a development or building project. The Project does not include any changes to zoning or development standards which would conflict or affect the implementation of the SCAQMD air quality plan nor violate any air quality standard within the Project Area. Any new developments would be required to comply with the mandatory measures of the Community Climate Action Plan in the General Plan as well as comply with existing building regulations. The Project will have a less than significant impact on the

implementation of the SCAQMD air quality plan and will not violate any air quality standard within the Project Area.

The Project Area is located within a non-attainment region under federal and state ambient air quality standards. The Project does not include any changes to zoning or development standards which would create a cumulatively considerable net increase of any criteria for which the region is in non-attainment. Cumulative short-term, construction-related emissions and long-term, operational emissions of any criteria pollutant from the Project for which the region is in non-attainment would not contribute considerably to any potential cumulative air quality impact as emissions would not exceed any SCAQMD daily threshold. Furthermore, any projects occurring in the Project Area as well as other concurrent construction projects and operations in the region will be required to implement standard air quality regulations and mitigation from State CEQA requirements where applicable, and the mandatory measures of the Community Climate Action Plan in the General Plan, as well as comply with existing building regulations. Therefore, it is determined that the Project will have a less than significant impact on the non-attainment of criteria pollutants within the Project Area.

Sensitive receptors are those segments of the population that are most susceptible to poor air quality such as children, the elderly, the sick, and athletes who perform outdoors. Land uses associated with sensitive receptors include residences, schools, playgrounds, childcare centers, athletic facilities, long-term health care facilities, rehabilitation centers, convalescent centers, and retirement homes. These uses are located throughout the Project Area.

The Project does not include any changes to zoning or development standards that would expose sensitive receptors to substantial pollutant concentrations within the Project Area. Cumulative short-term, construction-related emissions and long-term, operational emissions would not result in substantial exposure to sensitive receptors. Furthermore, any projects occurring in the Project Area as well as other concurrent construction projects and operations in the region will be required to implement standard air quality regulations and mitigation from State CEQA requirements where applicable and implement the mandatory measures of the Community Climate Action Plan in the General Plan as well as comply with existing building regulations. Therefore, it is determined that the Project will have a less than significant impact on exposure of substantial pollutant concentrations to sensitive receptors within the Project Area.

The Project does not include any changes to zoning or development standards related to odors and therefore would not create or allow new objectionable odors affecting a substantial number of people within the Project Area. Cumulative short-term, construction-related emissions and long-term, operational emissions would not result in exposure to objectionable odors. Furthermore, any projects occurring in the Project Area as well as other concurrent construction projects and operations in the region will be required to implement standard air quality regulations and mitigation from State CEQA requirements where applicable, and implement the mandatory measures of the Community Climate Action Plan in the General Plan as well as comply with existing building regulations. Therefore it is determined that the Project will have a less than significant impact on exposure to objectionable odors affecting a substantial number of people within the Project Area.

4. BIOLOGICAL RESOURCES

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

(junipers, Joshuas, southern California black walnut, etc.)?

f) Conflict with any local policies or ordinances protecting biological resources, including Wildflower Reserve Areas (L.A. County Code, Title 12, Ch. 12.36), the Los Angeles County Oak Tree Ordinance (L.A. County Code, Title 22, Ch. 22.56, Part 16), the Significant Ecological Areas (SEAs) (L.A. County Code, Title 22, § 22.56.215), and Sensitive Environmental Resource Areas (SERAs) (L.A. County Code, Title 22, Ch. 22.44, Part 6)?

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

EVALUATION OF ENVIRONMENTAL IMPACTS

a. **Less Than Significant.** The Project proposes changes in the CSD regulations, including development standards for R-3 and Commercial Zones, such as yard setbacks in relation to building heights and building design features. The Project does not propose the construction or development of land. All development will require the necessary permitting, including review for project impacts, at time of application submittal. Therefore, it is determined that the Project will have less than significant impact on species identified as a candidate, sensitive, or special status species within the Project Area.

b. **Less Than Significant.** The Project does not propose changes to zoning or development standards which would have a substantial adverse effect on any sensitive natural communities, within the Project Area. The proposed revisions further clarify the existing CSD regulations. The new proposed development standards are mostly related to design features of future development within commercial zones in largely developed areas to improve building design and incorporation of pedestrian amenities. Although the Project Area may contain habitat used for nesting birds and roosting bats, among other species, the Project does not propose new development on sensitive natural communities. The Project is consistent with the General Plan Policy C/NR 4.1: "Preserve and restore oak woodlands and other native woodlands that are conserved in perpetuity with a goal of no net loss of existing woodlands." The Project continues to require the preservation of existing mature trees and does not alter or conflict with existing regulations. The Project does not propose development. Therefore it is determined that the Project will have less than significant on these resources within the Project Area.

c. **Less Than Significant.** The Project proposes revisions to existing regulations, including residential and commercial development standards. The Project Area is primarily developed, but it does contain wetlands which may be federally or state protected wetlands or Waters of the United States. The Project does not contain proposals for development and is only an amendment of existing land use regulations for future development within the Project Area. The Project does not alter, revise, or change development requirements regulating potential impacts to wetland or water sources. Future development will require the necessary permit

and review for potential environmental impacts at time of application submittal. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

d. **No Impact.** The Project proposes revisions to existing residential and commercial development standards to be more protective of the surrounding native species and potential migratory paths used within the community. Although there may not be existing paths through the community, a connection used by animals moving east to west along the foothills of the San Gabriel Mountains is through the Tujunga Wash located to the west of the Project Area. The proposed regulation changes do not block access to the Tujunga Wash or the movement of native resident or migratory fish or wildlife species. All development will continue to require review and necessary permitting by the County, at which time compliance with CEQA will be reviewed. The Project will not change the conditions of nearby migratory wildlife corridors or impede the use of native wildlife nursery sites. Therefore it is determined that the Project will have no impact on these resources within the Project Area.

e. **No Impact.** The Project Area contains oak trees, which are subject to the Oak Tree Ordinance and an Oak Tree Permit is required prior to removal or encroachment of any oak trees. As the Oak Tree Permit is discretionary, project-level analysis of site specific environmental impacts will be required under CEQA at such time an oak tree or multiple oak trees are proposed to be impacted. Oak woodlands are analyzed as part of any CEQA analysis for discretionary projects, and subject to appropriate mitigation.

The Project does not include any changes to zoning or development standards which may convert oak woodlands, or oak or other unique native trees, within the Project Area. The Project does not contain proposals for development, building, or construction of any type which may convert oak woodlands, or oak or other unique native trees. The tree related development standards are not applicable to oak trees. All currently applicable federal, state and county environmental regulations will still be applicable for all affected properties within the Project Area. Therefore it is determined that the Project will have no impact on these resources within the Project Area.

f. **No Impact.** The Project Area does not contain land designated as SEAs or Conceptual SEAs. The Project does not include any changes to zoning or development standards which may conflict with existing policies regarding SEAs or any local policies or ordinances protecting biological resources within the Project Area. The Project does not contain proposals for development, building, or construction of any type which would conflict or be different than what is required by the existing regulatory settings. Therefore it is determined that the Project will have no impact and no conflict with any local policies or ordinances protecting biological resources within the Project Area.

g. **No Impact.** There are no adopted state, regional, or local habitat conservation plans within the Project Area. Therefore there is no impact.

5. CULTURAL RESOURCES

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

EVALUATION OF ENVIRONMENTAL IMPACTS

a-d. Less than Significant. The Project does not propose development that may cause a substantial adverse change in the significance of historical, archaeological, or paleontological resources. Additionally, the Project does not propose development that may cause a disturbance of any human remains. The Project proposes changes to existing regulations for development within the R-3 and Commercial zones to further implement the General Plan Implementation Program No. LU-9, including consistency with the updated Hillside Management Area and Historic Preservation Ordinances. Other amendments are procedural and would not have a substantial adverse effect on historical resources within the Project Area.

The Project does not propose changes to zoning or development standards which may adversely change a historical resource within the Project Area; the Project retains exemptions for certain identified resources from the CSD to protect their historical integrity. No new development is proposed as a part of this Project, and the updates to the CSD as part of this project will not interfere with existing policies regarding the disturbance of human remains. Therefore, it is determined that the Project will have a less than significant impact on potential historic, archeological, geologic, paleontological, human remains, or cultural resources within the Project Area.

6. ENERGY

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Conflict with Los Angeles County Green Building Standards Code (L.A. County Code Title 31)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Involve the inefficient use of energy resources (see Appendix F of the CEQA Guidelines)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS

a. No Impact. The Project proposes revisions to existing CSD regulations. New regulations do not conflict with or change the existing Green Building Standards or implementation of them. The Project does not propose the development of land. All future development proposals will continue to require compliance with the County Green Building Standards Code (L.A. County Code Title 31) which are currently applicable to development in the Project Area. Therefore the Project will not be in conflict with and will have no adverse impact on the Green Building Standards.

b. Less Than Significant Impact. The Project proposes revisions to existing CSD regulations. The revised regulations include the requirement of pedestrian-friendly features, such as open common areas, courts, galleries, and outside furniture. Future development will be required to provide these design features which encourage smaller building footprints, publicly accessible areas, and landscaping potentially reducing cooling, heating, and lighting energy use. The Project's proposed regulations encourage and require design features which contribute to the reduction of energy use within the Project Area. The requirement for construction of outdoor common areas has the potential to reduce building footprints, which may reduce energy usage within future development. The Project does not propose construction of any development. Future development would be subject to Los Angeles County Title 31 Green Building Standards, which promotes the efficient use of energy resources. Less than significant impact would result.

7. GEOLOGY AND SOILS

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known active fault trace? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction and lateral spreading?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

e) Have soils incapable of adequately supporting the use of onsite wastewater treatment systems where sewers are not available for the disposal of wastewater?

f) Conflict with the Hillside Management Area Ordinance (L.A. County Code, Title 22, § 22.56.217)?

EVALUATION OF ENVIRONMENTAL IMPACTS

a. Less than Significant Impact. The Project proposes revisions to existing CSD regulations that will not directly result in any new construction. There are no mapped surfaces or subsurface faults that traverse the Project Area. The Project Area is not listed within a State designated Alquist-Priolo Earthquake Fault Zone.⁹ Therefore, surface fault rupture is unlikely to occur in the Project limits. A less than significant impact is anticipated in this regard. Based on the Project's location within the seismically active Southern California region, existing and future structures would be susceptible to ground shaking events. Any future construction will be required to employ building standards set forth in the County Building Code, including specific provisions for seismic design of structures. The General Plan EIR¹⁰ concluded that impacts associated with seismic-related ground shaking would be reduced to less than significant due to mandatory compliance with building codes and policies contained in the Los Angeles County General Plan. These mitigation measures require site-specific geologic investigation of seismic and geotechnical hazards potential for new development Projects within the county.

The southernmost section of the Project area is subject to liquefaction. The General Plan Program FEIR concluded that impacts associated with liquefaction would be reduced to a less than significant level due to the requirements of Los Angeles County Code regulations contained in Title 26, Chapters 95 and 96 which are applicable to development in the Project area.

