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**Chapter 22.328 La Crescenta–Montrose Community Standards District.**

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**22.328.010**            **Purpose.**

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 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 façade 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 façade; 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 façades; 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.**

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            Zone Specific Development Standards.**

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 those 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.

B. Other Zones. (Reserved)

**22.328.080 Area Specific Development Standards.**

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 Public Works prior to the effective date of these area specific development standards:

<b>TABLE 22.328-A: AREA SPECIFIC DEVELOPMENT STANDARDS APPLICABILITY</b>			
<b>Activity</b>	<b>Applicable Standards</b>		
	<b>Area 1</b>	<b>Area 2</b>	<b>Area 3</b>
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)

<b>TABLE 22.328-A: AREA SPECIFIC DEVELOPMENT STANDARDS APPLICABILITY</b>			
New alteration to the exterior of existing structure that requires permits from 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"> <li>• New parking lot</li> <li>• New addition to existing parking lot</li> <li>• Replacement of existing parking lot</li> </ul>	- B.9 (Parking Lot Design)	- C.9 (Parking Lot Design)	- D.9 (Parking Lot Design)
<ul style="list-style-type: none"> <li>• Installation or replacement of landscaping in connection with a project as defined in Division 2 (Definitions) under Drought-Tolerant Landscaping</li> <li>• Replacement of existing landscaping</li> </ul>	- B.10 (Landscaping)	- C.10 (Landscaping)	- C.10 (Landscaping)
<ul style="list-style-type: none"> <li>• New wall or fence</li> <li>• New addition to existing wall or fence</li> <li>• Replacement of existing wall or fence</li> </ul>	- B.11 (Walls and Fences)	- C.11 (Walls and Fences)	- C.11 (Walls and Fences)
<ul style="list-style-type: none"> <li>• New sign</li> <li>• Enlargement or alteration of existing sign</li> <li>• Replacement of existing sign</li> </ul>	- 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.

b. 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.

c. 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.

d. 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.

e. 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.

B. 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

b. 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.

ii. 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).

iii. 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.

iv. Recreation and Amusement.

Athletic fields, excluding stadiums.

Golf courses, including the customary clubhouse and appurtenant facilities.

Swimming pools, as a primary use.

b. 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.

ii. Sales.

Automobile sales, sale of new and used motor vehicles.

Boat and other marine sales.

Pet stores.

iii. 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.

iv. 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:

- (1) Driveways, subject to the limitations of Subsection B.9.a, below;
- (2) Outdoor dining;
- (3) Street furniture; and
- (4) 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.

b. 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:

(1) 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

(2) 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.

b. 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.

ii. 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;
- ii. Arches;
- iii. Awnings;
- iv. Balconies;
- v. Bay windows;
- vi. Colonnades;
- vii. Courtyards;
- viii. Decorative exterior stairs;
- ix. Decorative grilles;
- x. Decorative iron fences;
- xi. Masonry benches;
- xii. Outdoor dining;
- xiii. Pergolas and trellises;
- xiv. Plazas;
- xv. Recessed upper floor loggias or pergolas;
- xvi. Tile masonry fountains; and
- xvii. Tiled bulkheads.

b. 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.

ii. If a new primary structure adjoins either multiple public streets or multiple yards required by Subsection B.6, above, that adjoin public streets:

(1) At least 50 percent of the longest ground-floor structure frontage adjoining a street or yard shall be dedicated to commercial uses; and

(2) At least 33 percent of the other ground-floor structure frontages adjoining a street or yard shall be dedicated to commercial uses.

iii. 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.

iv. 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.

c. 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.
- ii. Arts and Crafts.
- iii. Mission.
- iv. Prairie.
- v. Spanish.
- vi. Foothill Eclectic.

d. 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
- ii. 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.

e. 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.

ii. 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.

iii. 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.

f. Mechanical Equipment.

i. Roof-Mounted Equipment.

(1) 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.

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

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

(4) 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.

ii. 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.

g. Exterior Lighting.

