



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



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Acting Director of Planning

April 16, 2009

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**SUBJECT: ZONING ORDINANCE UPDATE PROGRAM (ZOUP)  
COMMUNITY STANDARDS DISTRICTS  
COMMISSION DISCUSSION DRAFT**

**Agenda of April 29, 2009 Discussion - Item No. 9**

Attached is the Commission Discussion Draft of the Community Standards Districts (CSDs) of the updated Ordinance. Although the content of and intent of these sections has not been materially altered, the standards have been reformatted and reorganized to be consistent with the ZOUP template. New district maps are being drafted for each CSD and will be included in subsequent drafts of this section.

It should be noted that this is not the final version of these chapters; revisions to this draft can still be made. The revised draft, the "Public Review Draft" will be prepared for the public hearings on the revised ordinance.

If you have questions prior to the discussion proceedings, please contact me at (213) 974-6432.

Attachment: Zoning Ordinance Update Program  
Community Standards Districts

*Los Angeles County Zoning Ordinance Update Program*

**Discussion Paper:**  
**Community Standards Districts**

*Preliminary Draft*

*Prepared for*

**Los Angeles County**

By

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March 9, 2009

*Discussion Paper: Community Standards Districts*

# TABLE OF CONTENTS

<b>Chapter 22.136: Introduction .....</b>	<b>7</b>
<b>Chapter 22.138: Acton Community Standards District.....</b>	<b>10</b>
<b>Chapter 22.140: Agua Dulce Community Standards District .....</b>	<b>28</b>
<b>Chapter 22.142: Altadena Community Standards District.....</b>	<b>30</b>
<b>Chapter 22.144: Avocado Heights Community Standards District .....</b>	<b>55</b>
<b>Chapter 22.146: Castaic Area Community Standards District .....</b>	<b>64</b>
<b>Chapter 22.148: East Compton Community Standards District.....</b>	<b>87</b>
<b>Chapter 22.150: East Los Angeles Community Standards District .....</b>	<b>96</b>
<b>Chapter 22.152: East Pasadena-San Gabriel Community Standards District .....</b>	<b>118</b>
<b>Chapter 22.154: Florence-Firestone Community Standards District.....</b>	<b>125</b>
<b>Chapter 22.156: Juniper Hills Community Standards District.....</b>	<b>141</b>
<b>Chapter 22.158: La Crescenta-Montrose Community Standards District.....</b>	<b>148</b>
<b>Chapter 22.160: Leona Valley Community Standards District.....</b>	<b>154</b>
<b>Chapter 22.162: Malibou Lake Community Standards District .....</b>	<b>156</b>
<b>Chapter 22.164: Rowland Heights Community Standards District.....</b>	<b>162</b>
<b>Chapter 22.166: Santa Monica Mountains North Area Community Standards District .....</b>	<b>172</b>
<b>Chapter 22.168: South San Gabriel Community Standards District.....</b>	<b>189</b>
<b>Chapter 22.170: Southeast Antelope Valley Community Standards District .....</b>	<b>197</b>
<b>Chapter 22.172: Topanga Canyon Community Standards District.....</b>	<b>206</b>
<b>Chapter 22.174: Twin Lakes Community Standards District .....</b>	<b>209</b>
<b>Chapter 22.176: Walnut Park Community Standards District.....</b>	<b>213</b>
<b>Chapter 22.178: West Athens-Westmont Community Standards District.....</b>	<b>225</b>
<b>Chapter 22.180: West Rancho Dominguez-Victoria Community Standards District .....</b>	<b>228</b>

*Discussion Paper: Community Standards Districts*

**Chapter 22.182: Willowbrook Community Standards District..... 233**  
**Appendix: District Map Samples ..... 241**

## **INTRODUCTION**

This discussion paper includes revised standards for each of the County’s 25 Community Standards Districts. As established in the *Issues and Options* paper and *Annotated Outline*, the language of the CSD regulations has not been substantively altered due to their localized nature. The update process has focused on aligning CSD regulations with new zone and use standards. As explained under “Issues for Discussion,” this process may require some alteration to the regulations themselves, pending County staff direction.

Overall, the update to this Division has included the following types of changes:

- Cross-references to other regulations and standards have been updated to correspond to the new Code (for cross-references to sections still under review, placeholders have been used for section numbers, as they are likely to change. In these cases, the name of the section being referred to is included in parentheses);
- A new “District Map” section has been inserted into all chapters. The vision for the new maps is primarily to serve as a locational tool for users of the Code, and not display zoning. The maps would also include Significant Ecological Areas where they appear within CSDs, and delineated areas for which there are area-specific standards. Sample maps have been included in the appendix, and these will be refined for all CSDs following County staff feedback;
- Zones have been updated to match the new Code (more on this below). To facilitate review, references to previous zone names have been included in highlighted parentheses after the new zone names. These will be removed in the final draft;
- Where CSDs made provision for exemptions or modifications, these have been removed and inserted into the “Exemptions, Exceptions, and Modifications” sections. However, a few exceptions, exemptions, and modifications to mere subsections were determined to be too specific to remove from their contexts, and have been left in their original locations (see subsection 22.142.040, A.5.b).
- Where a Chapter includes definitions specific to a CSD, or definitions which may be slightly different than the general definitions in the main part of the Code (e.g. 22.158.070), those definitions appear in Sections following each District Map Section.
- All Chapters formatted to reflect the format of the new Code, including numbering and styles;
- Where the old CSD sections failed to do so, all proper names and titles have been capitalized and/or changed to match conventional Code language and re-named permits.

## **ISSUES FOR DISCUSSION**

### **Zone Consolidation**

One of the most common issues concerns the conversion and consolidation of certain zones in the new Code. This is occasionally an issue because the CSD Chapters were written in reference to the old zone designations. As an example, the Avocado Heights CSD states the following:

***22.144.050, subsection C***

*The standards prescribed for Zones C-H and C-1 shall apply to Zone C-2.*

This statement is now obsolete, since all these zones are being consolidated into Zone CN.

Also of issue are the CSDs' frequent zone-specific standards and the fact that these standards, with the zone designation consolidations, will now apply more broadly than originally intended. For example, in the East Los Angeles CSD it reads:

***22.150.050 Zone-Specific Development Standards***

***A. RS Zone (as per the prior R-1 Zone).***

- 1. The maximum height permitted in Zone RS (as per the prior R-1 Zone) shall be 25 feet.*
- 2. The required front yard shall contain a minimum of 50 percent landscaping.*

***B. RS Zone (as per the prior R-2 Zone).***

- 1. The maximum height permitted in Zone RS (as per the prior R-2 Zone) shall be 35 feet.*
- 2. Refer to the standards prescribed for Zone RS (as per the prior R-2 Zone) for landscaping requirements.*

Here, the R-1 and R-2 designations have been changed to read "RS," but highlighted references to former zones have been included to clarify the issue. As can be seen, since the old R-1 and R-2 designations have been consolidated into RS, these two subsections now include conflicting standards for the same zone.

In situations such as these, staff guidance is needed to determine whether one standard should be carried forward, or a new type of distinction should be made to differentiate the incongruous standards.

### **District Maps**

The appendix of this discussion paper includes examples of new district maps for a few Community Standards Districts. Pending County staff feedback, these images will be refined and reproduced for each district in this Division.

## Chapter 22.186: Introduction

### Sections:

**22.136.010: Purpose**

**22.136.020: Application of CSD to Property**

**22.136.030: Community Standards Districts Established**

### **22.186.010 Purpose**

Community Standards Districts are established by this Division as supplemental districts to provide, where useful and appropriate, standards:

- A. To assist in implementing special development requirements and/or land use limitations previously adopted by the County in neighborhood, community, area, specific, and local coastal plans for particular unincorporated areas of Los Angeles County, to address special problems that are unique to those geographic areas; and
- B. To facilitate development and new land uses that are more responsive to 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.

### **22.186.020 Application of CSD to Property**

The adoption and application of a CSD to one or more lots in compliance with this Division may include the CSD providing one or more of the following three categories of regulations:

- A. **Types and priority of regulations provided by a CSD.** The adoption and application to property of a CSD in compliance with this Division shall also comply with the procedures defined by Chapter 22.118 (Amendments), and may include the CSD defining and providing one or more of the following three categories of regulations:
  - 1. ***Community-Wide Development Standards.*** These are standards that apply to all proposed development and new land uses on any lot within the area covered by the CSD;
  - 2. ***Zone-Specific Development Standards.*** These are standards that apply only to proposed development or a new land use on a lot covered by a specific zone within the community. If a zone-specific development standard appears to conflict with a community-wide development standard, the zone-specific standard shall supersede the community-wide standard; and
  - 3. ***Area-specific Development Standards.*** These are standards that apply only to lots within one or more specific geographic areas of a CSD. Where an area-specific development standard differs from either a community-wide or zone-

specific development standard, the area-specific standard shall supersede all others.

**22.186.030 Community Standards Districts Established**

Community Standards Districts (CSDs) are hereby established for the following unincorporated areas of Los Angeles County, the boundaries of which shall be identified on the Official County Zoning Maps:

- A. **Acton.** (11-21-1995) See Section 22.138;
- B. **Agua Dulce.** (7-30-1985) See Section 22.140;
- C. **Altadena.** (8-11-1998) See Section 22.142;
- D. **Avocado Heights.** (10-28-2003) See Section 22.144;
- E. **Castaic Area.** (11-30-2004) See Section 22.146;
- F. **East Compton.** (5-21-1985) See Section 22.148;
- G. **East Los Angeles.** (4-28-1988) See Section 22.150;
- H. **East Pasadena—San Gabriel.** (7-23-2002) See Section 22.152;
- I. **Florence—Firestone.** (6-22-2004) See Section 22.154;
- J. **Juniper Hills.** (6-26-2007) See Section 22.156;
- K. **La Crescenta—Montrose.** (1-30-2007) See Section 22.158;
- L. **Leona Valley.** (2-16-1993) See Section 22.160;
- M. **Malibou Lake.** (1-28-1993) See Section 22.162;
- N. **Rowland Heights.** (11-27-2001) See Section 22.164;
- O. **Santa Monica Mountains North Area.** (8-20-2002) See Section 22.166;
- P. **South San Gabriel.** (2-27-2001) See Section 22.168;
- Q. **Southeast Antelope Valley.** (6-26-2007) See Section 22.170;
- R. **Topanga Canyon.** (5-1-1990) See Section 22.172;
- S. **Twin Lakes.** (5-9-1991) See Section 22.174;
- T. **Walnut Park.** (9-24-1987) See Section 22.176;
- U. **West Athens—Westmont.** (7-31-1990) See Section 22.178;

*Los Angeles County Zoning Ordinance Update*

- V. **West Rancho Dominguez—Victoria.** (11-14-2000) See Section 22.180;
- W. **Willowbrook.** (3-15-1994) See Section 22.182.

## **Chapter 22.138: Acton Community Standards District**

### **Sections:**

**22.138.010: Purpose**

**22.138.020: Definitions**

**22.138.030: District Map**

**22.138.040: Community-Wide Development Standards**

**22.138.050: Zone-Specific Development Standards**

**22.138.060: Area-Specific Development Standards**

**22.138.070: Exemptions, Exceptions, and Modifications**

### **22.138.010 Purpose**

The Acton Community Standards District is established to protect and enhance the rural, equestrian and agricultural character of the community and its sensitive features including Significant Ecological Areas, floodplains, hillsides, National Forest, archaeological resources, multipurpose trail system, and Western heritage architectural theme. The standards are intended to ensure reasonable access to public riding and hiking trails, and to minimize the need for installation of infrastructure such as sewers, streetlights, concrete sidewalks and concrete flood control systems that would alter the community's character, while providing for adequate drainage and other community safety features.

### **22.138.020 Definitions**

- A. **Significant Ridgelines.** Significant Ridgelines are the ridgelines that surround or visually dominate the Acton landscape either through their size in relation to the hillside or mountain terrain of which they are a part, or through their visual dominance as characterized by a silhouetting appearance against the sky, or through their visual dominance due to proximity and view from existing development, freeways and highways designated as Major, Secondary or Limited Secondary on the Highway Plan.

### **22.138.030 District Map**

[Map to come]

### **22.138.040 Community-Wide Development Standards**

Except where a more specific application is prescribed, or prior to the approval of a new structure or addition to an existing structure where the cumulative area of all additions made after the adoption of this Section adds at least 400 square feet to the footprint of either primary or accessory structures, a site plan shall be submitted to and approved by the Planning Director to assure compliance with the following development standards:

- A. **Hillside Design Considerations.** Hillside resources are among the most important features of the Acton community. Hillside regulations shall be enforced by a

*Los Angeles County Zoning Ordinance Update*

specific written analysis in each case, demonstrating conformance with the following objectives. Development plans shall comply with the following objectives:

1. Preserve to the greatest extent possible existing natural contours and natural rock outcropping features. Structures and required provisions for access and public safety should be designed to minimize encroachment on such features by the use of such techniques as curvilinear street designs and landform grading designs which blend any manufactured slopes or required drainage benches into the natural topography;
  2. Preserve to the greatest extent possible the natural silhouette in Significant Ridgeline Areas;
  3. While observing minimum lot area standards contained in this Section, cluster development where such technique can be demonstrated to substantially reduce grading alterations and contribute to the preservation of native vegetation and prominent landmark features;
  4. Blend buildings and structures into the terrain by sensitive use of building setbacks, structure heights and architectural designs; and
  5. Minimize disruption of view corridors, scenic vistas and adjacent property by the use of sensitive site design and grading techniques.
- B. **Preservation of Native Vegetation.** Development plans shall emphasize the protection of, and revegetation with, native vegetation, including the native plants, grasses, shrubs and trees which intercept, hold and more slowly release rainfall than bare earth surfaces. It is intended that equestrian uses such as stables and arenas which will result in vegetation removal be accommodated, provided the design of these uses does not create erosion or flooding potential that would create a safety hazard to structures or off-site property, as determined by the Department of Public Works. On any parcel consisting of one acre or greater, the removal or destruction of native vegetation exceeding 10 percent of the parcel area within any 12-month period shall require the Director's approval.
1. **Required Site Plan.** All permit applications involving grading (including brushing or vegetation removal to accommodate equestrian uses) must include a site plan for Zoning Conformance Review. This information may be submitted in conjunction with other site plan information that may be required for the project. Within hillside areas, such site plan must comply with Chapter 22.40, Hillside Management Zone, which requires a Conditional Use Permit for projects in Hillside Management Areas. This information shall not substitute for Oak Tree Permit requirements. Material submitted shall include:
    - a. A description of the property, accompanied by a map showing the topography of the land and the location of any drainage courses; the location and extent of the proposed work and details of the precautionary measures or devices to be used to prevent erosion and

*Discussion Paper: Community Standards Districts*

flood hazards, including, if necessary, a drainage plan by a civil engineer showing routing of runoff, estimate of quantity and frequency of runoff, character of soils and channel sections and gradients;

- b. A landscaping plan supportive of this subsection showing existing and proposed landscaping, acceptable to the Department of Regional Planning. Such plan shall specifically identify California junipers, manzanita, Great Basin sage and Joshua trees and generally describe the type and condition of native vegetation. Soil types shall be specified in order to assess the feasibility of revegetation. Relandscaping of disturbed areas should emphasize the use of existing native, drought-tolerant vegetation;
  - c. A long-term maintenance program for all landscaping in the proposed plan, both undisturbed and revegetated; the program shall focus on revegetated areas and shall cover a two-year period; funding provisions for the maintenance program shall be specified; and
  - d. Such other vegetation information as the Director may deem necessary to fulfill the purpose of protecting property and public safety and preserving the character of the Acton community.
2. ***Issuance Conditions.*** The Director shall approve the site plan with appropriate conditions, relating to this subsection only, for all or a portion of the proposed work when satisfied:
- a. That the performance of such work is consistent with the intent of this subsection to preserve native vegetation;
  - b. That such work will not result in a flood or erosion hazard to this or other properties; and
  - c. That the proposed work conforms with the requirements of other laws or ordinances.
3. For commercial agricultural uses, relief from the standards of this subsection pertaining to replacement with native vegetation may normally be granted.
- a. ***Exceptions.*** The provisions of this subsection shall not apply to, and a grading permit is not required for:
  - b. The removal or reduction of vegetation for the purpose of complying with County regulations relating to brush clearance for fire safety. This exception includes not only required vegetation control around structures but also the creation and maintenance by a public agency of firebreaks used to control the spread of fire;

- c. The removal or destruction of vegetation on publicly owned rights-of-way for roads, highways, flood control projects or other similar or related uses;
- d. The removal or destruction of vegetation by public utilities on rights-of-way or property owned by such utility, or on land providing access to such rights-of-way or property;
- e. Work performed under a permit issued for precautionary measures to control erosion and flood hazards; and
- f. The selective removal or destruction of noxious weeds or plants which pose a hazard to animals.

**C. Architectural Style and Project Design Considerations.**

- 1. All uses in commercial land classifications in the Antelope Valley Area Plan and all nonresidential uses within urban residential or nonurban land classifications which are not accessory to residential structures shall:
  - a. Not exceed a height of 35 feet except for chimneys and pole antennas, which may not exceed a height of 45 feet;
  - b. Be designed in a “Western frontier village, circa 1890s style” in substantial conformance with the architectural style guidelines accompanying this Community Standards District as an appendix and as maintained in the office of the Planning Director; and
  - c. Be designed to conceal from public view all external utilities, such as roof-mounted air conditioning or heating units, or other improvements not contributing to the Western architectural design, such as satellite dish antennas. Solar panels that are designed as part of a roof line and blend with the overall roof appearance need not be concealed. An exterior architectural rendering, with materials and colors indicated, shall be submitted with any request for Director’s Review for structural improvements.
- 2. Restricted access subdivisions are prohibited.

**D. Drainage.** The following provisions are intended to slow or reduce runoff from new development and protect and enhance the rural character of Acton. In addition to existing County standards for the control of runoff, the following standards shall be observed:

- 1. The maximum impervious finished surface area for residential and associated accessory uses shall not exceed 10 percent for lots three net acres or larger; not exceed 21 percent or 13,000 square feet, whichever is smaller, for lots between one and one-quarter net acres and three net acres; and not exceed 42 percent or 11,000 square feet, whichever is smaller, for lots smaller than one and one-quarter net acres;

*Discussion Paper: Community Standards Districts*

2. Maximum impervious finished surface areas for nonresidential uses shall not exceed:
    - a. 65 percent for open storage and homes for the aged;
    - b. 74 percent for hospitals, cemeteries, mausoleums and mortuaries;
    - c. 82 percent for churches and schools; or
    - d. 90 percent for stores, office buildings, warehousing, manufacturing, storage, shopping centers, restaurants, service stations, parking lots, motels/hotels, kennels, lumber yards, professional buildings, banks and supermarkets;
  3. Partially impervious surfaces, such as perforated concrete blocks that allow vegetation growth, may be used where public safety is not a consideration, such as private patios and driveways; credit shall be given for the portion of such surfaces that are not impervious. This provision shall not be used to modify standards for parking surfaces required by Section 22.68.XXX (Parking Area Design);
  4. All residential buildings with rain gutters shall collect and direct all roof runoff towards permeable surfaces, rather than towards impervious surfaces such as paved driveways;
  5. The Acton Community Standards District discourages the use of concrete facilities to mitigate flood hazards; and
  6. Flood hazard mitigation shall be consistent with floodplain management practices and existing drainage policies.
- E. **Billboards.** The Acton Community Standards District shall be designated a Billboard Exclusion Zone in compliance with Chapter 22.32 (Billboard Exclusion Zone).
- F. **Signs.**
1. Notwithstanding any other provision of this Title, all signs permitted by this subsection shall conform to the following:
    - a. Signage shall be unobtrusive and shall promote the style of the Western frontier architectural guidelines; and
    - b. Lighting shall be external, using fixtures designed to focus all light directly on the sign, and internal illumination shall be prohibited.
  2. Except as specifically exempted by Section 22.74.XXX (Design Principles), no sign, including those prohibited by Section 22.74.XXX (Prohibited Signs), shall be erected within the district except as provided for by this subsection:

*Los Angeles County Zoning Ordinance Update*

- a. Wall business signs, as provided by Section 22.74.XXX (Standards for Specific Sign Types), except that no wall business sign attached to a building, including the roof, shall be higher than the highest point of the building, excluding chimneys and antennas. The maximum area permitted of a wall sign is one and one-half square feet for each one linear foot of building frontage, not to exceed 100 square feet per tenant;
  - b. Freestanding business signs, typically monument style, as provided for in Section 22.74.XXX (Standards for Specific Sign Types), except that roof business signs shall be prohibited, the height of such signs shall be limited to five feet measured from the natural grade at street level, and the maximum area of combined faces on such signs shall be limited to 100 square feet;
  - c. Residential ranch entrance signs, provided that only one span per parcel shall be permitted for such signs, the top of each sign shall not exceed 20 feet from natural grade, and the surface areas of such signs shall not exceed 12 square feet; and
  - d. Temporary, directional, informational and special purpose signs, as provided for by Table 22.74.XXX and Chapter 22.74.
- G. **Fence Design.** In addition to standards provided in Section 22.60.XXX (Fences and Walls) concerning the height of fences, the following fence design features shall apply to the construction of perimeter fencing:
1. Only split rail, open wood, wire or wrought iron style or similar open-type perimeter fences shall be permitted, except on residential lots of less than 10,000 square feet, or unless view-obscuring fences are required for visual shielding by other provisions of this Title; and
  2. Except where otherwise required by ordinance, at least 70 percent of the entire fence area shall be non-view-obscuring; no slats or other view-obscuring materials may be inserted into or affixed to such fences. Any solid lineal sections must be primarily for structural purposes or provide minor architectural design features.
- H. **Exterior Lighting.** Exterior lighting shall be designed to minimize off-site illumination, within the requirements for public safety.
1. Exterior lighting on residential parcels shall be of top-shielded design to prevent direct off-site illumination; hoods shall be used to direct light away from adjacent parcels.
  2. Exterior lighting on nonresidential parcels shall be prohibited except where necessary for the safety of pedestrian and vehicular traffic, as determined by the County. To minimize off-site illumination where lights are required, cut-off fixtures in keeping with the Western frontier architectural style will be specified.

- I. **Street Improvements.** Street improvements shall complement the rural character of the Acton community.
  - 1. In new subdivisions where lots exceed an area of 20,000 square feet, streetlights on local streets will be required only where necessary for the safety of pedestrian and vehicular traffic, as determined by the Department of Public Works.
  - 2. All required local and highway streetlights shall utilize cut-off “Mission Bell” design fixtures, as specified by the local electric utility.
  - 3. Concrete sidewalks, curbs and gutters will generally not be required on local streets. In all new land divisions, inverted shoulder cross-sections will be specified for local streets, unless an alternate design is necessary for public safety, as determined by the Department of Public Works. Curbs and gutters, or fencing with inverted shoulders, may be required where trail use is within the roadway easement.
  
- J. **Trail Easements.** In reviewing and establishing design conditions for any land division, the Hearing Officer shall consider community trails objectives and whether or not they may be promoted or benefited by such division. Alternative proposals for trail easements consistent with community goals shall be developed and considered in conjunction with each land division.
  - 1. Unobstructed multipurpose pathways for both pedestrian and equestrian uses should be developed in each new land division to the satisfaction of both the Department of Public Works and the Department of Parks and Recreation. Although alignments that are not adjacent to roadways will generally be preferred, road easements may be used when the Hearing Officer determines that other locations are inappropriate.
  - 2. Any trail incorporated into a land division must contain a provision for participation in a Community-Wide Trail Maintenance Financing District or other appropriate financing mechanism; the district or other financing mechanism must be established prior to the construction of the trail.
  - 3. The Department of Parks and Recreation will work with the community to establish an appropriate mechanism for financing trail maintenance.
  
- K. **Home Occupations.** Home occupation uses are to be permitted, subject to a Zoning Conformance Review, to enable a resident to carry on an income-producing activity, which is incidental and subordinate to the principal use of residential property, when such activity will not be disruptive to the character of the Acton community.
  - 1. In addition to the principles and standards contained in Chapter 22.96, Director’s Review, the Director shall ensure that an application for a home occupation use complies with the following standards and conditions:

*Los Angeles County Zoning Ordinance Update*

- a. That the use occur on a parcel used primarily as the permanent residence of the person or persons operating the use, and be secondary and incidental to the principal use of the lot or parcel, and not change the residential character and appearance of the dwelling unit;
- b. That not more than 2 persons, other than resident occupants, shall be employed or volunteer their services on site;
- c. That the number of off-street vehicle parking spaces comply with the provisions of Chapter 22.68, as well as provide one additional on-site vehicle space, either covered or uncovered, for each employee or volunteer;
- d. That the combined floor area of the home occupation use shall not occupy more than 20 percent of the total floor area of the residence (excluding accessory buildings) or 350 square feet, whichever is lesser;
- e. That no noise or sound be created which exceeds the levels contained in Chapter 12.08 (Noise Control) of Title 12 of the Los Angeles County Code;
- f. That on-site signage or display in any form which advertises or indicates the home occupation use is prohibited;
- g. That no sale of goods occur at the premises where the home occupation use is located;
- h. That business traffic occur only between the hours of 8:00 a.m. and 6:00 p.m. Home occupation related vehicle trips to the residence shall not exceed six per day;
- i. That a “Notice of Proposal” indicating the nature of the home occupation use, to the satisfaction of the Director, has been forwarded by first class mail, postage prepaid, to all owners and residents, of real property within 500 feet of the lot or parcel on which said use is proposed;
- j. That the person proposing to conduct a home occupation use has signed a covenant and agreement suitable for recordation and running with the land indicating that he or she has read and understands the mandatory conditions of operation enumerated above and such other conditions that the Director may impose, and will faithfully abide by each and every one of said conditions and restrictions. Said covenant shall be recorded as a condition of approval and shall indicate that the failure of the applicant to conform with and adhere to each and every condition of operation shall result in the revocation of the Director’s approval for the home occupation use;

2. In those cases where the Director determines that the site plan submitted by an applicant is not, or cannot be, in full compliance with subsection K.1 of this Section, the Director shall deny such application and shall inform the applicant in writing of such action. Said notice of denial shall also inform the applicant that this Title contains provisions permitting the filing of a Conditional Use Permit for a home occupation use which is not in compliance with the requirements of this subsection; and
  3. This subsection shall not modify the provisions for on-site display, signage and sale in any agricultural zone of products lawfully produced on such lot or parcel of land.
- L. **Applicability.** The preceding standards shall apply as appropriate to any land division, Building Permit for either a new structure or a specified addition to an existing structure, or grading permit. Modifications to any standards in this subsection are only available pursuant to the terms and conditions of a Conditional Use Permit, as provided for in Chapter 22.98.

#### **22.138.050 Zone-Specific Development Standards**

(Reserved.)

#### **22.138.060 Area-Specific Development Standards**

Except as provided in this Section, all residential lots or parcels shall comply with the area requirements and standards of the applicable zone. If any portion of a new lot or parcel, or an existing lot or parcel, as noted, is located within a Nonurban 1 or Nonurban 2 area, the following requirements apply:

- A. **Nonurban 1 Area, Antelope Valley Area Plan Land Use Policy Map:**
1. **Minimum Lot Area.** New residential lots shall contain a gross area of not less than two acres and a net area of not less than 40,000 square feet. Lot sizes may be clustered in accordance with the Antelope Valley Area Plan, provided that no lot contains less than one acre of gross area and 40,000 square feet of net area, and provided the average gross area of all lots in a project is not less than two acres.
  2. **Lot Width and Length for Regular Lots.** Except as otherwise specified in subsection A.3 of this Section, new residential lots shall contain an area which is at least 165 feet in width and at least 165 feet in length (depth). This area shall begin no farther than 50 feet from the street right-of-way line and shall include the entire building pad.
  3. **Lot Width and Length for Irregular Lots.** New flag and other irregularly shaped residential lots shall contain an area which has an average width of not less than 165 feet, including a minimum width of at least 165 feet through the area containing the building pad of the primary residential structure, and a minimum length (depth) of not less than 165 feet.

*Los Angeles County Zoning Ordinance Update*

4. ***Lot Setbacks.*** New and existing residential lots of sufficient size shall have required front and rear yards of not less than 50 feet from the property line. Side yards shall be a minimum of 35 feet from the property line.
- B. Nonurban 2 Area, Antelope Valley Area Plan Land Use Policy Map:**
1. ***Minimum Lot Area.*** New residential lots shall contain a gross area of not less than one acre and a net area of not less than 40,000 square feet. No clustering of lot sizes is permitted which creates lots smaller than the minimum lot area.
  2. ***Lot Width and Length for Regular Lots.*** Except as otherwise specified in subsection B.3 of this Section, new residential lots shall contain an area which is at least 130 feet in width and at least 130 feet in length (depth). This area shall begin no farther than 35 feet from the street right-of-way line and shall include the entire building pad.
  3. ***Lot Width and Length for Irregular Lots.*** New flag and other irregularly shaped residential lots shall contain an area which has an average width of not less than 130 feet, including a minimum width of at least 130 feet through the area containing the building pad of the primary residential structure, and a minimum length (depth) of not less than 130 feet.
  4. ***Lot Setbacks.*** New and existing residential lots of sufficient size shall have required front and rear yards of not less than 35 feet from the property line. Side yards shall be a minimum of 25 feet from the property line.
- C.** Modifications to any standards in this subsection are only available pursuant to the terms and conditions of a Conditional Use Permit, as set forth in Chapter 22.102.

**22.138.070 Exemptions, Exceptions, and Modifications**

A Director's Review, as set forth in Chapter 22.98 shall be required for the determination of whether or not a proposed development complies with the provisions and development standards prescribed in this Section. Where a site plan is required in an application for a permit, Variance, nonconforming use or structure review, said site plan shall be considered a part of said application and shall not require separate approval under the provisions of this subsection.

## **APPENDIX TO CHAPTER 22.138**

# **ARCHITECTURAL STYLE GUIDELINES**

### **BACKGROUND**

Acton is a rural community that began to develop in the 1800's as a center of gold and copper mining activity. By 1872, with the coming of the railroad and the development of large scale mining operations, Acton was a thriving community. In 1886 the Southern Pacific depot was established, bearing the name of Acton. For a short period of time, Acton with all its mines was an important town in the State of California. Several structures from this era remain. The 1878 school house now serves as a community church, and the 49er Saloon--remodeled and expanded, but retaining its "Western" look--remains a community fixture. Bricks from the 1890 Acton Hotel have been incorporated into a community monument.

As the mining activity decreased at the turn of the century, the area changed to predominantly ranching activities. It is in keeping with this rich frontier mining town heritage that these Architectural Style Guidelines for commercial areas have been established.

### **OBJECTIVES**

Subsection C of Section 22.138.040 of the Community Standards District provides for the application of Architectural Style Guidelines in Acton, primarily in commercial areas, as defined by the Land Use Policy Map for the Antelope Valley Area Plan. There are two distinct commercial areas: 1) "Old Town" south of the Freeway along Crown Valley Road and 2) the newly developing uses adjacent to the Freeway, particularly to the north. The objectives of the guidelines include:

1. Identification and description of the qualities which give a "Western frontier village, circa 1890's style" character to much of the existing commercial area--particularly the older development in the vicinity of Crown Valley Road and Soledad Canyon Road.
2. Assistance in guiding and promoting architectural rehabilitation throughout Acton that is consistent with its Western heritage.
3. Development of new commercial structures that promote and enhance the community's Western Heritage architectural character.

## GUIDELINES

The entire Community Standards District is intended to help preserve a Western desert community character. Vegetation, street improvements, trails, lighting, fencing, signage, building heights, setbacks and other features of the CSD all complement the Western appearance. The Architectural Style Guidelines are intended to put the finishing touches on the exterior appearance of the commercial community. The following guidelines provisions are to be used in designing all exterior improvements:

1. Facades
2. Roof forms
3. Sidewalk coverings
4. Signs
5. Colors
6. Materials
7. Landscaping
8. Exterior features: lights, railings, street furniture, etc.

### A. **FACADES**

Building exteriors, particularly storefronts, are the most visible elements of a commercial community. The surfaces, materials and colors that complement the overall architectural design create a visual statement as well as provide a framework for signage, landscaping and street furnishings that can complete a desired appearance.

#### **1. *Lineal Design:***

- a. “Western” town commercial structures have strong horizontal lines; parapets, signs, railings, balconies, sidewalk coverings, transom windows and kickplates are typical lineal features. Projecting or recessed horizontal architectural or decorative features help create dimension and interest on a plain facade. While diversity--e.g. Victorian design--among individual stores is encouraged, horizontal lines can help create a cohesive community and encourage one’s eyes to scan the entire area.
- b. *Encourage*
  - i. A predominating horizontal line along the top of the building facade.
  - ii. Alignment of tops of windows and door openings.

*Discussion Paper: Community Standards Districts*

- iii. The clear division of two story structures between the first and second floors.
- iv. Second floor balconies and railings; their strong horizontal structure adds depth and visual interest
- v. Horizontal lines that carry from one store or structure to the next.
- c. *Discourage*
  - i. Horizontal elements that do not involve structural features; a painted horizontal stripe, for example, should not be used where wood trim would create dimension and texture.

**2. *Entries:***

- a. Stores along a “Western” street typically have recessed entries. This feature draws a shopper toward the sheltered door area, which is generally flanked with display windows. This architectural characteristic is in contrast to modern commercial designs which generally align all storefronts and entrances along a straight walkway.
- b. *Encourage*
  - i. Recessed storefront entries. Side and rear entries may be in line with exterior walls.
  - ii. Wood-appearing frame doors with glass panes--particularly in the upper half of the door--and suitable hardware (typically brass hinges and handles or push plates). Wood-frame screen doors can be used.
  - iii. Double entry doors, while not necessary, are particularly inviting.
- c. *Discourage*
  - i. Use of bright aluminum, tinted glass and other modern doorway materials.
  - ii. Frameless glass doors.
  - iii. Security doors and grates.

**3. *Windows***

- a. Windows link the outside pedestrian with the inside business. They provide a showcase for the merchant and can do much to invite sidewalk shoppers to enter an establishment. Western Village-type windows would authentically be multi-pane, with wood frames.

While this look is preferred, larger single-pane showcase windows may provide a better display format; as long as the window frame has an appearance that blends with the overall facade, window pane size will not be a judged factor.

- b. *Encourage*
  - i. Window designs that harmonize with those in adjacent structures.
  - ii. Kickplates that line the lower part of the storefront below the glass. Transom windows are a typical feature over the display windows.
  - iii. Use of clear glass or lightly tinted glass only; glass may contain suitable decorative etching.
  - iv. Use of shutters, louvers or interior blinds where privacy or restricted views are needed.
- c. *Discourage*
  - i. Design or alteration of window openings that are inconsistent with the architectural character of the building.
  - ii. Use of darkly tinted or reflective glass.
  - iii. Full length plate glass windows.
  - iv. Finished appearance that does not reflect intended architectural design. Aluminum used for window and door frames, for example, is a modern-appearing material that is inappropriate.

**4. *Side and Rear Facade Features:***

- a. Structures in the commercial areas of Acton are often visible on all sides. Some establishments may permit access from other than the front entry. It is important that these facades be attractively maintained in character with the Western architecture theme. Utilities, trash bins and other such features of rear and side areas should be covered or disguised in the same architectural theme wherever possible.

**B. ROOF FORMS**

Unlike residences of the by-gone Western era with their pitched roofs, commercial buildings are known for their predominantly flat-roofed appearance. Where pitched roofs exist, they are generally hidden from street view by either a parapet--an upward extension of part of the front wall--or a false front (with the exception of Victorian-style structures). While top roof

lines can carry a horizontal theme around the commercial area, individuality should be encouraged; multi-height parapets and false fronts add variety. Special roof lines, raised heights or other distinctive treatments are appropriate over major building entry points or corner structures.

**1. Encourage**

- a. Predominantly flat roofs.
- b. Sloping roofs hidden from front view by parapets or false fronts with horizontal lines.
- c. “Accent” roof lines or other architectural features--higher than the surrounding roof lines--at corners and major entrances.
- d. Screening of roof mounted equipment (see Acton Community Standards District, Section C.1).

**2. Discourage**

- a. Sloped or pitched roofs--particularly those visible from street view, unless of Victorian design.
- b. Decorative roof elements that do not focus on corner or entry areas.

**C. SIDEWALK COVERINGS**

Motion picture-created images of Western towns often portray hot, dusty main streets; a respite from the sun was found in the shade provided by coverings along the boardwalks. In Acton today, paved streets minimize the dust, and air conditioning provides ideal climate control. Sidewalk coverings, however, are still functional: in addition to reinforcing the Western architectural style, they provide an invitation to window shoppers, protect window displays and shield windows from the heat of the day, thereby conserving energy.

Sidewalk coverings are typically constructed of rough wood, supported by wooden posts. They may serve as second story balconies. Awnings can also be used, but should be of plain canvas-type material; rounded or scalloped edges, stripes or patterns are not appropriate. Where posts are used, wooden railings would complete the boardwalk area.

**D. SIGNS**

Signage controls can “make or break” the visual image of a commercial community. This feature of the Acton community is so important that Section C.6 of the Acton Community Standards District contains specific regulations designed to prevent the use of modern signs.

The primary function of signs in Acton is to effectively identify business locations. Signs should not be used for advertising, unless based on verifiable authentic Western designs. Even then they must either conform to Section For undergo appropriate Variance approvals. The following signage features supplement the requirements of subsection F of Section 22.138.040:

**1. Encourage**

- a. Flush-mounted signs, often within a recessed area on a parapet.
- b. Hanging signboards, either parallel or perpendicular to the building facade.
- c. Signs related in size, character and placement to other building elements.
- d. Graphics and lettering styles that are appropriate to the western motif. Signs for most franchises and chain stores will require redesign.
- e. Icon signs that illustrate the type of merchandise or service.

**2. Discourage**

- a. Signs that obscure all or part of a significant architectural feature.
- b. Garish colors that may attract attention, but which detract from a harmonious community appearance.

**E. COLORS**

If there is a single “Western town” color, it would be earthtone. This color—or range of colors from beige to gray—is natural appearing in many of the materials used in constructing the old West. Brick, made from adobe clay, was often used in early Acton and is also an appropriate color. Brighter primary paint colors were available and were often used for signs and on metal surfaces to prevent rust. “Pastels” and “neons” are inappropriate colors in the Western palette.

**1. Encourage**

- a. Natural wood-look and brick tones as the predominant materials/colors of the commercial area. (Simulated wood-appearing products may be used in place of real wood.)
- b. Colors that are coordinated with neighboring building colors and materials.
- c. Subtle colors on plain surfaces of large structures.

**2. Discourage**

- a. Changing colors along the main surface of a single building facade. A single color--generally natural wood--creates unity; individual stores can be differentiated by accent colors, parapets, signage and other distinguishing features.