The Project would not change or have any effect on these existing regulations or mitigation measures. No new impacts associated with ground shaking or liquefaction would occur with implementation of the Project or related zoning map amendments.

The topography of the Project limits is hilly and a significant portions of land, particularly north of Henrietta Avenue are located in a Hillside Management Area (25% or greater slope). It is located within the Crescenta Valley, northwestern San Rafael Hills and northeast Verdugo Mountains. To the north, the community is bordered by the San Gabriel Mountains. The General Plan Program FEIR concluded that impacts associated with landslides would be reduced to a less than significant level due to the requirements of Los Angeles County

⁹California Department of Conservation. Alquist-Priolo Earthquake Fault Zone Maps. <http://www.quake.ca.gov/gmaps/WH/regulatorymaps.htm>. Consulted 04/25/2016.

¹⁰ General Plan EIR.

Code regulations contained in Title 26, Chapters 95 and 96 which are applicable to development in the Project area. Therefore, impacts involving landslides or mudflows would be reduced to less than significant.

b. Less Than Significant Impact. The Project proposes revisions to existing CSD regulations that will not result directly in the construction of any development. The Project Area is a built-out suburban community, with very few vacant parcels that have the potential to generate significant erosion or topsoil loss. Areas available for new development or redevelopment consist of infill sites currently covered by disturbed vegetation or impermeable surfaces. No new areas previously identified for open space or preservation is proposed to allow new development; the Project limits consist solely of areas previously identified for development. The Project will not put any policies in place that would increase soil erosion or result in the loss of topsoil. Moreover, all future development Projects would be subject to compliance with Los Angeles County Code Chapter 21, Flood Control District Code, which requires compliance with NPDES standards and implementation of Best Management Practices (BMP), in order to minimize short- and long-term erosion. Impacts would be less than significant in this regard.

c. Less than Significant Impact. The Project proposes revisions to existing CSD regulations and does not propose development of land. The Project will not directly result in the construction of buildings within any area susceptible to liquefaction, subsidence, landslide, or soil collapse hazards. All development projects constructed pursuant to the Project will be required to adhere to the standards contained in the County's Building Code to prevent hazardous soil conditions that could lead to building failure. The Project does not propose changes to these regulations. Impact from liquefaction, lateral spreading, subsidence, liquefaction, or collapse would be less than significant.

d. Less than Significant Impact. Compliance with applicable regulatory requirements and conformance with standard conditions of approval requires that all new development have a site-specific geology investigation of seismic and geotechnical hazards¹¹; this will ensure that impacts related to expansive soils impacts are evaluated on a project-by-project basis. Impacts involving expansive soils creating risk would be less than significant.

e. No Impact. The Project does not involve septic tanks or other soil-based wastewater disposal systems. Future development within the Project limits would connect to the existing wastewater infrastructure. As sewers are available for the disposal of wastewater, the use of septic tanks or alternative wastewater disposal systems would not be required. No impact would occur.

f. No Impact. The County Hillside Management Area Ordinance (HMA) applies to the Project Area. The Project does not propose revisions to the HMA nor do the Project's proposed updates and revisions to the LA Crescenta-Montrose CSD impact the applicability of HMA to the Project Area. The Project's revisions to the CSD to not conflict with HMA requirements. The Project does not propose development. All development in the Project area will be reviewed and required to comply with regulations in place at the time of the development application. The Project will not conflict with nor have an impact on the Hillside Management Areas Ordinance.

¹¹ County of Los Angeles 2035 General Plan Final Program EIR. (page 5.6-24)

8. GREENHOUSE GAS EMISSIONS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Generate greenhouse gas (GHGs) emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS

a-b. Less Than Significant Impact. The Project proposes revisions to existing CSD regulations and does not proposed the direct construction of a project or development of land. New proposed regulations are predominantly for future development within the Commercial Zones of the Project Area. These regulations will require future development to provide pedestrian-friendly features which further implement the General Plan Community Action Plan (CCAP) Action LUT-2: Pedestrian Network, intended to contribute to the unincorporated County GHG emissions goals set forth in County’s CCAP. The CSD regulations will continue to require preservation of existing trees, which supports the County CCAP Action LC-1: Develop Urban Forests. The Project’s proposed regulations continue to implement, support and be consistent with the Actions of the CCAP. The proposed development standards are intended to promote GHG emission reductions. The Project does not include any regulations that would encourage inefficient building practices. The Project does not authorize any specific development Project; thus, adoption would not directly generate any greenhouse gas emissions. The Project is consistent with the County’s General Plan and does not conflict with AB 32, SB 375, or any plans or programs that have been adopted to achieve those legislative mandates. Review of future Projects will continue to be subject to applicable permit requirements and analysis under CEQA for potential impacts. Therefore, impact would be less than significant.

9. HAZARDS AND HAZARDOUS MATERIALS

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

g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?

h) Expose people or structures to a significant risk of loss, injury or death involving fires, because the project is located:

i) within a Very High Fire Hazard Severity Zones (Zone 4)?

ii) within a high fire hazard area with inadequate access?

iii) within an area with inadequate water and pressure to meet fire flow standards?

iv) within proximity to land uses that have the potential for dangerous fire hazard?

i) Does the proposed use constitute a potentially dangerous fire hazard?

EVALUATION OF ENVIRONMENTAL IMPACTS

a. No Impact. The Project consists of updates to existing an existing regulatory document and will not directly result in any new development. The development standards in the Project establish requirements for future projects regarding the appearance, location, and allowable uses in the Project area. Adoption and implementation of the proposed CSD regulations amendments will not provide exceptions to existing laws governing the use and disposal of any hazardous materials. As noted in the General Plan Program EIR, compliance with measures established by Federal, State, and local regulatory agencies is considered adequate to offset the negative effects related to the use, storage, and transport of hazardous materials in the County.¹² In addition, policies and policy actions in the General Plan address hazardous materials and safety. The Project would not conflict with any of these policies and would not exempt any future development from the County’s programs to control and safely dispose of hazardous materials and wastes. With implementation of standard County practices and Federal, State, and local policies regarding

¹² County of Los Angeles 2035 General Plan Final Program EIR. [pages 5.8-23]

hazardous waste and hazardous materials, no impact from the use, transport, or disposal of hazardous wastes or materials is anticipated.

- b. **Less than Significant Impact.** The Project does not propose any new specific development. The Project proposes revisions to existing CSD regulations related to R-3 and commercial zones. New development standards proposed require development to provide for pedestrian-friendly design features, such outside furniture, which enhance the characteristics of the Project Area. The intended location of the new required features is within areas commonly accessed and utilized by pedestrians and does not create new areas of exposure to potential hazardous materials. The General Plan EIR¹³ concluded that compliance with measures established by Federal, State, and local regulatory agencies is considered adequate to offset the negative effects related to the reasonably foreseeable upset and accident conditions involving the release of hazardous materials in the County. Additional General Plan goals, policies, and implementation measures reduce accidental release of hazardous materials impacts to a less-than-significant level.¹⁴ The Project does not revise regulations related to hazardous materials. Future development projects will continue to be required to comply with County, Federal, and State requirements and any other applicable County regulations relating to hazardous materials. Impact would be less than significant.
- c. **Less than Significant Impact.** The Project proposes revisions to existing CSD regulations. New regulations are predominantly related to design features of development within commercial zones. The Project does not propose regulations related to the emissions or handling of waster materials. The Project does not propose the construction or development of land and will not be authorizing a use to operate which could emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. Schools are located within and adjacent to the Project limits. Although residential development may be allowed in commercially zoned property, the Project would not authorize any new kinds of land uses in the County or any new or more dangerous processes that involve use, transport, storage, generation or disposal of hazardous substances or wastes. All land uses that would be permitted as a result of the Project were anticipated countywide by the General Plan and the General Plan Program EIR.¹⁵ Impacts to existing or proposed schools would be less than significant.
- d. **No Impact.** The Geographic Environmental Information Management System (GEIMS) is a data warehouse that tracks regulatory data about underground fuel tanks, fuel pipelines, and public drinking water supplies using GeoTracker. As of June 26, 2015, the GeoTracker search results indicate five open sites within the Project limits.¹⁶ These sites are all located along Foothill Boulevard. Since the Project involves no physical ground-disturbing activities or hazardous activities, no impact on a site listed on the database will occur. Any future development that occurs pursuant to Project regulations would be evaluated on a project-by-project basis to determine if such development is occurring on a site listed on a current regulatory hazardous materials site list. No impact will result from the Project.
- e-f. **No Impact.** The Project Area is identified as the La Crescenta-Montrose Community. There are no public airports or public use airports located within 2.0 miles of the Project Area. Additionally, there are no private airstrips within the vicinity of the Project area. The two closest air facilities to the Project area are the Bob Hope-Burbank Airport located approximately seven miles to the southwest, and the Van Nuys Airport located approximately 14 miles to the west. Therefore, there would be no safety hazards associated with airports or airstrips for people residing or working in the Project limits. No impact would occur in this regard.

¹³ County of Los Angeles 2035 General Plan EIR, consisting of draft EIR, Final EIR, Findings of Fact, and the Mitigation Monitoring Program.

¹⁴ Ibid

¹⁵ County of Los Angeles 2035 General Plan Final Program EIR. [page 5.10-44]

¹⁶ California State Water Resources Control Board. Geotracker (<http://geotracker.waterboards.ca.gov/>). Consulted 4/27/2016.

g-i. Less Than Significant. The County Emergency Operations Project outlines emergency response actions in the event of a large-scale disaster, such as a hazardous materials emergency. The Project will not directly result in any new construction. All future development in the Project area would be subject to compliance with the General Plan Policies and Policy Actions. The General Plan Program EIR requires traffic control plans for Projects that have statewide, regional, or area wide significance pursuant to CEQA to ensure that construction would not interfere with emergency response/evacuation plans (Mitigation Measure T-6). No change or interference with these emergency response plans or related policies will occur as associated with the Project. The Project does not propose any changes to the primary circulation system that could affect evacuation plans. Less than Significant Impact would occur in this regard.

The Project Area is predominantly developed. However, undeveloped parcels in the Community may contain natural vegetation, including native oak trees and associated habitats. The Project Area is located between the San Gabriel Mountains and Angeles Forest to the North and the Verdugo and San Ramon Hills to the south which are large open space areas. Portions of the Project area are located within a Very High Fire Hazard Severity Zone.¹⁷ However, La Crescenta-Montrose and the surrounding communities of Glendale, La Cañada-Flintridge are predominantly urbanized as well. The Project does not propose regulations which change the potential exposure of people or structures to significant risk or loss due to fire, nor does it constitute a potentially dangerous fire hazard. The new proposed regulations are mostly related to design features for Commercial Zones along the Foothill Boulevard Area which is located in the middle of the Project Area and is mostly built-out. The Project does not propose to allow any new development in areas formerly identified for open space or preservation. As noted in the General Plan Program EIR, compliance with existing regulatory programs and mitigation measures would reduce potential impacts to less than significant.¹⁸ Therefore, impact would be less than significant.

