

Chapter 22.210 Avocado Heights Community Standards District

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22.210.010 Purpose

The Avocado Heights Community Standards District ("CSD") is established to preserve the open character of the Avocado Heights community and to improve its appearance with property maintenance standards. The CSD also establishes standards to improve the compatibility between residential uses and neighboring industrial and assembly uses.

22.210.020 Definitions

(Reserved)

22.210.030 District Boundary Map

The boundaries of ~~the district~~this CSD are shown on ~~the map following this section~~Figure 22.210-A at the end of this Chapter.

22.210.040 Applicability

(Reserved)

22.210.050 Application and Review Procedures

This language is from Existing Code Section 22.44.136.F.

- A. ~~List of Surrounding Owners~~Notification. Notwithstanding Section 22.162.160 (Notification Radius), for any application that requires a public hearing, notice shall be mailed to all owners of property located within a 1,000-foot radius of the exterior boundaries of the subject property noted on the application, except as otherwise provided in this Chapter. ~~In addition to any other information required by this Title 22, an application for a permit, variance, or nonconforming use for which a hearing is~~

~~required and which is subject to the provisions of subsection B of Section 22.60.174. Section 22.60.174 of this code shall contain the same list as that required for a minor variation application pursuant to subsection D.6.b.i above, except that the distance requirement shall be 1,000 feet instead of 250 feet.~~

22.210.060 Community Wide Development Standards

- A. **Graffiti.** All structures, walls, and fences that are publicly visible shall remain free of graffiti. Any property owner, lessee, or other person responsible for the maintenance of a property shall remove graffiti within 72 hours of receiving written notice from a Zoning Enforcement Officer that graffiti exists on the property. Paint used to cover graffiti shall match, as near as possible, the color of the surrounding surfaces.
- B. **Maintenance.** Any areas of property that are publicly visible, including front yards, front sidewalks, and rear alleys, shall remain free of trash and other debris. Storage of household appliances, such as refrigerators, stoves, freezers, and similar products, is prohibited in all yard areas.

22.210.070 Zone Specific Development Standards

A. Zones R-1, R-A, and A-1.

- 1. **Front Yard Landscaping.** For lots less than 40 feet in width, front yards shall have a minimum of 25 percent landscaping. For all other lots, front yards shall have a minimum of 50 percent landscaping.
- 2. **Front Yard Fences.** Notwithstanding ~~subsection A of Section 22.48.160~~22.210.070.B.1 (Front Yards), a front yard fence may exceed ~~3.5~~three and a half feet in height provided:
 - a. The portions of the fence above ~~3.5~~three and a half feet are built so as not to completely obstruct the public's view; and
 - b. If the fence is chain link or wrought-iron, the fence may not exceed ~~6~~six feet in height.
- 3. **Lot Coverage.** The maximum lot coverage for structures of any type, including structures for housing animals, shall be ~~(0.25 x net lot area) + 1,000 square feet.~~
- 4. **Yard Depth.**
 - a. For developed street blocks, the minimum front yard depth shall be equal to the average depth of all front yards on the same block and same side of the street. A vacant lot ~~or parcel of land~~ shall not be

included in this calculation. For undeveloped street blocks, the minimum front yard depth shall be 20 feet; and

- b. The minimum rear yard depth shall be as depicted on the table below:

Table 22.44.270-A: Minimum Rear Yard Depth				
Lot or Parcel Size (Square Feet)	Less than 13,000	13,000-19,999	20,000-39,999	40,000+
Minimum Rear Yard Depth	25 feet	30 feet	35 feet	40 feet

5. Assembly Buildings.

- a. Definition. For purposes of this CSD, an assembly building shall be a non-residential building used for public assembly that accommodates an occupant load of 50 or more persons.
- b. Requirements. All new assembly buildings shall be subject to the following:
 - i. The lot on which the assembly building is located shall be a minimum of 4one acre in size and shall have frontage on at least 2two intersecting public streets;
 - ii. The assembly building shall be located at least 50 feet from the property line of any residential property;
 - iii. Vehicle parking for an assembly building shall consist of 4one parking space for each 3three occupants, based on the occupant load for the assembly building. All parking spaces shall be provided within 500 feet of the assembly building;
 - iv. The common property line between an assembly building and an adjoining residential use shall have a 6six-foot high concrete block wall unless the wall height standards in Section 22.48.16022.80.070.B (Maximum Height of Fences and Walls) of this code otherwise provide; and
 - v. In addition to the events listed in Section 22.56.1835152.030.B.2 (Uses) of this code, all festivals not included therein, and all fundraising events at an assembly building shall require an approved temporary use permit Special Event Permit, unless the event is otherwise allowed in the zone without a permit, or allowed under another approval.