**F. MATERIALS**

Finished appearance is more important than the use of “genuine, authentic” materials. Available materials of the day (late 1800’s) consisted primarily of wood, adobe, brick and stone. Modern materials are available that simulate these textures, and are generally acceptable in new or rehabilitation construction. Even concrete blocks can be used if faced with adobe-resembling stucco, for example, or covered entirely with vegetation. “Assembly” of these materials should reflect the building techniques and tools employed in the early West.

The chosen materials should be consistent with the structure; sidewalks, for example, would originally have been either boardwalk or stonewalk. Today, those materials would be welcome, although modern materials such as concrete may be used to replicate such appearances through special colorings and installation techniques.

**1. Encourage**

- a. Use of materials available in the old West, such as pine lumber, river rock and adobe.
- b. The adaptation of modern materials such as plastic, concrete and aluminum to resemble old West materials.

**2. Discourage**

- a. Modern materials that retain a contemporary appearance; painted metal “pipe” railings should be avoided in favor of wooden hand rails, for example.

**G. LANDSCAPING**

Vegetation can provide an attractive, inviting and unifying element to a commercial district. Trees provide welcome shade in a desert community such as Acton. Trees and shrubbery can cover vacant areas or unattractive features such as utility installations and rubbish disposal areas, and can soften the hard appearance of parking lots. Planter boxes along storefronts can be a very decorative feature.

Subsection B of Section 22.138.040 the Acton Community Standards District emphasizes the preservation and use of high desert native vegetation. A commercial landscape palette must conform to these requirements, which will ensure compatibility of the vegetation with the architectural theme.

**H. EXTERIOR FEATURES**

“Finishing touches” to the Western village architectural theme must consider all the exterior features, both functional and decorative. Lights and lamp posts, railings, trash receptacles, benches and hitching posts would all be common to Acton commercial areas and in plain view. Subsections H and I of Section 22.138.040 of the Acton Community Standards District establish general requirements for exterior lighting. Modern lighting techniques which do not interfere with the Western motif may be used; a good example is fluorescent lighting for walkways whose fixtures are tucked under sidewalk coverings and not readily visible.

*Los Angeles County Zoning Ordinance Update*

Utilities should be hidden from view wherever possible. Air conditioning units, for example, should ideally be roof-mounted. Room air conditioning units should never be installed in the front facade; the rear wall is generally preferable, with side walls acceptable.

**1. Encourage**

- a. Western style accessories such as sidewalk railings and hitching posts (which should be located to protect horses from motor vehicles). Cast iron-type benches and wood or wooden-looking trash “barrels” are appropriate and functional. Wagon wheels are a popular decorative item.
- b. Gas or gas-look lamps, where high visibility for safety is not a factor.
- c. The use of wood, wrought iron, ceramic or other materials from the old West era.

**2. Discourage**

- a. Modern decorative materials such as neon and plastics.

## **Chapter 22.140: Agua Dulce Community Standards District**

### **Sections:**

- 22.140.010: Purpose**
- 22.140.020: Definitions**
- 22.140.030: District Map**
- 22.140.040: Community-Wide Development Standards**
- 22.140.050: Zone-Specific Development Standards**
- 22.140.060: Area-Specific Development Standards**
- 22.140.070: Exemptions, Exceptions, and Modifications**

### **22.140.010 Purpose**

The Agua Dulce Community Standards District is established to protect the secluded rural character of the community, to enhance the community's unique appeal, and to avoid the premature need for costly linear service systems such as sewers and water systems within the community. There have been a number of studies of Agua Dulce and its existing service systems. These studies have shown that, in 1983, 71 percent of the existing parcels were two acres in size or larger, and that increased densities might require expensive public sewage and water systems. In addition to the following standards, the Santa Clarita Valley Areawide General Plan contains policy which clearly define standards for the future development of Agua Dulce.

### **22.140.020 Definitions**

(Reserved.)

### **22.140.030 District Map**

[Map to come]

### **22.140.040 Community-Wide Development Standards**

- A. **Required Area.** Each residential lot or parcel shall contain a net area of not less than two acres. Residential parcels containing a net area of less than two acres may be created only within projects located in Hillside Management Areas (areas over 25 percent slope) when it is found that such a design will result in both reduced grading and service system impacts and a better project design. In these instances, parcels having two acres gross may be permitted provided that the following development standards are maintained:
  - 1. Each lot or parcel of land shall have a required width of not less than 165 feet and a required length of not less than 165 feet.
  - 2. Each lot or parcel of land shall have a required front yard of not less than 50 feet.

3. Each lot or parcel of land shall have required side yards of not less than 25 feet.

**22.140.050            Zone-Specific Development Standards**

**A.     Architectural Features. (Reserved.)**

**B.     Street Improvements.**

1. Except for commercial and industrial zones, the maximum paved width of local street improvements shall not exceed 24 feet, plus appropriate graded or paved inverted shoulders if required; provided, however, that such width meets applicable Fire Department access requirements.
2. Curbs, gutters and sidewalks shall not be required on local streets if an acceptable alternative can be developed to the satisfaction of the Director of Public Works.

**22.140.060            Area-Specific Development Standards**

(Reserved.)

**22.140.070            Exemptions, Exceptions, and Modifications**

(Reserved.)

## Chapter 22.142: Altadena Community Standards District

### Sections:

- 22.142.010: Purpose
- 22.142.020: Definitions
- 22.142.030: District Map
- 22.142.040: Community-Wide Development Standards
- 22.142.050: Zone-Specific Development Standards
- 22.142.060: Area-Specific Development Standards
- 22.142.070: Exemptions, Exceptions, and Modifications

#### 22.142.010 Purpose

The Altadena Community Standards District is established to provide a means of reasonably protecting the light, air, and privacy of existing single-family residences from the negative impacts on these resources caused by the construction on adjacent properties of uncharacteristically large and overwhelming residences. The District is also established to ensure that new and expanded structures are compatible in size and scale with the characteristics of existing residential neighborhoods.

#### 22.142.020 Definitions

- A. **Bedroom.** “Bedroom” means any habitable room or space with a closet which is designed to be capable of being used for sleeping purposes, excluding rooms commonly used for living, cooking or dining purposes.

#### 22.142.030 District Map

[Map to come]

#### 22.142.040 Community-Wide Development Standards

(Reserved.)

#### 22.142.050 Zone-Specific Development Standards

- A. **Zone RS-  .**
  - 1. ***Yard Requirements and Height Limits.***
    - a. The standards for yards and heights shall be based on the size of the lot or parcel as noted in the following table, except as specified in subsections 22.142.050, A.1.b through A.1.f:

*Los Angeles County Zoning Ordinance Update*

<i>Lot Size (square feet)</i>	<i>Minimum Yard Dimensions (linear feet)</i>				<i>Maximum Height (linear feet)</i>
	<i>Front</i>	<i>Back</i>	<i>Side Interior and Corner</i>	<i>Side Reverse Corner</i>	
40,000+	20	35	5	10	35
39,999--20,000	20	35	5	10	35
19,999--13,000	20	25	5	10	30
<13,000	20	25	5	10	30
Flag lots <7,500	10	10	10	10	30

- b. The front yard shall not be less than the average depth of all of the front yards on the same side of the street on the same block. A vacant lot or parcel shall not be included in the computation for this purpose.
- c. Each side yard shall not be less than 10 percent of the average width of the lot or parcel, but in no case less than five feet for interior and corner side yards and 10 feet for reverse corner side yards.
- d. Each required yard shall not be less than 15 feet where any portion of a residence or other structure within that yard exceeds 23 feet in height.
- e. Where fill material has been placed on a lot or parcel after such lot or parcel was legally created, height shall be measured from the previously existing grade.
- f. The maximum number of stories above grade shall be two. A “basement,” as defined in Chapter 22.130, shall be considered a story above grade, while a “cellar,” as defined in Chapter 22.130, shall not be considered a story above grade.

**2. *Gross Structural Area and Lot Coverage.***

- a. The gross structural area (GSA) of a residence includes the total floor area of all enclosed areas, including storage, but excluding cellars and garages or carports designed and used for the storage of automobiles. Lot coverage shall include all structures erected on the property.
- b. The maximum GSA or lot coverage shall be determined by the following formula:
- c.  $GSA \text{ or Lot Coverage} = (.25 \times \text{net lot area}) + 1,000 \text{ square feet}$
- d. In no event shall the maximum GSA or maximum lot coverage exceed 9,000 square feet.

3. **Parking.**

- a. Each residence shall provide on-site the required number of vehicle parking spaces, together with a maneuvering area and driveway, as follows:

<i>Number of Bedrooms:</i>	<i>Number of Parking Spaces:</i>
1 to 4	2
5 or 6	3
7 or more	4 (plus 1 space for every 2 additional bedrooms)

- b. Where more than two parking spaces are required, such spaces may be uncovered and developed in tandem.

- 4. Except as provided below, all subsections of Section 22.16.XXX (Development Standards for Residential Zones) relating to yards shall remain applicable. The provisions of this Community Standards District shall supersede the provisions of that Section as follows:

- a. The flag lot yard provisions of Section 22.16.XXX (Supplemental Standards for Residential Zones) are hereby modified and not applicable to yards of 7,500 square feet or greater;
- b. The front yard averaging provisions of Section 22.16.XXX are hereby modified by the provisions of subsection 22.142.050, A.1.b;
- c. The side yard provisions of Section 22.16.XXX are hereby modified by the provisions of subsection 22.142.050, A.1.c;
- d. The accessory building provisions of Section 22.16.XXX shall not be applicable; and
- e. Modifications to yard or setback regulations shall not be applicable.

- 5. The provisions of this Community Standards District do not supersede the nonconforming use provisions of Chapter 22.86, except as provided below:

- a. Section 22.86.XXX (Restoration of Damaged Structure) shall be superseded by the following provisions:
  - i. Any single-family residence building or structure nonconforming due to use and/or standards which is damaged or destroyed may be restored to the condition in which it was immediately prior to the occurrence of such damage or destruction, provided that the cost of reconstruction does not exceed 100 per cent of the total market value of the building

or structure as determined by the methods set forth in Section 22.86.XXX.

- b. *Modification Procedure.* The standards contained in this Section may only be modified if a Conditional Use Permit has first been approved as provided in Chapter 22.98 and while such permit is in full force and effect in conformity with the conditions of such permit.

**B. Other Zones (Reserved).**

**22.142.060 Area-Specific Development Standards**

**A. Lake Avenue Area.**

- 1. *Intent and Purpose.* The Lake Avenue area-specific development standards are established to provide a means of implementing the Altadena Community Plan. The standards are necessary to ensure that the goals and policies of the Community Plan are accomplished in a manner which protects the health, safety, and welfare of the community, thereby strengthening the physical and economic character of the Lake Avenue commercial district of Altadena.
- 2. *Description of Area.* This area is shown in Section 22.142.020, District Map.
- 3. *Lake Avenue Area-wide Development Standards.*
  - a. *Height Limits.* The maximum height permitted in the area is 35 feet.
  - b. *Signs.* The sign regulations prescribed herein shall not affect existing signs which were established legally according to Title 22. New signs or proposed changes to existing signs, including size, shape, colors, lettering and location shall conform to the following provisions, specified herein.
    - i. **Wall Signs.**
      - i. Shall be mounted flush and affixed securely to a building wall and may only extend from the wall a maximum of nine inches;
      - ii. Each business in a building shall be permitted a maximum of one wall-mounted sign. Businesses with more than one street frontage may have one sign per frontage. Each business in a building having more than 40 feet of primary street frontage shall be permitted one additional wall sign for each additional 30 feet of frontage.
    - ii. **Freestanding Signs.**

*Discussion Paper: Community Standards Districts*

- i. Signs having a solid base which rests directly on the ground may be permitted on any lot or parcel of land for each street frontage having a continuous distance of 100 feet or more.
  - ii. Said signs shall not exceed five feet in height measured vertically from ground level at the base of the sign or 40 square feet in area per sign face.
  - iii. Said signs shall not be located in nor extend above any public right-of-way or public sidewalk area.
- iii. Awning Signs.
  - i. The maximum area of awning signs, which are allowed in addition to wall signage, shall not exceed 20 percent of the exterior surface of each awning for the ground floor and 10 percent for the second floor level. Maximum letter height shall not exceed 10 inches.
  - ii. Awning signs are not permitted above the second floor.
- iv. Prohibited signs are:
  - i. Roof signs;
  - ii. Outdoor advertising signs (billboards).
- v. Sign Size.
  - i. In Zones CN and CG, the total sign area permitted shall correspond to building frontage. A business tenant is allowed one square foot of sign area for every linear foot of building frontage on a street having a right-of-way of at least 80 feet in width. On a street having a right-of-way of less than 80 feet in width, a business tenant is allowed 0.5 square foot of sign area for every linear foot of frontage. Width of signs shall be limited to a maximum fifty percent of the building frontage.
  - ii. Maximum height of letters shall be restricted to 18 inches.
- vi. Sign design shall be subject to review and approval by the Planning Director to insure that:

*Los Angeles County Zoning Ordinance Update*

- i. Sign colors shall coordinate with the building color scheme and storefront and be limited to any three colors.
  - ii. In multitenant buildings, signage colors used by individual shops shall be complementary with each other.
  - iii. Lettering styles shall be complementary to each storefront in a single building.
  - iv. In multitenant buildings, the height and placement of signs shall be similar for each business or storefront.
  - v. Multicolored logos may be used if the logo represents 25 percent or less of the total sign area.
- c. *Design Standards.*
- i. Proposed improvements, renovations, and changes pertaining to the following design standards shall comply with the provisions of the applicable design standard.
  - ii. **Materials, Colors and Equipment.**
    - i. Any building elevation shall be architecturally treated in a consistent manner, including the incorporation within the side and rear building elevations of some or all of the design elements used for the primary facades.
    - ii. Light earth-tones and muted pastel colors are required as the primary or base building color while contrasting, more colorful paints may be used as trim colors for cornices, graphics, and window and door frames.
  - iii. **Awnings.** Awnings shall be architecturally compatible with the related buildings, regarding color and style.
  - iv. **Mechanical Equipment.**
    - i. Individual air-conditioning units for a building or storefront shall be located to avoid interference with architectural detail and the overall design.
    - ii. Storefront air-conditioning units shall be neutral in appearance and not project outward from the facade. The housing color must be compatible with the colors of the storefront.

- iii. Mechanical equipment located on roofs shall be screened by parapet walls or architectural features so that the equipment will not be visible from normal public view at a maximum of 300 feet away.
- v. Security.
  - i. Chain-link, barbed and concertina wire fences are prohibited; tubular steel or wrought iron fences are permitted.
  - ii. All security bars or grilles shall be installed on the inside of the building.
  - iii. Vertically or horizontally folding accordion grilles installed in front of a storefront are prohibited.
  - iv. Building security grilles shall be side-storing, concealed interior grilles which are not visible from the exterior of the building when not in use (during business hours) or grilles which can be concealed in the architectural elements of the building.
- 4. ***Lake Avenue Area Zone-Specific Development Standards.*** Proposed improvements, renovations and changes pertaining to the following development standards shall comply with the provisions of the applicable development standard. The provisions of subsections 22.142.050, A.4.c through A.4.h apply in all commercial zones.
  - a. ***Zone CN (Neighborhood Commercial).***
    - i. In addition to the uses enumerated in Section 22.18.XXX (Development Regulations for Commercial Zones), a Conditional Use Permit is required to establish, operate and maintain the following:
      - i. Sales.
        - (i) Multiple-Tenant Commercial, when more than five tenants conduct business in a building which does not separate the businesses by permanent floor-to-ceiling walls.
      - ii. Services.
        - (i) Automobile service stations, including incidental repair, washing and rental of utility trailers;
        - (i) Electric distributing substations;
        - (ii) Microwave stations.

*Los Angeles County Zoning Ordinance Update*

- b. *Zone CG (General Commercial).*
  - i. In addition to the uses enumerated in Section 22.18.XXX, a Conditional Use Permit is required to establish, operate and maintain the following:
    - i. Sales.
      - (i) Mobilehome sales,
      - (i) Pawnshop,
      - (ii) Trailer sales, box and utility;
    - ii. Services.
      - (i) Automobile battery services, provided all repair activities are conducted within an enclosed building only;
      - (i) Automobile brake-repair shops, provided all repair activities are conducted within an enclosed building only;
      - (ii) Automobile muffler shops, provided all repair activities are conducted within an enclosed building only;
      - (iii) Automobile radiator shops, provided all repair activities are conducted within an enclosed building only;
      - (iv) Automobile repair garages within an enclosed building only, and excluding body and fender work, painting and upholstery;
      - (v) Automobile service stations;
      - (vi) Bakery goods distributors;
      - (vii) Carwashes, automatic, coin-operated and hand wash;
      - (viii) Electric distribution substations, including microwave facilities;
      - (ix) Microwave stations;
      - (x) Motion picture studios;
      - (xi) Parcel delivery terminals;
      - (xii) Radio and television broadcasting studios;
      - (xiii) Recording studios.
- c. *Floor Area.* The total gross floor area in all buildings on any one parcel of land shall not exceed 2.7 times the total net area of such parcel of land.

*Discussion Paper: Community Standards Districts*

- d. *Buffers.* Whenever a parking lot or a commercial structure is developed adjacent to a residential zone or residential use, a five-foot landscaped buffer shall be provided and a 45-degree daylight plane shall be incorporated.
- e. *Parking Areas.* With the exception of fully subterranean structures, all parking shall be provided in the rear of the commercial structure, and completely screened from view from Lake Avenue. Screening materials may include walls and/or landscaping.
- f. *Landscape Plan.* New commercial structures or additions to commercial structures exceeding 500 square feet in gross floor area shall provide a landscape/ irrigation plan as part of the Director's Review process. Said plan shall depict required landscaping, including one 15-gallon tree for every 50 square feet of planter area.
- g. *Trash Enclosure.* The required trash bin shall be enclosed by a minimum five-foot to a maximum six-foot high decorative wall and must have solid doors.
- h. *Pedestrian Character.*
  - i. To encourage the continuity of retail sales and services, at least 50 percent of the total width of the building's ground floor parallel to and facing the commercial street shall be devoted to entrances, show windows, or other displays which are of interest to pedestrians.
  - ii. Clear or lightly tinted glass shall be used at and near the street level to allow maximum visual interaction between sidewalk areas and the interior of buildings. Mirrored, highly reflective glass or densely tinted glass shall not be used except as an architectural or decorative accent totaling a maximum 20 percent of the building facade.
  - iii. Walk-up facilities shall be recessed and provide adequate queuing space to avoid interruption of the pedestrian flow.
  - iv. Not more than 20 feet of the commercial frontage shall be devoted to parking access, and no customer drive-through facilities shall be permitted.
  - v. A minimum of 50 percent of the building frontage above the first story shall be differentiated by recessed windows, balconies, offset planes, or other architectural details which provide dimensional relief. Long, unbroken building facades are to be avoided.

*Los Angeles County Zoning Ordinance Update*

- vi. Roof Design. New buildings or additions having 100 feet or more of frontage shall incorporate varying roof designs and types.
  - vii. Paving Material. Pedestrian circulation areas and driveway entrances within the boundaries of the private property shall be developed with paving materials such as brick or paver tile.
  - viii. Wall Finish. In order to preserve and enhance a Mediterranean environment on Lake Avenue, building walls shall be constructed primarily of stucco, brick, or other materials as approved by the Director.
  - ix. Architectural Elements. Buildings must incorporate at least five of the following architectural elements and desirable uses:
    - i. Arcading;
    - ii. Arches;
    - iii. Awnings;
    - iv. Balconies;
    - v. Bay windows;
    - vi. Colonnades;
    - vii. Courtyards;
    - viii. Decorative exterior stairs;
    - ix. Decorative iron fences;
    - x. Decorative iron grilles;
    - xi. Outdoor dining;
    - xii. Plazas;
    - xiii. Recessed upper floor loggias or pergolas;
    - xiv. Tile or masonry fountains.
5. ***Historical Preservation.*** The design standards and Zone-Specific Development Standards listed above do not apply to the following structures which may be of historic or architectural significance. Any expansion, addition, alteration or demolition of these buildings must be reviewed by the County of Los Angeles Historical Landmarks and Records Commission and the Altadena Heritage organization prior to issuance of the Director's Review.

*Discussion Paper: Community Standards Districts*

- a. 1849-1879 Lake Avenue: Saint Elizabeth's Catholic Church. Map Book 5848, page 1, Parcels 8, 10, 11 and 15. Map 1 Altadena, all of Lot 30;
  - b. 2184 Lake Avenue: Eliot School. Map 5845, page 9, Lots 1--14 of Lake Avenue Heights, and Lot 900, a portion of Grogan Tract;
  - c. 2245 Lake Avenue: Pacific Electric Railway Substation No. 8. Map Book 5845, page 21, Parcel 35. Map 1 Altadena, portions of Lot 8 and Lot 9;
  - d. 2366 Lake Avenue: Altadena Library. Map Book 5845, page 5, Parcel 32. Tract No. 7832, Lots 66, 67, 68 and 69;
  - e. 2455 Lake Avenue, 835--875 Mariposa Street, and 2520 and 2526 El Molino Avenue: Woodbury Building. Map Book 5845, page 17, Parcels 10 and 14. Map 1 Altadena, portions of Lots 3 and 4.
6. **Minor Variance.** Under exceptional circumstances, the Director may permit a Minor Variance from the standards specified in subsections 22.142.050, A.3.c.ii through A.3.c.iv (certain design standards of the Lake Avenue Area), and A.4.h.i through A.4.h.ix (pedestrian character of Zone CN in the Lake Avenue Area). Such Variances are subject to the finding of the Director that:
- a. The application of certain provisions of these standards would result in practical difficulties or unnecessary hardships inconsistent with the goals of the Community Plan; and
  - b. There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not apply generally to other properties in the Altadena area; and
  - c. Permitting a Variance will not be materially detrimental to property or improvements in the area; and
  - d. That no more than two unrelated property owners have expressed any opposition to the Minor Variance; and
  - e. Permitting a Variance will be consistent with the goals of the Community Plan.
  - f. The procedure for filing a Minor Variance will be the same as that for the Director's Review, except that the applicant shall also submit:
    - i. A list, certified to be correct by affidavit or by a 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 parcel of land and as owning property within a distance of 500 feet

*Los Angeles County Zoning Ordinance Update*

- from the exterior boundaries of the parcel of land to be occupied by the use;
  - ii. Two sets of mailing labels for the above stated owners within a distance of 500 feet of the parcel of land to be occupied by the use;
  - iii. A map drawn to a scale specified by the Director indicating where all such ownerships are located;
  - iv. A filing fee equal to that required for Site Plan Review for commercial/industrial projects over 20,000 square feet in size.
- g. Not less than twenty days prior to the date an action is taken, the Director shall send notice to the owners of record within a distance of 500 feet of the subject property using the mailing labels supplied by the applicant. Any interested person dissatisfied with the action of the Director may file an appeal from such action. Such appeal shall be filed with the Hearing Officer within 10 days following notification.

**B. West Altadena Area.**

1. ***Intent and Purpose.*** The West Altadena area is established to provide a means of assisting in the implementation of the redevelopment plan for the West Altadena Community Redevelopment Project as adopted by the Board of Supervisors on August 12, 1986. The Redevelopment Plan contains a map which delineates the permitted land uses in the redevelopment area. The requirements of the West Altadena Area-Specific Development Standards are necessary to ensure that the goals and policies of the Redevelopment Plan are accomplished in a manner which protects the health, safety, and welfare of the community, especially the surrounding residential neighborhood. This subsection is consistent with the Altadena Community Plan and is also adopted pursuant to Section 700 of the West Altadena Community Redevelopment Plan.
2. ***Description of Area.*** The West Altadena area is coterminous with the boundaries of the West Altadena Community Redevelopment Plan. The area extends as follows from the intersection of Woodbury Road and Lincoln Avenue:
  - a. Northerly on Lincoln Avenue 1,700 feet;
  - b. Southerly on Lincoln Avenue 400 feet;
  - c. Westerly on Woodbury Road 3,000 feet; and
  - d. Easterly on Woodbury Road 400 feet.

This area is shown in Section 22.142.020, District Map. Except as otherwise specifically provided for in this subsection B.2, the provisions of this Title 22 shall apply.

**3. West Altadena Area-wide Development Standards.**

- a. *Yards.* For properties in Zones CG and CS, as modified hereinafter:
  - i. Front yards shall be established along all property lines abutting highways as shown on the County Highway Plan.
  - ii. Parcels abutting two highways shall have front yards along both highways.
  - iii. The front yard shall be at least 10 feet in depth.
- b. For properties in residential zones, yards shall be provided in accordance with this Title 22.
- c. Automobile parking shall be provided in accordance with Chapter 22.68.
- d. *Signs.*
  - i. Except as modified in this Section, all signs shall conform to Chapter 22.74, including the enforcement provisions.
  - ii. The sign regulations prescribed in this Section shall not affect existing signs which were established according to Title 22.
  - iii. All signs in a state of disrepair shall be repaired so as to be consistent with the standards of this Section, or removed within 30 days from receipt of notification that a state of disrepair exists.
  - iv. *Wall Signs.*
    - i. Shall be mounted flush and affixed securely to a building wall and may only extend from the wall a maximum of 12 inches;
    - ii. May not extend above the roofline and may only extend sideways to the extent of the building face or the highest soffit line of the building;
    - iii. Each business in a building shall be permitted a maximum of one wall-mounted sign (or two signs if the business is on a corner).
  - v. *Window Signs.*
    - i. Shall be displayed only on the interior of windows or door windows;

*Los Angeles County Zoning Ordinance Update*

- ii. Maximum area shall not exceed 25 percent per glass area (total window or door area visible from the exterior of the building).
- vi. Freestanding Signs (Not Attached to Building).
  - i. Shall be permitted on any lot or parcel of land for each street frontage having a continuous distance of 100 feet or more. The sign shall be located on the same parcel of land as the business it is advertising;
  - ii. Shall not exceed 20 feet in height, except as may be expressly approved as a Minor Variance in Section 22.142.050, A.6, above;
  - iii. Shall not exceed 80 square feet in area per sign face;
  - iv. Shall not be located in nor extend above any public right-of-way or public sidewalk area;
  - v. Pole signs shall not be allowed;
  - vi. Monument signs, not mounted on poles, are allowed subject to the regulations set out in this subsection (B.3.d.vi).
- vii. Awning Signs.
  - i. Awning signs are those which are painted, sewn or stained onto the exterior surface of an awning or canopy.
  - ii. The maximum area of awning signs, which are allowed in addition to wall signage, shall not exceed 30 percent of the exterior surface of each awning for the ground floor and 20 percent for the second floor level.
- viii. Building Tenant Information/Identification Signs.
  - i. Multi-tenant buildings and businesses with entrances located within building pass-through may list the names of tenants on a building directory located near each major building or pass-through entrance.
  - ii. Each tenant is allowed a maximum of two square feet of signage per directory, in addition to wall signage.
  - iii. New building identification signage applied to new construction or existing buildings shall be limited to

*Discussion Paper: Community Standards Districts*

one sign per principal entrance per frontage, not exceeding a maximum of 15 square feet each.

- iv. All existing built-in signs (permanent, maintenance-free signs that are constructed as an integral part of the building fabric which they identify) in good repair are exempt from these sign provisions. Marquees and canopies shall not be considered to be built-in signs.
- v. Metal plaques listing the building name and/or historical information permanently affixed in a flush manner to the building in good repair are exempt from these sign provisions.
- ix. Prohibited signs are as follows:
  - i. Flashing, animated, or audible signs;
  - ii. Signs which rotate, move or simulate motion;
  - iii. Signs which extend from the building face more than 12 inches;
  - iv. Signs with exposed bracing, guy wires, conduits or similar devices;
  - v. Roof signs (any sign erected and maintained upon or over the roof of any building);
  - vi. Outdoor advertising signs (billboards);
  - vii. Painted signs on the building surface;
  - viii. Banner signs of cloth or fabric;
  - ix. Portable signs;
  - x. Pole signs;
  - xi. Any strings of pennants, banners or streamers, clusters of flags, strings of twirlers or propellers, flares, balloons, and similar attention-getting devices, including noise-emitting devices, with the exception of the following:
    - (i) National, state, local governmental, institutional or corporate flags, properly displayed;

*Los Angeles County Zoning Ordinance Update*

- (i) Holiday decorations, in season, used for an aggregate period of 60 days in any one calendar year.
- x. Size.
  - i. In Zones CG and CS, total allowable signage area shall correspond to building frontage. A business tenant is allowed two square feet of signage area for every linear foot of frontage on a street having right-of-way of at least 80 feet in width.
  - ii. Maximum height of letters shall be restricted to 18 inches. Maximum height of letters on canvas awnings shall be limited to 10 inches. Greater letter sizes shall require the written approval of the Executive Director of the Community Development Commission and the Department of Regional Planning.
- xi. Such design shall be subject to review and approval by the Executive Director of the Community Development Commission and the Department of Regional Planning.
  - i. Signage colors shall compliment building colors and materials and be limited to three colors.
  - ii. In multi-tenant buildings, signage colors used by individual shops shall be complementary with each other.
  - iii. Lettering styles shall be complementary for each storefront in a single building.
  - iv. In multi-tenant buildings, the height and placement of signs shall be consistent for each business or storefront.
- e. *Design Standards.*
  - i. All new improvements or improvements to existing structures made in one year which exceed 25 percent of the current market value or assessed valuation of the building or structure are subject to Design Review by the Executive Director of the Community Development Commission and the Department of Regional Planning.
  - ii. Uses, buildings and/or structures shall be designed so as to be in harmony with nearby properties with special attention being given to the protection of residential properties planned for residential uses. When structures for nonresidential uses are located adjacent to residentially zoned parcels, such

*Discussion Paper: Community Standards Districts*

structures shall be designed so as to minimize their impact on residentially zoned parcels with respect to location on the site, height, architecture, and general amenities. Nonresidential uses shall be subject to review by the Planning Director.

iii. Materials, Colors and Equipment.

i. Consideration shall be given to the adjacent structures so that the use of mixed materials is harmonious.

ii. Light earth tones and muted pastel colors are recommended as the primary or base-building color while darker, more colorful paints should be used as trim colors for cornices, graphics, and window and door frames.

iii. Awnings.

(i) Shall be the same color and style for each opening on a single storefront or business;

(i) Shall be complementary in color and style for each storefront in a building;

(ii) Shall be designed to coordinate with the architectural divisions of the building including individual windows and bays;

(iii) Shall comply with Building Code and Fire Department requirements;

(iv) In a state of disrepair shall be repaired or removed within 30 days from receipt of notification that a state of disrepair exists.

iv. Mechanical Equipment.

(i) Individual air-conditioning units for a building or storefront shall be located to avoid interference with architectural detail and the overall design.

(i) If air-conditioning units must be located in the storefront, an attempt shall be made to install a window unit which is neutral in appearance and does not project outward from the facade. The housing color shall be compatible with the colors of the storefront. If possible, the air-conditioning unit shall be screened or enclosed by using an awning or landscaping.

(ii) Mechanical equipment located on roofs shall be screened by parapet walls or other material

*Los Angeles County Zoning Ordinance Update*

so that the equipment will not be visible from any point within 300 feet.

- v. Security.
  - (i) Chain-link, barbed and concertina wire fences are prohibited; tubular steel or wrought iron fences are permitted.
  - (i) All security bars or grilles shall be installed on the inside of the building, except for roll-up shutters or grilles.
  - (ii) Horizontally folding accordion grilles installed in front of a storefront are prohibited.
  - (iii) Building security grilles shall be side-storing, concealed interior grilles which are not visible from the exterior of the building when not in use (during business hours) or roll-up shutters or grilles which can be concealed in the architectural elements of the building.
  
- f. *Minor Variance.* Under exceptional circumstances, the Department of Regional Planning may permit a Minor Variance from the standards specified in this Section. In order to permit such a Variance, the applicant must demonstrate through the Director's Review procedure that:
  - i. The application of certain provisions of these standards would result in practical difficulties or unnecessary hardships inconsistent with the goals of the Redevelopment Plan; and
  - ii. There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not apply generally to other properties in the West Altadena area; and
  - iii. Permitting a Variance will not be materially detrimental to property or improvements in the area; and
  - iv. Permitting a Variance will not be contrary to the goals of the redevelopment plan.
  
- g. *Director's Review.*
  - i. Director's Review as described in Chapter 22.100 of this Code is required to establish, operate or maintain any use, except that no Director's Review is required for a change in ownership or occupancy. Also exempt from Director's Review are construction, maintenance, and repairs conducted entirely within any 12-month period which does not exceed

*Discussion Paper: Community Standards Districts*

25 percent of the current market value or assessed valuation of the building or structure.

- ii. An application for Director's Review shall not be submitted to the Department of Regional Planning until the proposed use has been submitted to and reported upon by the Executive Director of the Community Development Commission as to conformity with the West Altadena Community Redevelopment Plan.
  
- h. *Conditional Use Permits.*
  - i. Conditional Use Permits shall be required for those uses listed as subject to permit as specified in this Title, as well as those uses listed in this Section.
  
  - ii. In addition to the findings for approval of Conditional Use Permits required by Section 22.98.XXX, the Regional Planning Commission shall find that:
    - i. The proposed use has been submitted to and reported upon by the Community Development Commission as to conformity with the West Altadena Community Redevelopment Plan; and
  
    - ii. The proposed use is consistent with the West Altadena Community Redevelopment Plan.
  
- i. *Nonconforming Uses, Buildings and Structures.*
  - i. Uses, buildings and structures which are not in conformance with the redevelopment plan may be continued subject to the conditions contained in Chapter 22.86 (Nonconforming Situations).
  
  - ii. For nonconforming uses, buildings, or structures, an application may be filed with the Department of Regional Planning requesting:
    - i. Extension of the time within which a nonconforming use or building or structure nonconforming due to use, or due to standards where applicable, must be discontinued and removed from its site as specified in Section 22.86.XXX (Removal of Illegal Nonconformities); or
  
    - ii. Substitution of another use permitted in the zone in which the nonconforming use is first permitted where a building or structure is vacant despite efforts to ensure continuation of a nonconforming use and is so

constructed that it may not reasonably be converted to or used for a use permitted in the zone in which it is located.

- iii. In addition to the findings for approval of a nonconforming use, building, or structure review required by Chapter 22.86, the Regional Planning Commission shall find that:
  - i. The proposed use, building, or structure has been submitted to and reported upon by the Community Development Commission as to conformity with the West Altadena Community Redevelopment Plan; and
  - ii. The proposed use, building, or structure will not constitute a substantial conflict with implementation of the West Altadena Community Redevelopment Plan.

**4. *West Altadena Area Zone-Specific Development Standards.***

a. *Modified Zone CG (General Commercial).*

- i. Permitted Uses. All uses described in Zone CG are allowed, except that the following uses require a Conditional Use Permit:
  - i. Sales.
    - (i) Auction houses;
    - (i) Automobile sales, new or used;
    - (ii) Boat and other marine sales;
    - (iii) Ice sales;
    - (iv) Mobile home sales;
    - (v) Model home display centers and sales offices;
    - (vi) Recreational vehicle sales;
    - (vii) Secondhand stores;
    - (viii) Stamp redemption centers;
    - (ix) Trailer sales, box and utility.
  - ii. Services.
    - (i) Air pollution sampling stations;
    - (i) Auto battery service;
    - (ii) Auto brake repair shops;
    - (iii) Auto muffler shops;

*Discussion Paper: Community Standards Districts*

- (iv) Auto radiator shops;
  - (v) Boat rentals;
  - (vi) Comfort stations;
  - (vii) Dog training schools;
  - (viii) Furniture transfer and storage;
  - (ix) Gas metering and control stations, public utility;
  - (x) Homes for children, foster family;
  - (xi) Laboratories, research and testing;
  - (xii) Lodge halls;
  - (xiii) Microwave stations;
  - (xiv) Mortuaries;
  - (xv) Motion picture studios;
  - (xvi) Motorcycle, motorscooter and trail bike rentals;
  - (xvii) Recreational vehicle rentals;
  - (xviii) Revival meetings, tent, temporary;
  - (xix) Signs, outdoor advertising;
  - (xx) Taxidermists;
  - (xxi) Trailer rentals, box and utility;
  - (xxii) Truck rentals, excluding trucks exceeding two tons capacity;
  - (xxiii) Wedding chapels.
- iii. Recreation and Amusements.
- (i) Amusement rides and devices;
  - (ii) Athletic fields;
  - (iii) Carnivals
  - (iv) Golf courses;
  - (v) Commercial recreation clubs;
  - (vi) Swimming pools.
- iv. Agricultural Uses.
- (i) Crops: field, tree, bush, berry, row.
- v. Accessory Uses.

*Los Angeles County Zoning Ordinance Update*

- (i) Storage of building materials, except during on-site construction;
  - (ii) Auto body and fender repair, painting and upholstering;
  - (iii) Manufacturing.
- ii. Development Standards. Premises in Modified Zone CG shall be subject to the following development standards:
  - i. That not to exceed 90 percent of the net area be occupied by buildings, with a minimum of 10 percent of the net area landscaped with a lawn, shrubbery, flowers and/or trees, and suitable hardscape materials, which shall be continuously maintained in good condition. Incidental walkways, if needed, may be developed in the landscaped area;
  - ii. Every building in Modified Zone CG shall have a height of not to exceed two stories or 35 feet, except that a portion of the building, not to exceed 20 percent of the building footprint, may be up to three stories or 45 feet in height, in order to provide design flexibility for an architectural accent. Any structures on the roof, such as air-conditioning units, antennas, and other equipment shall be fully screened from view from any nearby residential properties, where deemed appropriate and consistent with prudent engineering practices;
  - iii. The total floor area in all the buildings on any one parcel of land shall not exceed 1.8 times the total lot area of such parcel of land;
  - iv. That there be parking facilities as required by Chapter 22.68 (Parking and Loading);
  - v. Outside Display. Except for the following uses, all display (“display” as defined in Chapter 22.130.XXX) in Modified Zone CG shall be located entirely within an enclosed building unless otherwise authorized by a temporary use permit:
    - (i) Parking lots;
    - (ii) Business signs on the premises.
  - vi. Outside Storage. Outside storage is permitted only on the rear of a lot or parcel of land in Modified Zone CG, provided such storage is strictly incidental to the permitted use existing in a building on the front portion of the same lot or parcel of land, and further

*Discussion Paper: Community Standards Districts*

provided that no storage is higher than the enclosure surrounding it nor nearer than 50 feet to the front property line. Any outdoor area used for storage shall be completely enclosed by a solid masonry wall and solid gate, not less than five feet nor more than six feet in height, except that the Director of Planning may approve the substitution of a fence or decorative wall where, in his opinion, such wall or fence will adequately comply with the provisions of this Section. All such requests for substitution shall be subject to the provisions of Chapter 22.100, Director's Review and Site Plan Review.