¹⁷ County of Los Angeles 2035 General Plan Final Program EIR. Fire Hazard Severity Zones Policy Map. [Figure 5.14-2]

¹⁸ County of Los Angeles 2035 General Plan Final Program EIR. [page 5.14-12]

10. HYDROLOGY AND WATER QUALITY

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

drainage systems or provide substantial additional sources of polluted runoff?

g) Generate construction or post-construction runoff that would violate applicable stormwater NPDES permits or otherwise significantly affect surface water or groundwater quality?

h) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84)?

i) Result in point or nonpoint source pollutant discharges into State Water Resources Control Board-designated Areas of Special Biological Significance?

j) Use onsite wastewater treatment systems in areas with known geological limitations (e.g. high groundwater) or in close proximity to surface water (including, but not limited to, streams, lakes, and drainage course)?

k) Otherwise substantially degrade water quality?

l) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, or within a floodway or floodplain?

m) Place structures, which would impede or redirect flood flows, within a 100-year flood hazard area, floodway, or floodplain?

n) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

o) Place structures in areas subject to inundation by seiche, tsunami, or mudflow?

EVALUATION OF ENVIRONMENTAL IMPACTS:

a. No Impact. The Project does not involve any development activity and thus will not involve any discharges to water bodies. The new standards do not conflict or change the way water quality standards are implemented. Development projects will be required to comply with the County local procedures (County Flood Control District Code, Chapter 21, Storm Water and Runoff Pollution Control), as well as requirements of the National Pollutant Discharge Elimination System (NPDES) permit program of the Federal Clean Water Act to control storm water runoff and prevent violations of regional water quality standards. No impact on water quality standards or waste discharges would occur.

b. Less than Significant Impact. The Project revises regulations related to R-3 and Commercial Zones within the Foothill Boulevard Area and does not contain regulations for building or development that would substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level.

The Project does not contain proposals for development nor intensification of existing uses which may substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. Therefore, it is determined that the Project will have a less than significant impact on these resources within the Project Area.

c,d,f. Less than Significant Impact. The Project Area is urbanized and has existing storm water infrastructure. The Project does not include any changes to zoning or development standards which may substantially alter the existing drainage pattern, resulting in substantial erosion on- or off-site, or result in flooding on- or off-site, or create or contribute to runoff water exceeding planned stormwater capacity within the Project Area. The Project does not contain proposals for development, building, or construction of any type which may substantially alter the existing drainage pattern, resulting in substantial erosion on- or off-site, or result in flooding on- or off-site, or create or contribute to runoff water exceeding planned stormwater capacity. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

e. No Impact. The Project proposes revisions to existing CSD regulations which will not result directly in the construction of any water features. All future development will require review and permitting, as necessary, by the County at time of application submittal. Therefore, no impact would occur.

g,k. Less than Significant Impact. The Project does not propose revisions to zoning or development standards which may generate construction or post-construction runoff that violate permits or affect water quality, or otherwise degrade water quality within the Project Area. The Project proposes revisions to existing regulations related to the design of proposed development. The proposed revisions are intended to promote a pedestrian-friendly environment within a predominantly built-out community. All future proposed

development will require the necessary permitting and review at time of project application submittal. The Project does not contain proposals for development, building, or construction of any type which generates construction or post-construction runoff that violate permits or affect water quality, or otherwise degrade water quality. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

h. No Impact. The Project consists of adoption of a regulatory document that will not result directly in the construction of any development. The Project does not propose to change the Low Impact Development Ordinance. Therefore, no impact would occur.

i. Less than Significant Impact. The Project proposes revisions to existing CSD regulations and does not proposed the construction of any structure or building or establishment of a new use. The proposed regulations do not conflict or change the requirements for future development to comply with the applicable permits and reviews. The Project does not include any changes to zoning or development standards which may result in point or nonpoint source pollutant discharges within the Project Area. The Project does not contain proposals for development, building, or construction of any type which result in point or nonpoint source pollutant discharges. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

j. No Impact. The Project consists of adoption of a regulatory document that will not result directly in the construction of any wastewater treatment system. Therefore, no impact would occur.

l.m. Less than Significant Impact. The Project includes amendments to residential and commercial development standards; the proposed Project does not contain any provisions for building or development that would place housing or structures or redirect flows within a 100-year flood hazard area, floodway or floodplain. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

The Project does not include any changes to zoning or development standards which would place housing or structures or redirect flows within a 100-year flood hazard area, floodway or floodplain. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

n. Less than Significant Impact. The Project includes amendments to residential and commercial development standards; the proposed Project does not contain any provisions for building or development that would expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam.

The Project does not include any changes to zoning or development standards which would expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

o. No Impact. The Project consists of adoption of a regulatory document that will not result in any construction or development. The Project does not contain any provisions for building or development that would place structures in areas subject to inundation by seiche, tsunami or mudflow. The Project does not include any changes to zoning or development standards which would place structures in areas subject to inundation by seiche, tsunami or mudflow. Therefore, no impact would occur.

11. LAND USE AND PLANNING

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

EVALUATION OF ENVIRONMENTAL IMPACTS

a. No Impact. The Project does not propose any construction and no changes are proposed that would have a primary or secondary effect of physically dividing an established community. Therefore there would not be any impacts that would divide an established community.

b. No Impact. No changes under the Project are proposed which would be inconsistent with the General Plan, La Crescenta-Montrose CSD, or any other plan that affects the Project Area. Therefore there would not be any impacts on applicable County plans.

c. No Impact. The Project includes amendments to residential and commercial development standards within the zoning ordinance. The proposed Project does not contain any provisions for building or development that would result in inconsistencies with the zoning ordinance. Therefore it is determined that the Project will have no impact or create any inconsistencies with the zoning ordinance within the Project Area.

d. No Impact. The Project proposes revisions to existing CSD regulations. The Project Area is not identified to be within an SEA and any land within a Hillside Management Area will be required to comply with the applicable County regulations at time of permit application. The Project would not conflict with Hillside

Management criteria, SEA conformance criteria, or other applicable land use criteria. Therefore it is determined that the Project will have no impact on these resources within the Project Area.

12. MINERAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS

a-b. Less Than Significant Impact. The Project does not propose any new specific development. Proposed regulatory changes as a result of the Project include changes to design standards for existing land uses. While there are some very small portions on the southwestern and southeastern edges of the Project Area that fall within a Mineral Resource Zone, no changes to development standards or allowed uses are proposed that would affect the availability of a known mineral resource that would be of value to the region and the residents of the state. None of the regulations proposed would result in the loss of locally-important mineral resource recovery sites, delineated in the General Plan. Less than significant impact would result.

13. NOISE

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

EVALUATION OF ENVIRONMENTAL IMPACTS:

a-d. Less than Significant Impact. The Project proposes changes to development standards and does not propose any new specific development. The Project does not contain any provisions for development that would result in exposure of persons to, or generation of, noise levels in excess to noise ordinance standards. The Project does not include any changes to zoning or development standards which may result in exposure of persons to, or generation of, noise levels in excess to noise ordinance standards within the Project Area. The Project does not contain proposals for development, building, or construction of any type which result in exposure of persons to, or generation of, noise levels in excess to noise ordinance standards. Future development associated with implementation of the Project may result in short-term construction noise. All future development Projects would be required to comply with General Plan Goals, Policies, and Policy Actions, as well as General Plan EIR, CEQA, and the County Noise Control Ordinance (County Code Title 12, Chapter 12.08). Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

The Project does not contain any provisions for development or related standards that would result in exposure of any persons to increased ground borne noise or vibration. The Project does not include any changes to zoning or development standards which may result in exposure of any persons to ground borne noise or vibration within the Project Area.

The proposed Project does not contain any provisions for development or related standards that would result in a substantial permanent increase in ambient noise levels.

All land use activities will be required to comply with the noise regulations contained in County Code Title 12, Chapter 12.08. Therefore it is determined that the Project will have a less than significant impact on a substantial permanent increase in ambient noise levels within the Project Area.

The Project includes amendments to residential and commercial development standards within the zoning ordinance and does not propose any new development; the proposed Project does not contain any provisions for development or related standards that would result in a substantial temporary increase in ambient noise levels. The Project does not include any changes to zoning or development standards which may result in a substantial temporary increase in ambient noise levels within the Project Area. The Project does not contain proposals for development, building, or construction of any type which result in a substantial temporary increase in ambient noise levels. All land use activities will be required to comply with the noise regulations contained in County Code Title 12, Chapter 12.08. Therefore it is determined that the Project will have a less than significant impact on the substantial increase of temporary or periodic ambient noise levels within the Project Area.

e, f. No Impact. The Project Area is not located within an airport land use plan and no public airports are located within two miles of the Project limits. The two closest air facilities to the Project area are the Bob Hope-Burbank Airport located approximately seven miles to the southwest, and the Van Nuys Airport located approximately 14 miles to the west. The Project limits are not within the 65 dBA CNEL noise contour of either airport. The Project would not introduce any new public airports or private airstrips within the County. Therefore, no impact would result.

14. POPULATION AND HOUSING

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<p>Would the project:</p> <p>a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>b) Displace substantial numbers of existing housing, especially affordable housing, necessitating the construction of replacement housing elsewhere?</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>d) Cumulatively exceed official regional or local population projections?</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS:

a-d. Less than Significant Impact. The Project Area is developed with historically suburban developments and currently served by existing roads and infrastructure. The Project does not include any changes to zoning or development standards which may result in inducing substantial population growth in an area, either directly or indirectly within the Project Area. The proposed regulations do not change the potential density of the Project Area. The Project does not contain proposals for development, building, or construction of any type which result in inducing substantial population growth in an area, either directly or indirectly. Therefore it is determined that the Project will have a less than significant impact on inducing substantial population growth within the Project Area.

The Project does not contain any provisions for development and related standards that would displace substantial numbers of existing housing or people that currently live in the community. The Project does not contain proposals for development, building, or construction of any type which result in displacement of substantial numbers of existing housing or people.

Future development Projects completed pursuant to Project policies would be required to be consistent with the requirements of the California Relocation Assistance Act of 1970 (Govt. Code § 7260 et seq.), the State

Relocation Guidelines (25 Cal. Code Regulations § 6000, et seq.), and the California Redevelopment Law (Health & Safety Code § 33410 et seq.), as applicable.

The Project does not contain any provisions for development that would cumulatively exceed official regional or local population projections.

New land is not being made available for residential development as a result of the Project, nor are existing density requirements being increased. Furthermore, the General Plan accounts for increased growth and includes policies to reduce potential growth related impacts. Therefore it is determined that the Project will have a less than significant impact on official regional or local population projections within the Project Area.

County of Los Angeles 2035 General Plan Final Program EIR. [page 5.14-12]

15. PUBLIC SERVICES

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

EVALUATION OF ENVIRONMENTAL IMPACTS:

a. Less than Significant Impact. The Project includes amendments to residential and commercial development standards within the zoning ordinance; the proposed Project does not contain any provisions for development that would create capacity problems related to fire protection, sheriff protection, schools, parks, libraries, or other public facilities.