B. Zones C-H and C-1.

1. **Parking Lot Landscaping.** Except for rooftop or interior parking, parking lots with 20 or more vehicle parking spaces shall have a minimum of five percent landscaping. The landscaping shall be maintained and irrigated by a permanent watering system and shall include one 15-gallon tree for every 100 square feet of landscaped area. The landscaping shall provide separation between the parking lot and adjoining uses to the maximum extent possible.
2. **Business Signs.** Except as herein modified, all business signs shall conform to ~~Part 10 of~~ Chapter 22.52-84 (Signs).
 - a. Roof business signs shall be prohibited.
 - b. Damaged business signs shall be repaired or removed within 30 days of receipt of written notice from a Zoning Enforcement Officer.
 - c. **Wall Business Signs.** All businesses shall be permitted one wall business sign, unless the business has more than 40 feet of building frontage or multiple street frontages. For businesses with more than 40 feet of building frontage, the business shall be permitted one additional business sign for each additional 30 feet or increment thereof of street frontage; for businesses with multiple street frontages, the business shall be permitted one business sign for each street frontage. Wall business signs shall have the following maximum attributes:
 - i. A face area of two square feet for every linear foot of the applicable building frontage;
 - ii. Letter sizes of 24 inches in height; and
 - iii. A vertical dimension of 36 inches for the frame box.
 - d. **Freestanding Business Signs.** Freestanding business signs shall be allowed only if the business is located on a lot with a minimum of 100 feet of street frontage and shall not be located on, or extend above, any public right-of-way or public sidewalk. Freestanding business signs shall have the following attributes:
 - i. A solid base resting directly on the ground;
 - ii. A maximum face area of 60 square feet; and
 - iii. A maximum height of 15 feet measured vertically from the ground level at the base of the sign.

- e. *Nonconforming Business Signs.* All existing lawful nonconforming business signs shall be brought into compliance with this Subsection ~~D.2.b~~B.2, or be removed from the site, within the period set forth in the table below:

Table 22.44.270-B: Nonconforming Business Signs	
Sign Type	Period for Compliance or Removal (From Effective Date of CSD)
Painted Wall Business Signs	1 year
Non-Painted Wall Business Signs and Projecting Business Signs	3 years
Freestanding Business Signs	5 years
Roof Business Signs	5 years

- 3. **Awnings.**
 - a. Awning signs shall have the same face area restriction as that for wall business signs in Subsection ~~D.2.b.iii.(A)~~B.2.c.i, above.
 - b. Every awning for the same business shall be the same color and style; and
 - c. Every awning in a building with multiple storefronts shall be complimentary in color and style.
- C. **Zone C-2.** The standards prescribed for Zones C-H and C-1 shall apply to Zone C-2. In addition, all new buildings in Zone C-2 shall have a minimum setback of 20 feet from the front property line. This setback shall be completely landscaped, except where there is required parking and driveways. The landscaping shall be maintained with regular pruning, weeding, fertilizing, litter removal, and replacement of plants when necessary.
- D. **Zone C-3.** The standards prescribed for Zones C-H, C-1, and C-2 shall apply to Zone C-3. In addition, a building or structure in Zone C-3 shall not exceed a height of 45 feet above grade, excluding chimneys and rooftop antennas.
- E. **Zones M-1 and M-1.5.**
 - 1. *Buffers.* Properties that adjoin a residential zone, school, or park shall have a minimum 10-foot landscaped buffer along the common property line. One 15-gallon tree for every 100 square feet of landscaped area shall be planted equally spaced in the buffer strip. The landscaping

shall be irrigated by a permanent watering system and shall be maintained in the manner provided in Subsection [D.3C, above](#).