- b. *Modified Zone CS (Commercial Services).*
  - i. Permitted Uses. All uses described in Zone CS are allowed, except that the following uses require a Conditional Use Permit:
    - i. Sales.
      - (i) Automobile sales, sale of new and used motor vehicles;
      - (ii) Boat and other marine sales;
      - (iii) Mobilehome sales;
      - (iv) Recreational vehicle sales;
      - (v) Trailer sales, box and utility.
    - ii. Services.
      - (i) Car washes, automatic, coin-operated and hand wash;
      - (ii) Revival meetings, tent, temporary;
      - (iii) Signs, outdoor advertising;
      - (iv) Tire retreading or recapping.
    - iii. Agricultural Uses.
      - (i) Crops: field, tree, bush, berry, row.
    - iv. Accessory Uses.
      - (i) Storage of building materials, except during on-site construction.
  - ii. Development Standards. Premises in Modified Zone CS shall be subject to the following development standards:

*Los Angeles County Zoning Ordinance Update*

- i. Every building in Modified Zone CS shall have a height of not to exceed two stories or 35 feet, except that a portion of the building, not to exceed 20 percent of the building footprint, may be up to three stories or 45 feet in height, in order to provide design flexibility for an architectural accent. Any structures on the roof, such as air-conditioning units, antennas, and other equipment shall be fully screened from view from any nearby residential properties, where deemed appropriate and consistent with prudent engineering practices.
- ii. The total floor area in all the buildings on any one parcel of land shall not exceed one times the total lot area of such parcel of land. Area covered by buildings shall not exceed 60 percent of the total lot area.
- iii. Any property used for the outside storage or display of raw materials, equipment or finished products shall comply with the requirements of Section 22.82.XXX (Outside Storage and Display).
- iv. Signs shall comply with the requirements of Chapter 22.74 (Signs).
- v. Vehicle storage shall be provided as required by Chapter 22.68 (Parking and Loading).

**5. *Area-Specific Standards.***

- a. *Area 1 (Modified Zone CG).*
  - i. Area Description. Area 1 is bounded generally on the north by Figueroa Drive, on the east by the redevelopment project area boundary, on the south by Woodbury Road, and on the west by the redevelopment project area boundary.
  - ii. Development Standards.
    - i. A 10-foot front yard shall be provided along Lincoln Avenue, Woodbury Road, Figueroa Drive, and all other public streets in Area 1.
    - ii. The required yards will be landscaped and neatly maintained. Landscape and irrigation plans must be submitted to the Executive Director of the Community Development Commission and the Planning Director of the Department of Regional Planning for review and approval.

iii. Buildings located in Area 1 within 50 feet of the redevelopment project area boundaries shall be designed to be compatible with the residential uses which adjoin the boundaries. All permitted residential buildings shall be designed in character with the surrounding residential uses. Architectural renderings shall be submitted and approved by the Executive Director of the Community Development Commission and the Planning Director of the Department of Regional Planning.

b. *Area 2 (Modified Zone CS).*

i. Area Description. Area 2 is bounded generally on the north by the redevelopment project area boundary, on the east by Lincoln Avenue and Area 1, on the south by the redevelopment project area boundary, and on the west by the redevelopment project area boundary west of Windsor Avenue.

ii. Development Standards.

i. A 10-foot continuously landscaped front yard shall be provided along Woodbury Road, Windsor Avenue, and on all other public streets in Area 2, and will be landscaped and neatly maintained. Landscape and irrigation plans shall be submitted to the Executive Director of the Community Development Commission and the Planning Director of the Department of Regional Planning for review and approval.

ii. Buildings located in Area 2 within 100 feet of the redevelopment project area boundaries, shall be designed to be compatible with the residential uses which adjoin said boundaries. All permitted residential buildings shall be designed in character with surrounding residential uses. Architectural renderings shall be submitted to and approved by the Executive Director of the Community Development Commission and the Planning Director of the Department of Regional Planning.

**22.142.070**

**Exemptions, Exceptions, and Modifications**

(Reserved.)

## Chapter 22.144: Avocado Heights Community Standards District

### Sections:

- 22.144.010: Purpose
- 22.144.020: Definitions
- 22.144.030: District Map
- 22.144.040: Community-Wide Development Standards
- 22.144.050: Zone-Specific Development Standards
- 22.144.060: Area-Specific Development Standards
- 22.144.070: Exemptions, Exceptions, and Modifications

#### 22.144.010 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.

#### 22.144.020 Definitions

- A. **Assembly Building.** 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.

#### 22.144.030 District Map

[Map to come]

#### 22.144.040 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.

#### 22.144.050 Zone-Specific Development Standards

- A. **Zone RS-** (as per the prior R-1, R-A, and A-1 Zones).

*Discussion Paper: Community Standards Districts*

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 Section 22.60.XXX (Fences and Walls), a front yard fence may exceed three and one-half feet in height provided:
  - a. The portions of the fence above three and one-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 feet in height.
3. **Lot Coverage.** The maximum lot coverage for structures of any type, including structures for housing animals, shall be  $(.25 \times \text{net lot area}) + 1,000$  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:

<i>Lot or Parcel Size (Square Feet)</i>	<i>Less than 13,000</i>	<i>13,000— 19,999</i>	<i>20,000— 39,999</i>	<i>40,000 +</i>
Minimum Rear Yard Depth	25 feet	30 feet	35 feet	40 feet

5. **Assembly Buildings.**
  - a. **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 one acre in size and shall have frontage on at least two intersecting public streets;
    - ii. The assembly building shall be located at least 50 feet from the property line of any residential property;
    - iii. Parking for an assembly building shall consist of one parking space for each three 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 six-foot high concrete block wall unless the wall height standards in Section 22.60.XXX (Fences and Walls) of this Code otherwise provide; and
- v. In addition to the events listed in Section 22.114.XXX (Allowed Temporary Uses) of this Code, all festivals not included therein, and all fundraising events at an assembly building shall require a temporary use permit, unless the event is otherwise allowed in the zone without a permit, or allowed under another approval.

**B. Zone CN.**

- 1. **Parking Lot Landscaping.** Except for rooftop or interior parking, parking lots with 20 or more 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 22.74 (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 the Zoning Enforcement Officer .
  - c. **Wall 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.

*Discussion Paper: Community Standards Districts*

- 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 subsection B.2, or be removed from the site, within the period set forth in the table below:

<i>Sign Type</i>	<i>Period for Compliance or Removal (From Effective Date of CSD)</i>
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 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 CN.** (As per the prior Zone C-2 designation.)

All new buildings in Zone CN (as per the prior 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 CG.**

The standards prescribed for Zones CN shall apply to Zone CG. In addition, a building or structure in Zone CG shall not exceed a height of 45 feet above grade, excluding chimneys and rooftop antennas.

E. **Zones IL and IG** (As per the prior M-1-1/2 Zone).

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 C.
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 C.
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 22.82.XXX (Outside Storage and Display) 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 C.
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 Section 22.82.XXX (Outside Storage and Display) of this Code, outside storage shall not be publicly visible to anyone in or adjoining a 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.

F. **Minor Variances.**

*Discussion Paper: Community Standards Districts*

1. The Director may permit Minor Variances from the Zone-Specific Development Standards specified in subsections A.2, A.3, A.4, B.2.c, B.2.d, C (regarding setbacks), E.1, E.2, E.3, E.5, E.6, and E.9 where an applicant's request for a Minor Variance 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 Variance 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 Variance pursuant to subsection 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. The procedure for filing a request for a Minor Variance shall be the same as that for Director's Review except that the applicant shall also submit:
  - a. 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;
  - b. Two sets of mailing labels for the above-stated owners;
  - c. A map drawn to a scale specified by the Director indicating where all such ownerships are located; and
  - d. A filing fee, as set forth in Section 22.94.XXX (Application Fees) 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. 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 Variance may express such opposition by written protest to the Director within 15 days after receipt of such notice.

**22.144.060 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 Chapter 22.38 (Equestrian Zone) of this Code and are adopted pursuant to Section 22.44.180 (Establishment – Operation and maintenance conditions imposed when) of that Part.
2. **Area Description.** This area is coextensive with the Avocado Heights Equestrian District established pursuant to Chapter 22.38 of this code. The boundaries of the area are shown on the map in Section 22.144.030, above.
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 following this Section.
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.**

*Discussion Paper: Community Standards Districts*

- a. *Zone IL.* In addition to the uses specified in Section 22.22.XXX (Land Use Regulations) of this Code, the following uses shall also require a Conditional Use Permit in Zone IL:
  - i. 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;
  - ii. Animal experimentation research institute;
  - iii. Automobile body and fender repair shops;
  - iv. Automobile painting and upholstering;
  - v. Batteries; the manufacture and rebuilding of batteries;
  - vi. Breweries;
  - vii. Cannery, except meat or fish;
  - viii. Casein; the manufacture of casein products, except glue;
  - ix. Cellophane; the manufacture of cellophane products;
  - x. Cesspool pumping, cleaning and draining;
  - xi. Cold storage plants.
  - xii. Concrete batching, provided that the mixer is limited to one cubic yard;
  - xiii. Dextrine, manufacture of;
  - xiv. Distributing plants;
  - xv. Electrical transformer substations.
  - xvi. Fabricating, other than snap riveting or any process used in bending or shaping which produces any annoying or disagreeable noise;
  - xvii. Fox farms;
  - xviii. Fuel yards;
  - xix. Generators; the manufacture of electrical generators;
  - xx. Incinerators, the manufacture of;
  - xxi. Ink, the manufacture of;

*Los Angeles County Zoning Ordinance Update*

- xxii. Lubricating oil; the canning and packaging of lubricating oil if not more than 100 barrels are stored above ground at any one time;
  - xxiii. Paint mixing, except the mixing of lacquers and synthetic enamels;
  - xxiv. Poultry and rabbits; the wholesale and retail sale of poultry and rabbits, including slaughtering and dressing within a building;
  - xxv. Sand; the washing of sand to be used in sandblasting;
  - xxvi. Sodium glutamate, the manufacture of;
  - xxvii. Stove polish, the manufacture of;
  - xxviii. Tire retreading.
- b. *Zone IG.* (As per the former Zone M-1-1/2.)
- i. All uses requiring a Conditional Use Permit pursuant to subsection 4.a above in Zone IL shall require a Conditional Use Permit in Zone IG (As per the former Zone M-1-1/2.)
  - ii. Any use otherwise permitted in Zone IG (As per the former Zone M-1-1/2) but not Zone IL of this Code shall require a Conditional Use Permit in Zone IG (As per the former Zone M-1-1/2).
  - iii. Materials Recovery Facilities. A materials recovery facility shall require a Conditional Use Permit in Zone IG (As per the former Zone M-1-1/2). For purposes of this subsection, a materials recovery facility is a solid waste facility, permitted by the California Integrated Waste Management Board, where solid waste, as defined in California Public Resources Code Section 40191, or recyclable materials, are sorted or separated for the purpose of recycling or creating compost.

**22.144.070 Exemptions, Exceptions, and Modifications**

- A. **List of Surrounding Owners.** 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 Section 22.96.XXX (Hearing Procedures) of this Code shall contain the same list as that required for a Minor Variance application pursuant to Section 22.144.050, subsection F above, except that the distance requirement shall be 1,000 feet instead of 250 feet.

## Chapter 22.146: Castaic Area Community Standards District

### Sections:

**22.146.010: Purpose**

**22.146.020: District Map**

**22.146.030: Community-Wide Development Standards**

**22.146.040: Zone-Specific Development Standards**

**22.146.050: Area-Specific Development Standards**

**22.146.060: Exemptions, Exceptions, and Modifications**

**22.146.070: Definitions**

### **22.146.010 Purpose**

The Castaic Area Community Standards District (“CSD”) is established to protect the rural character, unique appearance, and natural resources of the Castaic Area communities. The CSD also ensures that new development will be compatible with the Castaic area’s existing rural neighborhoods and with the goals of the Santa Clarita Valley Area Plan. Finally, the CSD promotes the establishment of trucking-related businesses in locations where trucking activities presently occur, while ensuring that trucking businesses do not interfere with the community’s residential character, circulation, and traffic patterns.

### **22.146.020 Definitions**

- A. **Hillside Management Area, Nonurban.** “Nonurban hillside management area” means those areas having a natural slope of 25 percent or more included within the nonurban classification of the general development policy map of the General Plan.
- B. **Hillside Management Area, Urban.** “Urban hillside management area” means those areas having a natural slope of 25 percent or more included within the urban classification of the general development policy map of the General Plan.

### **22.146.030 District Map**

[Map to come]

### **22.146.040 Community-Wide Development Standards**

- A. **Signs.** In addition to the signs prohibited by Section 22.74.XXX (Prohibited Signs), the following signs shall be prohibited:
  - 1. Projecting business signs; and
  - 2. Roof signs.
- B. **Street improvements.** In residential land divisions where at least 75 percent of the lots exceed a net area of 15,000 square feet, local streets shall comply with the

*Los Angeles County Zoning Ordinance Update*

following standards, as approved by the Department of Public Works and the Fire Department:

1. Local streets shall have a maximum paved width area of 28 feet, excluding any inverted shoulder or concrete flow line;
2. Curbs, gutters, and sidewalks are prohibited unless otherwise deemed necessary for public safety purposes;
3. Inverted shoulder cross-sections shall be required unless an alternate design is deemed necessary for public safety; and
4. Regardless of lot size, street lights shall:
  - a. Have a mission bell shape or similar design consistent with the character of the community and shall be compatible in style and material with the poles on which they are mounted. Proposals from the Castaic Area Town Council will be considered for determining the appropriate style of street lights, provided these proposals are approved by the Department of Public Works and the local electric utility serving the area under consideration; and
  - b. Be placed the maximum distance apart with the minimum lumens allowable by the Department of Public Works.

**C. Trails.**

1. Except as provided in subsection C.4 below, all new land divisions, including Minor Land Divisions, shall contain trails in accordance with the Master Plan of Trails (“Master Trail Plan”) maintained by the Department of Parks and Recreation and consistent with the Santa Clarita Valley Area Plan. Input by the Santa Clarita Valley Trails Advisory Committee regarding trail development shall be considered by the Hearing Officer and/or Commission in reviewing land divisions. Trail construction shall be completed and approved by the Department of Parks and Recreation prior to the recordation of the final map for the land division.
2. **Trail standards.** Trails built pursuant to this subsection C shall satisfy the following minimum standards:
  - a. *Access routes.* To the greatest extent possible, and without requiring off-site land acquisitions by the subdivider, access routes shall be provided from every new land division to a main trails network shown on the Master Trail Plan;
  - b. *Multipurpose use.* The trails shall accommodate both pedestrian and equestrian uses; and
  - c. *Equestrian trails.* In addition to the trails otherwise required by this subsection C, new land divisions with at least 75 percent of the

residential lots equal or greater to 20,000 square feet in net area shall reserve an equestrian trail, approved by the Department of Parks and Recreation, that is eight feet in width and adjacent to a public right-of-way. The equestrian trail shall connect to a network of equestrian trails.

3. ***Trail maintenance.*** All trails and access routes that are not required to be maintained by the Department of Parks and Recreation shall be maintained, subject to approval by the Department of Parks and Recreation, by a homeowner's association, to which the trail or access route has been irrevocably deeded, or by a special district. If a special district is used, such district shall be an entity established as an assessment district pursuant to the Landscaping and Lighting Act of 1972, Sections 22500, et seq., of the California Streets and Highways Code ("Landscaping and Lighting Act District"), or it shall be some other entity capable of assessing and collecting trail maintenance fees from the owners of the lots in the new land division. For purposes of this subsection C.3, the trails and access routes that must be constructed so as to be suitable for acceptance and maintenance by the Department of Parks and Recreation are those trails and access routes identified in the Master Trail Plan and the Santa Clarita Valley Area Plan, and those trails and access routes located on private property for which a trail easement has been dedicated to the County;
4. ***Alternative trail proposal.*** If it is infeasible for a subdivider to provide trails in accordance with the Master Plan or Santa Clarita Valley Area Plan, alternative trail proposals may be developed subject to the Minor Variance provisions in Section 22.146.070, subsection D, below. The alternative trail proposal shall, to the greatest extent possible, and without requiring off-site land acquisitions by the subdivider, be connected to a network of trails shown on the Master Plan and be approved by the Department of Parks and Recreation.

**D. Neighborhood Parks.**

1. Subject to Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140 of Title 21, the Hearing Officer and/or Commission shall, to the greatest extent possible, require the subdivider of a residential land division to provide sufficient park space such that 90 percent of all residential lots within the land division are within one-half mile of a neighborhood park that has a minimum size of two acres.
2. In complying with Section 21.24.350, subsection B for land divisions that contain more than 50 lots, the Hearing Officer and/or Commission shall, to the greatest extent possible, require the subdivider to provide park space rather than in-lieu park fees.
3. Neighborhood park space provided pursuant to this subsection D shall be maintained either by the Department of Parks and Recreation or by a Landscaping and Lighting Act District, as determined by the Department of Parks and Recreation.

*Los Angeles County Zoning Ordinance Update*

E. **Hillsides.** In addition to the applicable requirements of Chapter 22.48 (Hillside Development Areas), the following standards shall apply to development within a “Hillside Management Area,” as defined above in Section 22.146.020.

1. Contour grading shall be used to present a rounded appearance that blends with the natural terrain;
2. Curvilinear street design and other improvements shall be used to minimize grading alterations and emulate the natural contours of the hillsides;
3. Terraced drains required in cut-and-fill slopes shall be paved with colored concrete to blend with the natural soil or shall be concealed with berms;
4. Terraced slopes resulting from grading shall be landscaped with locally indigenous vegetation, as described in subsection H, below;
5. In addition to the requirements of subsection F, below, residential projects located at or near the crest of a ridgeline and on or near a hillside with a down slope greater than 15 percent and facing a public right-of-way, shall provide 15 gallon non-invasive trees within 10 feet of the top of the slope, spaced a maximum of 15 feet apart; and
6. Grading and brushing on slopes with a 50 percent or greater steepness shall be prohibited, except for:
  - a. Clearance brushing for fire safety or for controlling soil erosion or flood hazards;
  - b. Grading or brushing for vegetation clearance by a public utility from its right-of-way;
  - c. Grading or brushing to remove invasive or noxious weeds that pose health and safety hazard to humans or animals; or
  - d. Grading or brushing approved under a hillside management Conditional Use Permit pursuant to Section 22.56.215 Chapter 22.48 (Hillside Development Areas).

F. **Significant Ridgeline Protection.**

1. ***Significant Ridgelines Categories.*** For purposes of this CSD, Significant Ridgelines shall consist of primary and secondary ridgelines. The location of these primary and secondary ridgelines, and the standards for their designation, are shown on the official Significant Ridgeline Map prepared and maintained in the offices of the County Department of Regional Planning and on the map in Section 22.146.030, above.
2. ***Development Restrictions on Significant Ridgelines.*** Except as provided in subsection F.3, below, no development, grading, construction, or improvements shall be allowed on:

*Discussion Paper: Community Standards Districts*

- a. A Significant Ridgeline;
  - b. Within a 50-foot radius from every point on the crest of a primary ridgeline; or
  - c. Within a 25-foot radius from every point on the crest of a secondary ridgeline.
3. ***Significant Ridgeline exemptions.*** Provided an approval is obtained pursuant to subsection F.4, below, the following structures or uses may be permitted on Significant Ridgelines, or within the respective 50-foot and 25-foot restricted areas surrounding such Significant Ridgelines:
- a. Accessory buildings or structures;
  - b. Additions and/or modifications to an existing single-family residence;
  - c. New single-family residences where not more than one such residence is proposed to be built by the same person on contiguous parcels of land;
  - d. Open spaces, conservation areas, parks, recreation areas, and/or trails;
  - e. Water tanks or transmission facilities;
  - f. Architecturally superior structures, other than new single-family residences, which maximize the aesthetic appeal of the hillsides and Significant Ridgelines, and minimize the disturbance of the natural setting; and
  - g. Roads providing access to any of the structures or uses described in subsections F.3.d, F.3.e, or F.3.f.
4. ***Significant Ridgeline exemption approval.***
- a. No exemption under subsection F.3 shall be allowed unless the applicant obtains:
    - i. A Director's Review and approval pursuant to Section 22.146.070, subsection C, below, for structures or uses described in subsections F.3.a, F.3.b, and F.3.c; or
    - ii. A Conditional Use Permit, as provided in Chapter 22.102, for structures or uses described in subsections F.3.d, F.3.e, or F.3.f. The application for the Conditional Use Permit must contain the information either required by or described in Section 22.102.XXX (Application Filing, Processing, and Review), Section 22.102.XXX (Project Review) and, where applicable, Chapter 22.48 (Hillside Development Areas).

*Los Angeles County Zoning Ordinance Update*

- b. In addition to any information required by subsection F.4.a, above, an application for a Significant Ridgeline exemption approval shall also demonstrate that the proposed use:
  - i. Is compatible with adjacent uses, the character of the neighboring community, and the goals and policies of the General Plan;
  - ii. Will leave the crest of the Significant Ridgeline in its natural state;
  - iii. Is designed to minimize the amount of grading necessary and will use landscaping to minimize the visual impact of the project;
  - iv. Will not be materially detrimental to the visual character of the neighborhood or the Castaic communities;
  - v. Will not impede the normal and orderly development of surrounding properties and will not promote encroachments on Significant Ridgelines; and
  - vi. Will not degrade the visual integrity of the Significant Ridgeline, as verified through submission of a precise illustration and depiction.

**G. Clustering.**

- 1. Except in the Hasley Canyon Area and Violin Canyon Area, as described in subsections B and C of 22.146.060, respectively, clustering may be allowed in this CSD under the conditions described in subsection G.2 below, provided the applicant obtains a Conditional Use Permit as set forth in Chapter 22.102, and adheres to applicable density-controlled development regulations discussed therein.
- 2. Clustering is allowed within this CSD only if findings are made that clustering can:
  - a. Reduce grading alterations;
  - b. Preserve native vegetation;
  - c. Preserve unique land features;
  - d. Preserve open space;
  - e. Enhance recreational areas; and/or
  - f. Protect view corridors and view sheds.

*Discussion Paper: Community Standards Districts*

3. If clustering is permitted pursuant to this subsection G, the provisions of subsection A.1 of 22.146.050, below, shall not apply.
- H. **Locally indigenous vegetation.** The removal or destruction of locally indigenous vegetation is prohibited on a parcel of land one acre or greater in size, where the area of removal or destruction is greater than ten percent of the parcel. For purposes of this subsection, locally indigenous vegetation is defined as the vegetation listed on the Castaic Area List of Indigenous Plants, prepared and maintained by regional planning. This subsection shall not apply to the removal or destruction of locally indigenous vegetation:
1. That is necessary to comply with County regulations relating to brush clearance for fire safety or is otherwise required by the County Fire Department;
  2. On a publicly owned right-of-way;
  3. By a public utility on its own property or right-of-way or on land providing access to such property or right-of-way;
  4. For work performed under a permit issued to control erosion or flood hazards;  
or
  5. That poses a hazard to persons or property, as determined by the County Fire Department.
- I. **Fences.** Fences along any public or private road shall comply with the applicable provisions of Section 22.60.XXX (Fences and Walls) and shall be made of split rail, open wood, rock, block, or iron. Chain link may be substituted for these materials but must be landscaped along the entire length of the fence to a height determined appropriate by the Director. Such landscaping shall be maintained in the manner described in subsection C.1.c.iv of Section 22.146.070, below.
- J. **Lighting.** Exterior lighting shall be designed to prevent off-site illumination and glare upon adjacent parcels, public areas, environmentally sensitive areas, and the night sky.
- K. **Water tanks.** Water tanks shall be screened from public view by fast-growing, drought tolerant native tree species or by an earth berm landscaped with locally indigenous vegetation as described in subsection H, above. The selection of appropriate native vegetation and fast growing tree species shall be subject to the Director's approval. Water tanks shall also be painted to match, as near as possible, the color of the surrounding landscaping or trees used to screen them.
- L. Wireless telecommunication facilities shall be subject to the following standards:
1. Ground-mounted facilities shall be required to co-locate and shall be designed to resemble trees; and

*Los Angeles County Zoning Ordinance Update*

2. Building-mounted facilities shall be required to co-locate and match, as near as possible, the color of the building and its architecture.
- M. **Trucking.** Uses which principally serve or sell supplies to or for tractor-trucks or their drivers shall be prohibited, except within the Trucking District described in subsection A of Section 22.146.060, below, and subject to the standards contained therein.
- N. **Creek Preservation and Maintenance.** Channelization of the Castaic, Hasley Canyon, Violin Canyon, Tapia Canyon, Charlie Canyon, San Martinez Grande Canyon, and San Martinez/Chiquito Canyon creeks shall be permitted provided:
1. Appropriate mitigation measures are implemented, as approved by the Departments of Regional Planning and Public Works, to preserve the indigenous habitats of the creeks and to protect the aesthetics of the creek settings. In formulating such mitigation measures, input from the Castaic Area Town Council and state and federal agencies with expertise in this field shall be considered;
  2. The channels are maintained with soft bottoms;
  3. The channel sides slope downward such that, at each cross-section along the length of the channel, the channel has a trapezoidal configuration;
  4. Channel bank materials are matched with local soils and stone for color and texture compatibility;
  5. Adequate setbacks are incorporated to allow for the preservation or replanting of locally indigenous vegetation, as defined in subsection H, above; and
  6. To the greatest extent possible, watercourses shall flow naturally within the full width of the improved natural flood plain.
- O. **Oak Tree Protection.** Notwithstanding the exemptions from publishing and hearing contained in Section 22.102.XXX, an Oak Tree Permit for the removal or relocation of one oak tree in conjunction with a single-family residence use, which use is permitted in the applicable zone, shall require publishing and hearing as otherwise required in Section 22.102.XXX.
- P. **Town Council Notification.** The County Department of Regional Planning shall provide notice by first-class mail twice a month to the secretary of the Castaic Area Town Council identifying all applications filed during the previous 15 day period for projects within the CSD that involve consideration of a:
1. Zone change;
  2. Land division;
  3. Conditional Use Permit;

4. General Plan Amendment;
5. Variance; or
6. A freeway-oriented sign exceeding 25 feet in height.

**22.146.050 Zone-Specific Development Standards**

**A. Residential and Agricultural Zones.**

1. **Lot Size.** Except in the Hasley Canyon Area and Violin Canyon Area, as described, respectively, in subsections B and C of Section 22.146.060, below, single-family residential lots created by a new land division shall:
  - a. Contain a minimum area of 7,000 square feet;
  - b. Have an average lot size of at least 10,000 square feet for the subdivision, except as provided in subsection A.1.d of Section 22.146.050, below. In calculating the average lot size, an open space lot, which for the purposes of this subsection includes dedicated open and park space, shall be counted in inverse proportion to its slope, according to the following formula and using the values provided in the table below.

$$AL = (RA + (OA \times OSC)) / L$$

Where,

AL = average single-family residential lot size (acreage);

L = Number of single-family residential and open space lots in the subdivision;

RA = total number of single-family residential acres in the project;

OSC = the percentage amount of open space acreage in the project to be counted; and

OA = the total amount of open space acreage.

*Los Angeles County Zoning Ordinance Update*

<i>OS Lot Slope Percentage</i>	<i>OS Lot Acreage</i>	<i>OS Area Counted</i>
Sl.	OA	OSC
0--24.99%	OA	100%
25--49.99%	OA	50%
50%<	OA	0%

- c. Have no more than 43 percent of the lots with the minimum size of 7,000 square feet.
- d. Subsection A.1.b, above, shall not apply to new land divisions that are in an urban land use plan classification and adjacent to the I-5 transportation corridor, as shown in the Santa Clarita Valley Area Plan.

**2. *Buffer areas.***

- a. Buffer areas shall exist between:
  - i. Single-family residential uses and multi-family residential uses;
  - ii. Single-family residential uses and condominium uses; and
  - iii. Single-family residential uses where the lot size is less than 10,000 square feet, and single-family residential uses where the lot size is greater than or equal to 15,000 square feet.
- b. For purposes of this subsection, buffer areas can consist of natural features, such as hills, creeks, or rivers, or they can consist of berms, parks, green belts, or trees.

**B. *Commercial and Industrial Zones.***

- 1. ***Business Signs.*** Except as herein modified, all business signs shall conform to Chapter 22.74 (Signs).
  - a. *Applicability.* The sign regulations herein shall apply to new signs only and shall not apply to existing signs that were legally established prior to the effective date of this CSD.
  - b. Pole signs shall be prohibited.
  - c. *Wall business signs.* All businesses shall be permitted one wall business sign for each street, highway, or parkway on which the business fronts. One additional wall business sign shall be allowed for

*Discussion Paper: Community Standards Districts*

each secondary public entrance. Wall business signs shall have the following attributes:

- i. A wall sign area no larger than one and one-half square foot for every linear foot of the building frontage for that business. For secondary public entrance signs, the wall sign area shall not exceed half of the area of the smallest primary wall business sign; and
  - ii. A height that does not extend above the highest point of the business' roof or parapet for the portion of the building in which the business is located.
- d. *Freestanding business signs.* All businesses shall be allowed one freestanding business sign if it is located on a lot that has at least 100 feet of cumulative street frontage. If the business has at least 500 feet of cumulative street frontage, it shall be allowed one additional freestanding business sign. The sign shall be located in a manner that does not impede traffic or line of sight visibility. Freestanding business signs shall have the following additional attributes:
- i. A maximum sign area of 40 square feet per freestanding business sign. Notwithstanding the foregoing, the Director may approve a maximum sign area of 96 square feet per freestanding business sign for commercial developments with at least five acres in size or provided the Director makes a finding that visibility of the freestanding business sign is restricted due to location;
  - ii. A maximum height of six feet measured vertically from the ground level at the base of the sign. Notwithstanding the foregoing, the Director may approve a maximum of eight feet measured in the manner just described for commercial developments at least five acres in size or provided the Director makes a finding that the visibility of the freestanding business sign to potential patrons is restricted due to location; and
  - iii. A minimum setback of three feet from any street or public right-of-way.
- e. *Incidental business signs.* Incidental business signs as described in Section 22.74.XXX shall be allowed but shall be subject to the following limitations:
- i. Every business shall be allowed only one incidental business sign;
  - ii. Incidental business sign shall be wall-mounted below the roofline; and

*Los Angeles County Zoning Ordinance Update*

- iii. Incidental business signs shall have a maximum face area of two square feet.
  - f. *Freeway-oriented signs.* Freeway-oriented signs shall be allowed only on parcels of land along Interstate 5 Freeway, west of Castaic Road and east of Old Road. In addition, a business shall be allowed only one freeway-oriented sign for every parcel of land. Freeway-oriented signs shall have:
    - i. A maximum of two sides;
    - ii. A maximum face area of 200 square feet per side; and
    - iii. A maximum height of 15 feet measured vertically from the ground level at the base of the sign. Notwithstanding the foregoing, the Director may approve a maximum height of 35 feet measured in the manner just described, provided that the sign conforms to all applicable standards of Section 22.74.XXX (Standards for Specific Sign Types).
  - g. *Shopping center signs.*
    - i. New shopping centers with at least five tenants shall prepare a Master Sign Program pursuant to Section 22.74.XXX for the purpose of establishing a common design theme for the shopping center before any business sign is erected in such shopping center. The Master Sign Program shall allow only one monument sign, as described in subsection B.1.g.ii, below. All signs depicted in and established pursuant to the Master Sign Program shall comply with sign requirements of this CSD. Upon approval of the Master Sign Program by the Director, all signs in the shopping center shall conform to the Master Sign Program.
    - ii. For purposes of this subsection B.1.g, a monument sign shall be defined as a two-sided freestanding sign where the base of the sign structure is on the ground or a maximum of 12 inches above the adjacent grade. No part of the sign face or sign structure can be more than 12 feet in height measured vertically from the ground level at the base of the sign. The width of the sign shall not exceed four feet, and the top of the sign structure can be no more than 120 percent of the width of the base.
2. ***Architectural standards.***
- a. All commercial buildings, except those in an industrial park, shall have Spanish, Southwestern, or Mediterranean architecture, with a tile roof.

- b. Mirrored glass shall be prohibited on outside building surfaces.

3. **Circulation areas.**

- a. *Paving.* Pedestrian circulation areas and driveway entrances on private property shall be paved with brick or paver tiles;
- b. *Pedestrian amenities.* For commercial and mixed-use developments, at least two pedestrian amenities shall be provided. Examples of these pedestrian amenities include, but are not limited to:
  - i. Benches;
  - ii. Bicycle racks;
  - iii. Outdoor lights;
  - iv. Drinking fountains;
  - v. Landscaped buffers;
  - vi. Newsstands;
  - vii. Planter boxes;
  - viii. Trash receptacles; and/or
  - ix. Landscaped trellises or breezeways between businesses.

4. **Setbacks.** Except as provided in subsection D.3 of Section 22.146.060 for the Val Verde Area, the following setback standards shall apply in commercial and industrial zones:

- a. All buildings, structures, and circulation areas, including parking lot aisles, shall have a minimum setback from the front property line of 10 feet in industrial zones and 20 feet in commercial zones. The setback shall be landscaped and shall include a minimum of one 15-gallon tree for every 150 square feet of setback landscaped area;
- b. In commercial zones, vehicle driveways, pedestrian pathways, and outdoor dining and street furniture, such as chairs, tables, benches, and bicycle racks, shall be permitted in setback areas, provided that a minimum of ten percent of the entire site's net area is landscaped; and
- c. Structures that adjoin or face any non-industrially or non-commercially zoned parcel, or adjoin or face a parcel containing a non-industrial or non-commercial use, shall:
  - i. Have a minimum setback of 25 feet from any property line(s) adjoining or facing such parcel. The setback shall be landscaped and shall include a minimum of one 15-gallon tree

for every 15 feet along the property line that is adjacent to or closest to the non-industrially or non-commercially zoned or used parcel. If a 25-foot setback is infeasible due to the size of the parcel, as determined by the Director, a solid masonry wall shall be built half-way between the building and the property line. The wall shall be a minimum of six feet in height in commercial zones and eight feet in height in industrial zones and shall be landscaped with drought-resistant vines along the entire length of the wall to a height determined appropriate by the Director. Such landscaping shall be maintained in the manner described in subsection C.1.c.iv of Section 22.146.070, below.

- ii. Locate vehicle access, circulation, parking, and loading areas as far as possible from adjoining residential uses.
5. **Lot Coverage.** Except in Zones CPD and MPD, all new structures shall have a maximum lot coverage of 70 percent of the lot's gross area.
  6. **Height.** Excluding chimneys and rooftop antennas, all new structures shall have a maximum height of 35 feet above grade if located within 500 feet of a residentially or agriculturally zoned property.
  7. **Outdoor Activities and Storage.** All principal uses within 500 feet of a residentially or agriculturally zoned property that are conducted outside an enclosed structure or involve outdoor storage shall require a Conditional Use Permit.

## 22.146.060 Area-Specific Development Standards

- A. Area 1 (Trucking District).
  1. **Purpose.** This area is established to encourage and protect truck-related activities and services, while at the same time insuring that such activities and services do not interfere with the circulation and traffic patterns in the Castaic area communities.
  2. **Area Description.** The boundaries of this area are shown on the official Castaic Area CSD Map maintained at the Department of Regional Planning under the heading "Trucking District." A small depiction of this area is also shown on the map following this Section.
  3. **Prohibited Uses.** Residential uses shall be prohibited in the Trucking District.
  4. **Parking.** In addition to the applicable requirements of Chapter 22.68 (Parking and Loading), any business that principally serves or sells supplies for tractor-trucks or their drivers shall provide at least two off-street tractor-truck parking spaces. The tractor-truck parking spaces shall comply with the following standards:

*Discussion Paper: Community Standards Districts*

- a. *Location.* Tractor-truck parking shall be located either on the same lot as the principal business or on an adjacent, separate lot. If the parking is provided on a separate lot, a covenant shall be recorded, restricting the applicable portion of the property's use to parking for the benefit of the principal business. The separate lot shall be within 1,000 feet from the principal business, measured from the business to the main entrance on the separate lot for the parking. Wherever practical and subject to the requirements of this Section, businesses shall share a common area to meet their off-street tractor-truck parking requirements;
- b. *Size.* Each tractor-truck parking space shall have a minimum size of 10 feet by 75 feet;
- c. *Paving.* All tractor-truck parking areas shall be paved with a hard, durable surface material, as required by Section 22.68.XXX (Standards for Loading Area and Spaces).
- d. *Access.* Off-street tractor-truck parking spaces shall be accessible to and offer ingress and egress from Castaic Road, Parker Road, Ridge Route Road, and/or Lake Hughes Road. Parking entrances for tractor-truck parking shall be located at least 500 feet away from any school, church, park, or recreation or residential area. Maneuvering and turn-around areas shall be provided on the lot where the parking space is located, and signs shall be posted requiring tractor-trucks to enter and exit the lot front-forward without backing or maneuvering on the public right-of-way;
- e. *Barriers along Castaic Road.* Where tractor-truck parking or loading areas are on lots adjoining Castaic Road, a barrier shall be built along the entire adjoining property line of that lot. The barrier shall not block any driveway, walkway, or other necessary opening, and shall consist of a minimum 30-inch high masonry or concrete block wall or a minimum four-foot landscaped buffer area measured from the property line. Where the barrier adjoins a driveway, a 10-inch in diameter, 30-inch high, concrete-filled steel pipe or equivalent protective device(s) shall be installed vertically at each point that the barrier meets the driveway;
- f. *Buffers.* Any lot that is used partially or entirely for tractor-truck parking that does not adjoin Castaic Road but adjoins a lot that is used for some other purpose shall have a buffer along the entire length of that adjoining property line. The buffer shall consist of a minimum 10-foot high solid masonry wall set back 10 feet from the adjoining property line. The setback area shall be landscaped with locally indigenous vegetation as defined in subsection H of Section 22.146.040, and the wall shall be landscaped with drought-resistant vines along the entire length of the wall to a height determined appropriate by the Director. Such landscaping shall be maintained in

the manner described in subsection C.1.c.iv of Section 22.146.070, below; and

- g. *Nonconforming uses.* All legally existing nonconforming parking spaces shall be brought into compliance with this subsection A.4 upon a change in ownership or control of the principal business using such parking spaces, or within three years from the effective date of this CSD, whichever occurs first.

**B. Area 2 (Hasley Canyon Area).**

1. *Purpose.* This area is established to protect and preserve the serene, rural environment of Hasley Canyon. Hasley Canyon is characterized by large lots, equestrian trails, rolling hills, and a number of Significant Ridgelines. The area also contains the Hasley Canyon Creek.
2. *Area Description.* The boundaries of this area are shown on the official Castaic Area CSD Map maintained at regional planning under the heading Hasley Canyon. A small depiction of this area is also shown on the map following this Section.
3. *Clustering.* Density transfer or clustering shall be prohibited in this area.
4. *Lot Size.* Single-family residential lots created by a land division shall contain a minimum gross area of two acres and a minimum net area of 40,000 square feet.
5. *Setbacks.* New residential lots and existing legal lots as of the effective date of this CSD that have a minimum gross area of two acres where no residence has yet been built, shall have a minimum front and rear yard setback of 25 feet, and a minimum side yard setback of 10 feet.