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

ii. Each exterior lighting fixture shall not blink, flash, or exceed 250 watts and shall be directed away from adjacent public right-of-ways and Residential Zones.

h. 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.

i. 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.

ii. 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.

j. 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.

ii. 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.

iii. 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.

iv. Tinted glass may be employed in a window above the ground floor of a structure.

v. 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.

vi. 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.

vii. Roll-up security gates and grilles shall not be installed on the exterior of any window.

k. 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.

ii. An open framework may be permitted beneath awnings.

iii. Multiple awnings belonging to a single commercial business shall be the same color and style.

iv. Awnings shall not employ glossy material or be internally lit.

v. 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.

l. 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.

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

iii. 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.

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

m. 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.

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

iii. The Director may modify the requirements of this Subsection B.9.a, in consultation with the Fire Department and Public Works, if the Director 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).

b. 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.

ii. 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 walkway, shall be landscaped and such landscaping shall comply with Subsection B.10, below.

c. 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.

ii. 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 the Director finds that such substitution results in a superior project design.

d. 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.

ii. 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.

iii. 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.

iv. 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).

e. 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.

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

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

f. 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.

ii. 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.

iii. Each parking lot lighting fixture shall not exceed 250 watts and the light shall be directed away from adjacent public right-of-ways and Residential Zones.

10. Landscaping. These landscaping provisions below, shall apply to installation or replacement of landscaping in connection with a development project as defined by Chapter 22.122 (Low Impact Development).

a. General Requirements.

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

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

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

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

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

b. Plant Materials.

i. Plants shall be grouped in hydrozones, as required by Chapter 22.122 (Low Impact Development).

ii. Drought-tolerant plants shall be provided in accordance with Chapter 22.122 (Low Impact Development).

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

iv. Shrubs shall be at least five-gallon size.

v. Groundcover.

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

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

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

c. 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).

ii. 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.

d. Maintenance.

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

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

(1) 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.

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

(3) The system shall be designed to avoid runoff onto non-irrigated areas and to avoid the watering of structures, pedestrian areas, and public right-of-ways.

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.

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

(1) 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 Public Works determines such a terraced construction is unsafe. In such case, a retaining wall greater than four feet may be allowed.

(2) 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.

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

(1) 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 Public Works determines such a

terraced construction is unsafe. In such case, a retaining wall greater than eight feet may be allowed.

(2) 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.

iv. 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.

b. Other Walls and Fences.

i. General Requirements.

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

(2) 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.

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

ii. Walls.

(1) 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.

(2) Walls shall be painted with earth tone colors.

iii. Fences.

(1) 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.

(2) 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.

b. 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.

ii. A sign shall employ earth tone colors.

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

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

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

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

vii. 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.

c. Wall Business Signs.

i. Area Permitted.

(1) 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.

(2) 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.

(3) 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.

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

d. Awning Business Signs.

i. Area Permitted.

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

(2) 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.

ii. Other Requirements.

(1) 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.

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

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

e. Projecting Business Signs.

i. Area Permitted.

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

(2) 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.

(3) 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.

ii. Height Permitted.

(1) 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.

(2) A projecting business sign shall not extend above a parapet wall or more than two feet above an eave.

f. Roof Business Signs. Roof business signs, including signs painted on the surface of roofs, shall be prohibited.

g. Freestanding Business Signs.

i. Frontage.

(1) 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.

(2) 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.

ii. 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.

iii. Size Permitted.

(1) A freestanding business sign shall not exceed six feet in height, eight feet in length, or one foot in width.

(2) Each sign face of a freestanding business sign shall be limited to 30 square feet in area.

iv. 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.

v. Other Requirements.

(1) A freestanding business sign shall not rotate, move, or simulate motion in any way.

(2) A freestanding business sign shall not identify more than eight business establishments.

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

h. Incidental Business Signs. An incidental business sign shall not be attached to a freestanding sign and shall not be internally illuminated.

i. 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.

j. Temporary Real Estate Signs. A temporary real estate sign shall not exceed 24 square feet in area and shall not be internally illuminated.

k. 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.

l. 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.

m. 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 requirements of Subsections B.12.g.ii through B.12.g.v, above.
- iii. A public transportation sign shall not include advertising.

n. 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;
- ii. Signs employing video components; and
- iii. Signs emitting odors.