2. *Minimum Lot Size.* Except for lots legally created prior to the effective date of this CSD, the minimum lot size shall be 20,000 square feet.
3. *Setbacks.* All new buildings that adjoin or face a Residential Zone, school, or park shall have a minimum setback of 20 feet from the front or side property line. The front setback shall be completely landscaped, except where there is required parking and driveways. The landscaping shall be maintained in the manner provided in Subsection [D.3C, above](#).
4. *Fences or Walls.* Properties that adjoin a Residential Zone, school, or park shall have a minimum [eight-foot](#) high solid wall or solid fence along the common property line in compliance with Section [22.52.610106.430.C.2 \(Fences and Walls Required\)](#) ~~of this code~~.
5. *Lot Coverage.* All new structures shall have a maximum 70 percent lot coverage. At least 10 percent of the net lot area shall be landscaped with lawns, shrubbery, flowers, or trees. The landscaping shall be maintained in the manner provided in Subsection [D.3C, above](#).
6. *Height.* Excluding chimneys and rooftop antennas, all new structures shall have a maximum height of 45 feet above grade if located within 250 feet of a Residential Zone, and 90 feet above grade otherwise.
7. *Loading Docks.* No loading dock shall be permitted along a property line that adjoins a Residential Zone.
8. *Outside Storage.* Notwithstanding ~~Part 7 of Chapter 22.52 of this code~~ [Section 22.106.430 \(Outdoor Storage\)](#), outside storage shall not be publicly visible to anyone in an adjoining Residential Zone.
9. *Outdoor Businesses.* All principal business uses conducted outside an enclosed structure within 500 feet of a Residential Zone, school, or park shall require a Conditional Use Permit.

The language from Existing Code Sections 22.44.136.D.6 was here AND this language was moved to Technical Update Section 22.210.090.A.

22.210.080 Area Specific Development Standards

A. Area 1—Equestrian Area.

1. **Purpose.** This area is established to preserve equestrian uses in the urban areas of the Avocado Heights community while alleviating certain environmental impacts associated with keeping horses and

livestock. The development standards herein are intended to supplement the requirements of ~~Part 3 of~~ Chapter 22.44.50 (Equestrian Districts) ~~of this code~~ and are adopted pursuant to Section 22.44.18050.030 (Establishment, Expansion or Repeal of Equestrian Districts) ~~of that Part~~.

2. **Area Description.** This area is coextensive with the Avocado Heights Equestrian District established pursuant to ~~Part 3 of~~ Chapter 22.44.50 (Equestrian Districts) ~~of this code~~. The boundaries of the area are shown on ~~the map~~ Figure 22.210-B:Equestrian Area following at the end of this section ~~Chapter~~.
3. **Development Standards.**
 - a. *Distances.* Structures such as stables, barns, sheds, pens, and corrals, and any areas of property where horses or livestock are pastured, shall be located a minimum of 35 feet from any residence, and 10 feet from any street or highway.
 - b. *Setbacks.* Structures used to temporarily keep horses or livestock shall be located a minimum of five feet from any rear or side property line, unless the property owner obtains the notarized written consent from the current adjacent property owners from the respective side and near property lines allowing a lesser setback.
 - c. *Dust Control.* Measures to limit dust, such as installing a sprinkler system or regular ground watering, shall be implemented.
 - d. *Manure Disposal and Storage.* Unless manure is used for spreading, manure shall be disposed of weekly. Until its disposal, manure shall be stored a minimum of 50 feet from any water source or natural drainage channel. Manure storage areas shall be covered.

B. Area 2—Valley Boulevard Area.

1. **Purpose.** This area is established to improve the compatibility between residential and industrial uses in the Valley Boulevard area.
2. **Area Description.** The boundaries of the area are shown on ~~the map~~ Figure 22.210-C:Valley Boulevard Area following this section at the end of this Chapter.
3. **Area-Wide Conditional Uses.** Commercial and industrial uses otherwise permitted shall require a Conditional Use Permit for properties without street frontage on, or direct vehicular driveway access to, Valley Boulevard.

4. **Zone-Specific Use Standards.**

a. *Zone M-1.* In addition to the uses specified in Section ~~22.32.070~~22.030 (Land Use Regulations for Zones M-1, M-1.5, M-2 and M-2.5) ~~of this code~~, the following uses shall also require approval of a Conditional Use Permit application in Zone M-1:

- Acetylene; the storage of oxygen and acetylene in tanks if oxygen is stored in a room separate from acetylene, and such rooms are separated by a not less than a one-hour fire-resistant wall.
- Animal experimentation research institute.
- Automobile body and fender repair shops.
- Automobile painting and upholstering.
- Batteries; the manufacture and rebuilding of batteries.
- Breweries.
- Cannery, except meat or fish.
- Casein; the manufacture of casein products, except glue.
- Cellophane; the manufacture of cellophane products.
- Cesspool pumping, cleaning and draining.
- Cold storage plants.
- Concrete batching, provided that the mixer is limited to one cubic yard.
- Dextrine, manufacture of.
- Distributing plants.
- Electrical transformer substations.
- Fabricating, other than snap riveting or any process used in bending or shaping which produces any annoying or disagreeable noise.
- Fox farms.
- Fuel yards.
- Generators; the manufacture of electrical generators.
- Incinerators, the manufacture of.
- Ink, the manufacture of.