**C. Area 3 (Violin Canyon Area).**

1. *Purpose.* This area is established to protect one of the least developed and most rugged parts of the Castaic area. It contains the Palomas Canyon and Violin Canyon creeks and serves as a unique habitat for many species of fauna and flora.
2. *Area Description.* The boundaries of this area are shown on the official Castaic Area CSD Map maintained at the Department of Regional Planning under the heading Violin Canyon. A small depiction of this area is also shown on the map following this Section.
3. *Development Standards.* The standards prescribed for the Hasley Canyon Area in subsection B, above, shall also apply to the Violin Canyon Area.

**D. Area 4 (Val Verde Area).**

*Discussion Paper: Community Standards Districts*

1. **Purpose.** This area is established to ensure that new development is consistent with Val Verde's existing unique character. The area's unique features include small rural lots, rolling hills covered by chaparral vegetation and scattered canyon oaks, and relative isolation.
2. **Area Description.** The boundaries of this area are shown on the official Castaic Area CSD Map maintained at the Department of Regional Planning under the heading Val Verde. A small depiction of this area is also shown on the map following this Section.
3. **Zone-Specific Development Standards.**
  - a. **Residential and Agricultural Zones.** New residential land divisions shall comply with the following standards:
    - i. Street improvements. Regardless of lot size, local streets shall be allowed to use inverted shoulders with concrete flow line design where possible; and
    - ii. Street lights. In addition to the requirements in subsection B.4 of Section 22.146.040, above, street lights in this area shall conform, to the greatest extent possible, to the rural character of the Val Verde community. Proposals from the Castaic Area Town Council and the Val Verde Civic Association will be considered by the Director in determining the appropriate style of street lights, provided these proposals are approved by the County Department of Public Works and the local electric utility serving the area under consideration.
  - b. **Commercial and Industrial Zones.** For lot sizes less than 5,000 square feet, where such size prevents a commercial structure from satisfying one or more of the standards set forth in subsection A.4 of Section 22.146.050, above, the following standards shall be substituted for the standards described therein:
    - i. The structure shall have a minimum front setback of 5 feet from the property line. The setback shall be landscaped and shall include a minimum of one 15-gallon tree for every 150 square feet of landscaped area, or one 15-gallon tree every 15 feet, whichever results in more trees; and
    - ii. Structures on lots that adjoin or face a non-industrially or non-commercially zoned property or use shall have:
      - i. A minimum setback of five feet from each property line that adjoins or faces the non-industrially or non-commercially zoned property or use. The setback shall be landscaped in the same manner as provided in subsection D.3.b.i, above; and

Los Angeles County Zoning Ordinance Update

- ii. If the landscaped setback described in subsection D.3.b.ii.(a), above, is not feasible along the front property line, a minimum six-foot high solid masonry wall shall be placed in the landscaped setback, parallel to and at half the distance between the front property line and the building. This wall shall be landscaped with drought-resistant vines along the entire length of the wall to a height determined appropriate by the Director. Such landscaping shall be maintained in the manner described in subsection C.1.c.iv of Section 22.146.070, below.

E. **Area 5 (Castaic Creek Area).**

1. **Purpose.** This area is established to protect one of the few examples of a braided channel creek system, which was once a fairly common feature of the Southern California landscape.
2. **Area Description.** The boundaries of this area are shown on the official Castaic Area CSD Map maintained at regional planning under the heading Castaic Creek. A small depiction of this area is also shown on the map following this Section.
3. **Creek Protection.** In addition to complying with subsection N of Section 22.146.040, above, all development in this area shall require a Conditional Use Permit in the same manner, and under the same terms and conditions, as development in a Significant Ecological Area would require under Chapter 22.54 (Significant Ecological Areas) of this Code.

F. **Area 6 and Area 7 (Newhall Ranch and Northlake Areas).**

1. **Area Description.** The boundaries of these areas are shown on the official Castaic Area CSD Map maintained at regional planning under the headings Newhall Ranch and Northlake, respectively. A small depiction of these areas is also shown on the map following this Section.

**22.146.070 Exemptions, Exceptions, and Modifications**

A. **Exceptions.** This CSD shall not apply to:

1. Areas within the CSD governed by a Specific Plan or development agreement that was approved prior to the effective date of this CSD, as long as such Specific Plan or development agreement is legally valid and has not terminated;
2. Development proposals which are the subject of applications for the following types of permits or approvals that were submitted and deemed complete prior to the effective date of this CSD:
  - a. Building Permits;

*Discussion Paper: Community Standards Districts*

- b. Tentative tracts and parcel maps;
  - c. General Plan and/or Area Plan Amendments; and
  - d. Zoning Permits, Zone Changes, Conditional Use Permits, Variances, Site Plan Reviews, or any other zoning permits.
3. Existing buildings or structures, or any additions thereto, provided that:
- a. Any change to such building or structure after the effective date of this CSD does not result in an increase in the occupancy load or parking requirement for the existing use; and/or
  - b. Any addition to such building or structure after the effective date of this CSD shall not cumulatively increase its existing floor area by more than 25 percent.
- B. Exemption to Section 22.146.060, subsection F.** Development in Areas 6 and 7 (Newhall Ranch and Northlake Areas) shall be governed by the Newhall Ranch Specific Plan and the Northlake Specific Plan, respectively, including any amendments thereto. Parcels in these areas shall be exempt from the provisions of this CSD as long as the respective Specific Plan or any of its amendments are in effect as to those parcels.
- C. Director's Review.**
1. Except as provided in subsection 2 below, applications for development within this CSD shall require a Director's Review and approval pursuant to the provisions of Chapter 22.100 in order to determine if the proposed development complies with the provisions of this CSD. In addition to the requirements of Section 22.100.XXX, the application must contain the following information:
- a. A description of the property, with a map showing the topography of the land and the location of any drainage courses;
  - b. The location and extent of the proposed development, and plans for the methods or devices intended to be used to prevent any erosion or flood hazard, including any necessary drainage plans, prepared by a civil engineer, showing an estimate of the quantity and frequency of runoff, runoff routing, and the character of soils, channel sections, and gradients; and
  - c. Where landscaping is required by this CSD or by any other provision of this Code, a landscaping plan that is approved by regional planning. The landscaping plan shall include:
    - i. A layout and list of existing plants, including their current condition, and any plants intended to be removed or added;

*Los Angeles County Zoning Ordinance Update*

- ii. A description of the property's existing soil types so that the feasibility of re-vegetation can be assessed;
  - iii. A re-vegetation plan, which primarily shall require use of locally indigenous vegetation, as defined in subsection H of Section 22.146.040;
  - iv. A covenant to be recorded against the property that all landscaping shall be irrigated by a permanent watering system and shall be maintained with regular pruning, weeding, fertilizing, litter removal, and replacement of plants when necessary; and
  - v. A description of a long-term maintenance program for all landscaping in the plan, with an emphasis on re-vegetated areas.
2. **Exceptions.** An application for Director's Review pursuant to subsection 1 above shall not be required if:
- a. A different approval would be required by another provision of this CSD or the Code, provided the application in such other process contains sufficient information to determine compliance with this CSD;
  - b. The project is a single-family residence, provided the creek preservation and maintenance provisions in subsection N of Section 22.146.040, above, are inapplicable; or
  - c. The review would otherwise be necessary only to determine compliance with the exterior lighting standard described in subsection J of Section 22.146.040, above.

**D. Minor Variances.**

1. The Director may permit Minor Variances from the Community-Wide Development Standards specified in subsections C.4 and E through M of Section 22.146.040 and the Zone-Specific Development Standards specified in subsections A.1 and A.2 of Section 22.146.050, where an applicant's request for a Minor Variance 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;
  - 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 Castaic Area;

*Discussion Paper: Community Standards Districts*

- c. That granting the requested Minor Variance will not be materially detrimental to properties or improvements in the area or contrary to the goals and policies of the Santa Clarita Valley Area Plan or this CSD; and
  - d. That no more than two unrelated property owners have expressed opposition to the Minor Variance pursuant to subsection D.3, below. Protests received from both the owner and occupant of the same property shall be considered one protest for purposes of this subsection.
2. **Application.** The procedure for filing a request for a Minor Variance shall be the same as that for Director’s Review except that the applicant shall also submit:
- a. 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 1,000 feet from the exterior boundaries of the subject property. If, in using this 1,000-foot radius, the list does not include at least four property owners, excluding the applicant, the radius shall be expanded so that the list includes at least four names, excluding the applicant;
  - b. Two sets of mailing labels for the above-stated owners;
  - c. A map drawn to a scale specified by the Director indicating where all such ownerships are located; and
  - d. A filing fee, as set forth in Section 22.94.XXX, (Application Filing Fees) equal to that required for a Site Plan Review for Director’s Review for Modification of Development Standards in Community Standards District.
3. **Notice.** Not less than 20 days prior to the date an action is taken, the Director shall send notice by first-class mail of the pending application to the following individuals or groups indicating that any individual opposed to the granting of such Minor Variance may express such opposition by written protest to the Director within 15 days after receipt of such notice:
- a. The neighboring property owners on the list provided by the applicant pursuant to subsection D.2.a, above;
  - b. All “occupant(s)” of the neighboring properties where the mailing address of a property owner on the above list is different from the address of the neighboring property;
  - c. All community organizations that request notification of pending applications including, but not limited to, the Castaic Area Town

*Los Angeles County Zoning Ordinance Update*

Council and the homeowner's associations within the boundaries of the CSD; and

- d. Such other persons as the Director deems appropriate whose property could be affected by the Minor Variance.

**4. Decision.**

a. The Director shall approve an application for Minor Variance where no more than two letters of opposition are received pursuant to subsection D.3, above, where the application complies with the provisions of Chapter 22.100 (Director's Review), and where the Director determines that the application has satisfactorily demonstrated the matters required by subsection D.1, above. If the Director approves the application, the Director shall notify the applicant and all persons identified in subsections D.3.a through D.3.d of the decision in writing, which notice shall also indicate that any such person may file an appeal with a request for a public hearing before the Commission within ten calendar days of receipt of such notice.

b. If the Director denies the application for any reason, the Director shall notify the same persons as identified in subsection D.4.a., above, of the decision in writing, which notice shall also indicate that the applicant may file an appeal and a request for a public hearing before the Commission within 30 calendar days after the applicant receives such notice. If the applicant files an appeal, the applicant shall pay the additional fee for a public hearing as set forth in Section 22.94.XXX (Application Fees) under Site Plan Review for Director's Review for Modification of Development Standards in Community Standards Districts.

E. **Other Variances.** If a proposed project is located in a Residential Planned Development or a Specific Plan zone and can be found consistent with the goals of this CSD, the development standards herein may be modified, if the applicant obtains a Conditional Use Permit, by meeting the burden of proof provided in Chapter 22.102, and further demonstrates that the project satisfies the following:

- 1. **Compatibility.** The project must be compatible with existing adjoining land uses;
- 2. **Significant public benefit.** The project must provide significant public benefit beyond that already required by some other provision of this Code. Examples of projects that comply with this requirement include, but are not limited to, projects that offer additional open space, natural habitat areas, recreation facilities, trails, and/or cultural or educational facilities;
- 3. **Substantial community support.** The project must have substantial community support. For purposes of this requirement, substantial community support requires at least two-thirds of all written comment letters received

*Discussion Paper: Community Standards Districts*

from residents, property owners, and businesses within 1,000 feet from the project boundary to support the project. In reaching this threshold, every person signing a written comment letter shall be counted separately, provided that such signature has been verified. The position of elected community organizations such as the Castaic Area Town Council will be considered and counted as one comment letter in determining substantial community support, provided it is the formal position of the governing board of such organization; and

4. ***Significant Ridgeline.*** The project must not disturb any Significant Ridgeline, as described in subsection F of Section 22.146.040, above.

## Chapter 22.148: East Compton Community Standards District

### Sections:

- 22.148.010: Purpose**
- 22.148.020: Definitions**
- 22.148.030: District Map**
- 22.148.040: Community-Wide Development Standards**
- 22.148.050: Zone-Specific Development Standards**
- 22.148.060: Area-Specific Development Standards**
- 22.148.070: Exemptions, Exceptions, and Modifications**

### **22.148.010 Purpose**

The East Compton Community Standards District is established to provide a means of assisting in the implementation of the Redevelopment Plan for the East Compton Community Redevelopment Project as adopted by the Board of Supervisors on July 10, 1984 and as subsequently amended. The redevelopment plan contains a redevelopment plan map which delineates the permitted land uses in the area. The requirements of the East Compton Community Standards District are necessary to ensure that the goals and policies of the Redevelopment Plan are accomplished in a manner which protects the health, safety and welfare of the community, especially the surrounding residential neighborhood. This chapter is adopted pursuant to Section 700 of the East Compton Community Redevelopment Plan.

### **22.148.020 Definitions**

(Reserved.)

### **22.148.030 District Map**

[Map to come]

### **22.148.040 Community-Wide Development Standards**

#### **A. Setbacks.**

1. Front yards shall be established along all property lines abutting streets containing right-of-way widths of at least 80 feet.
2. Parcels abutting two streets containing right-of-way widths of at least 80 feet each shall have front yards along both such streets.
3. The front yard shall be at least 10 feet in depth.

#### **B. Automobile parking shall be provided in accordance with Chapter 22.68 (Parking and Loading) of this Title.**

**C. Signs.**

1. Except as herein modified all signs shall conform to Chapter 22.74 (Signs).
2. All signs in a state of disrepair shall be removed.
3. ***Wall signs.***
  - a. Shall be mounted flush and affixed securely to a building wall and may only extend from the building face a maximum of 12 inches;
  - b. May only extend sideways to the extent of the building face or the highest line of the building;
  - c. Each business in a building shall be permitted a maximum of one wall-mounted sign (or two signs if the business is on a corner).
4. ***Window Signs.***
  - a. Shall be displayed only on the interior of windows or door windows;
  - b. Maximum area shall not exceed 25 percent per glass area (total window or door area visible from the exterior of the building).
5. ***Freestanding Signs.***
  - a. Shall be permitted on any lot or parcel of land for each street frontage having a continuous distance of 100 feet or more. The sign must be located on the same parcel of land as the business it is advertising;
  - b. Shall not exceed 20 feet in height;
  - c. Shall not exceed 80 square feet in area per sign face;
  - d. Shall not be located in nor extend above any public right-of-way or public sidewalk area.
6. ***Awning Signs.***
  - a. Awning signs are those which are painted, sewn or stained onto the exterior surface of an awning or canopy;
  - b. The maximum area of awning signs shall not exceed 30 percent of the exterior surface of each awning for the ground floor and 20 percent for the second floor level.
7. ***Building Tenant Information/Identification Signs.***
  - a. Multi-tenant buildings and businesses with entrances located within building pass-through may list the names of tenants on a building directory located near each major building or pass-through entrance;

*Los Angeles County Zoning Ordinance Update*

- b. Each tenant is allowed a maximum of two square feet of signage per Directory;
- c. New building identification signage applied to new construction or existing buildings shall be limited to one sign per principal entrance per frontage, not exceeding a maximum of 15 square feet each;
- d. All existing built-in signs (permanent, maintenance-free signs that are constructed as an integral part of the building fabric which they identify) in good repair are exempt from these sign provisions;
- e. Marquees and canopies are not considered to be built-in signage;
- f. Metal plaques listing the building name and/or historical information permanently affixed in a flush manner to the building in good repair are exempt from these sign provisions.

**8. *Prohibited Signs Are As Follows.***

- a. Flashing, animated, or audible signs;
- b. Signs which rotate, move or simulate motion;
- c. Signs which extend from the building face more than 12 inches;
- d. Signs with exposed bracing, guy wires, conduits or similar devices;
- e. Freestanding signs which extend into or over the public right-of-way;
- f. Roof signs (any sign erected and maintained upon or over the roof of any building);
- g. Outdoor advertising (billboards);
- h. Painted signs on the building surface;
- i. Banner signs of cloth or fabric;
- j. Portable signs.

**9. *Size.***

- a. Total allowable signage area shall correspond to store frontage. A business tenant is allowed two square feet of signage area for every linear foot of frontage on a street having right-of-way of at least 80 feet.
- b. Maximum height of letters shall be restricted to 18 inches. Maximum height of letters on canvas awnings shall be limited to 10 inches.

**10. *Sign Design.***

*Discussion Paper: Community Standards Districts*

- a. Signage colors shall compliment building colors and materials and be limited to three colors;
- b. In multi-tenant buildings, signage colors used by individual shops shall be complimentary;
- c. Lettering styles shall be complimentary for each storefront in a single building;
- d. In multi-tenant buildings, the height and placement of signs shall be consistent for each business or storefront.

**D. Design Standards.**

- 1. All new improvements or improvements to existing structures made in one year which exceed 25 percent of the current market value of the structures involved are subject to design review by the Community Development Commission and the Department of Regional Planning.
- 2. Uses and structures shall be designed so as to be in harmony with nearby properties with special attention being given to the protection of properties planned for residential uses.
- 3. ***Materials, Colors and Equipment.***
  - a. Consideration shall be given to the adjacent structures so that the use of mixed materials is harmonious.
  - b. Light earth tones and muted pastel colors are recommended as the primary or base building color while darker, more colorful paints should be used as trim colors for cornices, graphics, and window and door frames.
  - c. ***Awnings.***
    - i. Awnings shall be the same color and style for each opening on a single storefront or business.
    - ii. Awnings shall be complimentary in color and style for each storefront in a building.
    - iii. Awnings shall be designed to coordinate with the architectural divisions of the building including individual windows and bays.
    - iv. All awnings must comply with Building Code and Fire Department requirements.
    - v. Awnings in disrepair shall be removed.
  - d. ***Mechanical Equipment.***

*Los Angeles County Zoning Ordinance Update*

- i. Individual air conditioning units for a building or storefront shall be located to avoid interference with architectural detail and the overall design of the storefront.
  - ii. If air conditioning units must be located in the storefront, attempt to install a window unit which is neutral in appearance and does not project outward from the façade. The housing color should be compatible with the colors of the storefront. If possible, screen or enclose the air conditioning unit by using an awning or landscaping.
  - iii. Mechanical equipment located on roofs must be screened by parapet walls or other material so that the equipment will not be visible from the street or surrounding property.
- e. *Security.*
- i. Chain-link, barbed and concertina wire fences are prohibited. In place of such fencing, tubular steel or wrought iron fences are recommended as a much more attractive solution.
  - ii. All security bars or grilles shall be installed on the inside of the building.
  - iii. Horizontally folding accordion grilles installed in front of storefront are prohibited.
  - iv. Building security grilles shall be side-storing concealed interior grilles which are not visible from the exterior of the building when not in use (during business hours), or roll-up shutters or grilles which can be concealed in the architectural elements of the building.

**E. Height Limits.**

1. The height of buildings, except where otherwise provided, shall be determined as follows: The total floor area in all the buildings on any one parcel of land shall not exceed 13 times the buildable area of such parcel of land. Cellar floor space, parking floor space with necessary interior driveways and ramps thereto, or space within a roof structure or penthouse for the housing of building operating equipment or machinery shall not be considered in determining that total floor area within a building.
2. Where any provision of the ordinance codified in this Title 22, or of any other ordinance, requires any front, side or rear yards, or prohibits the occupation of more than a certain portion of a parcel of land by structures, the portion of such parcel of land which may be occupied by structures is the “buildable area” as those words are used in this Section.

**F. Director’s Review.**

*Discussion Paper: Community Standards Districts*

1. Director's Review, as described in Chapter 22.100, is required to establish, operate or maintain any use, except that no Director's Review is required for a change in ownership or occupancy. Also exempt from Director's Review are construction, maintenance and repairs conducted within any 12-month period which do not exceed 25 percent of the current market value of the building or structure.
2. Director's Review shall not be granted until the proposed use has been submitted to and reported upon by the Community Development Commission as to conformity with the East Compton Community Redevelopment Plan.

**G. Conditional Use Permits.**

1. Conditional Use Permits shall be required for those uses specified in the Zoning Ordinance codified in this Title.
2. In addition to the findings for approval of Conditional Use Permits required by Section 22.102.XXX (Findings and Decision) of this Title, the Hearing Officer shall find that:
  - a. The proposed use has been submitted to and reported upon by the Community Development Commission as to conformity with the East Compton Community Redevelopment Plan; and
  - b. The proposed use is consistent with the East Compton Community Redevelopment Plan.

**H. Nonconforming Uses and Structures**

1. Uses and structures which are not in conformance with the Redevelopment Plan may be continued subject to the conditions contained in Chapter 22.86, Nonconforming Situations.
2. For nonconforming uses, buildings or structures, an application may be filed with the Hearing Officer requesting:
  - a. Extension of the time within which a nonconforming use or building or structure nonconforming due to use, or due to standards where applicable, must be discontinued and removed from its site as specified in Section 22.86.XXX (Restrictions on Nonconforming Uses); or
  - b. Substitution of another use permitted in the zone in which the nonconforming use is first permitted where a building or structure is vacant despite efforts to insure continuation of a nonconforming use and is so constructed that it may not reasonably be converted to or used for a use permitted in the zone in which it is located.

3. In addition to the findings for approval of a nonconforming use building or structure review required by Chapter 22.86 of this Title, the Hearing Officer shall find that:
  - a. The proposed use, building or structure has been submitted to and reported upon by the Community Development Commission as to conformity with the East Compton Community Redevelopment Plan; and
  - b. The proposed use, building, or structure will not constitute a substantial conflict with implementation of the East Compton Community Redevelopment Plan.

**22.148.050 Zone-Specific Development Standards**

A. **CG Zone (Reserved).**

B. **IL Zone.**

1. A Conditional Use Permit is required to establish, operate, and maintain any use first permitted in the CS (Commercial Service) or IL (Industrial Limited) Zones.
2. In addition to the findings for Conditional Use Permits required by Section 22.102.XXX (Findings and Decision) of this Title, the applicant must substantiate that:
  - a. The proposed use has been submitted to and reported upon by the Community Development Commission as to conformity with the East Compton Community Redevelopment Plan; and
  - b. The proposed use will be consistent with the East Compton Community Redevelopment Plan.

**22.148.060 Area-Specific Development Standards**

A. **Area 1.**

1. **Area Description.** Area 1 is bounded on the north by Myrrh Street, on the east by Atlantic Avenue, on the south by the city of Compton near Alondra Boulevard, and on the west by Washington Avenue.
2. **Development Standards.**
  - a. No vehicular or pedestrian access to Washington Avenue is permitted.
  - b. In addition to other yards which may be required, a 10-foot front yard shall be provided along Washington Avenue.
  - c. The required yards along Washington Avenue will be landscaped and neatly maintained. Landscape and irrigation plans must be submitted

to the Community Development Commission and Department of Regional Planning for review and approval.

- d. Buildings located within 50 feet of Washington Avenue shall be designed to be compatible with the residential uses on the west side of Washington. Architectural renderings shall be submitted to and approved by the Community Development Commission and Department of Regional Planning.

**B. Area 2.**

1. **Area Description.** Area 2 consists of Lots 3 and 4 of Block C, Tract 6307, as recorded in Map Book 67 pages 33 and 34 of the Los Angeles County Recorder. These lots are in the block bounded by Myrrh Street on the north, Lime Avenue on the east, Linsley Street on the south, and Atlantic Avenue on the west.
2. **Development Standards.**
  - a. No vehicular or pedestrian access to Lime Avenue is permitted.
  - b. In addition to other yards which may be required, a 20-foot front yard shall be provided along Washington Avenue.
  - c. The required yards along Lime Avenue will be landscaped and neatly maintained. Landscape and irrigation plans must be submitted to the Community Development Commission and Department of Regional Planning for review and approval.
  - d. Buildings located within 100 feet of Lime Avenue shall be designed to be compatible with the residential uses on Lime. Architectural renderings shall be submitted to and approved by the Community Development Commission and Department of Regional Planning

**22.148.070 Exemptions, Exceptions, and Modifications**

- A. **Minor Variances.** Under exceptional circumstances, the Department of Regional Planning may permit Minor Variance from the standards specified in subsections A through D of Section 22.148.040. In order to permit such Variances, the applicant must demonstrate through the Director's Review procedure that:
  1. The application of certain provisions of these standards would result in practical difficulties or unnecessary hardships inconsistent with the goals of the redevelopment plan;
  2. There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not apply generally to other properties in the East Compton area;

*Los Angeles County Zoning Ordinance Update*

3. Permitting a Variance will not be materially detrimental to property or improvements in the area; and
4. Permitting a Variance will not be contrary to the goals of the Redevelopment Plan.

## **Chapter 22.150: East Los Angeles Community Standards District**

### **Sections:**

**22.150.010: Purpose**

**22.150.020: Definitions**

**22.150.030: District Map**

**22.150.040: Community-Wide Development Standards**

**22.150.050: Zone-Specific Development Standards**

**22.150.060: Area-Specific Development Standards**

**22.150.070: Exemptions, Exceptions, and Modifications**

### **22.150.010 Purpose**

The East Los Angeles Community Standards District is established to provide a means of implementing special development standards for the unincorporated community of East Los Angeles. The East Los Angeles Community Standards District is necessary to ensure that the goals and policies of the adopted East Los Angeles Community Plan are accomplished in a manner which protects the health, safety and general welfare of the community.

### **22.150.020 Definitions**

(Reserved.)

### **22.150.030 District Map**

[Map to come]

### **22.150.040 Community-Wide Development Standards**

- A. **Fences.** Notwithstanding the general limitation in Section 22.60.XXX (Fences and Walls) concerning the height of fences in required front and corner side yards of residential zones, the following shall apply to fences over three and one-half feet in height:
1. Chain link or wrought iron style fences not exceeding four feet in height shall be permitted.
  2. If site plans are submitted to and approved by the Director pursuant to Chapter 22.100 (Director's Review), wrought iron style fences which do not exceed a height of six feet may be erected. The Director may impose such conditions on the fence design as are appropriate to assure public safety, community welfare, and compatibility with the adopted policies of the East Los Angeles Community Plan.
  3. Those portions of fences more than three and one-half feet high must be substantially open, except for pillars used in conjunction with wrought iron

*Los Angeles County Zoning Ordinance Update*

style fences, and shall not cause a significant visual obstruction. No slats or other view-obscuring materials may be inserted into or affixed to such fences.

B. **Height Limit.** The maximum height of any structure shall be 40 feet except that devices or apparatus essential to industrial processes or communications related to public health and safety may be 50 feet in height or as otherwise specified in this Section; said heights may be modified subject to a Conditional Use Permit.

C. **Signage.**

1. One freestanding sign shall be permitted where one of the following findings can be made:
  - a. Subject building is at least 35 feet from the front property line.
  - b. Subject building has more than two tenants and the secondary tenants have no street frontage.
  - c. Adjacent buildings are within 10 feet of the front property line and the subject building is at least 10 feet behind either of the adjacent buildings.
2. Sign areas shall comply with the following requirements:
  - a. The total permitted sign area of all signs on a building or site is 10 percent of the building face (not to exceed 240 square feet).
  - b. Building face area is the height of the building (not including the parapet) multiplied by its frontage.
3. Outdoor advertising signs shall comply with the following requirements:
  - a. Outdoor advertising signs with less than 100 square feet of sign area shall be at least 500 feet from one another.
  - b. Outdoor advertising signs with more than 100 square feet of sign area shall be at least 1,500 feet from one another.
  - c. The sign area of outdoor advertising signs shall not exceed 200 square feet.
  - d. The height of outdoor advertising signs shall not exceed 35 feet measured from the ground level at the base of the sign.
  - e. All lighted outdoor advertising signs shall be illuminated in a way so that adjacent properties and activity are not disturbed.

**22.150.050 Zone-Specific Development Standards**

A. **RS\_ Zone** (as per the prior R-1 Zone).

*Discussion Paper: Community Standards Districts*

1. The maximum height permitted in Zone RS- (as per the prior R-1 Zone) shall be 25 feet.
  2. The required front yard shall contain a minimum of 50 percent landscaping.
- B. **RS- Zone** (as per the prior R-2 Zone).
1. The maximum height permitted in Zone RS- (as per the prior R-2 Zone) shall be 35 feet.
  2. Refer to the standards prescribed for Zone RS- (as per the prior R-2 Zone) for landscaping requirements.
- C. **RM Zone.**
1. The maximum height permitted in Zone RM shall be 35 feet.
  2. Refer to RS- for landscaping requirements.
  3. ***Infill Development.*** Where there are vacant lots or legal nonconforming uses in a Zone RM, infill development is encouraged. A density bonus of 15 percent may be allowed for development on such lots, subject to a Conditional Use Permit to ensure that the proposed development conforms with the character of the area.
  4. ***Lot Consolidation.*** Lot consolidation in the RM Zone is highly encouraged. Amenities such as, but not limited to, recreation facilities, laundry facilities, extra landscaping, shall be incorporated in this type of residential development. Development of this type may qualify for the following bonuses subject to the issuance of a Conditional Use Permit:
    - a. Combined lots totaling 20,000 square feet or more—10 percent density bonus;
    - b. Combined lots totaling 40,000 square feet or more—15 percent density bonus.
- D. **CN Zone** (as per the prior C-1 Zone).
1. The maximum height permitted in Zone CN (as per the prior C-1 Zone) shall be 35 feet. Each development in this zone shall be subject to this subsection D.
  2. ***Multiple-tenant Commercial.*** When more than five tenants conduct business in a building which does not separate the businesses by permanent floor-to-ceiling walls as defined in the Building Code, the following shall apply:
    - a. A Conditional Use Permit shall first be obtained as provided in Chapter 22.102.

*Los Angeles County Zoning Ordinance Update*

- b. Customer and tenant parking shall be supplied at a ratio of one space per 200 square feet of gross floor area.
- c. Each leasable space in the building shall consist of at least 500 square feet of gross floor area.

**3. Landscaping and Buffering.**

- a. Whenever adjacent to a property line, parking areas shall provide a landscaped buffer strip of at least five feet in width.
- b. Where a commercial zone abuts a residence or residential zone, a landscaped buffer strip at least five feet wide shall be provided.
- c. Landscaping shall be provided and maintained in a neat and orderly manner. A 15-gallon tree shall be provided for every 50 square feet of landscaped area, to be equally spaced along the buffer strip. The landscaping materials shall be approved by the Director.
- d. Permanent irrigation systems shall be required and maintained in good working order.
- e. A solid masonry wall not less than five feet high nor more than six feet in height shall be provided along the side and rear property lines.
- f. A site plan shall be submitted to and approved by the Director to ensure that the use will comply with the provisions of this Section as provided in Chapter 22.100.
- g. The Director of Planning may modify the foregoing requirements for landscaping and buffering where their strict application is deemed impractical because of physical, topographical, Title or other limitations. Any such modification may include substitution of landscaping or fencing materials. In granting any such modification, the Director shall find that the intent and spirit of this Section is being carried out.

4. **Loading.** Where practical loading doors and activity shall be located away from adjacent residences.

**E. CN Zone** (as per the prior C-2 Zone).

- 1. The maximum height permitted in Zone CN (as per the prior C-2 Zone) shall be 35 feet.

**F. CG Zone.**

- 1. The maximum height permitted in Zone CG shall be 40 feet.
- 2. Refer to CN (as per the prior C-1 Zone) for multiple-tenant commercial landscaping and buffering and loading requirements.

**G. CS Zone.**

1. The maximum height permitted in Zone CS shall be 40 feet.
2. Refer to CN (as per the prior C-1 Zone) for multiple-tenant commercial landscaping, buffering and loading requirements.

**H. IL and IG Zones.**

1. The maximum height permitted in Zone IL shall be 35 feet.
2. All lots and parcels of land created after the effective date of the ordinance from which this subsection derives shall contain a net area of at least 7,500 square feet.
3. Setbacks of at least 10 feet shall apply where the industrial parcel is immediately adjacent to a residential or commercial use.
4. When adjacent to a residential zone, a solid masonry wall not less than five feet nor more than six feet in height shall be erected at the adjoining property line, except that the wall shall be reduced to 42 inches in height in the front yard setback.
5. Refer to CN (as per the prior C-1 Zone) for landscaping requirements.

**I. Existing Parking facilities (as per the prior ( )-P Zone).**

1. Each parking facility shall be adjacent to a minimum of one side of another parking facility or commercial use.
2. Parking for residential development shall not be rented, leased or used by any adjacent or surrounding commercial development.

**22.150.060 Area-Specific Development Standards**

**A. Whittier Boulevard Area.**

1. ***Intent and Purpose.*** The Whittier Boulevard area specific development standards are established to provide a means of implementing the East Los Angeles Community Plan (“Community Plan”). The Community Plan’s land use map and policies encourage a Specific Plan for the Whittier Boulevard area in order to address land use, parking, design and development issues. The development standards are necessary to ensure that the goals and policies of the Community Plan are accomplished in a manner which protects the welfare of the community, thereby strengthening the physical and economic character of Whittier Boulevard as a Community Business District. Furthermore, the provisions of this Section will enhance the pedestrian environment and visual appearance of existing and proposed structures and signage, encourage new businesses which are complimentary to the character

of Whittier Boulevard, and provide buffering and protection of the adjacent residential neighborhood.

2. **Description of Area.** The Whittier Boulevard area is located approximately five miles east of the Los Angeles Civic Center. The area is located within the southern portion of the East Los Angeles unincorporated area and it encompasses approximately 73 acres along the commercial corridor of Whittier Boulevard from Atlantic Boulevard on the east to the Long Beach Freeway on the west. The boundaries of the area are shown on the map following this Section.

3. **Whittier Boulevard Area Wide Development Standards.**

- a. **Parking.** Automobile parking shall be provided in accordance with Chapter 22.68 (Parking and Loading), except that:
  - i. Parking shall not be required for new developments or expansions proposed within the first 50-foot depth of any commercial lot fronting Whittier Boulevard. Parking shall be required for new developments and expansions proposed beyond the 50-foot depth of any commercial lots fronting Whittier Boulevard.
  - ii. Parking for retail and office uses shall be calculated at one space for every 400 square feet of gross floor area.
  - iii. For restaurants having a total gross floor area of less than 1,000 square feet, the required parking shall be based on one space for each 400 square feet of gross floor area.
  - iv. There shall be one parking space for each six fixed seats in a theater or cinema (single screen or multi-screen). Where there are no fixed seats, there shall be one parking space for each 35 square feet of floor area (exclusive of stage) contained therein.
- b. **Setbacks.** New developments and expansions of existing structures shall maintain a maximum 10-foot setback along Whittier Boulevard. Within the 10-foot setback, permitted uses shall include outdoor dining, outside display pursuant to the requirements of subsection A.4.g of this Section, landscaping, street furniture and newsstands.
- c. **Signs.**
  - i. Except as herein specifically provided, all signs shall be subject to the provisions of Chapter 22.74 (Signs).
  - ii. The sign regulations prescribed herein shall not affect existing signs which were established in accordance with this Title prior to the effective date of the ordinance codified in this Section Changes to existing signs, including size, shape,

*Discussion Paper: Community Standards Districts*

colors, lettering and location, shall conform to the requirements of this Section.

- iii. All signs in disrepair shall be repaired so as to be consistent with the requirements of this Section or shall be removed within 30 days from receipt of notification by the Director that a state of disrepair exists.
  - iv. Wall Signs.
    - i. Wall signs shall be mounted flush and affixed securely to a building wall and may only extend from the wall a maximum of 12 inches.
    - ii. Wall signs may not extend above the roofline and may only extend sideways to the extent of the building face.
    - iii. Each business in a building shall be permitted a maximum of two wall-mounted business signs facing the street and alley frontage or a maximum of three signs if the business is on a corner or has a street frontage of more than 75 feet.
  - v. Roof Signs.
    - i. Roof signs shall only be permitted on buildings having 150 feet of street frontage along Whittier Boulevard.
    - ii. Roof signs shall be designed and incorporated as an architectural feature of the building.
  - vi. Prohibited Signs. The following signs are prohibited:
    - i. Outdoor advertising, including billboards;
    - ii. Freestanding pole signs;
    - iii. Freestanding roof signs not in conformance with subsection A.3.c.v of this Section.
  - vii. Sign Size. Maximum height of letters shall be restricted to 18 inches. Greater letter sizes, to a maximum of 24 inches, shall require approval of a Minor Variance by the Director as provided in this Section.
- d. *Design Standards.* Proposed improvements, renovations, and changes pertaining to the following design standards shall comply with the provisions of the applicable design standard:

*Los Angeles County Zoning Ordinance Update*

- i. **Materials.**
  - i. Any exposed building elevation shall be architecturally treated in a consistent manner, including the incorporation within the side and rear building elevations of some or all of the design elements used for the primary facades, to the satisfaction of the Director.
  - ii. Consideration shall be given to the adjacent structures so that the use of colors and materials are complimentary, to the satisfaction of the Director.
- ii. **Awnings.**
  - i. Awnings shall be the same color and style for each opening on a single storefront or business.
  - ii. Awnings shall be complimentary in color and style for each storefront in a building.
  - iii. Awnings in disrepair shall be repaired or removed within 30 days after receipt of notification by the Director that a state of disrepair exists.
- iii. **Mechanical Equipment.**
  - i. Individual air-conditioning units for a building or storefront shall be located to avoid interference with architectural detail and the overall building design.
  - ii. If air-conditioning units must be located in the storefront, window units shall be neutral in appearance and shall not project outward from the facade. The housing color shall be compatible with the colors of the storefront. If possible, air-conditioning units shall be screened or enclosed by using an awning or landscaping.
  - iii. Mechanical equipment located on roofs shall be screened by parapet walls or other material so that the equipment will not be visible by pedestrians at street level or by adjacent residential properties.
- iv. **Security.**
  - i. Chain link, barbed and concertina wire fences are prohibited. In place of such fencing, tubular steel or wrought iron fences are permitted.

*Discussion Paper: Community Standards Districts*

- ii. All security bars and grilles shall be installed on the inside of the building.
  - iii. Folding accordion grilles installed in front of a storefront are prohibited.
  - iv. Roll-up shutters should be open, decorative grilles and concealed within the architectural elements of the building. Solid shutters are prohibited.
  - v. Fences on rooftops visible from normal public view within 300 feet are prohibited.
- e. *Graffiti.* To encourage the maintenance of exterior walls free from graffiti, the following shall apply to all properties within the Whittier Boulevard area:
  - i. All structures, walls and fences open to public view shall remain free of graffiti.
  - ii. In the event such graffiti occurs, the property owner, lessee or agent thereof shall remove such graffiti within 72 hours, weather permitting. Paint utilized in covering such graffiti shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.
- 4. ***Whittier Boulevard Area Zone Specific Development Standards.*** Proposed improvements, renovations and changes pertaining to the following development standards shall comply with the provisions of the applicable development standard:
  - a. *Permitted Uses.* Property in Zone CG may be used for any use listed as a permitted use in Section 22.18.XXX (Land Use Regulations for Commercial Zones) except that:
    - i. The following uses shall require a Conditional Use Permit:
      - i. Sales.
        - (i) Auction houses.
        - (ii) Feed and grain sales.
        - (iii) Ice sales.
        - (iv) Pawn shops, provided a 1,000-foot separation exists between such establishments.
      - ii. Services.
        - (i) Air pollution sampling stations.