C. 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 Public Works.

b. 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:

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

(2) 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.

(3) 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.

(4) Recreation and Amusement.

Athletic fields, excluding stadiums.

Golf courses, including the customary clubhouse and appurtenant facilities.

Swimming pools.

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 Public Works.

c. Zone C-3.

i. The requirements of Subsection B.4.b, 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 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.

b. 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 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

ii. 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.

D. 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.
  - b. (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.
    - 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, above.
    - iii. The following uses are permitted in required front and corner side yards:
      - (1) Driveways, subject to the limitations of Subsection B.9.a, above;
      - (2) Outdoor dining;
      - (3) Street furniture; and
      - (4) Pedestrian circulation areas, subject to the limitations of Subsection B.8.h, above.
    - iv. 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.

b. 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.

b. 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.

b. 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 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

ii. 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. 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

2. Modification of other development standards in this CSD shall be subject to a Variance (Chapter 22.194) application.

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.4.b, below.

b. Findings.

i. The use, development of land, and application of development standards comply with all applicable provisions of this Title 22.

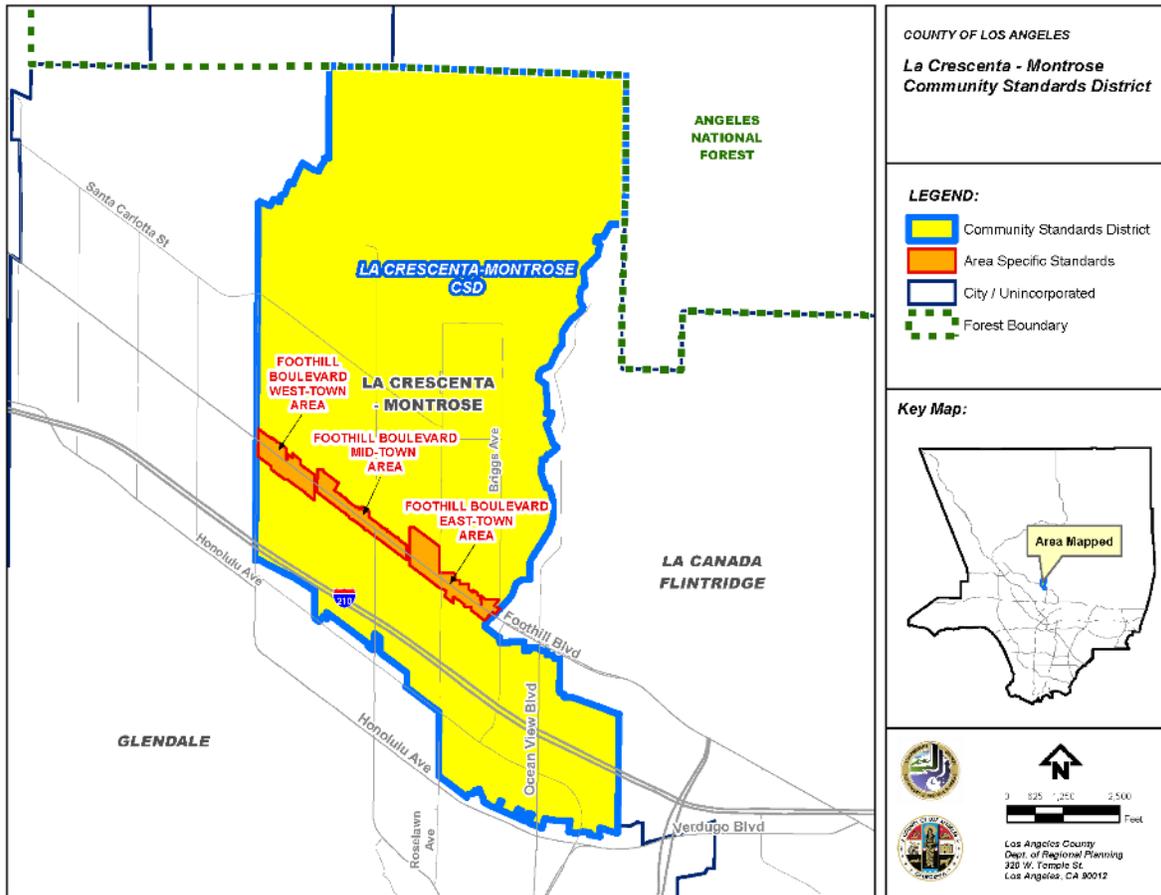
ii. The use, development of land, and application of development standards, when considered on the basis of the suitability of the site for the particular use or development intended, are arranged to avoid traffic congestion, provide for the safety and convenience of bicyclists and pedestrians, including children, senior citizens, and persons with disabilities, to protect of public health, safety and general welfare, to prevent adverse effects on neighboring property and conform with good zoning practice.