The Project does not include any changes to zoning or development standards which may result in capacity problems related to fire protection, sheriff protection, schools, parks, libraries, or other public facilities within the Project Area. The Project does not contain proposals for development, building, or construction of any type which result in capacity problems related to fire protection, sheriff protection, schools, parks, libraries, or other public facilities. All future development will be required to pay the applicable fees at the time of building permit application with the office of Building & Safety. The General Plan EIR requires mitigation (PS-1, P-S-2, and P-S.3¹⁹) to reduce impact of development affecting fire protection services to less than

¹⁹ County of Los Angeles 2035 General Plan Program EIR [pages 5.14-11 to 5.14-12]

significant. The General Plan EIR requires mitigation (PS-4²⁰) to reduce impact of development affecting sheriff services to less than significant. The General Plan EIR indicates that existing regulations (SB 50) and standard conditions reduce impacts to less than significant.²¹ The General Plan EIR indicates that existing regulations and standard conditions (Library Mitigation Fee) reduce impacts to less than significant.²² The General Plan EIR indicates that existing regulations and standard conditions that apply to the Project area reduce impacts to less than significant.²³ The proposed Project does not result in the direct construction of buildings or infrastructure, or increase in demand for public services. All future development will require review for impacts per CEQA. Therefore it is determined that the Project will have a less than significant impact on these services within the Project Area.

²⁰ County of Los Angeles 2035 General Plan Program EIR [page 5.14-17]

²¹ County of Los Angeles 2035 General Plan Program EIR [page 5.14-28]

²² County of Los Angeles 2035 General Plan Program EIR [page 5.14-34]

²³ County of Los Angeles 2035 General Plan Program EIR [page 5.15-26]

16. RECREATION

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<hr style="width: 10%; margin-left: 0;"/>				
b) Does the project include neighborhood and regional parks or other recreational facilities or require the construction or expansion of such facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<hr style="width: 10%; margin-left: 0;"/>				
c) Would the project interfere with regional open space connectivity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS:

a-c. Less Than Significant Impact. The Project includes amendments to development standards within the Project Area for residential and commercial uses. The proposed Project does not contain any provisions for development that would increase the use of existing neighborhood and regional parks such that physical deterioration would occur or be accelerated. The Project does not include any changes to zoning or development standards which may result in an increase in the use of existing neighborhood and regional parks such that physical deterioration would occur or be accelerated within the Project Area. The Project does not contain proposals for development, building, or construction of any type which result in an increase in the use of existing neighborhood and regional parks such that physical deterioration would occur or be accelerated. The Project implements General Plan policies and programs and does not affect implementation of regulatory requirements and standard conditions, which requires dedication of parkland and/or payment of in-lieu fees prior to approval of final parcel or tract maps for residential projects.²⁴ The Project does not involve the development of any recreational facilities or require the construction or expansion of such facilities. The Project does not involve any development activity or the development of any recreational facilities with regional open space connectivity. Therefore, it is determined that the Project will have a less than significant impact on these services, facilities, or connectivity within the Project Area.

²⁴ County of Los Angeles 2035 General Plan Program EIR [page 5.15-26]

17. TRANSPORTATION/TRAFFIC

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

EVALUATION OF ENVIRONMENTAL IMPACTS:

a. No Impact. The Project proposes revisions to existing CSD regulations which primarily govern design of structures. The Project does not propose the development of a building or establishment of a new use. New development would be required to comply with all applicable County Code requirements for construction and access to the site. Individual projects would be reviewed by the Los Angeles County Public Works Department to determine the specific access requirements applicable to the specific development and to ensure compliance with these requirements. This would ensure that new developments provide adequate access to and from the site. All future development would be required to comply with County regulations and policies, including the General Plan goals, the General Plan Mobility Element policies and goals, and CEQA as development applications, where CEQA is applicable, are submitted. Therefore, no impact would result.

b. Less than Significant Impact. The Project, a regulatory document, does not propose any specific development. Pursuant to the Los Angeles County Metropolitan Transportation Authority Congestion Management Project (CMP), traffic impacts of individual development projects of potential regional significance must be analyzed. The CMP system is made up of a system of arterial roadways, freeways, and monitoring intersections in Los Angeles County. Any Project that meets the requirements of Statewide, regional, or area wide significance per CEQA Guidelines and as required by General Plan Mitigation Monitoring and Reporting Program measure T-6 must be analyzed.²⁵ The Project, a regulatory document, does not involve any building activity. New development would be subject to the CMP. Individual projects would be reviewed by the Los Angeles County Public Works Department to determine the specific access requirements applicable to the specific development and to ensure compliance with these requirements. Therefore, impacts would be less than significant.

c. No Impact. The three closest air facilities to the Project Area are the Whiteman Airport in Pacoima located approximately 11 miles to the west, the Bob Hope Airport in Burbank, located approximately 12 miles to the southwest, and El Monte Airport located approximately 18.8 miles to the southeast. The community is also served by regional airports, including the Los Angeles World Airport (LAX). The Project, a regulatory document, does not involve any building activity. No impact would result.

d. Less than Significant Impact. The Project includes amendments to residential and commercial development standards within the zoning ordinance; the proposed Project does not contain any provisions for development that would substantially increase hazards due to a design feature. The Project does not contain proposals for development, building, or construction of any type. All future development would be reviewed, as necessary. The Project incorporates development standards to offset any potential impact that would substantially increase hazards due to a design feature. Therefore it is determined that the Project will have a less than significant impact on increasing hazards due to a design feature within the Project Area.

e. No Impact. The Project, a regulatory document, does not propose any specific development or directly involve any building activity. New development would be required to comply with all applicable County Fire Code and ordinance requirements for construction and access to the site. Individual projects would be reviewed by the Los Angeles County Fire Department to determine the specific fire requirements applicable to the specific development and to ensure compliance with these requirements. This would ensure that new developments provide adequate emergency access to and from the site. No impact would result.

²⁵ County of Los Angeles 2035 General Plan Program EIR MMRP [pages 26 to 28]

f. **No Impact.** The Project limits are served by two MTA bus routes (90, 91), which connect the community to the greater Los Angeles region via bus and rail services.²⁶ The Project has no direct affect on any local or regional policies involving support of alternative transportation. The regulatory document implements General Plan policies promoting pedestrian-oriented design and neighborhood walkability, that support infill development, and the use of alternative transportation modes. No impacts on alternative transportation policies would occur.

18. TRIBAL CULTURAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code §21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code § 5020.1(k), or

ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

EVALUATION OF ENVIRONMENTAL IMPACTS:

a. **Less than Significant Impact.** The Project proposes regulation changes related to residential and commercial development standards within the Project Area. The Fernandeno Tataviam Band of Mission Indians, the Gabrieleno Tongva San Gabriel Band of Mission Indians, and the Gabrieleno Band of Mission Indians – Kizh Nation, were notified of the project. No written request for consultation from the California

²⁶ Los Angeles County Metropolitan Transportation District (MTA). Bus and Rail System Map. Consulted on 04/27/2016. http://media.metro.net/riding_metro/maps/images/system_map.pdf

Native American tribes listed was received within 30 days of when formal notification was provided. The Project does not contain proposals for development, building, or construction of any type which would directly result in a substantial adverse change in the significance of a tribal cultural resource as defined in the criteria above. Therefore, the project would have less than significant impact on tribal cultural resources.

19. UTILITIES AND SERVICE SYSTEMS

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

g) Comply with federal, state, and local statutes and regulations related to solid waste?

EVALUATION OF ENVIRONMENTAL IMPACTS:

a, b, e. Less than Significant Impact. The Project proposes revisions to regulations for the R-3 and Commercial Zones within the Project Area. The Project does not propose regulations for development that would exceed wastewater treatment requirements, create water or wastewater capacity problems, or create energy utility capacity problems. The Project proposes changes to development standards in relation to a development's design features.

The Project does not contain proposals for development, building, or construction of any type which result in exceeding wastewater treatment requirements, creating water or wastewater capacity problems, or creating energy utility capacity problems. All future projects are required to ensure project-specific and countywide wastewater systems have adequate capacity to accommodate new development upon implementation of regulatory and standard conditions of approval requirements.²⁷ Therefore it is determined that the Project will have a less than significant impact on these services within the Project Area.

c. Less than Significant Impact. The Project proposes regulation changes related to residential and commercial development standards within the Project Area. The Project does not include any changes to zoning or development standards which may result in creating drainage capacity problems within the Project Area. The Project does not contain proposals for development, building, or construction of any type which result in creating drainage capacity problems. The Project will not facilitate any substantial new development activity beyond that analyzed in the General Plan EIR. The Project limits are located in an urbanized area with an existing storm water treatment drainage system in place. As such, storm water treatment facilities are anticipated to be sufficient to accommodate the Project. New development Projects are required to ensure project-specific and countywide storm water systems have adequate capacity to accommodate new development upon implementation of regulatory and standard conditions of approval requirements.²⁸ Therefore it is determined that the Project will have a less than significant impact on these services within the Project Area.

d. Less Than Significant Impact. The Project proposes regulation changes primarily to the R-3 and Commercial Zones of the Project Area, and does not propose regulations that would create insufficient reliable water supply.

The Project does not propose changes to the zoning or development standards which may result in insufficient reliable water supply within the Project Area. The Project does not contain proposals for development, building, or construction of any type which result in insufficient reliable water supply. The Project implements General Plan Implementation Program No. LU-9 which relates to community design and character. The Project site is not located in the Antelope Valley and Santa Clarita Valley Planning Areas. Review of future projects will continue to be carried out to ensure that the projects are consistent with all General Plan Policies. Therefore it is determined that the Project will have a less than significant impact on these services within the Project Area.

²⁷ County of Los Angeles 2035 General Plan Final Program EIR. [page 5.17-17]

²⁸ Ibid

f. g. **Less than Significant Impact.** The Project proposes revisions to the existing CSD ordinance, which includes regulations to R-3 and Commercial Zones within the Project Area. The proposed Project does not contain any provisions for development that would be served by a landfill with insufficient capacity, and will comply with all statutes and regulations related to solid waste.

The Project does not include any changes to zoning or development standards which may result in being served by a landfill with insufficient capacity, and which may result in being out of compliance with all statutes and regulations related to solid waste within the Project Area. The Project does not contain proposals for development, building, or construction of any type which result in being served by a landfill with insufficient capacity, and out of compliance with all statutes and regulations related to solid waste. As indicated in the General Plan EIR, current regulatory requirements and standards of conditions of approval would reduce impact to solid waste to less than significant.²⁹ The Project will not facilitate any substantial new development activity beyond that analyzed in the General Plan EIR, and thus will not lead to any significant solid waste production beyond that previously indicated. Therefore it is determined that the Project will have a less than significant impact on these services within the Project Area.

²⁹ County of Los Angeles 2035 General Plan Program EIR [page 5.17-60]

20. MANDATORY FINDINGS OF SIGNIFICANCE

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS

a. Less than Significant Impact. The Project proposes regulation revisions and new development standards for R-3 and Commercial zones within the Project Area, including yard setbacks, heights, design features, facade design, open space, lighting, and other related development standards. The Project Area is predominantly developed and the proposed development standards further enhance the existing Community characteristics and setting.