*Los Angeles County Zoning Ordinance Update*

- (ii) Churches, temples, and other places used exclusively for religious worship.
  - (iii) Dog training schools.
  - (iv) Drive-through facilities.
  - (v) Electric distribution substations including microwave facilities.
  - (vi) Furniture transfer and storage.
  - (vii) Gas metering and control stations, public utility.
  - (viii) Laboratories, research and testing.
  - (ix) Mortuaries.
  - (x) Motion picture studios.
  - (xi) Parcel delivery terminals.
  - (xii) Radio and television broadcasting studios.
  - (xiii) Recording studios.
  - (xiv) Tool rentals, including rototillers, power mowers, sanders and saws, cement mixers and other equipment.
- ii. The following uses shall be prohibited:
- i. Sales.
    - (i) Automobile sales, sale of new and used motor vehicles.
    - (ii) Boat and other marine sales.
    - (iii) Mobilehome sales.
    - (iv) Recreational vehicle sales.
    - (v) Trailer sales, box and utility.
  - ii. Services.
    - (i) Automobile battery service.
    - (ii) Automobile brake and repair shops.
    - (iii) Automobile muffler shops.
    - (iv) Automobile radiator shops.
    - (v) Automobile rental and leasing agencies.
    - (vi) Automobile repair garages.
    - (vii) Boat rentals.

*Discussion Paper: Community Standards Districts*

- (viii) Car washes, automatic, coin operated and hand wash.
  - (ix) Trailer rentals, box and utility.
  - (x) Truck rentals.
- b. *Parking.*
  - i. All parking areas shall be located to the rear of commercial structures and out of view of Whittier Boulevard.
  - ii. A six-foot high wall (masonry or wood) shall be provided between the property and contiguous residentially zoned properties.
- c. *Landscaping.* Landscaping shall be provided with the objective of creating an inviting and interesting pedestrian environment along the Whittier Boulevard area and rear alleys. At least five percent of the net lot area shall be landscaped in accordance with the following guidelines:
  - i. Landscaped areas shall contain a combination of plant materials distributed throughout the property in accordance with the plot plan approved by the Director.
  - ii. All landscaping shall be maintained in a good and healthy condition by the property owner, lessee, or agent thereof.
  - iii. A landscaped planter or planter box with a minimum depth of one foot shall be located along the building frontage.
  - iv. A permanent watering system or hose bibs within 50 feet of the landscaping shall be provided to satisfactorily irrigate the planted areas.
  - v. Existing blank walls at the pedestrian level shall be constructed with a planter at the base or at the top so that vegetation will soften the effect of the blank wall.
- d. *Loading.* Where practical, loading spaces and loading activity shall be located near commercial structures and as distant as possible from adjacent residences or pedestrian corridors.
- e. *Trash Enclosure.* Trash bins shall be required for commercial operations and shall be enclosed by a six-foot high decorative wall and solid doors. The location of the trash bin and enclosure shall be as distant as possible from adjacent residences and out of view of Whittier Boulevard.
- f. *Building Improvement Incentive.* Notwithstanding the restrictions on improvements to existing nonconforming buildings contained in

*Los Angeles County Zoning Ordinance Update*

Chapter 22.86 (Nonconforming Situations), seismic upgrading of existing buildings, renovation of front, side and rear facades and/or property improvements at the rear of existing structures are authorized. This building improvement incentive is designed to encourage property improvements to existing nonconforming buildings.

- g. *Outside Display—Private Property.* Outside display or sale of goods, equipment, merchandise or exhibits shall be permitted on private property not to exceed 50 percent of the total frontage area, provided such display or sale does not interfere with the movement of pedestrians nor occupy required parking or landscaping. Type of goods on display shall be items sold strictly by the primary business located on the subject property. The outside display or sale of goods, equipment, merchandise or exhibits shall be subject to Director’s Review.
  - h. *Pedestrian Character.*
    - i. To encourage the continuity of retail sales and services, at least 50 percent of the total width of the building’s ground floor parallel to and facing the commercial street shall be devoted to entrances, show windows, or other displays which are of interest to pedestrians.
    - ii. Clear or lightly tinted glass shall be used at and near the street level to allow maximum visual interaction between sidewalk areas and the interior of buildings. Mirrored, highly reflective glass or densely tinted glass shall not be used except as an architectural or decorative accent totaling a maximum 20 percent of the building facade.
    - iii. A minimum of 30 percent of the building frontage above the first story shall be differentiated by recessed windows, balconies, offset planes, or other architectural details which provide dimensional relief. Long, unbroken building facades are to be avoided.
    - iv. *Roof Design.* New buildings or additions having 100 feet or more of frontage shall incorporate varying roof designs and types.
5. *Minor Variances.* Under exceptional circumstances, the Director may permit a Minor Variance from the standards specified in subsections A.3.c.iii, A.3.c.vii, A.3.d, A.4.b.ii, A.4.d, and A.4.g of this Section.
- a. In order to permit such a Variance, the applicant must demonstrate through the Director’s Review procedure that:

*Discussion Paper: Community Standards Districts*

- i. The application of certain provisions of these standards would result in practical difficulties or unnecessary hardships inconsistent with the goals of the Community Plan;
    - ii. There are exceptional circumstances or conditions applicable to the subject property or to the intended development of the property which do not apply generally to other properties in the Whittier Boulevard area;
    - iii. Granting the requested Variance will not be materially detrimental to property or improvements in the area;
    - iv. No more than two unrelated property owners have expressed opposition to the Minor Variance; and
    - v. Granting the requested Variance will be consistent with the goals of the Community Plan.
  - b. The procedure for filing a Minor Variance will be the same as that for Director's Review, except that the applicant shall also submit:
    - i. A list, certified to be correct by affidavit or by a 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 parcel of land and as owning property within a distance of 250 feet from the exterior boundaries of the subject property;
    - ii. Two sets of mailing labels for the above-stated owners within a distance of 250 feet of the subject property;
    - iii. A map drawn to scale specified by the Director indicating where all such ownerships are located; and
    - iv. A filing fee equal to that required for Site Plan Review for commercial and industrial projects over 20,000 square feet in size.
- B. **Commercial/Residential Mixed Use Area.** The commercial/residential mixed use area is shown on the map in Section 22.150.030, above. When residential uses are developed in conjunction with commercial uses on the same parcel of land, they shall be subject to the following requirements:
  1. With the exception of the first floor, commercial and residential uses shall not be located on the same floor.
  2. The hours of operation for commercial uses shall be limited to the hours of 7:00 a.m. to 10:00 p.m.
- C. **Maravilla Redevelopment Project Area.**

(Reserved.)

**D. Union Pacific Area.**

1. ***Intent and Purpose.*** The Union Pacific area-specific development standards are established in order to address land use and development issues in the Union Pacific portion of the unincorporated area of East Los Angeles. The development standards are necessary to ensure that the goals and policies of the East Los Angeles Community Plan are implemented, thereby improving the appearance of the community and preserving the area's housing. The development standards are intended to protect the welfare of the community, strengthening the physical and economic character of the Union Pacific area as a viable community, and providing buffering and protection for the residential neighborhoods from adjacent industrial uses.
2. ***Description of Area.*** The unincorporated area of Union Pacific is located approximately five miles southeast of the Los Angeles Civic Center. The area is located in the southwest corner of the East Los Angeles unincorporated area, and it encompasses approximately 223 acres immediately south of the 5 (Santa Ana) Freeway. The boundaries of the Union Pacific area are the city of Commerce to the east and south, the city of Los Angeles to the west, and the Santa Ana Freeway to the north. The map of the Union Pacific area follows this Section.
3. ***Union Pacific Area-Wide Development Standards—Signs.*** Outdoor advertising signs along Olympic Boulevard shall be permitted subject to the approval of a Conditional Use Permit and compliance with the standards set forth in subsection C.3 of Section 22.150.040. All other outdoor advertising signs shall be prohibited. This subdivision shall be suspended during the life of interim ordinance No. 2002-0031U, including any extension thereof.
4. ***Union Pacific Area-Wide Development Standards—Graffiti.*** The standards for graffiti removal prescribed for the Whittier Boulevard area, as contained in subsection A.3.e of Section 22.150.060, shall apply.
5. ***Union Pacific Zone-Specific Development Standards—Zone CS (as per the prior CM Zone).*** Uses subject to permits. In addition to the uses specified as subject to permits in zone CS, the following uses shall require a Conditional Use Permit in Zone CS (as per the prior CM Zone) as provided in Chapter 22.102 (Conditional Use Permits):
  - a. ***Sales.***
    - i. Feed and grain sales.
    - ii. Nurseries, including the growing of nursery stock.
  - b. ***Services.***
    - i. Boat rentals.

*Discussion Paper: Community Standards Districts*

- ii. Car washes; automatic, coin-operated, and hand wash.
  - iii. Frozen food lockers.
  - iv. Furniture and household goods; the transfer and storage of.
  - v. Gas metering and control stations; public utility.
  - vi. Laundry plants; wholesale.
  - vii. Parcel delivery terminals.
  - viii. Stations; bus, railroad, and taxi.
  - ix. Tool rentals, including rototillers, power mowers, sanders and saws, cement mixers, and other equipment, but excluding heavy machinery or trucks exceeding two tons' capacity; provided all activities are conducted within an enclosed building on Union Pacific Avenue only.
  - x. Truck rentals.
- c. *Recreation and Amusement.*
- i. Amusement rides and devices, including merry-go-rounds, ferris wheels, swings, toboggans, slides, rebound-tumbling, and similar equipment operated at one particular location not longer than seven days in any six-month period.
  - ii. Athletic fields and stadiums.
  - iii. Carnivals; commercial, including pony rides, operated at one particular location not longer than seven days in any six-month period.
- d. Assembly and manufacture from previously prepared materials, excluding the use of drop hammers, automatic screw machines, punch presses exceeding five tons' capacity, and motors exceeding one-horsepower capacity that are used to operate lathes, drill presses, grinders, or metal cutters.
- i. Aluminum products.
  - ii. Metal plating.
  - iii. Shell products.
  - iv. Stone products.
  - v. Yarn products, excluding dyeing of yarn.

6. ***Union Pacific Zone-Specific Development Standards—Zone II.***

- a. *Permitted uses.* Premises in Zone II may be used for any use specified as a permitted use in Section 22.22.XXX (Land Use Regulations for Industrial Uses), subject to the same limitations and conditions set forth therein, except as otherwise provided in subsections D.6.b and D.6.c of this Section 22.150.060. Premises in Zone II may also be used for:
  - i. Childcare centers.
- b. *Uses subject to permits.* In addition to the uses specified in Section 22.22.XXX (Land Use Regulations for Industrial Uses), the following uses shall require a Conditional Use Permit in Zone II as provided in Chapter 22.102 (Conditional Use Permits):
  - i. 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 one-hour fire-resistant wall.
  - ii. Agricultural contractor equipment, sale or rental or both.
  - iii. Animal experimental research institute.
  - iv. Automobile body and paint shops, if all operations are conducted inside of a building.
  - v. Automobile upholstery.
  - vi. Baseball park.
  - vii. Billboards; the manufacture of.
  - viii. Bottling plant.
  - ix. Building materials; the storage of.
  - x. Carnivals, commercial or otherwise.
  - xi. Cellophane products; the manufacture of.
  - xii. Circuses and wild animal exhibitions, including the temporary keeping or maintenance of wild animals in conjunction therewith for a period not to exceed 14 days, provided said animals are kept or maintained pursuant to and in compliance with all regulations of the Los Angeles County Department of Animal Care & Control.
  - xiii. Cold-storage plants.

*Discussion Paper: Community Standards Districts*

- xiv. Concrete batching, provided that the mixer is limited to one cubic yard capacity.
- xv. Contractor's equipment yards, including farm equipment and all equipment used in building trades.
- xvi. Dairy products depots and manufacture of dairy products.
- xvii. Distributing plants.
- xviii. Electrical transformer substations.
- xix. Engraving; machine metal engraving.
- xx. Ferris wheels.
- xxi. Fruit packing plants.
- xxii. Heating equipment; the manufacture of.
- xxiii. Ink; the manufacture of.
- xxiv. Iron; ornamental iron works, but not including a foundry.
- xxv. Laboratories for testing experimental motion picture film.
- xxvi. Lumberyards; except the storage of boxes or crates.
- xxvii. Machine shops.
- xxviii. Machinery storage yards.
- xxix. Metals:
  - i. Manufacture of products of precious metals;
  - ii. Manufacture of metal, steel, and brass stamps, including hand and machine engraving;
  - iii. Metal fabricating;
  - iv. Metal spinning;
  - v. Metal storage;
  - vi. Metal working shops;
  - vii. Plating and finishing of metals, provided no perchloric acid is used.
    - (i) Motors; the manufacture of electric motors.

*Los Angeles County Zoning Ordinance Update*

- (ii) Oil wells and appurtenances, to the same extent and under all of the same conditions as permitted in Zone AG.
- (iii) Outdoor skating rinks and outdoor dance pavilions, if such rinks and pavilions are, as a condition of use, not within 500 feet of any residential zone, Zone RS- (as per the prior A-1 Zone), or any zone of similar restriction in any city or adjacent County.
- (iv) Outside storage.
- (v) Paint; the manufacture and mixing of.
- (vi) Pallets; the storage and manufacture of.
- (vii) Plaster; the storage of.
- (viii) Poultry and rabbits; the wholesale and retail sale of poultry and rabbits, including slaughtering and dressing within a building.
- (ix) Riding academies.
- (x) Rubber; the processing of raw rubber if the rubber is not melted and, where a banbury mixer is used, the dust resulting there from is washed.
- (xi) Rug cleaning plant.
- (xii) Sheet metal shops.
- (xiii) Shell products; the manufacture of.
- (xiv) Shooting gallery.
- (xv) Soft drinks; the manufacture and bottling of.
- (xvi) Stables; private, for the raising and training of racehorses.
- (xvii) Starch; the mixing and bottling of.
- (xviii) Stone; marble and granite, and the grinding, dressing, and cutting of.
- (xix) Storage and rental of plows, tractors, contractor's equipment, and cement mixers, not within a building.
- (xx) Stove polish; the manufacture of.
- (xxi) Tire yards and retreading facilities.
- (xxii) Trucks; the parking, storage, rental, and repair of.
- (xxiii) Ventilating ducts; the manufacture of.

*Discussion Paper: Community Standards Districts*

(xxiv) Wallboard; the manufacture of.

(xxv) Welding.

(xxvi) Wineries.

c. *Prohibited uses.* The following uses shall be prohibited in Zone IL:

- i. Boat building.
- ii. Breweries.
- iii. Bus storage.
- iv. Canneries.
- v. Car barns for buses and streetcars.
- vi. Casein; the manufacture of casein products.
- vii. Cesspool pumping, cleaning, and draining.
- viii. Dextrine; the manufacture of.
- ix. Engines; the manufacture of internal combustion and steam engines.
- x. Fox farms.
- xi. Fuel yard.
- xii. Incinerators; the manufacture of.
- xiii. Lubricating oil.
- xiv. Machinery; the repair of farm machinery.
- xv. Marine oil service stations.
- xvi. Moving van storage and operating yards.
- xvii. Presses; hydraulic presses for the molding of plastics.
- xviii. Produce yards, terminals, and wholesale outlets.
- xix. Refrigeration plants.
- xx. Sand; the washing of sand to be used in sandblasting.
- xxi. Sodium glutamate; the manufacture of.
- xxii. Valves; the storage and repair of oil well valves.

*Los Angeles County Zoning Ordinance Update*

xxiii. Wharves.

xxiv. Wood yards; the storage of wood or a lumberyard.

xxv. Yarn; the dyeing of yarn.

7. ***Union Pacific Zone-Specific Development Standards—Zones CS (as per the prior CM Zone), IL, and IG (as per the prior M-2 Zone).*** Premises in Zones CS (the prior CM Zone), IL, and IG (the prior M-2 Zone) shall be subject to the following development standards:

- a. Walls, view-obscuring fences, and buildings shall be set back at least one foot from the property line and shall provide at least one square foot for each linear foot of frontage on the front property line or on a side property line fronting a street in accordance with the following requirements:
  - i. Landscaping shall be distributed along said frontage in accordance with a site plan approved by the Director.
  - ii. Landscaping shall be maintained in a neat, clean, and healthful condition, including proper watering, pruning, weeding, removal of litter, fertilizing, and replacement of plants as necessary.
  - iii. A permanent watering system shall be provided which satisfactorily irrigates all planted areas. The system shall incorporate water conservation methods and may include a drip component. Where the watering system consists of hose bibs alone, these bibs shall be located not more than 40 feet apart within the required landscaped area. Sprinklers used to satisfy the requirements of this provision shall be spaced to assure complete coverage of the required landscaped area and to prevent overspraying outside landscaped areas.
- b. Walls, view-obscuring fences, and buildings shall be landscaped with climbing vines or other similar plant material as specified in Section 22.82.XXX (Outside Storage and Display) in amounts sufficient, as determined by the Director, to cover the wall, fence, or building and to discourage graffiti and vandalism.
- c. Wall, fence, or building landscaping required by subsection D.7.b of this Section, above, shall be fenced temporarily with non-view obscuring material in order to prevent theft. Once the plantings are established, as determined by the Director or within three years, whichever is less, the temporary fencing shall be removed. Permanent irrigation systems shall be required, maintained in good working order, and replaced as necessary.

8. ***Union Pacific Zone-Specific Development Standards—Non-Conforming Residential Uses in Zones CS (as per the prior CM Zone) and IL.*** The termination periods enumerated in Section 22.86.XXX (Restrictions on Nonconforming Uses) shall not apply to non-conforming residential uses (one-, two-, or multi-family) in Zones CS (as per the prior C-M Zone) and IL. Any single-, two-, or multi-family residential building or structure non-conforming due to use in Zones CS (as per the prior C-M Zone) and IL which is damaged or destroyed may be restored to the condition in which it was immediately prior to the occurrence of such damage or destruction, provided that the cost of reconstruction does not exceed 100 percent of the total market value of the building or structure as determined by the methods set forth in Section 22.86.XXX (Restoration of Damaged Structure) and provided that all reconstruction shall be started within one year from the date of damage and be pursued diligently to completion..
  
9. ***Union Pacific Zone-Specific Development Standards—Minor Variances in Zones CS (as per the prior CM Zone), IL, and IG (as per the prior M-2 Zone).***
  - a. The Director may permit Minor Variances from the standards specified in subsection D.7 of this Section where an applicant’s request for a Minor Variance demonstrates to the satisfaction of the Director all of the following:
    - i. The application of these standards would result in practical difficulties or unnecessary hardships inconsistent with the goals of the East Los Angeles Community Plan;
    - ii. There are exceptional circumstances or conditions applicable to the subject property or to the intended development of the property that do not apply generally to other properties in the Union Pacific area;
    - iii. Granting the requested Minor Variance will not be materially detrimental to properties or improvements in the area;
    - iv. No more than one property owner has expressed opposition to the Minor Variance. Protests received from both the owner and the occupant of the same property shall be considered to be one protest for purposes of this Section; and
    - v. Granting the requested Minor Variance will be consistent with the goals of the East Los Angeles Community Plan.
  
  - b. The procedure for filing a request for a Minor Variance shall be the same as that for Director’s Review, except that the applicant shall also submit:
    - i. A list, certified to be correct by affidavit or by a statement under penalty of perjury, of the names and addresses of all

*Los Angeles County Zoning Ordinance Update*

- persons who are shown on the latest available assessment roll of the County of Los Angeles as owners of the subject parcel of land and as owning property within a distance of 250 feet from the exterior boundaries of the subject property;
- ii. Three sets of mailing labels for the above-stated owners within a distance of 250 feet of the subject property;
  - iii. A map drawn to scale specified by the Director indicating where all such ownerships are located; and
  - iv. A filing fee equal to that required for Site Plan Review for commercial and industrial projects over 20,000 square feet in size.
- c. Not less than 20 days prior to the date an action is taken, the Director shall send notice to the owners of record within a distance of 250 feet from the subject property using the mailing labels supplied by the applicant. Such notice shall indicate that any individual opposed to the granting of such permit may express such opposition by written protest to the Director within 15 days after receipt of such notice.
  - d. The Director shall approve an application for a Minor Variance where the requirements of subsection D.9 of this Section are satisfied.
  - e. The Director shall deny an application for a Minor Variance in all cases where the requirements of subsection D.9 of this Section are not satisfied.
  - f. Notice of the Director's decision shall be sent to all property owners as specified in subsection D.9.b.i of this Section. The notice shall contain information regarding Appeals Procedure.
  - g. Any interested person dissatisfied with the action of the Director may file an appeal from such action. Such appeal shall be filed with the Hearing Officer within 10 days following notification.

**22.150.070**

**Exemptions, Exceptions, and Modifications**

(Reserved.)

## **Chapter 22.152: East Pasadena-San Gabriel Community Standards District**

### **Sections:**

- 22.152.010: Purpose**
- 22.152.020: Definitions**
- 22.152.030: District Map**
- 22.152.040: Community-Wide Development Standards**
- 22.152.050: Zone-Specific Development Standards**
- 22.152.060: Area-Specific Development Standards**
- 22.152.070: Exemptions, Exceptions, and Modifications**

### **22.152.010 Purpose**

The East Pasadena-San Gabriel Community Standards District is established to protect the light, air, and privacy of existing residences, enhance aesthetics and community character, and ensure that new and expanded development is compatible with the unique identity of each neighborhood throughout the district.

### **22.152.020 Definitions**

(Reserved.)

### **22.152.030 District Map**

[Map to come]

### **22.152.040 Community-Wide Development Standards**

- A. **Signs.** Prohibited signs are as follows:
  - 1. Outdoor advertising signs;
  - 2. Freestanding signs that exceed 30 feet in height, or are located within 100 feet of a residential use or zone, or extend into the public right-of-way;
  - 3. Roof signs;
  - 4. Flashing, animated, audible, rotating and/or moving signs;
  - 5. Business signs that project or extend more than 18 inches from the building face.
- B. **Repair of Nonconforming Structures.** Any structure nonconforming due to standards which is damaged or partially destroyed may be restored to the condition of the structure as it existed immediately prior to the occurrence of such damage or destruction, provided that the cost of reconstruction does not exceed 100 percent of

*Los Angeles County Zoning Ordinance Update*

the total market value of the structure as determined by the methods set forth in Section 22.86.XXX (Restoration of Damaged Structure) and provided the reconstruction work begins within one year of the damage.

- C. **Modifications.** The Director, Hearing Officer or Commission, where applicable, in acting upon any application for a modification from the development standards of this Section, shall consider the unique characteristics of the neighborhood in which the site is located. Approval or denial of a modification shall not establish precedent for approval or denial of other modifications within the East Pasadena-San Gabriel Community Standards District. Except for parking and sign regulations, the development standards in this Section may only be modified by Director's Review and approval pursuant to Chapter 22.100 and in accordance with the following:
1. When an application for a Tentative Map for a subdivision, including a Minor Land Division, is filed concurrently with an application to modify development standards, the hearing officer may consider and approve such application for Director's Review and approval concurrently with such permit or variance;
  2. In cases where the conditions of subsection 1 above do not apply, the Director's Review and approval shall be subject to the following additional provisions:
    - a. The Director shall cause a copy of a notice describing the application and the location of the property which is the subject of the application to be forwarded by first-class mail, postage prepaid, to all persons whose names and addresses appear on the latest available assessment roll of the County of Los Angeles as owning property within 200 feet of the exterior boundaries of the property, and to the homeowner's association whose boundary includes the property which is the subject of the application, and such notice shall indicate that a public hearing may be requested by any individual by written request delivered to the Director within 15 days after receipt of such notice;
    - b. The Director may approve an application for a Director's Review if not more than two requests for a public hearing are received within the period specified in subsection D.2.a of this Section, provided that the principles and standards of Section 22.100.XXX (Required Findings) are established. The Director shall deny an application for a Director's Review if at least three requests for a public hearing are received within the period specified in subsection D.2.a of this Section, or where the principles and standards of Section 22.100.XXX (Required Findings) are not established. Requests received from both the owner and the occupant of the same property shall be considered to be one request for the purposes of this Section;
    - c. The Director shall notify the applicant and all persons specified in subsection D.2.a of this Section in writing of the action taken on the application. The notification shall indicate that an appeal may be filed

with the Commission within 10 days after receipt of such notice. Notwithstanding the provisions of Section 22.116.XXX (Rights of Appeal), the decision of the Commission shall be final. In cases where the Director denies an application because at least three written requests for a public hearing were received, the Director shall also inform the applicant that a request to schedule a public hearing before the Hearing Officer may be submitted within 30 days after receipt of such notice and payment of the additional fee for Site Plan Review, Director's Review for modification of development standards in Community Standards District, as specified in Section 22.94.XXX (Application Fees). All procedures relative to public hearing and appeal shall be the same as for a Conditional Use Permit. The Hearing Officer shall approve or deny the proposed modification based on the principles and standards of Section 22.100.XXX (Required Findings).

**22.152.050            Zone-Specific Development Standards**

**A.        Zone RS- (Residential Single-Family).**

*Los Angeles County Zoning Ordinance Update*

<i>Development Standards</i>	<i>Lot or Parcel Size (Square Feet): Less than 13,000</i>	<i>Lot or Parcel Size (Square Feet): 13,000-19,999</i>	<i>Lot or Parcel Size (Square Feet): 20,000-39,999</i>	<i>Lot or Parcel Size (Square Feet): 40,000 +</i>
Minimum Street Frontage	60 feet	70 feet	80 feet	100 feet
Minimum Average Lot Width	60 feet	85 feet	100 feet	125 feet
Maximum Height	30 feet	30 feet	35 feet	35 feet
The maximum height applies to all structures except chimneys and rooftop antennas. Where fill material has been placed on a lot or parcel of land in excess of the grade approved at the time the lot or parcel was created, height shall be measured from the map-approved grade.				
Minimum Rear Yard Depth	25 feet	30 feet	35 feet	40 feet
Minimum Side Yard Width	The minimum side yard width shall be 10 percent of the average lot width, but no less than five feet for a lot with an average lot width less than 50 feet.			
Minimum Reverse Corner Side Yard	The minimum reverse corner side yard width shall be 10 feet.			
Minimum Front Yard depth	The minimum front yard depth shall be the average depth of front yards on the same side of the street on the same block. A vacant lot or parcel of land shall not be included in this computation. On undeveloped blocks, the minimum front yard depth shall be 20 feet.			
Structure Height and Setback	For structures that exceed 17 feet in height and are located on a lot or parcel of land adjacent to a single-family residential zone, the maximum height of the structure:			
	1. At five feet from the side property line adjacent to the single-family residential zone shall be 10 feet and any portion of the structure that exceeds 10 feet in height shall be set back an additional foot for every additional foot in height.			
	2. At 20 feet from the front property line shall be 20 feet and any portion of the structure that exceeds 20 feet in height shall be set back an additional foot for every additional foot in height.			
Front Yard Landscaping	A minimum of 50 percent of the required front yard shall contain softscape landscaping.			
Distance Between Main Buildings	A minimum distance of 10 feet shall be required between all main residential buildings not more than 17 feet in height established on the same lot or parcel of land. A minimum distance of 20 feet shall be required between all main residential buildings more than 17 feet in height established on the same lot or parcel of land.			
Maximum Grade	The maximum grade shall be the average grade of adjoining lots or parcels of land unless modified by the Director or County engineer where it is impractical due to topographic conditions.			
Maximum Stories	The maximum number of stories above grade shall be two.			
Maximum Floor Area	The maximum floor area shall be $(.25 \times \text{net lot area}) + 1,000$ square feet, but in no case more 9,000 square feet. The floor area shall include all enclosed buildings except cellars or garages. If there are multiple main residential buildings on the same lot or parcel of land, the total maximum floor area shall be 50 percent of the net lot area.			
Maximum Lot Coverage	The maximum lot coverage shall be $(.25 \times \text{net lot area}) + 1,000$ square feet, but in no case more than 9,000 square feet. Lot coverage shall include all enclosed buildings. If there are multiple main residential buildings on the same lot or parcel of land, the			

*Discussion Paper: Community Standards Districts*

<i>Development Standards</i>	<i>Lot or Parcel Size (Square Feet): Less than 13,000</i>	<i>Lot or Parcel Size (Square Feet): 13,000-19,999</i>	<i>Lot or Parcel Size (Square Feet): 20,000-39,999</i>	<i>Lot or Parcel Size (Square Feet): 40,000 +</i>
	total maximum lot coverage shall be 50 percent of the net lot area.			

<i>Parking Standards</i>	<i>Number of Bedrooms</i>	<i>Required Enclosed Parking Spaces</i>
	1 to 4	2
	5 to 6	3
	7 or more	4 (+1 for each additional bedroom)
Parking shall not be located below grade.		
<i>Garages</i>	For lots or parcels of land with not more than 100 feet of street frontage, the total maximum street-facing garage door width shall be 16 feet. For lots or parcels of land with more than 100 feet of street frontage, the total maximum street-facing garage door width shall be 24 feet.	
<i>Street Lighting</i>	Street lighting shall be consistent with the neighborhood pattern except where the Department of Public Works determines that a different street lighting configuration is required for the protection of public health and safety.	

**B. Zone RM.**

*Los Angeles County Zoning Ordinance Update*

<i>Development Standards</i>	
Minimum Rear Yard Depth	15 feet.
Minimum Side Yard Width	5 feet.
Minimum Reverse Corner Side Yard	The minimum reverse corner side yard width shall be 10 feet.
Minimum Front Yard Depth	The minimum front yard depth shall be the average depth of front yards on the same side of the street on the same block. A vacant lot or parcel of land shall not be included in this computation. On undeveloped blocks, the minimum front yard depth shall be 20 feet.
Front Yard Landscaping	A minimum of 20 percent of the required front yard shall contain softscape landscaping.
Structure Height and Setback	For structures that exceed 17 feet in height and are located on a lot or parcel of land adjacent to a single-family residential zone, the maximum height of the structure at five feet from the property line adjacent to the single-family residential zone shall be 10 feet and any portion of the structure that exceeds 10 feet in height shall be set back an additional foot for every additional foot in height.
Maximum Height	35 feet. The maximum height applies to all structures except chimneys and rooftop antennas. Where fill material has been placed on a lot or parcel of land in excess of the grade approved at the time the lot or parcel was created, height shall be measured from the map-approved grade.
Maximum Grade	The maximum grade shall be the average grade of adjoining lots or parcels of land, unless modified by the Director or County engineer where it is impractical due to topographic conditions.
Maximum Floor Area	The maximum floor area shall be 100 percent of the net lot area. Floor area shall include all enclosed buildings except cellars or garages.
Maximum Lot Coverage	The maximum lot coverage shall be 75 percent of the net lot area. Lot coverage shall include all enclosed buildings.
Parking	As required by Chapter 22.68 (Parking and Loading).
Street Lighting	Street lighting shall be consistent with the neighborhood pattern except where the Department of Public Works determines that a different street lighting configuration is required for the protection of public health and safety.

**C. Zones CN, CG, IL, and IG (as per the prior M-1½ Zone).**

1. **Maximum Height.** The maximum height of all structures, except chimneys and rooftop antennas, shall be 35 feet.
2. **Maximum Floor Area.** The maximum floor area shall be 100 percent of the net lot area. Floor area shall include all enclosed buildings.

3. ***Maximum Lot Coverage.*** The maximum lot coverage shall be 75 percent of the net lot area. Lot coverage shall include all enclosed buildings.
4. ***Setback.*** For structures that exceed 17 feet in height and are located on a lot or parcel of land adjacent to a residential zone, the maximum height of the structure at five feet from the property line adjacent to the residential zone shall be 10 feet and any portion of the structure that exceeds 10 feet in height shall be set back an additional foot for every additional foot in height.
5. ***Lighting.*** Exterior lighting shall be of top-shielded or hooded design intended to direct light away from adjacent parcels and prevent off-site illumination. Street lighting shall be consistent with the neighborhood pattern except where the Department of Public Works determines that a different street lighting configuration is required for the protection of public health and safety.

**22.152.060                    Area-Specific Development Standards**

(Reserved.)

**22.152.070                    Exemptions, Exceptions, and Modifications**

(Reserved.)

## Chapter 22.154: Florence-Firestone Community Standards District

### Sections:

**22.154.010: Purpose**

**22.154.020: District Map**

**22.154.030: Community-Wide Development Standards**

**22.154.040: Zone-Specific Development Standards**

**22.154.050: Area-Specific Development Standards**

**22.154.060: Exemptions, Exceptions, and Modifications**

**22.154.070: Definitions**

### **22.154.070 Purpose**

The Florence-Firestone Community Standards District (“CSD”) is established to improve the appearance of the community and to promote the maintenance of structures and surrounding properties. The CSD also establishes standards to improve the compatibility between residential uses and neighboring industrial uses.

### **22.154.080 Definitions**

(Reserved.)

### **22.154.090 District Map**

[Map to come]

### **22.154.100 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 the 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.
- C. **Material Colors.** Black or other similar dark color shall not be used as the primary or base color for any wall or structure.

### **22.154.110 Zone-Specific Development Standards**

- A. **Zone RS- (as per the former R-2 Zone).**

*Discussion Paper: Community Standards Districts*

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 and corner side yard fences.** Notwithstanding Section 22.60.XXX (Fences and Walls), a front or corner side yard fence may exceed three and one-half feet in height provided:
    - a. The portions of the fence above three and one-half feet are built so as not to completely obstruct the public's view through that portion of the fence;
    - b. If the fence is chain link or wrought-iron, the fence may not exceed four feet in height unless a site plan is submitted and approved. In that instance, the Director may approve up to an additional two feet in height pursuant to a Site Plan Review under Section 22.100.XXX (Required Findings). In a Site Plan Review for a corner side yard fence, conditions may be imposed on the fence design to assure adequate site distance for pedestrians and traffic at the respective intersection; and
    - c. A corner side yard fence that is five feet or more from a public street shall not exceed six feet in height.
- B. **Zone RM.** The standards prescribed for Zone RS-\_ (as per the prior R-2 Zone) shall apply to Zone RM.
- C. **Zone RHD/RMI.** The standards prescribed for Zone RS-\_ (as per the prior R-2 Zone) shall apply to Zones RHD and RMI. In addition, a building or structure in Zone RHD or RMI shall not exceed a height of 35 feet above grade, excluding chimneys and rooftop antennas.
- D. **Zone CN (as per the prior C-2 Zone).**
1. **Façades.** For building façades with street frontage, at least 30 percent of the façade above the first story shall consist of materials or designs different from the rest of the façade. Examples of such materials or designs include recessed windows, balconies, offset planes, or similar architectural accents. Long unbroken façades are prohibited.
  2. **Loading/Unloading Docks.** Loading and unloading docks shall be located as far away as practicable, in the reasonable judgment of the Director, from abutting residentially-zoned parcels.
  3. **Business Signs.** Except as herein modified, all business signs shall conform to Chapter 22.74 (Signs).
    - a. **Applicability.** The sign regulations herein shall apply to new signs only and shall not apply to existing signs that were legally established prior to the effective date of this CSD.

*Los Angeles County Zoning Ordinance Update*

- b. *Prohibited signs.* Roof business signs and signs painted directly on buildings shall be prohibited.
- c. *Damaged signs.* Damaged business signs shall be repaired or removed within 30 days of receipt of written notice from the zoning enforcement officer.
- d. *Wall, Projecting and Awning Business Signs.* All businesses shall be permitted one wall, projecting or awning 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 such sign for each additional 30 feet or increment thereof of street frontage; for businesses with multiple street frontages, the business shall be permitted one such sign for each street frontage. These signs shall be subject to the standards below, as applicable:
  - i. Wall business signs. Wall business signs shall be mounted flush and affixed securely to a building wall and shall extend from the wall a maximum of 12 inches. In addition, 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.
  - ii. Awning business signs:
    - i. Awning signs shall have a face area of two square feet for every linear foot of the applicable building frontage;
    - ii. Every awning for the same business shall be the same color and style; and
    - iii. Every awning in a building with multiple storefronts shall be complimentary in color and style.
- e. *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.
4. **Residential and Mixed Residential/Commercial Uses.** Residential and mixed residential/commercial uses in Zone CN (as per the prior C-2 Zone) shall require a Director’s Review pursuant to Chapter 22.100 and shall be subject to the following development standards:
- a. **Dwelling Unit Density.** The density for residential uses shall not exceed 30 dwelling units per net acre;
  - b. **Yard Requirements.** Residential uses shall comply with the yard requirements in Section 22.16.XXX (Development Regulations) regarding uses in Zone RM;
  - c. **Parking.** The parking requirements in Chapter 22.68 (Parking and Loading) shall apply to residential uses in Zone CN (as per the prior C-2 Zone) except that any such requirement specifying the number of parking spaces may be reduced by 25 percent for new construction or a change in use, subject to approval by the Director. Residential parking shall be distinguished from commercial parking in a mixed residential/commercial use by a posting, pavement marking or physical separation between the spaces;
  - d. **Height.** All residential structures shall have a maximum height of 45 feet above grade, excluding chimneys and rooftop antennas;
  - e. **Entrances.** Residential and commercial uses that are located on the same floor shall not have a common entrance hallway or common balcony, except that common entrance hallways shall be allowed in a single-story structure;
  - f. **Common Walls.** Any common wall between a residential and commercial use shall be constructed in accordance with Building Code requirements to minimize noise and vibration between the uses; and
  - g. The hours of operation for commercial uses in a mixed residential/commercial use shall be no earlier than 7:00 a.m. and no later than 10:00 p.m. daily.
- E. **Zone CG.** The standards prescribed for Zone CN (as per the prior C-2 Zone) shall apply to Zone CG except as follows:
- 1. **Height.** Residential and mixed residential/commercial structures shall have a maximum height of 50 feet above grade. All other structures shall have a maximum height of 45 feet above grade. These height limits do not include chimneys and rooftop antennas; and

*Los Angeles County Zoning Ordinance Update*

2. ***Dwelling Unit Density.*** The density for residential uses shall not exceed 50 dwelling units per net acre.
- F. **Zone CS (as per the prior CM Zone).**
1. ***Buffers.*** Properties that adjoin a residential zone, or a school, park, playground, child care center, senior citizen center, church, or temple shall have a minimum five-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 with regular pruning, weeding, fertilizing, litter removal, and replacement of plants when necessary.
  2. ***Setbacks.*** All new buildings that face a residential zone or sensitive use as described in subsection F.1 of this Section shall have a minimum setback of 10 feet from the front property line. The setback shall be completely landscaped, except where there is required parking and driveways. The landscaping shall be maintained in the manner provided in subsection F.1 of this Section.
  3. ***Façades.*** For properties that adjoin or face a residential zone or sensitive use as described in subsection F.1 of this Section, the façade requirements prescribed for Zone CN (as per the prior C-2 Zone) in subsection D.1 of this Section shall apply, except that the percentage requirement shall be 25 rather than 30.
  4. ***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 F.1 of this Section. Incidental walkways, if any, shall not be counted toward the 10 percent landscaping requirement.
  5. ***Height.*** All new structures shall have a maximum height of 45 feet above grade if located within 250 feet of a residential zone, excluding chimneys and rooftop antennas.
  6. ***Loading Docks.*** No loading dock shall be permitted along a property line that adjoins a residential zone.
  7. ***Truck Access.*** Other than during the hours from 8:00 a.m. to 5:00 p.m., Monday through Friday, industrial properties with multiple street frontages shall permit truck access only from the street that is furthest from any adjacent or nearby residential zone.
  8. ***Outside Storage.*** In addition to the requirements of Section 22.18.XXX (Development Regulations for Commercial Zones), outside storage shall be kept so as not to be publicly visible to anyone in an adjoining residential zone.