- Lubricating oil; the canning and packaging of lubricating oil if not more than 100 barrels are stored above ground at any one time.
- Paint mixing, except the mixing of lacquers and synthetic enamels.
- Poultry and rabbits; the wholesale and retail sale of poultry and rabbits, including slaughtering and dressing within a building.
- Sand; the washing of sand to be used in sandblasting.
- Sodium glutamate, the manufacture of.
- Stove polish, the manufacture of.
- Tire retreading.

b. *Zone M-1.5.*

- i. All uses requiring approval of a Conditional Use Permit application pursuant to Subsection ~~E.2.d.i~~B.4.a above in Zone M-1 shall require approval of a Conditional Use Permit application in Zone M-1~~½~~.5.
- ii. Any use otherwise permitted in Zone M-1~~½~~.5 but not Zone M-1 of this code shall require approval of a Conditional Use Permit application in Zone M-1~~½~~.5.
- iii. Materials Recovery Facilities. A "materials recovery facility" shall require approval of a Conditional Use Permit application in Zone M-1~~½~~.5. For purposes of this Subsection B.4.b.iii, a materials recovery facility is a solid waste facility, permitted by the California Integrated Waste Management Board, where solid waste, as defined in Section 40191 of the California Public Resources Code ~~section 40191~~, or recyclable materials, are sorted or separated for the purpose of recycling or creating compost.

22.210.090 **Modification of Development Standards**

(This language is from Existing Code Section 22.44.136.D.6 AND this language was moved from the end of Technical Update Section 22.210.060).

A. **Minor Variations.**

1. Findings. The Director may permit minor variations from the zone-specific development standards specified in Sections 22.210.060, Subsections D.1.b, D.1.c, D.1.d, A.2 through A.4 (for Zones

R-1, R-A and A-1), Sections 22.210.060.D.2.b.iii, D.2.b.iv, B.2.c and B.2.d (for Zones C-H and C-1), Section 22.210.060.D.3C (regarding setbacks in Zone C-2), and Sections 22.210.060.D.5.a, D.5.b, D.5.c, D.5.e, D.5.f, and D.5.i, E.1, E.2, E.3, E.5, E.6 and E.9 (for Zones M-1 and M-1.5), above, where an applicant's request for a minor variation demonstrates to the satisfaction of the Director all of the following:

- a. The application of these standards would result in practical difficulties or unnecessary hardships inconsistent with the goals of the CSD;
- b. 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 Avocado Heights area;
- c. That granting the requested minor variation will not be materially detrimental to properties or improvements in the area or contrary to the goals of the CSD; and
- d. That no more than two unrelated property owners have expressed opposition to the minor variation pursuant to Section 22.210.060.Subsection D.6.e.F.3, below. Protests received from both the owner and occupant of the same property shall be considered one protest for the purposes of this Subsection.

~~2. **Application.** The procedure for filing an application for a minor variation shall be the same as that for a Discretionary Site Plan Review with Notification. The applicant shall submit a filing fee, as set forth on the Filing Fee Schedule, equal to that required for a Site Plan Review for commercial and industrial projects over 20,000 square feet in size. The procedure for filing a request for a minor variation shall be the same as that for director's review except that The applicant shall also submit:~~

- ~~3. A list, certified by affidavit or statement under penalty of perjury, of the names and addresses of all persons who are shown on the latest available assessment roll of the County of Los Angeles as owners of the subject property and as owning property within a distance of 250 feet from the exterior boundaries of the subject property;~~
- ~~4. Two sets of mailing labels for the above-stated owners;~~
- ~~5. A map drawn to a scale specified by the Director indicating where all such ownerships are located; and~~

~~6.2. A filing fee, as set forth in Section 22.60.100 of this code, equal to that required for a Site Plan Review for commercial and industrial projects over 20,000 square feet in size.~~

3. **Notice.** Notwithstanding Section 22.210.050.A, notification shall comply with Section 22.150.020.C (Notice of Application), except that notice shall be mailed to all owners of property located within a 250-foot radius of the exterior boundaries of the subject property.

~~Not less than 20 days prior to the date an action is taken, the Director shall send notice to the above-stated owners, using the mailing labels supplied by the applicant, indicating that any individual opposed to the granting of such minor variation may express such opposition by written protest to the Director within 15 days after receipt of such notice.~~