The Project does not include any changes to zoning or development standards which has the potential to degrade the quality of the environment, substantially reduce habitat, cause a population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or substantially reduce or restrict the range of a species within the Project Area. The Project Area is largely urbanized and contains relatively small areas of any forest, river, wildlife, or similar resources, which must adhere to all current environmental regulations and are determined to have less than significant impacts to unique, rare, endangered, or threatened species.

The Project will not affect regulations protecting historical or cultural resources. The results of the preceding analyses and discussions of responses to the entire Initial Study Checklist have determined that the Project would have a less than significant impact on sensitive biological resources, and would not result in significant impacts to historical, archaeological or paleontological resources within the Project Area.

b. Less than Significant Impact. The Project proposes changes to regulations regarding R-3 and Commercial Zones within the Project Area and does not propose any regulations for development that has the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals.

The Project does not include any changes to zoning or development standards which has the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals within the Project Area. The Project does not contain proposals for development, building, or construction of any type which has the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals. The Project is intended to provide regulations for future projects within the Project limits to achieve the goals and policies of the General Plan. The Project would not result in any effects that would degrade the quality of the environment. The La Crescenta-Montrose CSD update does not mandate any new development or directly initiate any development within the La Crescenta-Montrose CSD area. Changes to the development standards and allowed uses would have a less than significant potential to degrade the quality of the environment, reduce animal habitats or affect plant or animal species within the La Crescenta-Montrose CSD area, as the La Crescenta-Montrose area is predominantly urban and almost completely built out. No development projects are associated with the Project. The results of the preceding analyses and discussions of responses to the entire Initial Study Checklist have determined that the Project would have a less than significant impact on achieving short-term environmental goals to the disadvantage of long-term environmental goals.

c. Less Than Significant Impact. The Project proposes changes to existing regulations including new development standards within the Foothill Boulevard Area, primarily consisting of design standards within Commercial Zones which are predominantly developed. The Project does not include any changes to zoning or development standards which has impacts that are individually limited, but cumulatively considerable within the Project Area. The Project does not contain proposals for development, building, or construction of any type. All future proposed development will be reviewed for project-specific impacts that are individually limited, but cumulatively considerable. Cumulative effects resulting from implementation of the County's goals and policies were evaluated in the General Plan Program EIR. The Project is consistent with the General Plan, as it implements Implementation Program LU-9, and proposes regulations aimed at minimizing negative environmental impacts over the long term (such as reduced trespass lighting and increased requirements for public spaces in commercial areas). The Project would have less than significant impact on impacts that are individually limited, but cumulatively considerable within the Project Area.

d. Less Than Significant Impact. The Project proposes revisions to existing regulations, including new regulations for primarily the R-3 and Commercial Zones within the Project Area intended to enhance and preserve the existing Community character of the La Crescenta-Montrose Community. Revised and new development standards are intended to result in development which includes additional common open space,

native landscaped vegetation, and cohesive design features within the Foothill Boulevard Area. The Project does not contain any provisions for development that has environmental effects which will cause substantial adverse impacts on humans. The Project does not contain proposals for development, building, or construction of any type which has environmental effects which will cause substantial adverse impacts on humans. The results of the preceding analyses and discussions of responses to the entire Initial Study Checklist have determined that the Project would have a less than significant impact on environmental effects which will cause substantial adverse effects on humans, directly or indirectly.

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

**REGIONAL PLANNING COMMISSION
PROJECT NO. 2018-000331-(5)
DRAFT RESOLUTION
PAGE 7 of 8**

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:

**REGIONAL PLANNING COMMISSION
PROJECT NO. 2018-000331-(5)
DRAFT RESOLUTION
PAGE 8 of 8**

Abstaining:

Absent:

Action Date: April 24, 2019

MKK:JD

EXHIBIT E

County of Los Angeles

La Crescenta - Montrose Community Standards District

Featuring Foothill Blvd Specific Area

Legend



La Crescenta-Montrose CSD



Foothill Blvd Specific Area

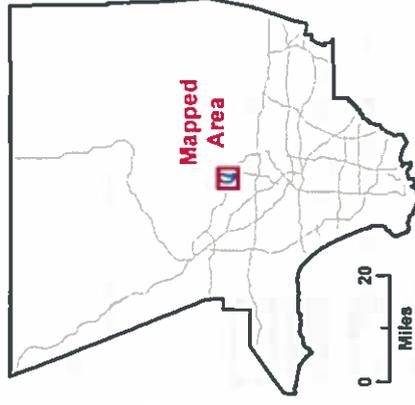


City / Community Boundary

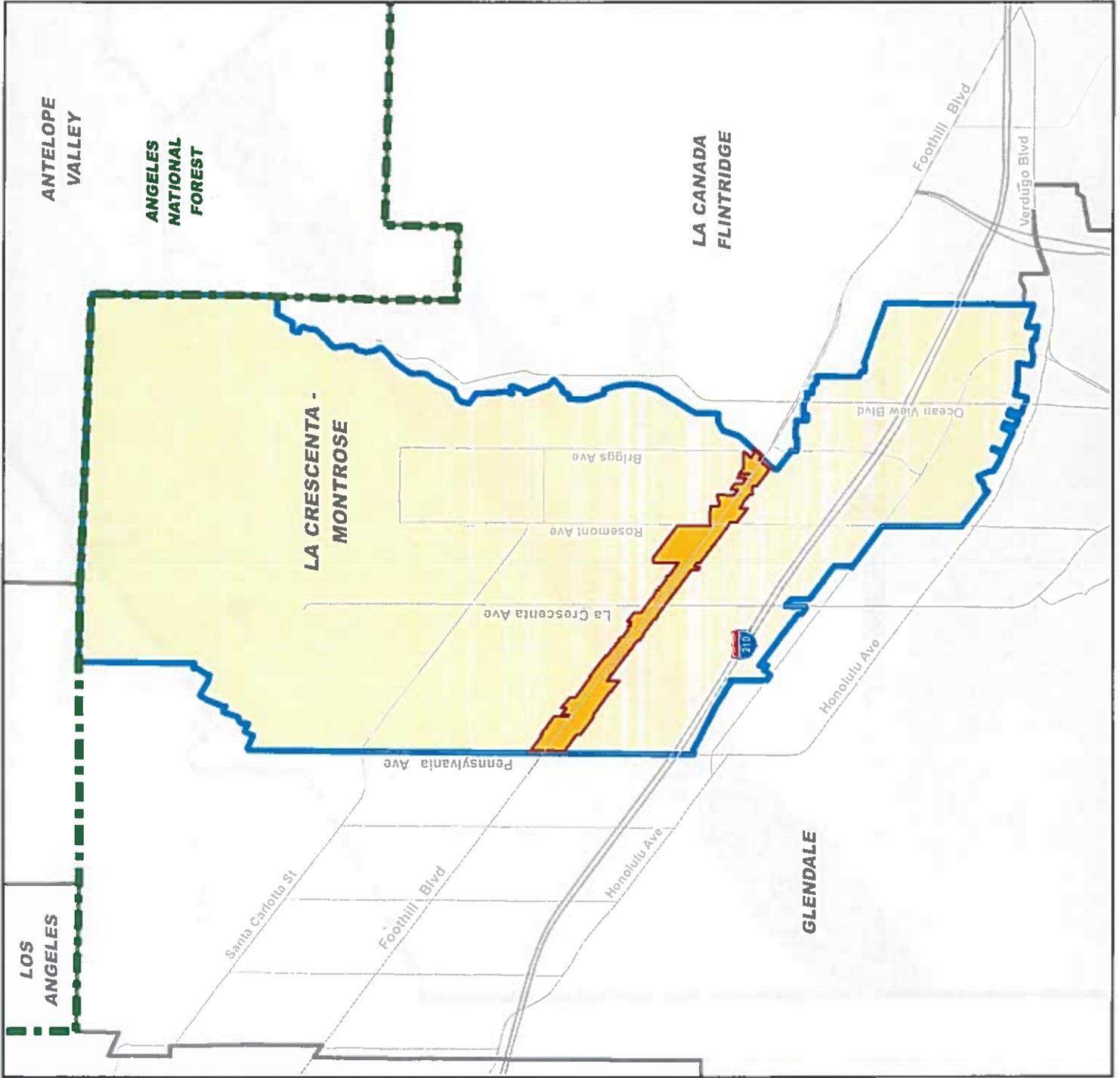


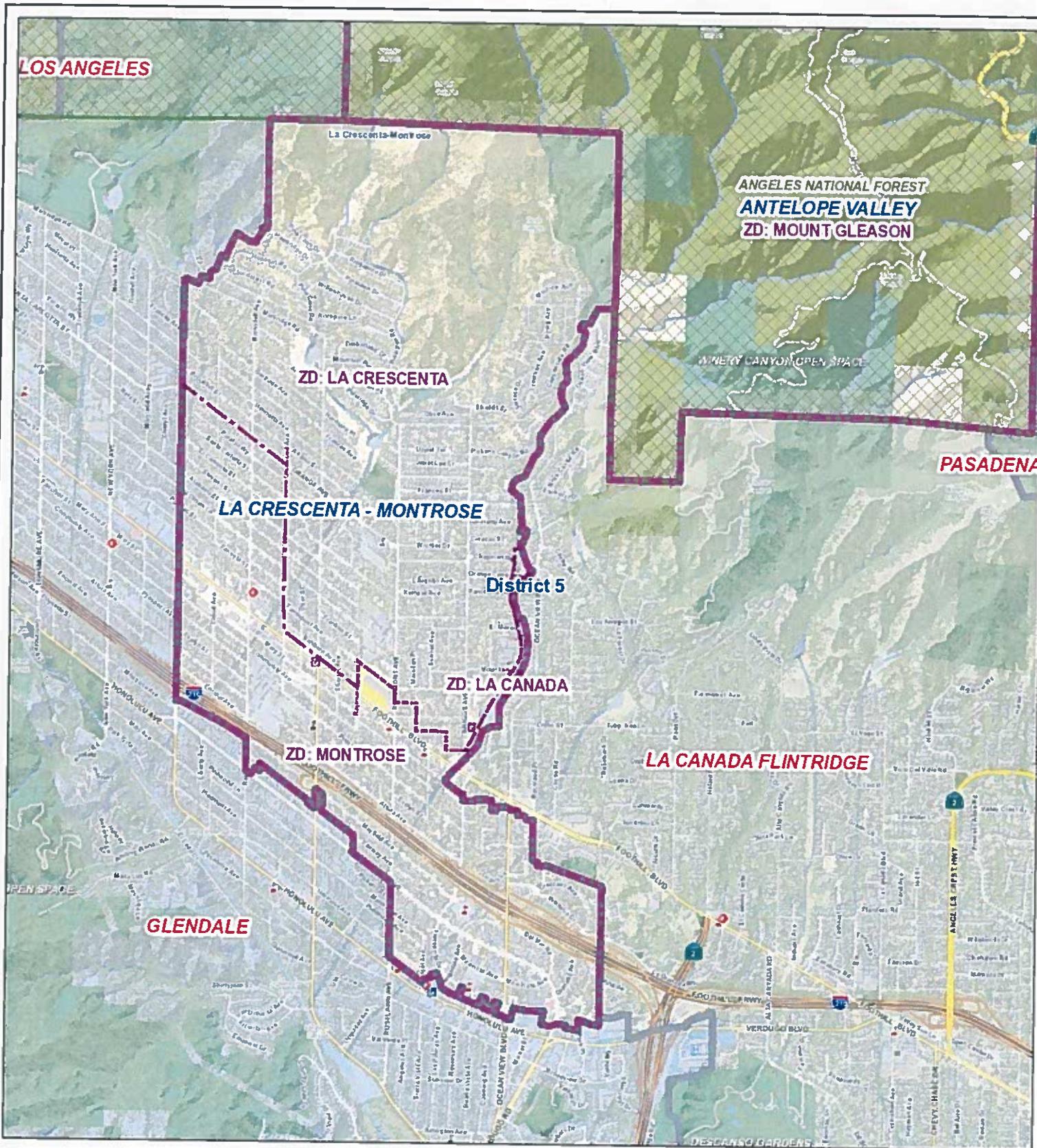
National Forest Boundary

Key Map



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





La Crescenta-Montrose Administrative Map

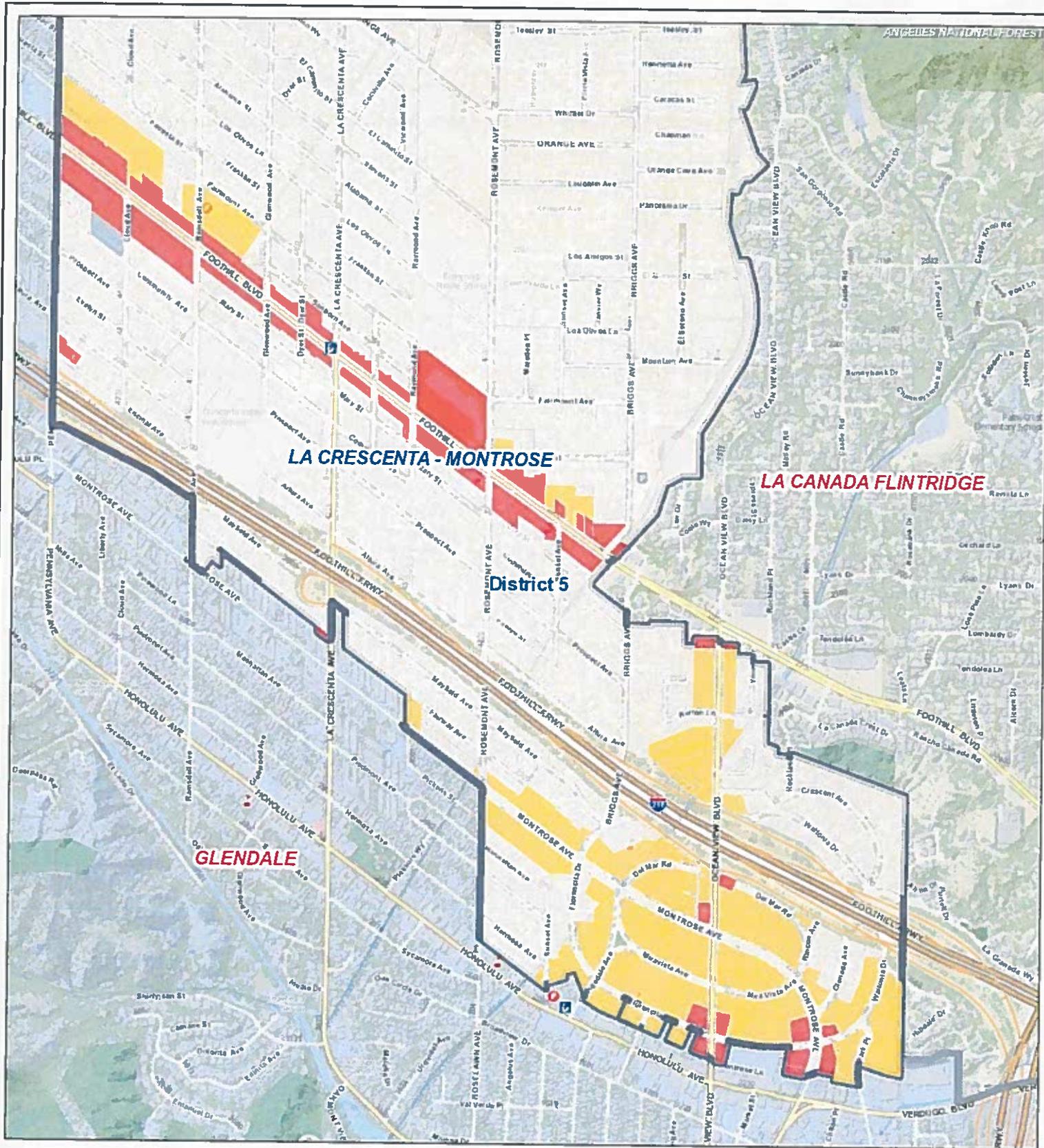


Printed: 4/9/19



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La Crescenta-Montrose

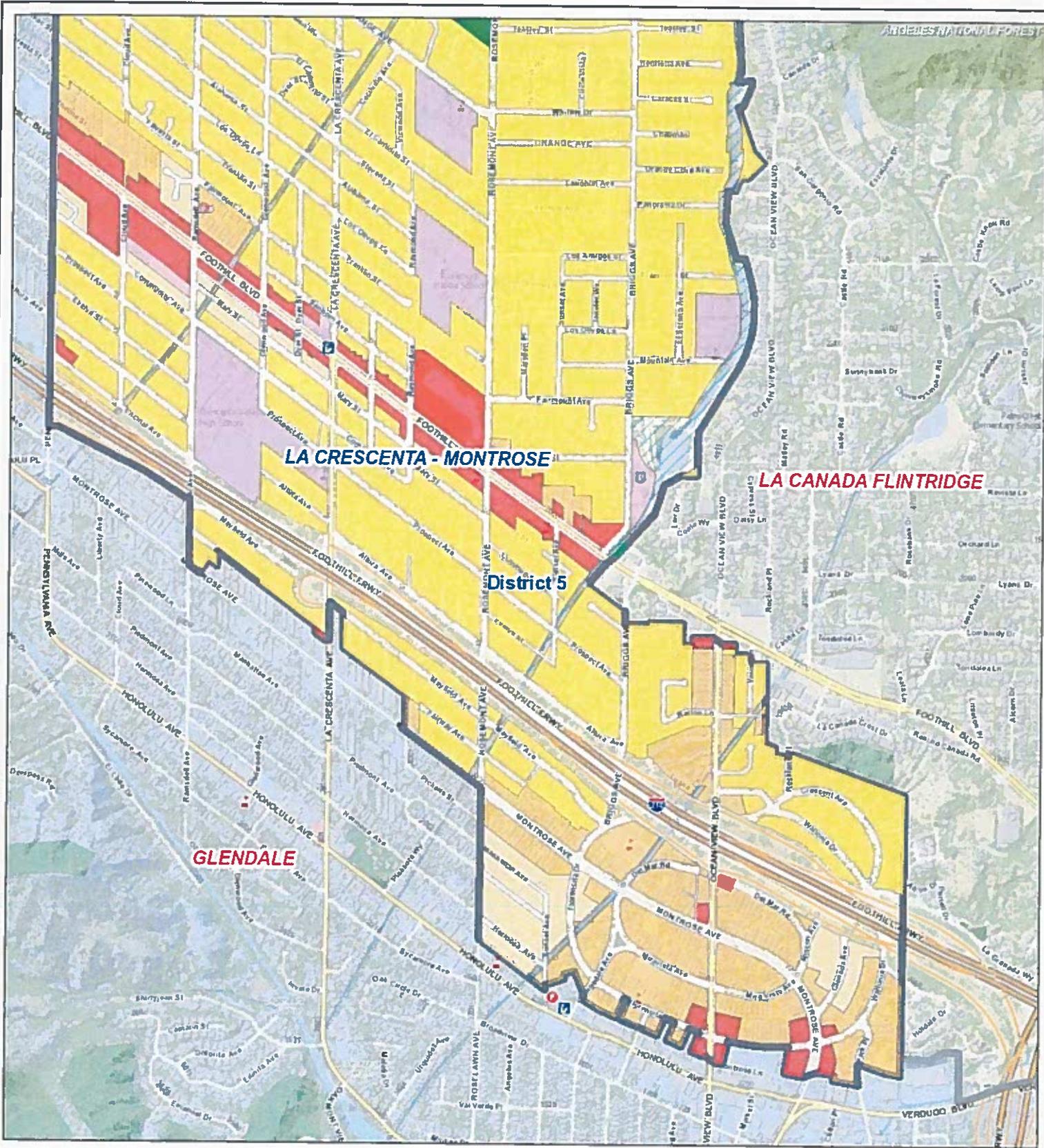


Zoning Map

Printed: 4/9/19

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La Crescenta-Montrose



Land Use Policy Map

Printed: 4/9/19

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EXHIBIT F



**COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC HEALTH
ENVIRONMENTAL HEALTH**

5050 COMMERCE DRIVE BALDWIN PARK, CA 91706 (626) 430-5380

February 27, 2019

Case: RPPL2016000546

Project: 2018-000331

Planner: Drevno, James

Location: La Crescenta-Montrose Community Standards District Amendment

The Department of Public Health – Environmental Health Division has reviewed the La Crescenta-Montrose Community Standards District Amendment. The project along Foothill Boulevard will not impact DPH regulations or functions. No comments or recommendations are proffered.

Contact Vincent Gallegos, Land Use Program For any questions regarding this report at vgallegos@ph.lacounty.gov

Prepared by:
Vincent Gallegos, REHS
Environmental Health Specialist IV
SD-5



**COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC HEALTH
ENVIRONMENTAL HEALTH**

5050 COMMERCE DRIVE BALDWIN PARK, CA 91706 (626) 430-5380

February 27, 2019

Case: RPPL2016002236

Project: 2018-000331

Planner: Drevno, James

Location: La Crescenta-Montrose Community Standards District Amendment

The Department of Public Health – Environmental Health Division has reviewed the La Crescenta-Montrose Community Standards District Initial Study. The project along Foothill Boulevard will not impact DPH regulations or functions. No comments or recommendations are proffered.

Contact Vincent Gallegos, Land Use Program For any questions regarding this report at vgallegos@ph.lacounty.gov

Prepared by:
Vincent Gallegos, REHS
Environmental Health Specialist IV
SD-5



COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION

"Parks Make Life Better!"