*Discussion Paper: Community Standards Districts*

9. ***Business Signs.*** The standards prescribed for Zone CN (as per the prior C-2 Zone) as set forth in subsection D.3 of this Section shall apply to Zone CS (as per the prior CM Zone).
10. ***Uses Subject to Permits.*** In addition to the permitted uses specified in Section 22.18.XXX (Land Use Regulations), and notwithstanding any contrary provision in Chapter 22.18, the following uses shall require a Conditional Use Permit in Zone CS (as per the prior CM Zone):
  - a. ***Services.***
    - i. Boat Rentals.
    - ii. Electric distribution substations, including microwave facilities, subject to the standards described for this use in Section 22.18.XXX (Land Use Regulations).
    - iii. Laboratories, research and testing.
    - iv. Laundry plants, wholesale.
    - v. Medical laboratories.
    - vi. Tool rentals, including rototillers, power mowers, sanders, and saws, cement mixers and other equipment, but excluding heavy machinery or trucks exceeding two tons' capacity.
  - b. ***Recreation and Amusement.***
    - i. Amusement rides and devices, including merry-go-rounds, ferris wheels, swings, toboggans, slides, rebound-tumbling and similar equipment operated at one particular location not longer than seven days in any six-month period.
    - ii. Carnivals, commercial, including pony rides, operated at one particular location not longer than seven days in any six-month period.
  - c. ***Industrial Uses.*** The industrial uses in this subsection are allowed with a Conditional Use Permit only if all activities associated with the use are conducted within an enclosed building.
    - i. Assembly and manufacture from previously prepared materials, and excluding the use of drop hammers, automatic screw machines, punch presses exceeding five tons' capacity and motors exceeding one horse power capacity that are used to operate lathes, drill presses, grinders or metal cutters:
    - ii. Aluminum products.
    - iii. Metal plating.

*Los Angeles County Zoning Ordinance Update*

- iv. Plastic products.
  - v. Shell products.
  - vi. Stone products.
  - d. *Prohibited Uses.* The following uses shall be prohibited in the CS Zone (as per the prior CM Zone):
    - i. Sewage treatment plants.
    - ii. Explosive storage.
- G. **Zone IL.** The standards prescribed for Zone CS (as per the prior CM Zone) in subsections F.1 through F.8 of this Section shall apply to Zone IL. In addition, the following standards shall apply:
- 1. ***Fences or Walls.*** Properties that adjoin a residential zone or sensitive use as described in subsection F.1 of this Section shall have a minimum eight-foot high solid wall or solid fence along the common property line in compliance with Section 22.82.XXX (Outside Storage and Display).
  - 2. ***Outdoor Businesses.*** All principal business uses, except parking, conducted outside an enclosed structure within 250 feet of a residential zone or sensitive use as described in subsection F.1 of this Section shall require a Conditional Use Permit.
  - 3. ***Minimum Lot Size.*** Except for lots legally created prior to the effective date of this CSD, the minimum lot size shall be 8,000 square feet.
  - 4. **Uses Subject to Permits.** In addition to the uses in Zone IL subject to permits specified in Chapter 22.22, and notwithstanding any contrary provision in Chapter 22.22, the following uses shall require a Conditional Use Permit in Zone IL:
    - a. Acetylene; the storage of oxygen and acetylene in tanks if oxygen is stored in a room separate from actelyene, and such rooms are separated by a not less than one-hour fire-resistant wall.
    - b. Agricultural contractor equipment, sale or rental or both.
    - c. Animal experimentation research institute.
    - d. Automobile body and fender repair shops, if all operations are conducted inside of a building.
    - e. Automobile painting and upholstery.
    - f. Batteries, the manufacture and rebuilding of batteries.
    - g. Bottling plant.

*Discussion Paper: Community Standards Districts*

- h. Building materials, storage of.
- i. Carnivals, commercial or otherwise.
- j. Cellophane; the manufacture of cellophane products.
- k. Circuses and wild animal exhibitions, including the temporary keeping or maintenance of wild animals in conjunction therewith for a period not to exceed 14 days, provided said animals are kept or maintained pursuant to and in compliance with all regulations of the Los Angeles County Department of Animal Care & Control.
- l. Cold-storage plants.
- m. Concrete batching, providing that the mixer is limited to one cubic yard capacity.
- n. Contractor's equipment yards, including farm equipment and all equipment used in building trades.
- o. Dairy products depots and manufacture of dairy products.
- p. Distributing plants.
- q. Electrical transformer substations.
- r. Engraving; machine metal engraving.
- s. Fabricating, other than snap riveting or any process used in bending or shaping which produces any annoying or disagreeable noise.
- t. Ferris wheels.
- u. Fruit packing plants.
- v. Fumigating contractors.
- w. Granite, the grinding, cutting, and dressing of granite.
- x. Heating equipment, the manufacture of.
- y. Horn products, the manufacture of.
- z. Ice, the manufacture, distribution, and storage of.
- aa. Ink, the manufacture of.
- bb. Iron, ornamental iron works, but not including a foundry.
- cc. Laboratories for testing experimental motion picture film.

*Los Angeles County Zoning Ordinance Update*

- dd. Lumberyards, except the storage of boxes or crates.
- ee. Machine shops.
- ff. Machinery storage yards.
- gg. Marble, the grinding, cutting, and dressing of.
- hh. Metals:
  - i. Manufacturing of products of precious metals;
  - ii. Manufacturing of metal, steel and brass stamps, including hand and machine engraving;
  - iii. Metal fabricating;
  - iv. Metal spinning;
  - v. Metal storage;
  - vi. Metal working shops; and
  - vii. Plating and finishing of metals, provided no perchloric acid is used
- ii. Nightclubs.
- jj. Oil wells and appurtenances, to the same extent and under all of the same conditions as permitted in Zone AG.
- kk. Outdoor skating rings and outdoor dance pavilions.
- ll. Outside storage.
- mm. Paint mixing, except the mixing of lacquers and synthetic enamels.
- nn. Plaster, the storage of.
- oo. Rubber; the processing of raw rubber if the rubber is not melted and, where a banbury mixer is used, the dust resulting therefrom is washed.
- pp. Rug cleaning plant.
- qq. Sheet metal shops.
- rr. Shell products, the manufacture of.
- ss. Shooting gallery.

*Discussion Paper: Community Standards Districts*

- tt. Starch; the mixing and bottling of starch.
  - uu. Stone, marble and granite, and grinding, dressing and cutting of.
  - vv. Storage and rental of plows, tractors, buses, contractor's equipment and cement mixers, not within a building.
  - ww. Stove polish, the manufacture of.
  - xx. Tire yards and retreading facilities.
  - yy. Trucks; the parking, storage, rental, and repair of.
  - zz. Ventilating ducts, the manufacture of.
  - aaa. Welding.
5. ***Prohibited Uses.*** In addition to the prohibited uses specified in Section 22.22.XXX (Land Use Regulations for Industrial Uses), the following uses shall be prohibited in Zone IL:
- a. Boat building.
  - b. Breweries.
  - c. Bus storage.
  - d. Cannery, except meat or fish.
  - e. Car barns for buses and streetcars.
  - f. Casein; the manufacture of casein products, except glue.
  - g. Cesspool pumping, cleaning and draining.
  - h. Dextrine, manufacture of.
  - i. Draying yards or terminals.
  - j. Engines; the manufacture of internal combustion or steam engines.
  - k. Explosives storage.
  - l. Fox farms.
  - m. Fuel yard.
  - n. Incinerators, the manufacture of.
  - o. Lubricating oil; the canning and packaging of lubricating oil if not more than 100 barrels are stored aboveground at any one time.

*Los Angeles County Zoning Ordinance Update*

- p. Machinery; the repair of farm machinery.
  - q. Marine oil service stations.
  - r. Moving van storage or operating yards.
  - s. Poultry and rabbits; the wholesale and retail sale of poultry and rabbits, including slaughtering and dressing within a building.
  - t. Presses; hydraulic presses for the molding of plastics.
  - u. Produce yards or terminals.
  - v. Refrigeration plants.
  - w. Sand; the washing of sand to be used in sandblasting.
  - x. Slaughterhouses with wholesale or retail sale of meat or meat products.
  - y. Sodium glutamate, the manufacture of.
  - z. Valves; the storage and repair of oil well valves.
  - aa. Wood yards.
  - bb. Yarn; the dyeing of yarn and manufacture of yarn products.
- H. **Zone IG (as per the prior Zone M-1-1/2).** The standards prescribed for Zone CS (as per the prior Zone CM) in subsections F.1 through F.8 of this Section, and the standards prescribed for Zone IL in subsections G.2 through G.5 of this Section, shall apply to Zone IG (as per the prior Zone M-1-1/2).
- I. **Zone IG (as per the prior Zone M-2).** The standards prescribed for Zone CS (as per the prior CM Zone) in subsections F.1, F.7, and F.8 of this Section, and the standards prescribed for Zone IL in subsection G.2 of this Section, shall apply to Zone IG (as per the prior M-2 Zone). In addition, the following standards shall apply in Zone IG (as per the prior M-2 Zone):
1. ***Minimum Lot Size.*** Except for lots legally created prior to the effective date of this CSD, the minimum lot size shall be 15,000 square feet.
  2. ***Prohibited Uses.*** Waste disposal facilities and yards for automobile dismantling, junk and salvage, and scrap metal processing shall not be permitted on properties that adjoin a residential zone or sensitive use as described in subsection F.1 of this Section. Properties that are separated by public roads or public rights-of-way shall not be considered adjoining for purposes of this subsection.

## 22.154.120 Area-Specific Development Standards

### A. Area 1--Florence Avenue.

1. **Purpose.** This area is established to facilitate the development of Florence Avenue as a pedestrian corridor, to improve the appearance of existing and proposed structures and signs, and to encourage new business growth.
2. **Area Description.** In general, this area extends from Central Avenue to Compton Avenue and from Wilmington Avenue to Alameda Street. The specific boundaries of the area are shown on the map following this Section.
3. **Development Standards.**
  - a. **Signs.** Outdoor advertising signs are prohibited.
  - b. **Fences and Security Shutters.**
    - i. Chain link, barbed and concertina wire fences are prohibited.
    - ii. Outdoor roll-up security shutters shall be concealed to the greatest extent possible and shall not completely obstruct the public's view of the building. Solid security shutters are prohibited.
  - c. **Air-Conditioning Units.** Air-conditioning units on a building shall be located in a manner that avoids obstructing the architectural design of the building. These units shall also be screened or enclosed with landscaping or an awning.
  - d. **Pedestrian Character.**
    - i. All structures must have at least one entrance on Florence Avenue.
    - ii. At least 50 percent of a building's ground floor façade fronting Florence Avenue shall consist of entrances or shop windows.
    - iii. To the extent the building's façade facing the street at the ground level consists of windows or doors with glass, the glass shall be clear or lightly tinted. Not more than 20 percent of the building façade shall consist of mirrored or densely tinted glass.
  - e. **Parking.** Except as herein modified, parking in this area shall comply with all applicable provisions of Chapter 22.68 (Parking and Loading).
    - i. The required parking for new and existing retail, office, or restaurant uses with less than 1,000 square feet of gross floor

*Los Angeles County Zoning Ordinance Update*

area shall be one space for every 400 square feet of gross floor area; and

- ii. Except for fully subterranean parking structures, parking shall be at the rear of commercial structures and not be visible from Florence Avenue.

4. ***Zone-specific Use Standards.***

- a. *Zone CN (as per the prior C-2 Zone).* In addition to the uses requiring a Conditional Use Permit specified in Section 22.18.XXX (Land Use Regulations) and notwithstanding any contrary provision in Chapter 22.18, the following uses shall require a Conditional Use Permit in Zone CN (as per the prior Zone C-2) in the Florence Avenue area:

- i. Air-pollution sampling stations.
- ii. Automobile service stations, including incidental repair, washing, and rental of utility trailers, subject to the applicable provisions of Division 6 (Standards for Specific Uses).
- iii. Churches, temples or other places used exclusively for religious worship, including customary incidental educational and social activities in conjunction therewith.

- b. *Zone CG.* In addition to the uses in requiring a Conditional Use Permit specified in Section 22.18.XXX (Land Use Regulations) and notwithstanding any contrary provision in Chapter 22.18, the following uses shall require a Conditional Use Permit in Zone CG in the Florence Avenue area:

- i. Sales.
  - i. Automobile sales, sale of new and used motor vehicles, and including incidental repair and washing, subject to the applicable provisions of Division 6 (Standards for Specific Uses).
  - ii. Motorcycle, motorscooter, and trail bike sales.
  - iii. Pawnshops.
  - iv. Trailer sales, box and utility.
- ii. Services.
  - i. Air-pollution sampling stations.
  - ii. Automobile battery service, provided all repair activities are conducted within an enclosed building only.

*Discussion Paper: Community Standards Districts*

- iii. Automobile brake repair shops, provided all repair activities are conducted within an enclosed building only.
- iv. Automobile muffler shops, provided all repair activities are conducted within an enclosed building only.
- v. Automobile radiator shops, provided all repair activities are conducted within an enclosed building only.
- vi. Automobile repair garages, provided all repair activities are conducted within an enclosed building only.
- vii. Automobile service stations, including incidental repair, washing, and rental of utility trailers, subject to the applicable provisions of Division 6 (Standards for Specific Uses).
- viii. Car washes, automatic, coin-operated and hand wash.
- ix. Churches, temples or other places used exclusively for religious worship, including customary incidental educational and social activities in conjunction therewith.
- x. Drive-through facilities.
- xi. Furniture and household transfer and storage.
- xii. Truck rentals.

**B. Area 2--Roseberry Park.**

1. ***Purpose.*** This area is established to improve the compatibility between industrial and commercial uses in this unique community and to improve its appearance with specific development standards.
2. ***Area Description.*** In general, the boundaries of this area are Florence Avenue to the north, Santa Fe Avenue to the east, Nadeau Street to the south and Alameda Street to the west. The specific boundaries of the area are shown on the map following this Section.
3. ***Zone-Specific Development Standards.***
  - a. ***Zone CG.*** No structure in Zone CG shall exceed a height of 35 feet above grade, excluding chimneys and rooftop antennas.
  - b. ***Zone IL.***

- i. Main Entrance. Any property that has frontage on both Roseberry Avenue and Alameda Street shall have its main entrance on Alameda Street.
- ii. Lot Coverage. All new structures shall have a maximum 60 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 F.1 of this Section. Incidental walkways, if any, shall not be counted toward the 10 percent landscaping requirement.
- iii. Height. No structure in Zone IL shall exceed a height of 50 feet above grade, excluding chimneys and rooftop antennas.
- iv. Lights. Parking lot lights, if any, shall be installed to minimize glare and illumination on neighboring residences.
- v. Sound equipment. Sound amplification equipment shall be prohibited outside an enclosed structure.

**22.154.130 Exemptions, Exceptions, and Modifications**

**A. Minor Variances.**

1. The Director may permit Minor Variances from the Zone-Specific Development Standards specified in subsections D.1, D.3.d, D.3.e, F.1 through F.6, G.1, G.3, and I.1 of Section 22.156.050 and B.3.b.i, and B.3.b.ii of Section 22.156.060 where an applicant's request for a Minor Variance 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 this 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 Florence-Firestone area;
  - c. That granting the requested Minor Variance will not be materially detrimental to properties or improvements in the area or contrary to the goals of this CSD; and
  - d. That no more than two unrelated property owners have expressed opposition to the Minor Variance pursuant to subsection A.3. of this Section. Protests received from both the owner and occupant of the same property shall be considered one protest for the purposes of this subsection.

*Discussion Paper: Community Standards Districts*

2. The procedure for filing a request for a Minor Variance shall be the same as that for Director's Review except that the applicant shall also submit:
    - a. 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;
    - b. Two sets of mailing labels for the above-stated owners;
    - c. A map drawn to a scale specified by the Director indicating where all such ownerships are located; and
    - d. A filing fee, as set forth in Section 22.94.XXX (Application Fees), equal to that required for a Site Plan Review for commercial and industrial projects over 20,000 square feet in size.
  3. 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 Variance may express such opposition by written protest to the Director within 15 days after receipt of such notice.
- B. **Nonconforming Residential Uses.** Nonconforming residential uses in Zones CS (as per the prior CM Zone) and IL shall be exempt from the following:
1. The termination periods set forth in Chapter 22.86 (Nonconforming Situations) as long as the residential use continues; and
  2. The provisions in Section 22.86.XXX (Restoration of Damaged Structure).
- C. **Transit Oriented Districts.** Any development standard in this CSD contrary to a development standard regulating the same matter in Chapter 22.40 (Transit Oriented Development Zone) governing transit oriented districts shall be superseded by the standard in the transit oriented district.

## Chapter 22.156: Juniper Hills Community Standards District

### Sections:

- 22.156.010: Purpose**
- 22.156.020: Definitions**
- 22.156.030: District Map**
- 22.156.040: Community-Wide Development Standards**
- 22.156.050: Zone-Specific Development Standards**
- 22.156.060: Area-Specific Development Standards**
- 22.156.070: Exemptions, Exceptions, and Modifications**

### **22.156.010 Purpose**

The Juniper Hills Community Standards District (CSD) is established to ensure that future public and private improvements are consistent with the community's existing development pattern and the goals, objectives, and policies of the Antelope Valley Areawide Plan. Juniper Hills is a rural community in which dispersal of land uses is preferred over concentrated density. Juniper Hills is not an appropriate location for urban infrastructure such as expensive public sewage and water systems. The standards contained in this CSD are intended to maintain the low densities, secluded rural character, unique desert foothill appearance, and significant natural resources of the community.

### **22.156.020 Definitions**

- A. **Fences.** For purposes of subsection K.5 of Section 22.158.040, below, perimeter fences are defined as those fences or walls that mark the boundaries of a lot or parcel of land and agricultural fences are defined as those fences or walls used to contain livestock or other animals.

### **22.156.030 District Map**

[Map to come]

### **22.156.040 Community-Wide Development Standards**

- A. **Public Street Improvements.**
  - 1. Public streets shall be limited to a paved width of 28 feet, excluding any inverted shoulder, concrete flow line, or slope easement.
  - 2. Where shoulders are deemed necessary for the safety of pedestrian and vehicular traffic by the Department of Public Works, inverted shoulder cross-sections shall be utilized.
  - 3. Curbs, gutters, and sidewalks are prohibited on new streets constructed in conjunction with a land division unless deemed necessary for the safety of

pedestrians and vehicular traffic by the Department of Public Works after consultation with adjacent property owners.

4. The addition of curbs, gutters, and sidewalks are prohibited on existing streets unless deemed necessary for the safety of pedestrian and vehicular traffic by the Department of Public Works after consultation with adjacent property owners.
- B. **Private Street and Right-of-Way Improvements.** The following standards shall apply to private streets and right-of-ways that provide access to one or more lots or parcels of land:
1. Paving shall only be required if necessary to comply with Fire Department regulations and the requirements of the Fire Code; and
  2. Width shall be limited to 28 feet unless a greater width is necessary to comply with Fire Department regulations and the requirements of the Fire Code.
- C. **Street Lighting.**
1. Street lights are prohibited on new streets constructed in conjunction with a land division.
  2. The addition of street lights is prohibited on existing streets unless deemed necessary for the safety of pedestrian and vehicular traffic by the Department of Public Works after consultation with adjacent property owners. Where installed, street lights shall:
    - a. Be compatible in style and material with the poles on which they are mounted;
    - b. Be placed the maximum distance apart with the minimum lumens allowable by the Department of Public Works; and
    - c. Be designed to prevent off-street illumination and glare. Hooding and shields shall be used to deflect light away from adjacent parcels.
- D. **Drainage.** Drainage structures shall utilize natural materials and colors and shall not alter natural drainage courses to the maximum extent feasible.
- E. **Trails.** In reviewing and establishing design conditions for any land division, the Commission or the Hearing Officer shall determine that the land division promotes the community trails objectives stated in the Trails Plan of the Antelope Valley Areawide General Plan.
- F. **Lot Design.**
1. Each new lot or parcel of land created by a land division shall contain a gross area of not less than five acres.

*Los Angeles County Zoning Ordinance Update*

2. Each new lot or parcel of land created by a land division shall have a required width of not less than 330 feet and a required depth of not less than 330 feet.
- G. **Hillside Development.** Density-controlled development shall be prohibited in this CSD.
- H. **Grading.** A Conditional Use Permit as provided in Chapter 22.102 shall be required for any grading on a lot or parcel of land, or in connection with any project, that exceeds 5,000 cubic yards of total cut plus total fill material within any 24 month period. For purposes of computing the 5,000 cubic yard threshold amount, grading necessary to establish a turnaround required by the Fire Department shall be excluded, but not grading for any private street, right-of-way, or driveway leading to such turnaround.
- I. **Vegetation Conservation.**
1. The removal or destruction of vegetation of any kind on a lot or parcel of land two-and-one-half acres or greater in size shall require a Conditional Use Permit pursuant to Chapter 22.102 where the area of removal or destruction is greater than 30 percent of the gross area of the lot or parcel.
  2. This subsection shall not apply to the removal or destruction of vegetation:
    - a. On a publicly owned right-of-way;
    - b. That is necessary to allow for the construction of additions to single-family residences permitted by this Title 22;
    - c. That is necessary to allow for the construction of accessory structures or additions to accessory structures permitted by this Title 22;
    - d. That is necessary to implement the State of California's vegetation management program, is necessary to implement fire hazard reduction projects approved by the local and State Fire Safe Counsel, is necessary to comply with County regulations relating to brush clearance or fire safety, or that is otherwise required by the Fire Department;
    - e. For work performed under a permit issued to control erosion or flood hazards; or
    - f. For accessory agricultural uses permitted by this Title 22.
  3. Where any land division is proposed:
    - a. Plans depicting existing vegetation shall be submitted with the application;
    - b. When the land division proposes new development, a fuel modification plan(s) shall also be submitted with the application that

demonstrates that the proposed removal or destruction of vegetation shall not occur on more than 30 percent of the gross area of each lot to be created unless such removal or destruction meets the exclusions contained in subsection I.2, above, absent issuance of a Conditional Use Permit under subsection I.1, above. Such land division shall be conditioned upon the recording of a vegetation conservation covenant with the County Recorder to ensure the permanent maintenance of the vegetation on each lot as depicted in the approved fuel modification plan, barring a fire or other natural disaster, subject to the exclusions contained in subsection I.2, above, and subject to the right to obtain a Conditional Use Permit under subsection I.1, above.

- c. When the land division does not propose new development, it shall be conditioned upon recording of a covenant with the County Recorder to ensure permanent maintenance of existing vegetation on lots or parcels of land created by the land division until such time that development is proposed, barring a fire or other natural disaster and subject to the exclusions listed in subsection I.2, above, and further subject to the right to obtain a Conditional Use Permit under subsection I.1, above.
4. Where a new single-family residence is proposed on an existing unimproved lot or parcel of land two-and-one-half acres or greater in size:
    - a. Site plans shall be submitted to the Director, pursuant to Chapter 22.100, that depict existing vegetation;
    - b. A fuel modification plan shall also be submitted to the Director that demonstrates that the proposed removal or destruction of vegetation shall not occur on more than 30 percent of the gross area of the lot or parcel unless such removal or destruction meets the exclusions contained in subsection I.2, above, absent issuance of a Conditional Use Permit under subsection I.1, above. A vegetation conservation covenant shall be recorded with the County recorder for each such parcel or lot to ensure the permanent maintenance of the vegetation on each lot as depicted in the approved fuel modification plan, barring a fire or other natural disaster, subject to the exclusions contained in subsection I.2, above, and subject to the right to obtain a Conditional Use Permit under subsection I.1, above.
  5. Transplantation of vegetation is encouraged as an alternative to removal.

**J. Vegetation Conservation Buffer.** Notwithstanding the provisions of subsection I, above:

1. A vegetation conservation buffer with a depth of not less than 30 feet shall be established and maintained along the boundary of a lot or parcel of land bordering upon a public street or a private street or right-of-way. If more than one boundary of a lot or parcel of land borders upon a public street or private street or right-of-way, the vegetation conservation buffer shall be established

*Los Angeles County Zoning Ordinance Update*

and maintained along the boundary of the lot or parcel of land bordering upon the widest public street or private street or right-of-way;

2. In cases where a vegetation conservation buffer is established pursuant to subsection J.1, above, the 30-foot depth shall be measured from the property boundary unless such boundary is located within a public street or private street or right-of-way, in which case, it shall be measured from the edge of the street or right-of-way closest to the interior of the lot or parcel;
3. No vegetation of any kind within the vegetation conservation buffer shall be removed or destroyed, with the following exceptions:
  - a. Vegetation may be removed for the purpose of establishing wells, well pump houses, pumps, tanks, and other well-related fixtures;
  - b. Vegetation may be removed for one driveway path for each 165 feet of lot width, provided that such driveway path is limited to a width of 28 feet; and
  - c. Vegetation may be removed for compliance with County regulations relating to brush clearance safety, fuel modification, or other Fire Department requirements.

**K. Required Yards.**

1. Required front, side, and rear yards shall have a minimum depth of not less than 30 feet.
2. Required front, side, and rear yards shall be measured from the property boundary unless such boundary is located within a public street or a private street or right-of-way providing access to one or more lots or parcels of land, in which case required yard areas shall be measured from the edge of the street or right-of-way closest to the interior of the lot or parcel.
3. Wells, well pump houses, pumps, tanks, and other well-related fixtures shall be permitted within required front, side, and rear yards.
4. Accessory structures shall be prohibited within required rear yards.
5. Fences and walls within required yard areas shall comply with Section 22.60.XXX (Fences and Walls) as well as the following provisions/restrictions:
  - a. Perimeter fences within any required yard area shall not exceed a height of six feet;
  - b. At least 90 percent of the top three feet of the vertical surface of all perimeter fences shall be open and non-view obscuring;
  - c. Agricultural fences are prohibited within any required yard area; and

- d. Barbed or concertina wire shall not be used in any fence within any required yard area.
- L. **Lighting.** Exterior lighting to be installed in new development shall be designed to prevent off-site illumination and glare. Hooding and shields shall be used to deflect light away from adjacent parcels and public areas.

**22.156.050 Zone-Specific Development Standards**

(Reserved.)

**22.156.060 Area-Specific Development Standards**

(Reserved.)

**22.156.070 Exemptions, Exceptions, and Modifications**

- A. **Exemptions.** This CSD shall not apply to:
  - 1. Development proposals which are the subject of applications for the following types of permits or approvals that were submitted and deemed complete filings prior to the effective date of this CSD:
    - a. Building Permits;
    - b. Director's Reviews;
    - c. General Plan Amendments and Area Plan Amendments;
    - d. Tentative Tract Maps and parcel maps;
    - e. Zone changes;
    - f. Zoning Conformance Reviews; and
    - g. Zoning permits listed in Division 7.
  - 2. Additions to existing structures, provided that such additions do not cumulatively increase the existing floor area of any structure by more than 25 percent.
- B. **Modifications.**
  - 1. ***Notice and Application Requirements for Proposed Projects or Permits.*** Applications for Conditional Use Permits, General Plan and Area Plan Amendments, Tentative Tract Maps and parcel maps, Variances, zone changes, and other zoning permits shall contain the following information in addition to that required by the other applicable provisions of Title 21 and Title 22:

*Los Angeles County Zoning Ordinance Update*

- a. Maps in the number prescribed, and drawn to a scale specified by the Director, showing the location of all property included in the request, the location of all highways and streets and the location and dimensions of all parcels of land within a distance of 1,000 feet from the exterior boundaries of the subject parcel(s) of land. One copy of said map shall indicate the uses established on every parcel of land shown within said 1,000 foot radius.
  - b. A list, certified by affidavit or statement under penalty of perjury pursuant to Section 2015.5 of the Code of Civil Procedure, 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 parcel of land and as owning parcels of land within a distance of 1,000 feet from the exterior boundaries of the subject parcel(s) of land. If, in using this 1,000 foot radius, the list does not include at least 25 property owners, excluding the applicant, the radius shall be expanded equally in all directions until the list includes at least 25 property owners, excluding the applicant. Three sets of mailing labels for these property owners shall also be included.
2. Modifications to the yard and fence requirements in subsection K.5 of Section 22.158.040, above, may be granted by the Director for the reasons set forth in Section 22.60.XXX (Fences and Walls), provided that:
- a. An application is filed for the Director's Review and approval in accordance with Chapter 22.100; and
  - b. Such application includes the information specified in subsection C.1, above.

## Chapter 22.158: La Crescenta-Montrose Community Standards District

### Sections:

- 22.158.010: Purpose**
- 22.158.020: Definitions**
- 22.158.030: District Map**
- 22.158.040: Community-Wide Development Standards**
- 22.158.050: Zone-Specific Development Standards**
- 22.158.060: Area-Specific Development Standards**
- 22.158.070: Exemptions, Exceptions, and Modifications**

### **22.158.010 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.

### **22.158.020 Definitions**

(Reserved.)

### **22.158.030 District Map**

[Map to come]

### **22.158.040 Community-Wide Development Standards**

(Reserved)

### **22.158.050 Zone-Specific Development Standards**

#### **A. Zone RM.**

##### **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 or parcel of land 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 or parcel of land 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 or parcel of land is 50 feet or less in average width, such lot or parcel of land shall have interior side yards each of not less than five feet.
- b. Where a lot or parcel of land is more than 50 feet in average width but not more than 100 feet in average width, such lot or parcel of land shall have interior side yards each equal to 10 percent of the average width of such lot or parcel of land.
- c. Where a lot or parcel of land is greater than 100 feet in average width, such lot or parcel of land 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 or parcel of land 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 or parcel of land 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 or parcel of land 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 or parcel of land 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.

**22.158.060 Area-Specific Development Standards**

(Reserved)

**22.158.070 Exemptions, Exceptions, and Modifications**

- A. This CSD shall not apply to development proposals which are the subject of applications for the following types of permits or approvals:
  - 1. 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 creating this CSD;
  - 2. Buildings or building additions located on a primary or secondary highway and for which a complete application for a Director's Review was submitted prior to March 7, 2006, provided that such Director's Review has not expired prior to the effective date of the ordinance creating this CSD;
  - 3. General Plan Amendments and Area Plan Amendments for which a complete application was submitted to the Director prior to March 7, 2006;

4. 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;
  5. Tentative Tract Maps and parcel maps concerning buildings or building additions on a primary or secondary highway for which a complete application for a Director's Review was submitted prior to March 7, 2006, provided that such Director's Review has not expired prior to the effective date of the ordinance creating this CSD;
  6. Zone changes for which a complete application was submitted to the Director prior to March 7, 2006;
  7. Zoning Conformance Reviews for which a complete application was submitted to the Director prior to March 7, 2006; and
  8. Buildings or building additions for which a Conditional Use Permit was approved pursuant to Interim Urgency Ordinance No. 2006-0015U, as said ordinance was extended.
- B. Modification of Development Standards.**
1. The Director may permit modifications from the development standards specified herein (subsections A.1 through A.6 of Section 22.160.050) where an applicant's request demonstrates to the satisfaction of the Director all of the following:
    - a. The application of the standards from which modification is sought would result in practical difficulties or unnecessary hardships;
    - 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 CSD area; and
    - c. That granting the requested modification will not be materially detrimental to properties or improvements in the area or contrary to the purpose of this CSD.
  2. ***Application.*** The procedure for filing a request for modification shall be the same as that for a Director's Review as set forth in Chapter 22.100 except that the applicant shall also submit:
    - a. 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 200 feet from the exterior boundaries of the subject property;
    - b. Two sets of mailing labels for the property owners referenced above;

*Los Angeles County Zoning Ordinance Update*

- c. A map drawn to a scale specified by the Director indicating where all such ownerships are located; and
  - d. A filing fee, as set forth in Section 22.94.XXX (Application Fees), under Site Plan Review for Director's Review for Modification of Development Standards in a Community Standards District.
3. **Notice.** Not less than 30 calendar days prior to the date an action is taken, the Director shall send notice by first-class mail of the pending application to the property owners on the list provided by the applicant pursuant to subsection B.2.a, above, indicating that any property owner opposed to the granting of such modification may express such opposition by written protest to the Director within 15 calendar days after receipt of such notice. A copy of the notice shall also be sent to the Crescenta Valley Town Council.
4. **Decision.**
- a. The Director shall approve an application for modification where no more than two letters of opposition are received pursuant to subsection B.3, above, where the application complies with the provisions of Section 22.100.XXX (Required Findings), and where the Director determines that the application has satisfactorily demonstrated the matters required by subsection B.1. If the Director approves the application, the Director shall notify the applicant and all property owners identified in subsection B.2.a of the decision in writing and such notification shall indicate that any such person may file an appeal within 15 calendar days of receipt of such notice with a request for a public hearing before the Commission.
  - b. If the Director denies the application for any reason, the Director shall notify the same persons as identified in subsection B.2.a of the decision in writing and such notification shall indicate that the applicant may file an appeal within 15 calendar days of receipt of such notice with a request for a public hearing before the Commission.
  - c. No appeal fee shall be required except for an appeal filed by the applicant, who shall pay the additional fee for a public hearing as set forth in Section 22.94.XXX (Application Fees) under Site Plan Review for Director's Review for Modification of Development Standards in a Community Standards District.

## Chapter 22.160: Leona Valley Community Standards District

### Sections:

**22.160.010: Purpose**

**22.160.020: Definitions**

**22.160.030: District Map**

**22.160.040: Community-Wide Development Standards**

**22.160.050: Zone-Specific Development Standards**

**22.160.060: Area-Specific Development Standards**

**22.160.070: Exemptions, Exceptions, and Modifications**

### **22.160.010 Purpose**

The Leona Valley Community Standards District is established to protect the community's unique appeal, including its rural agricultural character, the portion of the Ritter Ridge Significant Ecological Area within Leona Valley, and the floodplain and Hillside Management Areas defined by the Antelope Valley Area Plan.

### **22.160.020 Definitions**

(Reserved.)

### **22.160.030 District Map**

[Map to come]

### **22.160.040 Community-Wide Development Standards**

- A. **Design Considerations.** Wherever possible, development shall preserve existing natural contours, existing native vegetation and natural rock outcropping features and incorporate new landscaping materials which will integrate the development into the surrounding area.
- B. **Signs.** The Leona Valley Community Standards District shall be designated a Billboard Exclusion Zone in compliance with Chapter 22.32 of the Los Angeles County Code.
- C. **Fencing.** Where perimeter fencing is desired, it should be of an open, non-view-obscuring type such as split-rail or wire. Except for retaining walls, solid, view-obscuring perimeter fences or walls are prohibited.
- D. **Exterior Lighting.** Public street lighting shall be prohibited except where necessary to comply with safety lighting standards as determined by the Department of Public Works. Lighting on private parcels shall be designed to prevent off-site illumination. Hooding may be used to deflect light away from adjacent parcels and public areas.

**E. Street Improvements.**

1. Except for commercial and industrial zones, the maximum paved width of local street improvements shall not exceed 24 feet, plus appropriate graded or paved inverted shoulders if required, provided, however, that such width meets applicable safety and access requirements.
2. Curbs, gutters and sidewalks shall not be required on local streets if an acceptable alternative can be developed to the satisfaction of the Director of Public Works.

**F. Director's Review.** Director's Review shall be required for all nondiscretionary zoning and subdivision applications and Building Permits to insure that the intent and purpose of the Community Standards District are satisfied.

**G. Required Area.** Standard residential lots or parcels shall contain a gross area of not less than two and one-half acres. Clustering and density transfer shall be permitted in accordance with the provisions of the Antelope Valley Area Plan, provided that no lots contain less than one and one-half gross acres. Clustering is allowed only within projects located in Hillside Management Areas (areas over 25 percent slope) and must satisfy findings of the Hillside Management Ordinance as set out in Chapter 22.48 (Hillside Development Areas).

**22.160.050 Zone-Specific Development Standards**

(Reserved)

**22.160.060 Area-Specific Development Standards**

(Reserved)

**22.160.070 Exemptions, Exceptions, and Modifications**

(Reserved)

## **Chapter 22.162: Malibou Lake Community Standards District**

### **Sections:**

**22.162.010: Purpose**

**22.162.020: Definitions**

**22.162.030: District Map**

**22.162.040: Community-Wide Development Standards**

**22.162.050: Zone-Specific Development Standards**

**22.162.060: Area-Specific Development Standards**

**22.162.070: Exemptions, Exceptions, and Modifications**

### **22.162.010 Purpose**

The Malibou Lake Community Standards District establishes standards to help mitigate the problems of cumulative residential development on existing historical lots with limited street access in a high fire hazard area.

### **22.162.020 Definitions**

(Reserved.)

### **22.162.030 District Map**

[Map to come]

### **22.162.040 Community-Wide Development Standards**

- A. The provisions of this Community Standards District shall apply to construction commencing on or after February 28, 1993, the effective date of the ordinance codified in this Section.
- B. **Repair.** Any single-unit residence, nonconforming due to the standards of development expressed in this Section, which is damaged or partially destroyed, may be restored to the condition in which it was immediately prior to the occurrence of such damage or destruction, provided that all reconstruction shall be pursued diligently to completion, after complying with all other applicable laws.
- C. **Severability.** If any provision or clause of this Section or the application thereof to any person or circumstance is held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, such invalidity shall not affect other provisions, clauses or applications thereof which can be implemented without the invalid provisions, clause or application thereof, and to this end the provisions and clauses of this Section are declared to be severable.

D. **Permitted Uses.** If site plans therefor are first submitted to and approved by the Planning Director, premises may be used for single-unit dwellings and accessory uses, subject to the following development standards:

1. ***Off-Street Parking.***

- a. Each dwelling unit shall have automobile parking spaces as follows:
  - i. At least two covered, standard-size automobile parking spaces; and
  - ii. At least two uncovered, standard-size automobile parking spaces. These spaces may be located in required front, side and rear yards only if they constitute a driveway to the covered parking.
- b. All required parking spaces shall be conveniently accessible to the street and to the dwelling unit served.