iii. The use, development of land, and application of development standards are 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.

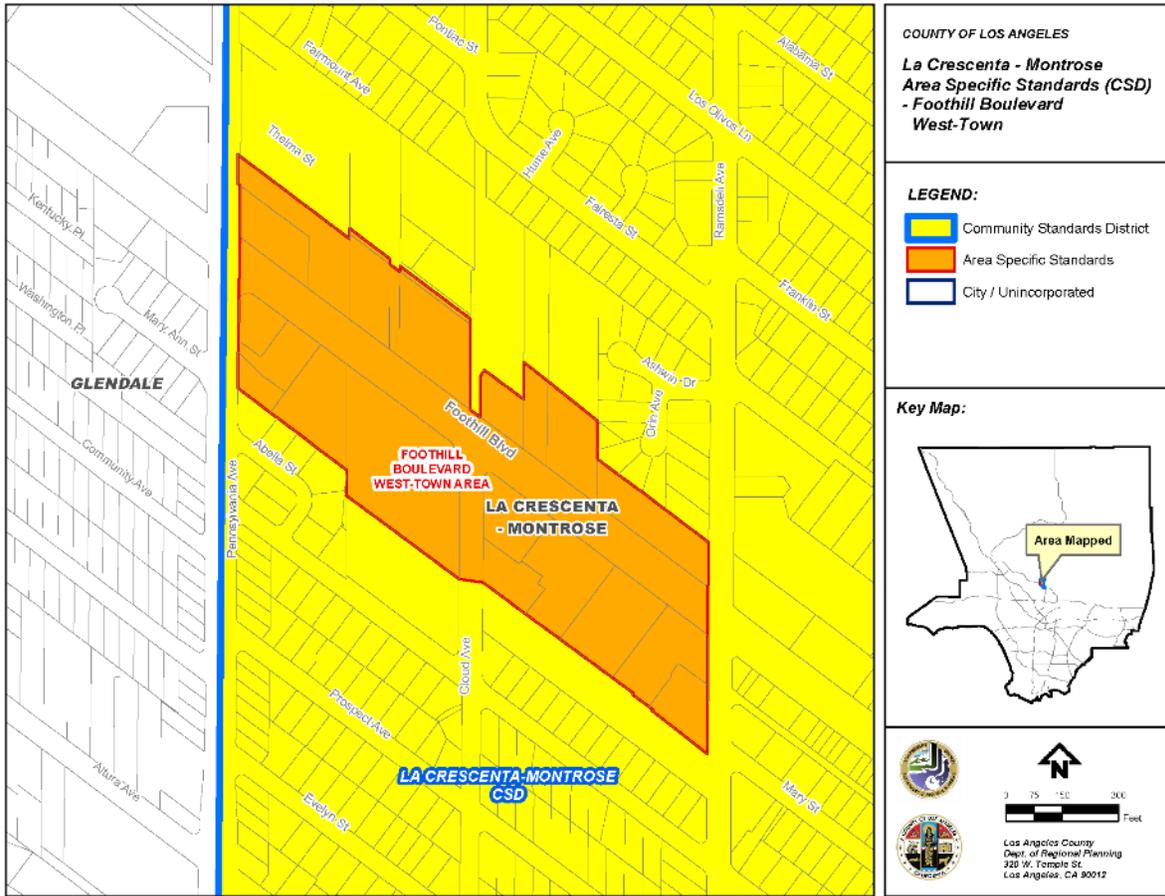
v. Granting the request for modification will not be materially detrimental to properties or improvements in the area or contrary to the purpose of this CSD, as provided in Section 22.328.010 (Purpose).