John Wicker, Director

Norma E. Garcia, Chief Deputy Director

February 11, 2019

TO: James Drevno
Department of Regional Planning

FROM: Jui Ing Chien *JIC*
Planning and CEQA Section

SUBJECT: **RPPL2016000546**
PROJECT NO. 2018-000331
La Crescenta-Montrose Community Standards District (CSD)
CSD Amendment and Initial Study

The proposed CSD update and Initial Study have been reviewed for potential impacts on the facilities of the Department of Parks and Recreation (DPR). The project consists of changes to the regulations related to all R-3 residential zones in the community and the commercial zones along Foothill Boulevard. 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 jchien@parks.lacounty.gov or (626) 588-5317.



COUNTY OF LOS ANGELES FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294
(323) 881-2401
www.fire.lacounty.gov

"Proud Protectors of Life, Property, and the Environment"

BOARD OF SUPERVISORS

HILDA L. SOLIS
FIRST DISTRICT

MARK RIDLEY-THOMAS
SECOND DISTRICT

SHEILA KUEHL
THIRD DISTRICT

JANICE HAHN
FOURTH DISTRICT

KATHRYN BARGER
FIFTH DISTRICT

DARYL L. OSBY
FIRE CHIEF
FORESTER & FIRE WARDEN

March 1, 2019

James Drevno, Analyst
Department of Regional Planning
Planning Department
320 West Temple Street
Los Angeles, CA 90012

Dear Mr. Drevno:

INITIAL STUDY/NEGATIVE DECLARATION, "LA CRESENTA-MONTROSE COMMUNITY STANDARDS DISTRICT AMENDMENT," INCLUDE UPDATES TO BUILDING DESIGN, WALL AND FENCE DESIGN, LANDSCAPING, YARD SETBACKS, AND SIGNAGE, LA CRESENTA-MONTROSE, FFER 201900012

The Initial Study/Negative Declaration has been reviewed by the Planning Division, Land Development Unit, Forestry Division, and Health Hazardous Materials Division of the County of Los Angeles Fire Department.

The following are their comments:

PLANNING DIVISION:

We have no comments.

For any questions regarding this response please contact Loretta Bagwell, Planning Analyst, at (323) 881-2404 or Loretta.Bagwell@fire.lacounty.gov.

LAND DEVELOPMENT UNIT:

This project does not propose construction of structures or any other improvements at this time. Therefore, until actual construction is proposed the project will not have a significant impact to the Fire Department's Land Development Unit.

SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

AGOURA HILLS	CALABASAS	EL MONTE	INDUSTRY	LAWDALE	PARAMOUNT	SIGNAL HILL
ARTESIA	CARSON	GARDENA	INGLEWOOD	LOMITA	PICO RIVERA	SOUTH EL MONTE
AZUSA	CERRITOS	GLENDALE	IRWINDALE	LYNWOOD	POMONA	SOUTH GATE
BALDWIN PARK	CLAREMONT	HAWAIIAN GARDENS	LA CANADA-FLINTRIDGE	MALIBU	RANCHO PALOS VERDES	TEMPLE CITY
BELL	COMMERCE	HAWTHORNE	LA HABRA	MAYWOOD	ROLLING HILLS	WALNUT
BELL GARDENS	COVINA	HERMOSA BEACH	LA MIRADA	NORWALK	ROLLING HILLS ESTATES	WEST HOLLYWOOD
BELLFLOWER	CUDAHY	HIDDEN HILLS	LA PUENTE	PALMDALE	ROSEMEAD	WESTLAKE VILLAGE
BRADBURY	DIAMOND BAR	HUNTINGTON PARK	LAKEWOOD	PALOS VERDES ESTATES	SAN DIMAS	WHITTIER
	DUARTE		LANCASTER		SANTA CLARITA	

James Drevno, Analyst
March 1, 2019
Page 2

The County of Los Angeles Fire Department's Land Development Unit appreciates the opportunity to comment on this project.

For any questions regarding the report please contact Inspector, Joseph Youman at (323) 890-4125 or Joseph.Youman@fire.lacounty.gov.

FORESTRY DIVISION – OTHER ENVIRONMENTAL CONCERNS:

The statutory responsibilities of the County of Los Angeles Fire Department's Forestry Division include erosion control, watershed management, rare and endangered species, vegetation, fuel modification for Very High Fire Hazard Severity Zones, archeological and cultural resources, and the County Oak Tree Ordinance.

Under the Los Angeles County Oak tree Ordinance, a permit is required to cut, destroy, remove, relocate, inflict damage or encroach into the protected zone of any tree of the Oak genus which is 25 inches or more in circumference (eight inches in diameter), as measured 4 1/2 feet above mean natural grade.

If Oak trees are known to exist in the proposed project area further field studies should be conducted to determine the presence of this species on the project site.

The County of Los Angeles Fire Department's Forestry Division has no further comments regarding this project.

HEALTH HAZARDOUS MATERIALS DIVISION:

The Health Hazardous Materials Division of the Los Angeles County Fire Department has no comments or requirements for the project at this time.

If you have any additional questions, please contact this office at (323) 890-4330.

Very truly yours,



MICHAEL Y. TAKESHITA, ACTING CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

MYT:ac

James Drevno, Analyst
March 1, 2019
Page 3

bc: ERU
Division III
Land Development
Planning
HHMD
#219
Edapts Upload

(FFER #201900012/Forestry Admin)

EXHIBIT G

Recommendation for Approval of Updates to the La Crescenta-Montrose Community Standards District - April 24, 2019 Regional Planning Commission Hearing

James Drevno

JDrevno@planning.lacounty.gov

Regional Planner, Community Studies East Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

Dear James Drevno:

In 2009, the Board of Supervisors adopted Ord. 2009-0032 which enacted the La Crescenta-Montrose Community Standards District (§22.44.139). This Community Standards District (CSD) established development standards for the Foothill Boulevard corridor within La Crescenta-Montrose. The CSD addresses building and structure design, architectural style, landscaping, yard setbacks, signs, and permitted uses. The intent is to improve the appearance of the corridor through quality built design and landscaping.

Unfortunately, implementation of the CSD has proven difficult. Some of the CSD language is vague and subject to different interpretations making it problematical to enforce. Terms and phrases such as "style," "earth toned color," and "consistent with the style" make it difficult to understand what is allowed and not allowed because the language does not provide for clear, prescriptive standards. Also, since approvals are issued through an administrative site plan review, it leaves virtually all discretion of approval in the hands of County staff. As a result, achieving the CSD's objectives have been mixed.

At the request of the Crescenta Valley Town Council, county planners have been working closely over the last three years with the Town Council's Land Use Committee to address the issues discussed above, clarify the CSD language, and find workable solutions.

The Department of Regional Planning, the Crescenta Valley Town Council, and the Land Use Committee held an Open House event for the community for this project on May 30, 2018, at the La Crescenta Library.

No new development or zone changes are proposed as a part of this ordinance.

Updated design standards consist of updates to existing architectural, sign, landscaping and parking requirements along Foothill Boulevard to improve the appearance of the corridor and promote walkability.

Design standards for R-3 zoned multi-family properties are related to the design, landscaping, and orientation of multi-family buildings and are intended to ensure that any new multi-family buildings are designed to be compatible with existing residential neighborhoods. This R-3 standards were only revised for language clarity and consistency.

The project goal was to update the CSD and replace ambiguous language while still maintaining reasonable regulations to foster quality development along the Foothill Boulevard corridor. The CSD will set forth standards and regulations for future development within the CSD boundary areas only. We would like to thank the staff at both the Department of Regional Planning and Supervisor Kathryn Barger's office for their ongoing help and support in working with our community, its residents, the Land Use Committee and the Crescenta Valley Town Council on updating this important ordinance. **The Crescenta Valley Town Council and its Land Use Committee recommend approval of this update to amend the existing La Crescenta-Montrose CSD.**

Paul Rabinov

4868 Sunset Avenue
La Crescenta, CA 91214

James Drevno

From: Robbyn Battles <robbyn@robbynbattles.com>
Sent: Friday, April 05, 2019 10:06 AM
To: James Drevno
Subject: Foothill CSD Letter of support

James Drevno
Regional Planner, Community Studies East Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

Re: Foothill CSD

Good morning Mr. Drevno,

I wanted to be brief in my support for the revisions everyone on the CVTC Land Use as well as the community have been diligently working on for the past 5 years.

As a long time resident and business owner in the community the changes recommended are much clearer and more inline with what the community as whole supports. I am also the past President of the CV Town Council and was privy to the complaints and restrictions with the original document.

I truly hope the planning commission will support and approve the Foothill-CSD.

Respectfully,

Robbyn Battles
Battles Real Estate-JohnHart "Real Estate Redefined"
818-388-1631

Recommendation for Approval of Updates to the La Crescenta-Montrose Community Standards District - April 24, 2019 Regional Planning Commission Hearing

James Drevno

JDrevno@planning.lacounty.gov

Regional Planner, Community Studies East Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

Dear James:

As you know, for the last four years, our community has been closely involved in revisions and updates made to our La Crescenta -Montrose Community Standards District document.

The stated purpose of the current CSD is to:

- Enhance the character and vitality of the La Crescenta-Montrose community.
- Promote thoughtful design to ensure commercial and multi-family buildings enhance the foothill characteristics of the community.
- Improve the appearance of the Foothill Boulevard commercial corridor.
- Create Pedestrian-friendly environment and buffer single-family residences from more intensive adjacent uses.

This purpose remains unchanged in the proposed Update.

The need for the revisions to the original document arose from the complexity of the original document and the difficulty of enforcing and evaluating the actual requirements versus suggestions and a variety of options. The approval process was too wide open for interpretation by all parties involved.

The proposed Update has had the benefit of several staff members from the Department of Regional Planning applying their expertise and discernment in order to simplify the document and make it very clear both in the written and graphic description of the requirements.

We feel that the proposed Update to the La Crescenta -Montrose CSD meets the purpose for which it was originally created, in a clear and concise manner.

We strongly support the approval of the Updated document and are looking forward to its impact on the future development of our Community.

Sincerely,



Inés Gómez-Chessum
Architect

5020 Rosemont Ave.
La Crescenta, CA 91214

DRP Community Studies East Area Section

From: Meredith Kiser <meredith@sullyorganic.com>
Sent: Thursday, April 11, 2019 8:23 AM
To: DRP Community Studies East Area Section
Subject: project no. 2018-000331-(5)/ADV RPPL2016000546/ ENV RPPL2016002236

To whom it may concern,

I got your post card in the mail and took a look at the proposed project and I am saddened by your lack of relevancy to all the other issues in my community. I'm not sure what your agenda is but I am not on board with it thus far. You have to date supported the overbuilding of lots in the area, destruction of protected California Oak trees, encouraged problems with the already limited parking available by granting variances to overbuild lots, increased the crime rates, increased our property taxes and lowered our property value. Outstanding work. How about we fix the roads and fix all the sidewalks before we participate in another "earrings on a pig" improvement. I am so supremely disappointed in LA county and their agenda for the foothill areas. Please help me understand your agenda to destroy my living space by explaining the thought process behind yet another ridiculous and unnecessary plan by LA county.