2. ***Street Access.***

- a. A minimum 20 feet of paved roadway width to Craggs Drive, shall be provided to the premises, constructed to the satisfaction of the Department of Public Works, or to a lesser width as determined by the Forester and Fire Warden.
- b. All access easements through or abutting the property shall be paved a minimum of 10 feet from the centerline, constructed to the satisfaction of the Department of Public Works.

3. ***Fire Sprinklers.*** An interior automatic fire-sprinkler system shall be installed in each dwelling unit, in compliance with the requirements of the Forester and Fire Warden.

4. ***Lot Coverage.*** Building and structures shall cover no more than 25 percent of the area of a lot, provided that regardless of lot size a residence of at least 800 square feet of floor area is allowed.

5. ***Application.***

- a. The preceding development standards shall apply to any new construction of dwelling units, and to existing dwelling units where the cumulative area of all additions made after February 28, 1993, to the units adds at least 200 square feet to the gross structural area.
- b. Gross structural area (“GSA”) means the floor area of the permitted development expressed in square feet, and existing on February 28, 1993. The GSA includes the total floor area of all enclosed residential and storage areas, but does not include vent shafts, or the first 400

square feet of floor area in garages or carports designed for the storage of automobiles.

- c. The Forester and Fire Warden shall investigate each application for a Site Plan Review and submit written comments and recommendations thereon to the Director.

**E. Conditional Uses.**

1. The preceding development standards concerning street access, fire sprinklers, lot coverage and parking may be modified for dwelling units by the terms and conditions of a Conditional Use Permit.
2. The Forester and Fire Warden shall investigate each application for a Conditional Use Permit and submit written comments and recommendations thereon to the Hearing Officer or Planning Commission.
3. If an applicant will retire one or more vacant lots within this Community Standards District, the applicant may ordinarily be entitled to a Conditional Use Permit. The lots need not be contiguous.
4. In making a determination upon an application for a Conditional Use Permit pursuant to this subsection, the Hearing Officer or Planning Commission shall find, in addition to the requirements of Section 22.102.XXX (Findings and Decision):
  - a. That the grant is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the community;
  - b. That the modification of the development standards will not create an adverse safety impact in the surrounding community;
  - c. That the modification of the development standards will not adversely affect or be in conflict with the General Plan;
  - d. That the structure will not be materially detrimental or injurious to the property or improvements in the vicinity of the premises.

**F. Yards and Setbacks.**

1. **Modifications Authorized.** The Director of Planning may grant a modification to yard or setback regulations required by this Title 22. The Forester and Fire Warden shall investigate each application for a yard modification and submit written comments and recommendations thereon to the Director of Planning.
  - a. *Application—Filing.* Any person desiring a modification to yard or setback regulations may file an application with the Director, except that no application shall be filed or accepted if final action has been taken within one year prior thereto by either the Commission or

*Los Angeles County Zoning Ordinance Update*

Board of Supervisors on an application requesting the same, or substantially the same modification.

- b. *Application—Information Required.* An application for a yard modification shall contain the information required by Section 22.102.XXX (Application Filing, Processing, and Review).
- c. *Application—Burden of Proof.* In addition to the information required in the application, the applicant shall substantiate to the satisfaction of the Director or Commission the following facts:
  - i. That such modification is necessary for the preservation of a substantial property right of the applicant such as that possessed by owners of other property in the same community; and
  - ii. That the modification will not create an adverse safety impact in the surrounding community;
  - iii. That the modification will not be materially detrimental to the property or improvements in the vicinity of the premises;
  - iv. That the modification will not adversely affect or be in conflict with the General Plan.
- d. *Application--Fee.* When an application is filed it shall be accompanied by the filing fee as required in Section 22.94.XXX (Application Fees).
- e. *Application--Notice Requirements.*
  - i. In all cases where an application for a modification is filed, the Director shall cause a notice indicating the applicant's request at the location specified to be forwarded by first class mail, postage prepaid, to:
    - i. All persons whose names and addresses appear on the latest available assessment roll of the County of Los Angeles as owning property adjacent to the exterior boundaries of the property in question;
    - ii. A notice addressed to "occupant" or "occupants" in all cases where the mailing address of any owner of property required to be notified under the provisions of subsection (a) is different than the address of such adjacent property;
    - iii. Such other persons whose property might in his judgment be affected by such modification.

*Discussion Paper: Community Standards Districts*

- ii. Such notice shall also indicate that any individual opposed to the granting of such permit may express such opposition by written protest to the Director within 15 days after receipt of such notice.
- f. *Application--Approval or Denial--Conditions.*
- i. The Director shall approve a modification where no protest to the granting of such permit is received within the specified protest period and the applicant has met the burden of proof set forth in this Section.
  - ii. The Director shall deny an application in all cases where the information received from the applicant or the Forester and Fire Warden fails to substantiate the burden of proof set forth in this Section to the satisfaction of the Director.
  - iii. In all cases where a written protest has been received, a public hearing shall be scheduled relative to such matter before the Hearing Officer. In such case, all procedures relative to notification, public hearing and appeal shall be the same as for a Conditional Use Permit. Following a public hearing the Hearing Officer shall approve or deny the proposed modification based on the findings required by this Section for approval by the Director exclusive of written protest.
- g. Imposition of additional conditions authorized when. The Director or Commission in approving an application for a modification, may impose such conditions as are deemed necessary to insure that the modification will be in accord with the findings required for approval.
- h. *Appeal Procedures.* Any person dissatisfied with the action of the Director may file an appeal of such action with the Commission. Upon receiving a notice of appeal, the Commission shall take one of the following actions:
- i. Affirm the action of the Director; or
  - ii. Refer the matter back to the Director for further review with or without instructions; or
  - iii. Set the matter for public hearing before itself. In such case, the Commission's decision may cover all phases of the matter, including the addition or deletion of any condition. In rendering its decision, the Commission shall not hear or consider any argument or evidence of any kind other than the record of the matter received from the Director unless it is itself conducting a public hearing on the matter.
- i. *Effective Date of Modification.* The decision of:

*Los Angeles County Zoning Ordinance Update*

- i. The Director shall become final and effective 15 days after receipt of notice of action by the applicant, provided no appeal of the action taken has been filed with the Commission within such 15 days following notification; or
    - ii. The Commission shall become final and effective 15 days after receipt of notice of action by the applicant, provided no appeal of the action taken has been filed with the Executive Officer-Clerk of the Board of Supervisors pursuant to Chapter 22.116 (Appeals).
  - j. *Expiration Date of Unused Yard Modifications.* A yard modification which is not used within the time specified in such yard modification, or, if no time is specified, within one year after the granting of the yard modification, becomes null and void and of no effect except:
    - i. The Director may extend such time for a period of not to exceed one year, provided an application requesting such extension is filed prior to such expiration date.
- G. **Accessory Uses.** The following new accessory uses are prohibited, notwithstanding the general authority of Section 22.83.XXX (General Standards for Accessory Uses and Structures):
- 1. Detached living quarters on the same premises as the primary dwelling unit, for the use of guests or servants;
  - 2. Attached living quarters for the use of servants;
  - 3. Rooms for rent in dwelling units.

**22.162.050                    Zone-Specific Development Standards**

(Reserved)

**22.162.060                    Area-Specific Development Standards**

(Reserved)

**22.162.070                    Exemptions, Exceptions, and Modifications**

## **Chapter 22.164: Rowland Heights Community Standards District**

### **Sections:**

**22.164.010: Purpose**

**22.164.020: Definitions**

**22.164.030: District Map**

**22.164.040: Community-Wide Development Standards**

**22.164.050: Zone-Specific Development Standards**

**22.164.060: Area-Specific Development Standards**

**22.164.070: Exemptions, Exceptions, and Modifications**

### **22.164.010 Purpose**

The Rowland Heights Community Standards District is established to implement the Rowland Heights Community Plan, adopted by the Board of Supervisors on September 1, 1981, and to address the needs of residential property owners who are unable to comply with the restrictions contained in Division 6 (Standards for Specific Uses) in the keeping or parking of recreational vehicles on their lots, due to the prevailing size, shape, topography, and development of residential lots in the area. The Rowland Heights Community Standards District is established to (1) ensure that new development retains the residential character of the area; (2) impose development standards and review processes to ensure that commercial development, signs in commercial areas, landscaping, and setbacks, are appropriate for the community and are implemented to protect the community's health, safety, and welfare; and (3) allow for the keeping and parking of recreational vehicles on residentially and agriculturally zoned lots in a manner that protects the health, safety, and general welfare of the entire community.

### **22.164.020 Definitions**

- A. **Recreational Vehicle.** As used in subsection H of Section 22.168.050, below, "recreational vehicle" means a camper, camp trailer, travel trailer, house car, motor home, trailer bus, trailer coach, or similar vehicle, with or without motive power, designed for human habitation for recreational or emergency occupancy. A recreational vehicle includes a boat, other watercraft, snowmobile, off-road vehicle that cannot legally be driven on public streets, and other similar types of vehicles. A trailer, whether open or enclosed, used to carry or tow property such as animals, boats or other watercraft, snowmobiles, off-road vehicles, racecars, or other similar vehicles is also a recreational vehicle. Where a recreational vehicle is on or attached to such a trailer, they shall together be considered one recreational vehicle. A recreational vehicle shall not include a pickup truck used for transportation to which a camper shell has been attached.

### **22.164.030 District Map**

[Map to come]

The boundaries of the District are coterminous with the boundaries of the Rowland Heights Community Plan.

**22.164.040 Community-Wide Development Standards**

- A. All properties shall be neatly maintained, and yard areas that are visible from the street shall be free of debris, trash, lumber, overgrown or dead vegetation, broken or discarded furniture, and household equipment such as refrigerators, stoves, and freezers.
- B. **Public Information.** A monthly report or reports shall be generated by the Department listing all permit and plot plan applications received by the Department for the Rowland Heights area. The report(s) shall list the type of application received, a brief description of the project, the name of the property owner and/or applicant, and the address of the proposed project. The report(s) shall be distributed on a periodic basis in a manner and frequency determined by the Director to all community groups that request a copy, and to such other groups or persons who, in the Director's judgment, would be appropriate to receive the report(s). Before determining how often to distribute the report(s) to a particular group or person, the Director shall consult with and take into account the preference of that group or person on this matter.
- C. **Nonconforming Structures.** Structures nonconforming due to the standards contained in this Community Standards District may be continuously maintained subject to all applicable provisions set forth in Chapter 22.86.

**22.164.050 Zone-Specific Development Standards**

- A. **Zones RS- and AG (as per the prior R-2 Zone).**
  - 1. **Front yard landscaping.** A minimum of 50 percent of the required front yard area shall contain landscaping consisting of grass, shrubs, trees, and other similar plant materials. Paved or all-gravel surfaces may not be included as part of the required landscaped area.
  - 2. Trash containers and dumpsters stored in the front or side yard areas shall be screened from view from streets, walkways, and adjacent residences.
- B. **Zone CN (as per the prior C-1 Zone).**
  - 1. **Signs.** Except as herein modified, all new signs shall conform to Chapter 22.74 (Signs).
    - a. Roof signs shall be prohibited.
    - b. **Freestanding Signs.**
      - i. Freestanding signs shall be permitted on any lot or parcel of land for each street frontage having a continuous distance of 100 feet or more.

*Discussion Paper: Community Standards Districts*

- ii. The maximum height of a freestanding sign shall be 20 feet.
  - iii. The total sign area of a freestanding sign shall not exceed 40 square feet per sign face plus one-fourth square foot of sign area for each one foot of street or highway frontage in excess of 100 feet.
  - iv. Freestanding signs shall not be located in nor extend above any public right-of-way, including sidewalk areas.
  - v. Freestanding business signs shall also be subject to the provisions of subsection B.1.c.ii of this Section, below, related to business signs.
- c. *Business signs.*
- i. Wall business signs shall be limited to one square foot for each linear foot of building frontage.
  - ii. 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, using Roman alphabet characters and Arabic numerals, in digits which are readable from the right-of-way or parking area.
- d. *Awning signs.* The total area of awning signs shall not exceed 25 percent of the exterior surface of each awning for the ground floor and 15 percent of the exterior surface of each awning for the second floor level.
- e. *Sign Programs.* Sign programs for commercial centers consisting of three or more businesses.
- i. The owner or operator of a commercial center consisting of three or more businesses shall submit a sign program to the Director to coordinate business signage within the commercial center. For existing commercial centers that meet this threshold, the sign program shall be submitted and approved no later than January 1, 2006. Notwithstanding the deadline in the preceding sentence, no new business sign shall be installed in any commercial center that meets this threshold until the required sign program has been approved by the Director.
  - ii. The sign program shall require new business signs to comply, where applicable, with subsections B.1 and C.2 of this Section, and shall establish standards for sign location, style,

*Los Angeles County Zoning Ordinance Update*

size, color, font, materials, and any other applicable sign feature, so that all new business signs in the commercial center will be compatible with each other.

- iii. All new signs shall conform to the specifications set forth in the approved sign program.
2. **Setbacks.** The minimum setback(s) from highways or streets for new structures and additions to structures shall be as follows: for lots or parcels of land located along Fullerton Road, Colima Road, Nogales Street, Fairway Drive, and Brea Canyon Cut-Off Road, 20 feet from the property line adjoining that respective highway or street; for lots or parcels of land located along any other highway or street, 15 feet from the property line adjoining that respective highway or street. The first 10 feet of the setback area measured from the highway or street shall be landscaped in the manner described in subsection B.3, below.
  3. **General Landscaping.** Lots or parcels of land greater than 30,000 square feet shall have a minimum landscaping of 10 percent of the net lot area; all other lots or parcels of land shall have a minimum landscaping of 15 percent of the net lot area. The landscaping shall consist of 24-inch and 36-inch box trees, 5 and 15 gallon-size shrubs, and ground cover, and shall be maintained with regular pruning, weeding, fertilizing, litter removal, and replacement of plants when necessary. Incidental walkways, if needed, may be developed in the landscaped area. Where applicable, landscaping shall be:
    - a. Placed around the base of a structure in the area between the structure and the parking area;
    - b. Used to screen trash enclosures, parking areas, storage areas, loading areas, and public utilities from public view, to the extent that the landscaping does not prevent access thereto; and
    - c. Used to create a buffer with a minimum width and height of three feet between parking areas and public rights-of-way.
  4. **Parking Lot Landscaping.** Except for rooftop or interior parking, an existing or proposed parking lot with 20 or more parking spaces shall have a minimum of five percent of the gross area of the parking lot landscaped. This landscaping shall be counted toward the general landscaping requirement set forth in subsection B.3, above. The landscaping shall be spread throughout the parking lot to maximize its aesthetic effect and the parking lot's compatibility with adjoining uses. Where appropriate, all areas of the parking lot not used for vehicle parking, vehicle maneuvering, or pedestrian movement or activity, shall be landscaped.
  5. **Buffers.** New structures and additions to structures less than or equal to a total of 15 feet in height, on lots or parcels of land adjoining a residential zone, shall have a minimum setback of three feet from the property line adjoining the residential zone. Any such structures or additions to structures

over 15 feet in height shall add a minimum setback of one foot for each additional foot of the structure's height over 15 feet, applicable to those portions of the structure exceeding 15 feet.

6. **Lot Coverage.** Except as otherwise provided in this subsection B.6, all new structures and additions to existing structures, when considered along with any existing structures, shall have a maximum cumulative 40 percent coverage of the net area of the lot or parcel of land. An upper floor overhang used solely for circulation, such as a walkway, shall be exempt from the lot coverage calculation, provided it has a maximum width of five feet. On lots or parcels of land less than or equal to 30,000 square feet in net area, new restaurants are prohibited in existing or new structures if the cumulative lot coverage for such existing and/or new structures exceeds 33 percent.
7. **Architectural Features.** For lots or parcels of land that adjoin a street or residentially zoned property, at least 25 percent of each structure's façade that faces such street or residentially zoned property shall consist of materials or designs that are distinguishable from the rest of that façade. Examples of such materials or designs include recessed windows, balconies, offset planes, or similar architectural accents. Long, unbroken façades are prohibited.
8. **Deceleration/Acceleration Lane.** For lots or parcels of land that have at least 600 feet of continuous street frontage on a single street, a dedicated deceleration/acceleration lane shall be installed and shall be subject to the dedication, design, and improvement requirements of the County Department of Public Works.
9. **Corner Properties.**
  - a. **Corner Cut-off.** For purposes of maintaining safe visibility, the front corner area of any corner or reverse corner lot or parcel of land shall be kept free of any tree, fence, shrub, or other physical obstruction higher than 42 inches above grade. The restricted front corner area shall be triangular in shape and shall be measured as follows: two sides of the triangle shall each be 30 feet in length, measured from the point formed by the intersection of the front and exterior side property lines; the third side shall be formed by a straight line connecting the two above-mentioned points.
  - b. **Zero Lot Line.** All new structures and additions to structures shall, whenever practical, have a zero setback from the rear and interior side property lines when such property lines adjoin a commercially zoned property.
10. **Parking for Take-Out Eating Establishments.** Notwithstanding the provisions of Chapter 22.92 (Parking and Loading), a new establishment selling food for off-site consumption only, with no seating or other area for on-site consumption, shall provide one parking space for each three people as determined by occupant load, except that each such establishment shall have a minimum of ten automobile parking spaces.

11. ***Discretionary Director's Review for New Restaurants.*** New restaurants or additions to an existing restaurant, where the new floor area of the restaurant use is greater than 2,500 square feet, shall be subject to a Director's Review pursuant to the provisions of Chapter 22.100. For purposes of the preceding sentence, a change of use from a non-restaurant to a restaurant shall be considered a new restaurant. In addition to the provisions described in Chapter 22.100, the following shall also apply to these uses:
- a. *Application materials.* The application shall include the following:
    - i. 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 500 feet from the exterior boundaries of the subject property;
    - ii. Two sets of completed mailing labels for the above-stated owners;
    - iii. A map drawn to a scale specified by the Director indicating where all such ownerships are located; and
    - iv. A filing fee, as set forth in Section 22.94.XXX (Application Fees), equal to that required for a Site Plan Review for commercial and industrial projects over 20,000 square feet in size, plus any related environmental review fee as required by Section 12.04.020 of Title 12.
  - b. The discretionary Director's Review shall be subject to the California Environmental Quality Act and an environmental review for the proposed use shall be undertaken.
  - c. *Notification that an application has been filed.* The Director shall send notice of a request for a discretionary Director's Review pursuant to this subsection B.11 to all persons shown on the list described in subsection B.11.a.i, above, and to all other persons whose property could, in the Director's judgment, be affected by the project, including but not limited to, homeowner's associations and civic organizations in the Rowland Heights community. The notice shall describe the project and indicate that written comments for consideration may be submitted to the Director within 15 days of receipt of such notice.
  - d. *Director's decision.* The Director, in acting upon an application pursuant to this subsection B.11, shall approve, approve with conditions, or deny the proposed use based on finding that the use, 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, insure the protection of public health, safety and

*Discussion Paper: Community Standards Districts*

general welfare, prevent adverse effects on neighboring property and is in conformity with good zoning practice. Conditions may be imposed to mitigate any impacts of the proposed use on traffic congestion or to mitigate other adverse effects of the proposed use on neighboring properties.

- e. *Notification of decision.* Notwithstanding the notification requirements of Section 22.100.XXX (Post Decision Procedures), notice of the Director's decision shall be sent not only to the applicant, but also to those persons who submitted written comments concerning the application, and to all other persons requesting notification, including, but not limited to, homeowner's associations and civic organizations in the Rowland Heights community. The notice of decision shall be sent by first class mail, postage prepaid, or any other means deemed appropriate by the Director.
- f. *Rights of appeal.* Notwithstanding the appeals procedure for Director's Review decisions Section 22.100.XXX (Post Decision Procedures), any person dissatisfied with the action of the Director may file an appeal with the Commission within 15 days of receipt of the notice of decision by the applicant; any person dissatisfied with the action of the Commission may file an appeal with the Board of Supervisors within eight days of receipt of the notice of decision by the applicant. The filing requirements, procedures, and effective dates for the appeal shall be governed by Chapter 22.116 (Appeals). The notice of decision on any appeal shall be mailed in the same manner and to the same persons as described in subsection B.11.e, above.
- g. *Calls for review.* Decisions by the Director pursuant to this subsection B.11 may be called for review by the Commission pursuant to Sections 22.116.XXX (Time Limits), 22.116.XXX (Filing and Processing of Appeals), and 22.116.XXX (Calls for Review); decisions of the Commission on the call for review may be called for review by the Board of Supervisors pursuant to these same Sections, as well as Section 22.116.XXX (Appeals to the Commission or Board). The notice of decision on any call for review shall be mailed in the same manner and to the same persons as described in subsection B.11.e.
- h. *Effective Dates.*
  - i. Notwithstanding the appeals procedure for Director's Review decisions Section 22.100.XXX (Post Decision Procedures), the decision of the Director shall become effective 15 days after the applicant's receipt of the notice of decision, unless such decision is appealed or called for review pursuant to subsection B.11.f or B.11.g.
  - ii. The decision of the Commission shall become effective eight days after the applicant's receipt of the notice of decision,

*Los Angeles County Zoning Ordinance Update*

unless such decision is called for review by or appealed to the Board of Supervisors prior to that date.

- iii. The decision of the Board of Supervisors shall become effective on the date of the Board's action.

C. **Zone CN** (as per the prior C-2 Zone).

- 1. **Freestanding Signs.** The total sign area of a new freestanding sign shall not exceed 80 square feet per sign face plus three-fourth square foot of sign area for each one foot of street or highway frontage in excess of 100 feet.

D. **Zone CG.**

- 1. The standards and review provisions prescribed for Zone CN (as per the prior Zone C-2), as contained in subsection C, above, shall apply to Zone CG.
- 2. **Structure Height.** A structure shall not exceed a height of 45 feet above grade, excluding chimneys and rooftop antennas.
- 3. **Limitation on Stories.** Structures on lots or parcels of land with frontage on Colima Road shall be subject to the following limitation regarding stories: new structures located within 300 feet of Colima Road shall contain a maximum of two stories; new structures, and existing structures that currently have no more than two stories, located more than 300 feet from Colima Road may contain a maximum of three stories provided that the third story shall be for office use only.

E. **Zones IL and IG (as per the prior Zone M-1-1/2).** In Zones IL and IG (as per the prior Zone M-1-1/2), any use that is otherwise authorized in Zone CG, as described in Chapter 22.18 (Land Use Regulations for Commercial General), shall be subject to the standards and review provisions prescribed for Zone CG, as contained in subsection D, above.

F. **Minor Variances.**

- 1. The Director may permit Minor Variances from the following standards:
  - a. The maximum height of freestanding signs set forth in subsection B.1.b.ii;
  - b. The maximum sign area of freestanding signs set forth in subsections B.1.b.iii and C.1;
  - c. The limit on wall business signs set forth in subsection B.1.c.i;
  - d. The maximum area for awning signs set forth in subsection B.1.d; and
  - e. The parking lot landscaping requirements set forth in subsection B.4 as they apply to existing parking lots as of the effective date of this subsection.

2. **Burden of Proof.** To be granted a Minor Variance, the applicant shall show, to the satisfaction of the Director:
    - a. That the application of these standards would result in practical difficulties or unnecessary hardships inconsistent with the goals of the Rowland Heights Community Plan;
    - b. That there are exceptional circumstances or conditions applicable to the subject property or to the intended development of the property that do not generally apply to other properties within the District; and
    - c. That granting the requested Minor Variance will not be materially detrimental to properties or improvements in the area or contrary to the goals of the Rowland Heights Community Plan.
  3. **Procedure.** The procedure for filing a request for a Minor Variance shall be as specified in Division 7.
    - a. All property owners within 200 feet of the subject property shall be notified in writing of the requested Minor Variance not less than 20 days prior to the date the Director takes action on the request.
  4. A Minor Variance shall not deviate more than 25 percent from the applicable development standards identified in subsection F.1, above.
- G. **Variance required.** Modification of the standards set forth in subsections B.2, B.3, and B.5 through B.10 shall require a Variance pursuant to the provisions of Chapter 22.108.
- H. **Recreational Vehicle Parking--Residential and Agricultural Zones.**
1. A recreational vehicle may be kept, stored, parked, maintained, or otherwise permitted on a lot or parcel of land in Zones AG, RS-\_ (as per the prior A-1 Zone), RS-\_ (as per the prior R-1 Zone), RS-\_ (as per the prior R-2 Zone), RS-\_ (as per the prior R-A Zone), RM, RHD/RMI, and PD subject to the following restrictions:
    - a. A recreational vehicle shall not be kept, stored, parked, maintained, or otherwise permitted within five feet of the front lot line or corner side lot line;
    - b. No portion of a recreational vehicle exceeding 36 inches in height shall be kept, stored, parked, maintained, or otherwise permitted within 10 feet of the front lot line or corner side lot line;
    - c. No more than one recreational vehicle may be kept, stored, parked, maintained, or otherwise permitted in the front yard, corner side yard, or any additional area situated between the corner side yard and the rear lot line;

*Los Angeles County Zoning Ordinance Update*

- d. No recreational vehicle shall be kept, stored, parked, maintained, or otherwise permitted in a manner that prevents access to any required covered parking on the same lot or parcel of land;
  - e. A recreational vehicle may be kept, stored, parked, maintained, or otherwise permitted only on premises owned or occupied by the owner of the vehicle;
  - f. No disabled or otherwise nonfunctional recreational vehicle shall be kept, stored, parked, maintained, or otherwise permitted in the front yard or corner side yard;
  - g. A recreational vehicle shall be kept, stored, parked, maintained, or otherwise permitted so as to maintain unobstructed line-of-sight for pedestrians and motorists using the public right-of-way; and
  - h. A recreational vehicle shall be kept, stored, parked, maintained, or otherwise permitted so as not to constitute a health or safety hazard.
2. A yard modification may be filed with the Director pursuant to the provisions for Minor Variances to authorize the parking or storing of a recreational vehicle within 10 feet of the front lot line or corner side lot line; provided, however, that under no circumstances shall a recreational vehicle be parked closer than five feet from the front or corner side lot lines. An application for a yard modification under this subsection shall be supported by evidence substantiating that the requested modification is necessary due to topographic features or other conditions in that compliance with the 10-foot setback line would create an unnecessary hardship or unreasonable regulation or where it is obviously impractical to require compliance with the setback line. The Director may approve a yard modification if the Director finds that parking or storing a recreational vehicle at the proposed location will not compromise pedestrian or motorist line-of-sight or other applicable safety standards as determined by the Director, and that the applicant has substantiated to the satisfaction of the Director that, due to topographic features or other conditions, compliance with the 10-foot setback line would create an unnecessary hardship or unreasonable regulation or where it is obviously impractical to require compliance with the setback line.

**22.164.060 Area-Specific Development Standards**

(Reserved)

**22.164.070 Exemptions, Exceptions, and Modifications**

(Reserved)

## **Chapter 22.166: Santa Monica Mountains North Area Community Standards District**

### **Sections:**

**22.166.010: Purpose**

**22.166.020: Definitions**

**22.166.030: District Map**

**22.166.040: Community-Wide Development Standards**

**22.166.050: Zone-Specific Development Standards**

**22.166.060: Area-Specific Development Standards**

**22.166.070: Exemptions, Exceptions, and Modifications**

### **22.166.010 Purpose**

The Santa Monica Mountains North Area Community Standards District is established to implement the goals and policies of the Santa Monica Mountains North Area Plan in a manner that protects the health, safety, and welfare of the community, especially the surrounding natural environment.

### **22.166.020 Definitions**

- A. **Bed and Breakfast Establishment.** A single-family residence containing guest rooms used for short-term rental accommodations, which provides breakfast for guests of the facility.
- B. **Gross Structural Area (GSA).** The allowable floor area of the permitted development in square feet. The GSA includes the total floor area of all enclosed residential and storage areas, but does not include vent shafts, or the first 400 square feet of floor area in garages or carports designed for the storage of automobiles.
- C. **Small Lot Subdivision.** For the purposes of subsection B of Section 22.170.060, below, “small lot subdivision” includes all land within TR. 3944, TR. 8545, TR. 8674, TR. 9287, and TR. 9346. “Small lot subdivision” also includes those portions of TR. 6131, TR. 9385, and all Records of Survey and Licensed Surveyor’s Maps in Section 5, Township 1 South, Range 16 West, San Bernardino Base and Meridian, located north of the Coastal Zone boundary. Lots created by a parcel map are exempt from these provisions.
- D. **Ridgelines.** Ridgelines are defined as the line formed by the meeting of the tops of sloping surfaces of land. Significant Ridgelines are ridgelines which, in general, are highly visible and dominate the landscape.

### **22.166.030 District Map**

[Map to come]

**22.166.040 Community-Wide Development Standards**

- A. **Coastal Zone Boundary.** When parcels are divided by the Coastal Zone boundary, the use of that portion of a parcel within the Coastal Zone shall be consistent with the Malibu Land Use Plan, and the use of that portion outside the Coastal Zone shall be consistent with the Santa Monica Mountains North Area Plan.
- B. **Exterior Lighting.** Exterior lighting shall be low intensity, directional and/or screened to prevent glare or direct off-site illumination. Street lighting shall be permitted only where required by the Department of Public Works or Caltrans for public safety.
- C. **Signs.** Outdoor advertising signs shall be prohibited.
- D. **Grading.**
  - 1. No grading permit shall be issued for development associated with a Land Division prior to the recordation of the Final Map, except as specifically authorized by the conditions of an approved Tentative Map.
  - 2. A Conditional Use Permit as provided in Chapter 22.102 (Conditional Use Permits) shall be required for any grading on a lot or parcel of land, or in connection with any project, that exceeds 5,000 cubic yards of total cut plus total fill material. For purposes of computing the 5,000 cubic yard threshold amount, grading necessary to establish a turnaround required by the County Fire Department, but not the grading for any access road or driveway leading to such turnaround, shall be excluded. In addition to the requirements of Section 22.102.XXX (Findings and Decision), findings shall be made that the grading will be performed in a manner that minimizes disturbance to the natural landscape and terrain through design features for the project, such as, but not limited to, locating the building pad in the area of the project site with the least slope, clustering structures, and locating the project close to a paved street traveled by the public. Findings shall also be made that the grading will be accompanied by other project features that maximize preservation of visual quality and community character through design features such as, but not limited to, reduced structural height, use of architectural features such as shape, materials, and color to promote blending with the surrounding environment, and use of locally indigenous vegetation for concealment of the project. A list of locally indigenous vegetation appropriate for this Community Standards District shall be maintained by the Director.
  - 3. An approved haul route shall be required for the offsite transport of 1,000 cubic yards or more of cut or fill material, or any combination thereof.
  - 4. Grading shall not begin during the rainy season, defined as October 15 of any year through April 15 of the subsequent year.
- E. **Significant Ridgeline Protection.**

*Discussion Paper: Community Standards Districts*

1. The location of the Significant Ridgelines within this Community Standards District, and the criteria used for their designation, are set forth on the official Santa Monica Mountains North Area Plan Significant Ridgeline Map, prepared and maintained in the offices of the County Department of Regional Planning, which is adopted by reference as part of this ordinance, and on the map and corresponding appendix following this Section.
  2. The highest point of a structure that requires any permit shall be located at least 50 vertical feet and 50 horizontal feet from a Significant Ridgeline, excluding chimneys, rooftop antennas, wind energy conversion systems, and amateur radio antennas.
  3. Where structures on a lot or parcel of land cannot meet the standards prescribed by subsection E.1, above, a Variance as provided in Chapter 22.108 shall be required. In addition to the required findings set forth in Section 22.108.XXX (Findings and Decision), findings shall be made that:
    - a. Alternative sites within the property or project have been considered and eliminated from consideration based on physical infeasibility or the potential for substantial habitat damage or destruction if any such alternative site is used; and
    - b. The proposed project maintains the maximum view of the applicable Significant Ridgeline through the use of design features for the project such as, but not limited to, minimized grading, reduced structural height, clustered structures, shape, materials, and color that allow the structures to blend with the natural setting, and use of locally indigenous vegetation for concealment of the project, as described on the list referenced in subsection D.2, above.
- F. **Schools.** A Conditional Use Permit shall be required for all schools otherwise permitted in the basic zone, through grade 12, accredited, including appurtenant facilities, which offer instruction required to be taught in the public schools by the Education Code of the State of California, in which no pupil is physically restrained, but excluding trade or commercial schools.
- G. **Local-serving commercial uses.**
1. **Applicability.**
    - a. Local-serving commercial uses and associated buildings and structures that were lawfully established and in compliance with all applicable ordinances and laws prior to September 19, 2002, and which became non-conforming as a result of the adoption of Ordinance No. 2002-0062Z, are not subject to the provisions of Chapter 22.86 (Nonconforming Situations). Such uses, buildings, and structures may continue indefinitely as long as the use does not change or as long as the use meets the criteria contained in subsection G.1.b, below.

- b. A different local-serving commercial use may be allowed if the Director finds that the use has the same or a lesser parking requirement, occupant load, and occupancy classification, as described in Title 26 (Building Code), as the existing commercial use, and if no zoning permit would have been required for said different use pursuant to the provisions of Title 22 in effect immediately prior to September 19, 2002.
  - c. If a non-conforming local-serving commercial use described in subsection G.1.a, above, is discontinued for a consecutive period of two years or longer, the right to operate such non-conforming use shall immediately terminate and any subsequent use of the parcel shall be subject to the other provisions of this Community Standards District, the other applicable provisions of this Title 22, and the Santa Monica Mountains North Area Plan.
2. ***Changes requiring Conditional Use Permit. A Conditional Use Permit shall be required for uses, buildings, and structures*** otherwise described in subsection G.1.a, above, for:
- a. Any extension, expansion, or enlargement of the area of land, or the area within a building or structure requiring a Building Permit in or on which the use is conducted;
  - b. Any alteration, enlargement of, or addition to a building or structure requiring a Building Permit in which the use is conducted; or
  - c. Any addition of land, buildings, or structures used in conjunction with the use, building, or structure in or on which the use is conducted.
3. ***Proof of existing use.*** In addition to the information required by Section 22.102.XXX (Application Filing, Processing and Review), the applicant for a Conditional Use Permit must provide proof that the use, building, or structure was lawfully established prior to September 19, 2002.
4. ***Substantiation of consistency and compatibility.*** In addition to the information required by Section 22.102.XXX (Burden of Proof), the applicant for a Conditional Use Permit shall substantiate that the proposed expansion:
- a. Except as relating to its status as a non-conforming use, business or structure, is consistent with the goals and policies of the Santa Monica Mountains North Area Plan; and
  - b. Is a local-serving business use that is compatible with surrounding land uses.

**22.166.050 Zone-Specific Development Standards**

- A. **Zones RS-   (as per the prior A-1 Zone) and AG—Uses subject to permits.** Property in Zones RS-   (as per the prior A-1 Zone) and AG may be used for the

following use, in addition to the uses subject to a Conditional Use Permit specified in Chapter 22.16 for property in Zone RS- (as per the prior A-1 Zone) and the uses subject to a Conditional Use Permit specified in Chapter 22.10 for property in Zone AG, provided a Conditional Use Permit has first been obtained as provided in Chapter 22.102, and while such permit is in full force and effect in conformity with the conditions of such permit:

1. Bed and breakfast establishments, on a lot or parcel of land having, as a condition of use, an area of not less than one acre, provided the facility maintains a residential character. In addition to the conditions imposed pursuant to Section 22.102.XXX (Conditions of Approval), the following development standards shall be conditions of each grant, unless otherwise modified by the Hearing Officer:
  - a. The facility shall be operated and maintained by the owner or lessee of the property, and it shall constitute the primary residence of the owner or lessee;
  - b. The facility shall contain not more than five guest rooms available for paying guests, which rooms shall be located within the primary residence and not in any accessory structures;
  - c. Stays for any paying guest shall not exceed 14 consecutive days and shall be not more than 30 days for such guest in any calendar year;
  - d. Kitchens and other cooking facilities shall be prohibited in any guest room within the facility;
  - e. There shall be one on-site parking space, which may be uncovered, served by an all-weather driveway, for each guest room available for paying guests;
  - f. Serving or consumption of food or beverages, including alcoholic beverages, shall be restricted to residents and guests of the facility. No restaurant or similar activity that is open to the general public shall be permitted; and
  - g. One wall-mounted or freestanding sign shall be permitted, provided that such sign does not exceed 6 square feet in sign area or 12 square feet in total sign area, and does not exceed a height of 42 inches measured vertically from ground level at the base of the sign.

**B. Zones CN (as per the prior C-1 and C-2 Zones), CG, CS, and PD.**

1. ***Uses Subject to Permits.*** Where property in Zone CN (as per the prior C-1 and C-2 Zones), CG, CS, or PD is not located in the commercial land use category of the Santa Monica Mountains North Area Plan, a Conditional Use Permit as provided in Chapter 22.102 shall be required for any commercial use otherwise permitted in the basic zone. In addition to the findings required by Section 22.102.XXX (Findings and Decision), the Hearing Officer shall

find that such proposed commercial use is local serving and is compatible with surrounding land uses located within 1,000 feet. Notwithstanding the above, no Conditional Use Permit shall be required for a change of an existing commercial use to a new commercial use having the same or lesser parking requirement and occupant load and having the same occupancy classification as described in Title 26 (Building Code), unless such new use is subject to permit in the basic zone.

2. **Maximum Allowable Floor Area Ratio.** The floor area ratio (FAR) for all buildings on a parcel of land shall not exceed 0.5. Cellar floor space, parking floor space with necessary interior driveways and ramps thereto, or space within a roof structure penthouse for the housing of operating equipment or machinery shall not be included in determining the floor area ratio.
  3. **Zone CN (as per the prior C2 Zone)—Uses Subject to Permits.** In addition to the uses subject to a Conditional Use Permit specified in Chapter 22.18, property in CN (as per the prior C-2 Zone) may be used for the following use, provided a Conditional Use Permit has first been obtained as provided in Chapter 22.102, and while such permit is in full force and effect in conformity with the conditions of such permit:
    - a. Amphitheaters, containing fewer than 100 seats.
  4. **Zones CG and PD.** A building or structure in Zone CG or PD shall not exceed a height of 35 feet above grade, excluding signs that are permitted by Chapter 22.74 (Signs), chimneys, and rooftop antennas.
- C. Zones IL, IG (as per the prior M-2 Zone), and PD.**
1. A Conditional Use Permit, as provided in Chapter 22.102, shall be required for all industrial uses, as follows:
    - a. *In Zone IL:* In addition to the uses subject to a Conditional Use Permit specified in Chapter 22.22, any industrial use otherwise permitted in that chapter, subject to the same limitations and conditions provided therein.
    - b. *In Zone IG (as per the prior M-2 Zone):* In addition to the uses subject to a Conditional Use Permit specified in Chapter 22.22, any industrial use otherwise permitted in that chapter, subject to the same limitations and conditions provided therein.
  2. In addition to the findings required by Section 22.102.XXX (Findings and Decision), the Hearing Officer shall find that any proposed industrial use in Zone IL, IG (as per the prior M-2 Zone), or PD is a quiet, non-polluting light industrial use and is compatible with surrounding land uses located within 1,000 feet.