**FIGURE 22.328-A: LA CRESCENTA-MONTROSE CSD BOUNDARY**



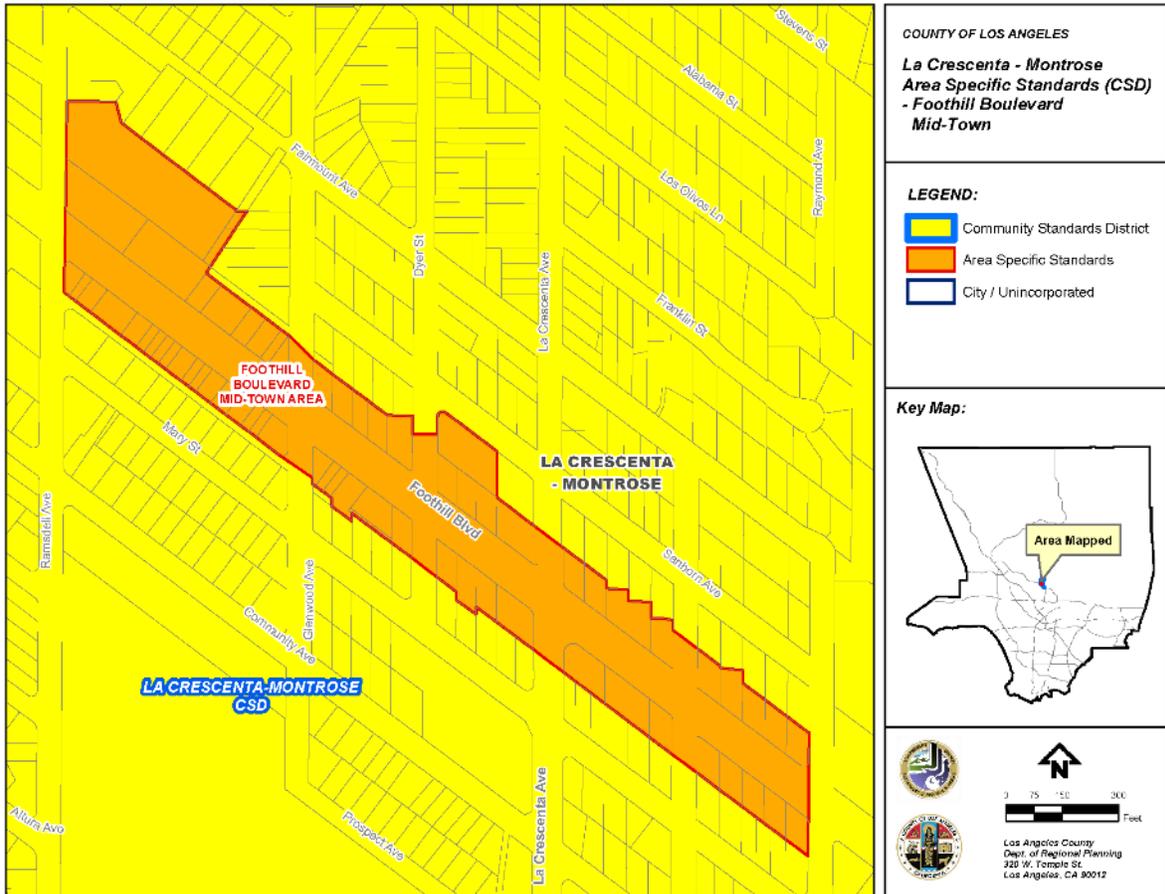
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**FIGURE 22.328-B: FOOTHILL BOULEVARD WEST TOWN AREA**