Thank you,

Meredith Kiser

213-614-1909
Heath & Lejeune
1417 S. Eastman Ave
Commerce CA 90023

"This world would be perfect if everyone left everything and everyone better than when they found it." Virginia Lamar



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Amy J. Bodek, AICP
Director

April 18, 2019

TO: David W. Louie, Chair
Elvin W. Moon, Vice Chair
Doug Smith, Commissioner
Laura Shell, Commissioner
Pat Modugno, Commissioner

FROM: James Drevno
Community Studies East Section

Project No. 2018-00033 –(5)
Plan Nos. ADV RPPL2016000546, ENV RPPL2016002236
RPC Meeting: April 24, 2019 - Agenda Item: 9

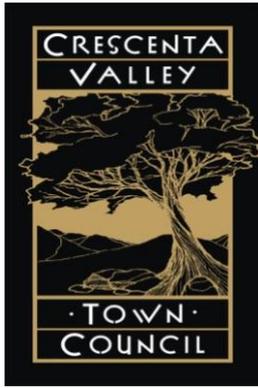
Since the submittal of the hearing package for the agenda item referenced above, staff have received three additional letters from the public. Two of these letters indicate support of the project, and one letter indicates opposition. One of the support letters serves as an official letter of support from the La Crescenta Town Council and Land Use Committee.

The proposed project is an update of the existing La Crescenta-Montrose Community Standards District ordinance to improve the appearance of Foothill Boulevard and ensure new multi-family buildings are designed to be compatible with existing residential neighborhoods. No new development is proposed as a part of this Project.

If you need further information, please contact James Drevno at (213) 974-6425 or jdrevno@planning.lacounty.gov. Department office hours are Monday through Thursday from 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays.

MK:JD

Enclosure(s): Three Public Comment Letters.



Crescenta Valley Town Council

April 9, 2019

James Drevno

JDrevno@planning.lacounty.gov

Regional Planner, Community Studies East Los Angeles County Department of
Regional Planning
320 West Temple Street
Los Angeles, CA 90012

Recommendation for Approval of Updates to the La Crescenta-Montrose Community Standards District - April 24, 2019 Regional Planning Commission Hearing

Dear James Drevno:

In 2009, the Board of Supervisors adopted Ord. 2009-0032 which enacted the La Crescenta-Montrose Community Standards District (§22.44.139). This Community Standards District (CSD) established development standards for the Foothill Boulevard corridor within La Crescenta-Montrose. The CSD addresses building and structure design, architectural style, landscaping, yard setbacks, signs, and permitted uses. The intent is to improve the appearance of the corridor through quality built design and landscaping.

Unfortunately, implementation of the CSD has proven difficult. Some of the CSD language is vague and subject to different interpretations making it problematical to enforce. Terms and phrases such as “style,” “earth toned color,” and “consistent with the style” make it difficult to understand what is allowed and not allowed because the language does not provide for clear, prescriptive standards. Also, since approvals are issued through an administrative site plan review, it leaves virtually all discretion of approval in the hands of County staff. As a result, achieving the CSD’s objectives have been mixed.

At the request of the Crescenta Valley Town Council, county planners have been working closely over the last three years with the Town Council’s Land Use Committee to address the issues discussed above, clarify the CSD language, and find workable solutions.

The Department of Regional Planning, the Crescenta Valley Town Council, and the Land Use Committee held an Open House event for the community for this project on May 30, 2018, at the La Crescenta Library.

No new development or zone changes are proposed as a part of this ordinance.

Updated design standards consist of updates to existing architectural, sign, landscaping and parking requirements along Foothill Boulevard to improve the appearance of the corridor and promote walkability.

“A Community that Cares”

Harry Leon
President

Mike Claessens
Vice President

Daniel Kim
Recording Secretary

Desiree P. Rabinov
Treasurer

Sophal Ear
Corresponding Secretary

COUNCIL MEMBERS

Aram Ordubegian

Kyle Studebaker

Jo Ann Stupakis

Carin Hoffman
1st Alternate

Donna Libra
2nd Alternate

Jeffrey Rodriguez
3rd Alternate

Design standards for R-3 zoned multi-family properties are related to the design, landscaping, and orientation of multi-family buildings and are intended to ensure that any new multi-family buildings are designed to be compatible with existing residential neighborhoods. This R-3 standards were only revised for language clarity and consistency.

The project goal was to update the CSD and replace ambiguous language while still maintaining reasonable regulations to foster quality development along the Foothill Boulevard corridor. The CSD will set forth standards and regulations for future development within the CSD boundary areas only. We would like to thank the staff at both the Department of Regional Planning and Supervisor Kathryn Barger's office for their ongoing help and support in working with our community, its residents, the Land Use Committee and the Crescenta Valley Town Council on updating this important ordinance. **The Crescenta Valley Town Council and its Land Use Committee recommend approval of this update to amend the existing La Crescenta-Montrose CSD.**

Respectfully submitted,



Harry Leon, President, CV Town Council



Sophal Ear, Corresponding Secretary, CV Town Council

DRP Community Studies East Area Section

From: DAVID SWANSON <DavidRSw@msn.com>
Sent: Saturday, April 13, 2019 12:40 PM
To: DRP Community Studies East Area Section
Subject: Project No. 2018-000331-(5)/ ADV RPPL2016000546/ ENV RPPL2016002236

Good Day,

Regarding the updating of the existing La Crescenta-Montrose Community Standards District ordinance, I am against the new changes. It looks like they will only ADD to the cost of any changes, modifications, or renovations. These changes look like they will increase the cost to property owners which in turn will pass the cost on to citizens. These changes look like they put additional burdens upon everyone without any economical benefit.

Only changes that can lower the costs to property owners, businesses, and tenants should be considered. The county should also lower the cost of permits and inspections.

Thanks,

David Swanson

La Crescenta Valley resident

April 9, 2019

Letter of Support for Approval of Updates to the La Crescenta-Montrose Community Standards District - April 24, 2019 Regional Planning Commission Hearing

Mr. James Drevno
Regional Planner, Community Studies East Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012
JDrevno@planning.lacounty.gov

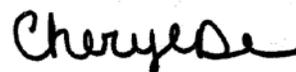
Dear Mr. Drevno:

In 2009, the Board of Supervisors adopted Ord. 2009-0032 which enacted the La Crescenta-Montrose Community Standards District (§22.44.139). This Community Standards District (CSD) established development standards for the Foothill Boulevard corridor within La Crescenta-Montrose. The CSD addresses building and structure design, architectural style, landscaping, yard setbacks, signs, and permitted uses. The intent is to improve the appearance of the corridor through quality built design and landscaping.

Unfortunately, implementation of the CSD has proven difficult. Some of the CSD language is vague and subject to different interpretations making it problematical to enforce. Terms and phrases such as “style,” “earth toned color,” and “consistent with the style” make it difficult to understand what is allowed and not allowed because the language does not provide for clear, prescriptive standards. Also, since approvals are issued through an administrative site plan review, it leaves virtually all discretion of approval in the hands of County staff. As a result, achieving the CSD’s objectives have been mixed.

County planners have been working closely over the last three years with the Town Council’s Land Use Committee to address the issues discussed above, clarify the CSD language, and find workable solutions. The Department of Regional Planning, the Crescenta Valley Town Council, and the Land Use Committee held an Open House event for the community for this project on May 30, 2018, at the La Crescenta Library.

The project goal was to update the CSD and replace ambiguous language while still maintaining reasonable regulations to foster quality development along the Foothill Boulevard corridor. The revised CSD will set forth standards and regulations for future development within the CSD boundary areas only. As an active and informed resident, **I would like to express my support for the proposed update of the La Crescenta-Montrose CSD.**



Cheryl Davis
4816 Rosemont Ave.
La Crescenta, CA 91214
(818) 970-0976 Cell
cdavis4cvtc@sbcglobal.net



REQUEST TO ADDRESS
 THE REGIONAL PLANNING COMMISSION
 OF LOS ANGELES COUNTY
 Solicitar de dirección
 La Comisión de Planificación Regional
 del Condado de Los Ángeles

DATE 4/22/19
 Fecha 24

AGENDA ITEM No. 9

FAVOR
 A favor

OPPOSE/CONCERN
 Oponerse a/ Preocupación

APPLICANT
 Solicitante

PUBLIC COMMENT
 Comentarios del público

OTHER
 Otro

NEED TRANSLATION SERVICE
 Necesito Servicio De Interpretación*

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La información abajo es necesaria. Toda la correspondencia futura se enviará con la información que proporcione aquí.

---PLEASE PRINT CLEARLY Por favor imprima claramente---

CHASSUM

LAST NAME

Apellido

SPEAKER CARDS

LUCES

FIRST NAME

Nombre de pila

LUC / CVTC

ORGANIZATION (IF APPLICABLE)

Organización (si es aplicable)

5020 ROSEMONT AVE.

STREET ADDRESS

Dirección de la calle

LA CRESCENTA

CITY

Ciudad

91214

ZIP CODE

Zona postal

ineschessum@sbaglobal.net

EMAIL ADDRESS

Correo electrónico

*Descargo de Responsabilidad. Los servicios de interpretación/traducción proporcionados por el personal del Departamento de Planificación Regional se ofrecen para su conveniencia. Es un esfuerzo de nuestra parte para brindar un servicio gratuito de alta calidad hacia el público. Este servicio no pretende reemplazar los servicios profesionales de traducción. No se asume ninguna responsabilidad por errores u omisiones.

818 307

TELEPHONE NUMBER

5416

Número de teléfono

Summary of your position on this matter (optional)

Resumen de su posición sobre este asunto (opcional)

SUPPORT APPROVAL OF THE LA CRESCENTA -
 MONTROVIE CSD DRAFT.

Check here if you would like to receive notification of future actions on this item.
 Marque aquí si desea recibir una notificación de acciones futuras sobre este tema. "✓"

Check here if you DO NOT intend to testify today, but would like to receive notice of future actions on this item.
 Marque aquí si NO tiene intención a testificar hoy, pero le gustaría recibir aviso de las acciones futuras en este tema. "✓"



REQUEST TO ADDRESS
 THE REGIONAL PLANNING COMMISSION
 OF LOS ANGELES COUNTY
*Solicitar de dirección
 La Comisión de Planificación Regional
 del Condado de Los Angeles*

DATE 4/24/19
Fecha

AGENDA ITEM No. 9

FAVOR
A favor

OPPOSE/CONCERN
Oponerse a/Preocupación

APPLICANT
Solicitante

PUBLIC COMMENT
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---PLEASE PRINT CLEARLY Por favor imprima claramente---

BEY
 LAST NAME

Apellido

SPEAKER CARDS

Frank
 FIRST NAME

Nombre de pila

Encuesta Valley Land Use
 ORGANIZATION (IF APPLICABLE) *Organización (si es aplicable)*

2207 Dec Mar
 STREET ADDRESS

Dirección de la calle

Montrose
 CITY

Ciudad

CA
 ZIP CODE

91020
Zona postal

Bey@ATT.net
 EMAIL ADDRESS

Correo electrónico

818 618 8494
 TELEPHONE NUMBER

Número de teléfono

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Summary of your position on this matter (optional)

Resumen de su posición sobre este asunto (opcional)

Check here if you would like to receive notification of future actions on this item.
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