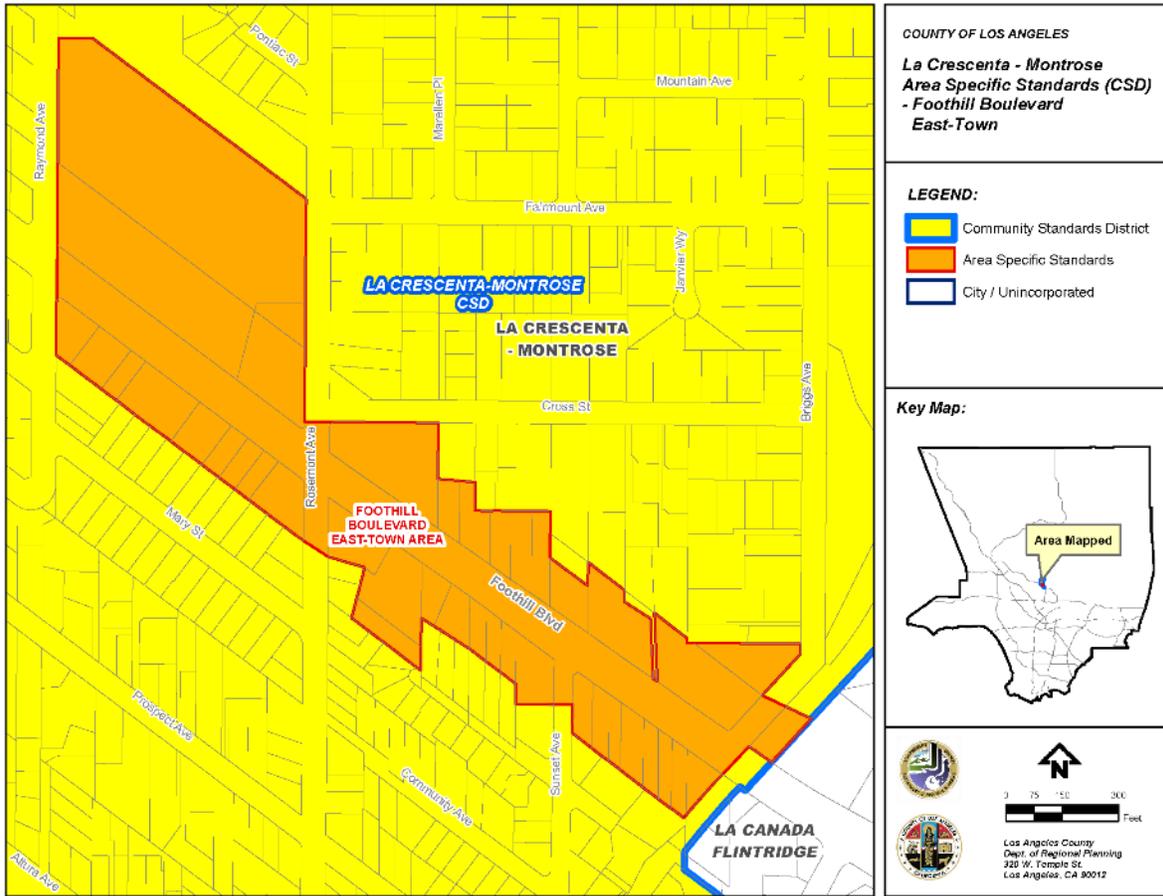
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**FIGURE 22.328-C: Foothill Boulevard Mid-Town Area**



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**FIGURE 22.328-D: FOOTHILL BOULEVARD EAST TOWN AREA**



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**Chapter 22.330 Leona Valley Community Standards District.**

**Sections:**

**22.330.010 Purpose.**

**22.330.020 Definitions.**

**22.330.030 District Map.**

**22.330.040 Applicability.**

**22.330.050 Application and Review Procedures.**