*Discussion Paper: Community Standards Districts*

3. A building or structure in Zone IL, IG (as per the prior M-2 Zone), or PD shall not exceed a height of 35 feet above grade, excluding signs that are permitted by Chapter 22.74 (Signs), chimneys, and rooftop antennas.
  4. The maximum allowable floor area ratio (FAR) provided in subsection B.2, above, shall apply to all properties in Zones IL, IG (as per the prior M-2 Zone), and PD.
- D. **Zone OS**—Uses subject to Director’s Review and approval. In addition to the uses subject to Director’s Review specified in Chapter 22.12, property in Zone OS may be used for the following use if site plans therefor are first submitted to and approved by the Director as provided in Chapter 22.12:
1. Marinas, small boat harbors, docks, piers, boat launches, and similar recreational facilities.
- E. **Zone CR** (as per the prior RR Zone).
1. ***Uses Subject to Director’s Review and Approval.***
    - a. In addition to the uses subject to Director’s Review specified in Chapter 22.14, property in Zone CR (as per the prior RR Zone) may be used for the following use if site plans therefore are first submitted to and approved by the Director:
      - i. Residences, single-family.
    - b. In addition to the procedures described in Chapter 22.100, an application for Director’s Review of a single-family residence shall be subject to the following provisions:
      - i. The application shall contain the information required by Section 22.102.XXX (Application Filing, Processing, and Review).
      - ii. The Director shall cause notice of the application to be mailed by first-class mail, postage prepaid, to the applicant and to all persons whose names and addresses appear on the verified list of property owners required to be submitted by the applicant. The notice shall indicate that any individual opposed to the granting of the application may express such opposition by written protest to the Director within 15 days after receipt of the notice.
      - iii. The Director shall approve an application for a Director’s Review where no more than one protest to the granting of the application from persons owning or occupying property within 500 feet of the subject property are received within the specified protest period and where the principles and standards of Section 22.100.XXX (Required Findings) have

been met. Protests received from both the owner and the occupant of the same property or from more than one owner and/or occupant of the same property shall be considered to be one protest for purposes of this Section.

- iv. If the application is denied, the Director shall so inform the applicant, in writing, and such notice shall also inform the applicant that the Zoning Ordinance permits the filing of an application for a Conditional Use Permit to authorize the proposed use. If such application is filed within 30 days after the Director's denial, the additional fee required for the filing of such application shall be the difference between the fee(s) initially paid and the fee required for a Conditional Use Permit, the amount of which shall be stated in the notice.

**2. Uses Subject to Permits.**

- a. In addition to the uses subject to a Conditional Use Permit specified in Section 22.18.XXX (Land Use Regulations for Commercial Recreation), property in Zone CR (as per the prior RR Zone) may be used for the following uses, provided a Conditional Use Permit has first been obtained as provided in Chapter 22.102, and while such permit is in full force and effect in conformity with the conditions of such permit:
  - i. Bed and breakfast establishments, on a lot or parcel of land having, as a condition of use, an area of not less than one acre, provided the facility maintains a residential character, subject to the development standards contained in subsection A of this Section.
  - ii. Residences, single-family, except as otherwise provided in subsection E.1 of this Section.
- b. In addition to the findings required by Section 22.102.XXX (Findings and Decision), the Hearing Officer shall find that such proposed bed and breakfast establishment or single-family residence is compatible with surrounding resort and recreation land uses located within 1,000 feet.

3. **A building or structure in Zone CR** (as per the prior RR Zone) shall not exceed a height of 35 feet above grade, excluding signs that are permitted by Chapter 22.74 (Signs), chimneys, and rooftop antennas.

4. **For properties in Zone CR** (as per the prior RR Zone) located within the Commercial Recreation-Limited Intensity land use category of the Santa Monica Mountains North Area Plan, the floor area ratio (FAR) for all buildings on a parcel of land shall not exceed 0.3. Cellar floor space, parking floor space with necessary interior driveways and ramps thereto, or space

within a roof structure penthouse for the housing of operating equipment or machinery shall not be included in determining the floor area ratio.

## **22.166.060 Area-Specific Development Standards**

### **A. Antiquated Subdivision Area.**

1. ***Intent and Purpose.*** The Antiquated Subdivision Area is established to protect resources contained in certain hillside areas, located outside the Topanga Canyon and Malibou Lake areas, from incompatible cumulative development of small lots which may result in or have the potential for environmental degradation and/or destruction of life or property.
2. ***Area Boundary.*** “Antiquated subdivision area” includes all land within TR. 10343, TR. 10544, TR. 10595, TR. 10596, and L.S. (RS) 20-44. The boundaries of the area are as shown on the map on file with the Department of Regional Planning.
3. ***Development Standards.*** The exemption provided in Chapter 22.40 (Hillside Management Zone) shall not apply to the construction of a single-family residence on any lot or parcel of land within the Antiquated Subdivision Area that has a gross area of less than one-half acre and contains any area with a natural slope of 25 percent or greater, and a Conditional Use Permit is required for such use.

### **B. Topanga Canyon Area.**

1. ***Intent and Purpose.*** The Topanga Canyon area is established to implement certain policies related to small lot subdivision development contained in the Santa Monica Mountains North Area Plan. The Area-Specific Development Standards are intended to mitigate the impacts of development on small lots in hillside and other areas that lack adequate infrastructure or are subject to the potential hazards of fire, flood, or geologic instability, and to preserve important ecological resources and scenic features found in this area.
2. ***Area Boundary.*** The boundaries of the area are as shown on the map following this Section.
3. ***Development Standards.*** The construction of residential units on a lot or parcel of land of less than one acre within a small lot subdivision shall be subject to the following development standards:
  - a. For the construction of residential units on a lot or parcel of land of 5,000 square feet or more, the maximum gross structural area shall be equal to 20 percent of the area of the lot or parcel. Construction of residential units on a lot or parcel of land of less than 5,000 square feet shall be subject to the following slope intensity formula:
    - i. The maximum allowable gross structural area of a residential unit to be constructed on a building site shall be determined

*Los Angeles County Zoning Ordinance Update*

by the following formula:

$$\mathbf{GSA = (A/5) \times [(50-S)/35] + 500}$$

Where:

A = the area of the building site in square feet. The building site is defined by the applicant and may consist of all or a designated portion of the one or more lots comprising the project location. All permitted structures must be located within the designated building site.

S = the average slope of the building site in percent as calculated by the formula:

$$\mathbf{S = I \times L/A \times 100}$$

Where:

S = average natural slope in percent.

I = contour interval in feet, at not greater than 25-foot intervals, resulting in at least five contour lines.

L = total accumulated length of all contour lines of interval "I" in feet.

A = the area of the building site in square feet.

- ii. All slope calculations shall be based on natural, not graded conditions. Maps of a scale generally not less than one inch equals 10 feet (1"=10'), showing the building site and existing slopes, prepared by a licensed surveyor or registered professional civil engineer, shall be submitted with the application. If slope is greater than 50 percent, enter 50 for S in the GSA formula.
- iii. The maximum allowable GSA as calculated above may be increased as follows:
  - i. Add 500 square feet or 12.5 percent of the total lot area, whichever is less, for each lot which is contiguous to the designated building site, provided that such lot(s) is (are) combined with the building site, and all potential for residential development on such lot(s) is permanently extinguished.
  - ii. Add 300 square feet or 7.5 percent of the total lot area, whichever is less, for each lot in the vicinity of (e.g., in the same small lot subdivision) but not contiguous

with the designated building site, provided that such lot(s) is (are) combined with other developed or developable building sites and all potential for residential development on such lot(s) is permanently extinguished.

- iv. The floor area requirement for single-family residences contained in Section 22.16.XXX (Development Regulations) shall not apply.
  - v. All residences approved in small lot subdivisions by the slope intensity formula shall be subject to an improvement condition requiring that any future additions or improvements to the property shall be subject to an additional review by the Director.
- b. The yard requirement provisions regarding partially developed blocks, sloping terrain, and accessory buildings shall not apply.
- c. *Procedural Requirements.*
- i. Any building or grading permit shall be subject to the Director's Review procedure contained in Chapter 22.100, except that the Director shall not consider requests for modification.
  - ii. Any modifications of development standards shall be considered only through the Variance procedures contained in Chapter 22.108.

**C. Malibou Lake Area.**

1. ***Intent and Purpose.*** The Malibou Lake Area establishes development standards to help mitigate the impacts of cumulative residential development on existing historical lots with limited street access in a high fire hazard area.
2. ***Area Boundary.*** The boundaries of the area are as shown on the map on file with the Department of Regional Planning.
3. ***Development Standards.*** If site plans therefor are first submitted to and approved by the Director, property may be used for single-family residences and accessory uses, subject to the following development standards:
  - a. ***Off-street Parking.*** Each single-family residence shall have automobile parking spaces, conveniently accessible to the street and to the residence served, as follows:
    - i. At least two covered, standard-size automobile parking spaces; and

*Los Angeles County Zoning Ordinance Update*

- ii. At least two uncovered, standard-size automobile parking spaces. These spaces may be located in required front, side, and rear yards only if they constitute a driveway to the covered parking.
  - b. *Street Access.*
    - i. A minimum 20 feet of paved roadway width to Craggs Drive shall be provided to the property and constructed to the satisfaction of the Department of Public Works, or to a lesser width as determined by the Forester and Fire Warden.
    - ii. All access easements through or abutting the property shall be paved a minimum of 10 feet from the centerline and constructed to the satisfaction of the Department of Public Works.
  - c. *Fire Sprinklers.* An interior automatic fire-sprinkler system shall be installed in each residence, in compliance with the requirements of the Forester and Fire Warden.
  - d. *Lot Coverage.* Buildings and structures shall cover no more than 25 percent of the area of a lot, except to the extent necessary to allow a residence of up to 800 square feet of floor area, in which case such residence shall be permitted to cover more than 25 percent of the area of a lot only to the extent that it otherwise complies with the provisions of this Title 22.
  - e. *Yards and Setbacks.* The yard requirement provisions regarding partially developed blocks, sloping terrain, and accessory buildings shall not apply to new construction.
- 4. ***Application of development standards.*** The development standards contained in subsection C.3, above, concerning off-street parking, street access, fire sprinklers, and lot coverage, are applicable to the construction of residential units, as well as to additions made to existing residential units where the cumulative area of all additions made to the units after February 28, 1993, adds at least 200 square feet to the GSA as defined in Section 22.170.020 (Definitions). “GSA” means the floor area of the permitted development expressed in square feet, as existing on February 28, 1993.
- 5. The Forester and Fire Warden shall investigate each application for a Site Plan Review and submit written comments and recommendations thereon to the Director.
- 6. ***Modification of development standards.***
  - a. Any modification of the development standards contained in subsection C.3, above, concerning parking, street access, fire sprinklers, and lot coverage, shall be considered for residences

through the Conditional Use Permit procedure contained in Chapter 22.102 and shall be further subject to the provisions set forth below:

- i. The Forester and Fire Warden shall investigate each application for a Conditional Use Permit and submit written comments and recommendations thereon to the Hearing Officer.
- ii. Notwithstanding the requirements of Chapter 22.102, if an applicant will permanently extinguish all potential for residential development on one or more vacant lots within the Malibou Lake Area, the applicant may ordinarily meet the burden of proof required for a Conditional Use Permit. The lots need not be contiguous.
- iii. In making a determination upon an application for a Conditional Use Permit pursuant to this subsection, the Hearing Officer shall find, in addition to the requirements of Section 22.102.XXX (Findings and Decision), that:
  - i. The modification is necessary for the preservation and enjoyment of a substantial property right possessed by owners of other property in the community;
  - ii. The modification will not create an adverse safety impact in the surrounding community;
  - iii. The modification will not be materially detrimental or injurious to the property or improvements in the vicinity of the property; and
  - iv. The modification will not adversely affect or be in conflict with the General Plan, including the Santa Monica Mountains North Area Plan.
- b. The Director may grant a modification to yard or setback regulations required by this Title 22. The Forester and Fire Warden shall investigate each application for a yard modification and submit written comments and recommendations thereon to the Director.
  - i. Any person desiring a modification to yard or setback regulations may file an application with the Director, except that no application shall be filed or accepted if final action has been taken within one year prior thereto on an application requesting the same, or substantially the same modification.
  - ii. An application for a yard modification shall contain the information required by Section 22.102.XXX (Application Filing, Processing, and Review) and shall be accompanied by

*Los Angeles County Zoning Ordinance Update*

the filing fee as required in Section 22.94.XXX (Application Fees).

- iii. In addition to the information required in the application, the applicant shall substantiate to the satisfaction of the Director or Commission that the findings specified in subsection C.6.a can be made.
- iv. The Director shall provide notice of the applicant's request at the location specified, which notice shall also indicate that any individual opposed to the granting of such modification may express such opposition by written protest to the Director within 15 days after receipt of such notice. Such notice shall be forwarded by first-class mail, postage prepaid to:
  - i. All persons whose names and addresses appear on the latest available assessment roll of the County of Los Angeles as owning property adjacent to the exterior boundaries of the property in question;
  - ii. "Occupant" or "occupants" in all cases where the mailing address of any owner of property required to be notified under the provisions of subsection (1) above is different from the address of such adjacent property; and
  - iii. Such other persons whose property might in the Director's judgment be affected by such modification.
- v. The Director shall approve a modification where no protest to the granting of such application is received within the specified protest period and the applicant has met the burden of proof set forth in subsection C.6.a. The Director shall deny an application in all cases where the information received from the applicant or the Forester and Fire Warden fails to substantiate the burden of proof set forth in this Section to the satisfaction of the Director.
- vi. In all cases where a written protest has been received, a public hearing shall be scheduled relative to the application before the Hearing Officer. All procedures required for a Conditional Use Permit application relative to notification, public hearing, and appeal shall be utilized. Following a public hearing, the Hearing Officer shall approve or deny the proposed modification based on the findings required by subsection C.6.a for approval by the Director.
- vii. Where a requested modification is approved, such conditions may be imposed as are deemed necessary to ensure that the

modification will be in accord with the findings required for approval.

- viii. Any person dissatisfied with the action of the Director may file an appeal of such action with the Commission. Upon receiving a notice of appeal, the Commission shall take one of the following actions:
  - i. Affirm the action of the Director;
  - ii. Refer the matter back to the Director for further review with or without instructions; or
  - iii. Set the matter for public hearing before itself. In such case, the Commission's decisions may cover all phases of the matter, including the addition or deletion of any condition. In rendering its decision, the Commission shall not hear or consider any argument or evidence of any kind other than the record of the matter received from the Director unless it is itself conducting a public hearing on the matter.
- ix. The decision of:
  - i. The Director shall become final and effective 15 days after receipt of notice of action by the applicant, provided no appeal of the action taken has been filed with the Commission within such 15 days following notification; or
  - ii. The Commission shall become final and effective 15 days after receipt of notice of action by the applicant, provided no appeal of the action taken has been filed with the Executive Officer-Clerk of the Board of Supervisors pursuant to Chapter 22.116.
- x. A yard modification which is not used within the time specified in such yard modification, or, if no time is specified, within one year after the granting of the yard modification, becomes null and void and of no effect except that the Director may extend such time for a period of not to exceed one year, provided an application requesting such extension is filed prior to such expiration date.

7. ***Accessory Uses.*** The following new accessory uses are prohibited, notwithstanding the general authority of Section 22.16.XXX (Land Use Regulations):

- a. Detached living quarters on the same lot or parcel of land as the primary residence, for the use of guests and servants;

- b. Attached living quarters for the use of servants;
- c. Rooms for rent in residences.

**22.166.070 Exemptions, Exceptions, and Modifications**

- A. **Modification of Development Standards.** Any modification of the development standards contained in Section 22.170.050 (Zone-Specific Development Standards) shall be considered through the Conditional Use Permit procedure contained in Chapter 22.102.
- B. **Applicability.**
  - 1. The provisions of subsections D.2, D.3, D.4, and E of Section 22.170.040 shall not apply to a new development project where, as of the effective date of the ordinance adding those subsections, any of the following has occurred related to such project:
    - a. A complete application has been submitted for any subdivision, permit, Variance or Site Plan Review;
    - b. At least one public hearing session has been conducted on any application described in subsection a, above; or
    - c. A final approval has previously been granted for any application described in subsection B.1.a, above, provided that the building location and anticipated grading for the project are clearly depicted on the approved project plans and the project is developed in accordance with those plans. For Purposes of this subsection B.1, a complete application shall be defined as an application that the Director finds to contain all of the required documents and information so as to allow the matter to be scheduled for any applicable public hearing or decision.
  - 2. Notwithstanding the provisions of subsection E of Section 22.170.040, a person shall have the right to repair or replace a damaged or destroyed residence or accessory structure(s) which, as of the effective date of the ordinance adding that subsection, was legally established, provided such repaired or replaced residence or accessory structure(s) is built in substantially the same location as the one that was damaged or destroyed. Proof that the residence or accessory structure(s) was legally established shall be demonstrated to the Director prior to the commencement of any construction activity. The repaired or replaced residence or accessory structure(s) may be enlarged cumulatively up to 25 percent or 1,200 square feet, whichever is less, based on the gross floor area existing immediately before such residence or accessory structure(s) was damaged or destroyed. A different location for the residence or accessory structure(s) may be approved by the Director if the applicant shows that the new location will avoid known hazards on the project site, such as geotechnical, fire, and/or hydrologic

hazards, and also shows that such other location will not result in damage to significant biological resources.

3. A legally established residence or accessory structure(s) existing as of the effective date of the ordinance adding subsection E of Section 22.170.040 that is located on a Significant Ridgeline, or within the ridgeline protection area of 50 vertical and 50 horizontal feet from the Significant Ridgeline, may be cumulatively enlarged up to 25 percent or 1,200 square feet of gross floor area, whichever is less. Proof that the residence or accessory structure(s) was legally established shall be demonstrated to the Director prior to the commencement of any construction activity.
4. Any amount of legal grading that has occurred on a lot or parcel of land, or in connection with a project, prior to the effective date of the ordinance adding subsections D.2 and D.3 of Section 22.170.040, shall not be counted toward the grading thresholds set forth in those subsections. Proof that such grading was legal shall be demonstrated to the Director prior to the commencement of any construction activity. Any grading on a lot or parcel of land, or in connection with a project or any subsequent project, which is undertaken at any time after the effective date of the ordinance adding subsections D.2 and D.3 of Section 22.170.040, other than grading completed for a project described in subsection B.1, above, shall be counted cumulatively toward the grading thresholds set forth in those subsections.

## Chapter 22.168: South San Gabriel Community Standards District

### Sections:

- 22.168.010: Purpose**
- 22.168.020: Definitions**
- 22.168.030: District Map**
- 22.168.040: Community-Wide Development Standards**
- 22.168.050: Zone-Specific Development Standards**
- 22.168.060: Area-Specific Development Standards**
- 22.168.070: Exemptions, Exceptions, and Modifications**

### **22.168.010 Purpose**

The South San Gabriel Community Standards District is established to provide a means of implementing special development standards for commercial and residential uses in the unincorporated community of South San Gabriel. The primary objective of the district is to protect and enhance the existing low-density scale and character of the community and to ensure that new development is compatible with and complimentary to the unique characteristics of this residential and commercial neighborhood. In addition, the South San Gabriel Community Standards District is established to provide a means of reasonably protecting the light, air, and privacy of existing single-family residences from the negative impacts on these resources caused by the construction on adjacent properties of uncharacteristically large and overwhelming residences.

### **22.168.020 Definitions**

- A. **Gross Structural Area (GSA).** The total floor area of all enclosed areas of a residence, including storage, but excluding cellars and garages or carports designed and used for the storage of automobiles.
- B. **Lot coverage.** The total area of that portion of a lot covered by all structures erected on the property.

### **22.168.030 District Map**

[Map to come]

### **22.168.040 Community-Wide Development Standards**

Application for Zoning Approval—Information Required. An application for a permit, Variance, or nonconforming use or structure review for which a hearing is required and which is subject to the provisions of Section 22.96.XXX (Mailing of Notice) shall contain a list, certified to be correct by affidavit or by a statement under penalty of perjury pursuant to Section 2015.5 of the Code of Civil Procedure, 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 parcel of land and as owning property within a distance of 1,000 feet from the exterior boundaries of the parcel of land to be occupied by the use.

**22.168.050 Zone-Specific Development Standards**

**A. RS- (as per the prior R-1 Zone).**

1. The required front yard shall contain a minimum of 50 percent landscaping.
2. The front yard shall not be less than the average depth of all of the front yards on the same side of the street on the same block, but in no case less than required in Section 22.16.XXX (Development Regulations). A vacant lot or parcel shall not be included in the computation for this purpose.
3. Each side yard shall not be less than 10 percent of the average width of the lot or parcel, but in no case less than five feet for interior and corner side yards and 10 feet for reverse corner side yards.
4. Each required side yard shall not be less than 10 feet where any portion of a residence or other structure exceeds 20 feet in height.
5. Each required rear yard shall not be less than 20 feet where any portion of a residence or other structure exceeds 20 feet in height.
6. Where fill material has been placed on a lot or parcel after such lot or parcel was legally created, height shall be measured from the previously existing grade.
7. The maximum number of stories above grade shall be two. As provided in Section 22.130.XXX (Definitions), “story” includes a basement but not a cellar.
8. ***Gross Structural Area and Lot Coverage.***
  - a. Neither the maximum GSA nor the maximum lot coverage shall exceed the following:  
(.25 x net area of a lot) + 1,000 square feet.
  - b. In no event shall the maximum GSA or the maximum lot coverage exceed 7,000 square feet.

**B. RS- Zone (as per the prior R-2 Zone).**

1. The required front yard shall contain a minimum of 50 percent landscaping.
2. The front yard shall not be less than the average depth of all of the front yards on the same side of the street on the same block, but no less than required in Section 22.16.XXX (Development Regulations). A vacant lot or parcel shall not be included in the computation for this purpose.

*Los Angeles County Zoning Ordinance Update*

- C. **RM Zone (as per the prior R-3 Zone).** The required front yard shall contain a minimum of 50 percent landscaping.
- D. **RS-   Zone (as per the prior R-A Zone).** Refer to the standards prescribed for Zone RS-   (as per the prior R-1 Zone), as contained in subsection A of this Section, for all Zone-Specific Development Standards.
- E. **RS-   Zone (as per the prior A-1 Zone).** Refer to the standards prescribed for Zone RS-   (as per the prior R-1 Zone), as contained in subsection A of this Section, for all Zone-Specific Development Standards.
- F. **CN Zone (as per the prior C-2 Zone).**
  - 1. ***Permitted Uses.*** All uses described in Zone CN (as per the prior C-2 Zone) are allowed, except that the following uses require a Conditional Use Permit:
    - a. *Sales.*
      - i. Automobile sales, sale of new motor vehicles, including incidental repair and washing.
      - ii. Automobile supply stores, including incidental installation of parts.
      - iii. Boat and other marine sales.
      - iv. Department stores of more than 5,000 square feet.
      - v. Grocery stores of more than 5,000 square feet.
      - vi. Hardware stores of more than 5,000 square feet.
    - b. *Services.*
      - i. Air-pollution sampling stations.
      - ii. Automobile rental and leasing agencies.
      - iii. Automobile service stations, including incidental repair, washing, and rental of utility trailers.
      - iv. Comfort stations.
      - v. Communications equipment buildings.
      - vi. Electric distribution substations, including microwave facilities.
      - vii. Parking buildings.
      - viii. Rental services of heavy machinery or trucks.

*Discussion Paper: Community Standards Districts*

- ix. Stations.
    - i. Bus.
    - ii. Railroad.
    - iii. Taxi.
  - x. Telephone repeater stations.
  - xi. Wholesale dry cleaning plants.
  - c. *Recreation and Amusement.*
    - i. Golf courses, including the customary clubhouse and appurtenant facilities.
2. ***Development Standards.*** Premises in Zone CN (as per the prior C-2 Zone) shall be subject to the following development standards:
- a. *Landscaping and buffering of commercial uses from residential uses.*
    - i. Where a commercial zone is adjacent to a residence or residential zone, a landscaped buffer strip at least five feet wide shall be provided. Landscaping shall be provided and maintained in a neat and orderly manner. A 15-gallon tree shall be provided for every 100 square feet of landscaped area, to be equally spaced along the buffer strip. The landscaping materials shall be approved by the Director. Permanent irrigation systems shall be required and maintained in good working order.
    - ii. For properties adjoining a residence or residential zone, a solid masonry wall or solid fence in compliance with Section 22.82.XXX (Outside Storage and Display) shall be erected along the property lines separating the two uses.
    - iii. The Director may modify the foregoing requirements for landscaping and buffering where their strict application is determined to be impractical because of physical, topographical, Title, or other limitations. Any such modification may include substitution of landscaping or fencing materials. In granting any such modification, the Director shall find that the intent and spirit of this Section is being carried out.
  - b. *Parking.* Whenever abutting a residence or residential zone and to the extent possible, surface parking lots or open spaces shall be developed in the area closest to the residential zone.

*Los Angeles County Zoning Ordinance Update*

- c. *Loading.* In order to mitigate noise, all loading docks shall be located as far distant as possible from a residence or residential zone.
  - d. The hours of operation for a commercial use shall be limited to the hours of 7 a.m. to 11 p.m., seven days a week, unless otherwise modified by a Conditional Use Permit.
  - e. A site plan shall be submitted to and approved by the Director, as provided in Chapter 22.100, to ensure that the use will comply with the provisions of this subsection F.2.
3. ***Outdoor Advertising Signs.*** Outdoor advertising signs (billboards) shall require a Conditional Use Permit as specified in Chapter 22.102 of the Los Angeles County Code. In addition, outdoor advertising signs shall comply with the following requirements:
- a. Outdoor advertising signs with more than 100 square feet of sign area on any face are prohibited.
  - b. The total sign area of each outdoor advertising sign on any lot or parcel shall not exceed 200 square feet.
  - c. Outdoor advertising signs shall not be erected or maintained within 150 feet of an existing or approved outdoor advertising sign.
  - d. Outdoor advertising signs shall not be erected or maintained within 600 feet of a residential zone located on the same side of the street or highway. Residential zones include Zones RS-\_ (Residential Single Family) and RM (Residential Medium Density).
  - e. Outdoor advertising signs shall be oriented away from a residential zone. Residential zones include Zones RS-\_ (Residential Single Family) and RM (Residential Medium Density).
  - f. The height of outdoor advertising signs shall not exceed 35 feet measured from the ground level at the base of the sign.

**G. CG Zone (as per the prior C-3 Zone).**

- 1. ***Permitted uses.*** All uses described in Zone CG (as per the prior C-3 Zone) are allowed, except that the following uses require a Conditional Use Permit:
  - a. *Sales.*
    - i. Auction houses, including animal auctions.
    - ii. Automobile sales, sale of new and used motor vehicles.
    - iii. Automobile supply stores with repair facilities.
    - iv. Boat and other marine sales.

*Discussion Paper: Community Standards Districts*

- v. Department stores of more than 5,000 square feet.
- vi. Grocery stores of more than 5,000 square feet.
- vii. Hardware stores of more than 5,000 square feet.
- viii. Recreational vehicle sales.
- ix. Trailer sales, box and utility.
- b. *Services.*
  - i. Air-pollution sampling stations.
  - ii. Automobile battery service.
  - iii. Automobile brake repair shops.
  - iv. Automobile muffler shops.
  - v. Automobile radiator shops.
  - vi. Automobile rental and leasing agencies.
  - vii. Automobile repair garages.
  - viii. Comfort stations.
  - ix. Communication equipment buildings.
  - x. Community centers.
  - xi. Costume rentals.
  - xii. Dental clinics.
  - xiii. Dental laboratories.
  - xiv. Dog training schools, excluding boarding.
  - xv. Electric distribution substations, including microwave facilities.
  - xvi. Furniture and household goods, transfer and storage.
  - xvii. Hand wash car washes.
  - xviii. Laboratories, research and testing.
  - xix. Mortuaries.

*Los Angeles County Zoning Ordinance Update*

- xx. Parcel delivery terminals.
  - xxi. Parking buildings.
  - xxii. Recreational vehicle rentals.
  - xxiii. Rental services of heavy machinery or trucks.
  - xxiv. Stations.
    - i. Bus.
    - ii. Railroad.
    - iii. Taxi.
  - xxv. Trailer rentals, box and utility only.
  - xxvi. Truck rentals of trucks exceeding two-ton capacity.
  - xxvii. Wholesale dry cleaning plants.
- c. *Recreation and Amusement.*
- i. Golf courses, including the customary clubhouse and appurtenant facilities.
2. ***Development Standards.*** Refer to the standards prescribed for Zone CN (as per the prior C-2 Zone), as contained in subsection F.2 of this Section, for all Zone-Specific Development Standards.
  3. ***Height Limit.*** The maximum height of any structure in Zone CG (as per the prior C-3 Zone) shall be 35 feet.
  4. ***Outdoor Advertising Signs.*** Outdoor advertising signs (billboards) shall require a Conditional Use Permit as specified in Chapter 22.102. In addition, outdoor advertising signs shall comply with the following requirements:
    - a. Outdoor advertising signs with more than 100 square feet of sign area on any face are prohibited.
    - b. The total sign area of each outdoor advertising sign on any lot or parcel shall not exceed 200 square feet.
    - c. Outdoor advertising signs shall not be erected or maintained within 150 feet of an existing or approved outdoor advertising sign.
    - d. Outdoor advertising signs shall not be erected or maintained within 600 feet of a residential zone located on the same side of the street or highway. Residential zones include Zones RS- (Residential Single Family) and RM (Residential Medium Density).

*Discussion Paper: Community Standards Districts*

- e. Outdoor advertising signs shall be oriented away from a residential zone. Residential zones include Zones RS\_ (Residential Single Family) and RM (Residential Medium Density).
- f. The height of outdoor advertising signs shall not exceed 35 feet measured from the ground level at the base of the sign.

**22.168.060 Area-Specific Development Standards**

(Reserved.)

**22.168.070 Exemptions, Exceptions, and Modifications**

(Reserved.)

## Chapter 22.170: Southeast Antelope Valley Community Standards District

### Sections:

**22.170.010: Purpose**

**22.170.020: Definitions**

**22.170.030: District Map**

**22.170.040: Community-Wide Development Standards**

**22.170.050: Zone-Specific Development Standards**

**22.170.060: Area-Specific Development Standards**

**22.170.070: Exemptions, Exceptions, and Modifications**

### **22.170.010 Purpose**

The Southeast Antelope Valley Community Standards District (CSD) is established to protect and enhance the community's rural, equestrian, and agricultural character as well as its natural features, including Significant Ecological Areas, flood plains, and desert terrain. The standards contained in this CSD are also intended to ensure reasonable access to public riding and hiking trails, and to minimize the impacts of urbanization.

### **22.170.020 Definitions**

(Reserved.)

### **22.170.030 District Map**

[Map to come]

### **22.170.040 Community-Wide Development Standards**

- A. **Design.** To the extent possible, development shall preserve existing natural contours, native vegetation, and natural rock outcropping features.
- B. **Property Maintenance.** All portions of any lot or parcel of land that are visible from a public or private street shall be kept free of debris, trash, lumber, overgrown or dead vegetation, broken or discarded furniture, and household equipment including but not limited to refrigerators, stoves, and freezers.
- C. **Exterior Lighting.** New exterior lighting shall be designed to minimize off-site illumination and glare by deflecting light away from adjacent parcels, public areas, and the night sky, using shields and hoods such that the lighting source is not visible outside the site.
- D. **Street Improvements.** In new residential land divisions, local streets shall comply with the following standards in addition to the applicable provisions of Chapter 21.10:

*Discussion Paper: Community Standards Districts*

1. The maximum paved width of local streets shall not exceed 28 feet with unpaved shoulders, excluding any inverted shoulders, or concrete flow lines;
  2. Curbs, gutters, and sidewalks shall be required only where necessary for the safety of pedestrian and vehicular traffic, as determined by the Department of Public Works; and
  3. Inverted shoulder cross-sections shall be required unless an alternate design is deemed necessary for the safety of pedestrian and vehicular traffic, as determined by the Department of Public Works.
- E. **Street Lights.** To preserve the community character, the following shall apply:
1. Street lights shall be required only where necessary for the safety of pedestrian and vehicular traffic, as determined by the Department of Public Works; and
  2. Street lights shall be placed the maximum distance apart with the minimum lumens allowable by the Department of Public Works.
- F. **Alcoholic Beverage Sales.** No business newly engaged in the sale of alcoholic beverages for either on-site consumption or off-site consumption shall be located within 1,000 feet of any public or private school or legally established place of worship.
- G. **Fences.** No garage doors of any kind, regardless of color or uniformity of design, shall be used for fencing. Fences within a required yard adjoining any public or private road shall comply with the applicable provisions of Section 22.60.070 (Fences and Walls) and shall be made of chain link, split rail, open wood, rock, block, split-faced or whole brick, wooden pickets, iron, any combination of the above, or other materials approved by the Director.
- H. **Trails.** Except as provided in subsection H.3, below, all new land divisions shall contain trails in accordance with the Trails Plan of the Antelope Valley Areawide General Plan (“Trails Plan”). Conditions of approval for new land divisions shall require that trail construction be completed by the subdivider and approved by the Department of Parks and Recreation prior to the recordation of the final map for the land division.
1. **Trail standards.** Trails built pursuant to this subsection shall satisfy the following minimum standards:
    - a. *Feeder routes.* To the greatest extent possible, and without requiring off-site land acquisitions by the subdivider, feeder routes shall be provided from every new land division to a main trails network shown on the Trails Plan; and
    - b. *Multi-purpose use.* The trails shall be designed to accommodate both pedestrian and equestrian uses.

2. **Trail maintenance.** When trails and feeder routes are not required to be maintained by the Department of Parks and Recreation, the conditions of approval for new land divisions shall require that said trails be maintained, subject to approval by the Department of Parks and Recreation, by a homeowner's association to which the trail or feeder route has been irrevocably deeded, or by a special district. If a special district is used, such district shall be an entity established as an assessment district pursuant to the Landscaping and Lighting Act of 1972, Sections 22500, et seq., of the California Streets and Highways Code ("Landscaping and Lighting Act District"), or it shall be some other entity capable of assessing and collecting trail maintenance fees from the owners of the lots in the new land division. For purposes of this subsection, the trails and feeder routes that must be constructed so as to be suitable for acceptance and maintenance by the Department of Parks and Recreation are those trails and feeder routes identified in the Trails Plan, and those trails and feeder routes located on private property for which a trail easement has been dedicated to the County.
3. **Alternative trail proposal.** If it is infeasible for a subdivider to provide trails in accordance with the Trails Plan, alternative trail proposals may be substituted. The alternative trail proposal shall be approved by the Department of Parks and Recreation, not require off-site land acquisitions by the subdivider, and be connected, to the greatest extent possible, to a network of trails shown on the Trails Plan.

**22.170.050 Zone-Specific Development Standards**

- A. **Residential and Agricultural Zones.** Each new lot or parcel of land created by a land division shall contain a gross area of not less than one acre.
- B. **Commercial and Industrial Zones.**
  1. **Amenities.** For commercial developments and mixed-use developments that include commercial uses, at least two of the following pedestrian amenities shall be provided within the subject property:
    - a. Benches;
    - b. Bicycle racks;
    - c. Decorative lights;
    - d. Drinking fountains;
    - e. Landscaped buffers;
    - f. Newsstands;
    - g. Planter boxes;

*Discussion Paper: Community Standards Districts*

- h. Special paving materials, such as treated brick, for pedestrian circulation areas;
  - i. Trash receptacles;
  - j. Landscaped trellises or breezeways between buildings; or
  - k. Other amenities approved by the Director.
2. **Yards.** All buildings, walls, vehicle parking, access, and circulation areas adjoining or adjacent to a residentially- or agriculturally-zoned lot or parcel of land shall:
- a. Have a landscaped area with a width of not less than 25 feet along the property line(s) adjoining or adjacent to the residentially- or agriculturally-zoned lot or parcel of land. Landscaping within this area shall consist of plants from the Southeast Antelope Valley Native Plant List on file with the Department of Regional Planning, and shall include, but not be limited to, a minimum of one 15-gallon tree, planted and maintained within each 15-foot portion of lot width or depth adjoining or adjacent to the residentially- or agriculturally-zoned lot or parcel of land. Along the property line(s) not adjoining a public or private street, a solid masonry wall at the property line with a five-foot yard may be substituted for the landscaped area with a width of not less than 25 feet.
    - i. In commercial zones, such solid masonry wall shall be at least six feet in height and shall not be more than 12 feet in height.
    - ii. In industrial zones, such solid masonry wall shall be at least eight feet in height and shall not be more than 15 feet in height.
  - b. Have side yards for reversed corner lots as required in the adjoining residentially- or agriculturally-zoned lot or parcel of land.
3. **Vehicle Access.** Vehicle access, circulation, parking, and loading areas shall be located as far as possible from adjoining or adjacent residentially- or agriculturally-zoned lots or parcels of land.
4. **Truck Access.** Other than during the hours of 8:00 a.m. to 5:00 p.m., Monday through Friday, and health, environmental, and safety considerations permitting, lots or parcels of land with multiple street frontages shall permit access to trucks only from the street that is farthest from adjoining or adjacent residentially- or agriculturally-zoned lots or parcels of land.
5. **Outside Storage.** Outside storage shall be maintained in accordance with the standards and requirements of Section 22.82.XXX (Outside Storage and Display) and so that the items in storage are not visible from adjoining or

*Los Angeles County Zoning Ordinance Update*

adjacent public or private streets and adjoining or adjacent residentially- or agriculturally-zoned lots or parcels of land at ground level.

6. ***Business Signs.*** Except as modified herein, all business signs shall conform to Chapter 22.74 (Signs).
  - a. *Applicability.* The sign regulations herein shall apply to new signs only, and shall not apply to existing signs which were legally established prior to the effective date of this CSD.
  - b. *Wall business signs.* Wall business signs shall be mounted flush and affixed securely to a building wall, and may extend from the wall a maximum of 12 inches.
  - c. *Prohibited Signs.*
    - i. Roof business signs.
    - ii. Signs painted directly on buildings.

**22.170.060 Area-Specific Development Standards**

The CSD contains two distinct commercial areas:

**A. Area 1 - Palmdale Boulevard Commercial Area.**

1. ***Intent and Purpose.*** This area is established to implement development standards for enhanced future commercial growth along Palmdale Boulevard and 90th Street East.
2. ***Applicability.*** The standards contained in this subsection shall apply to commercial developments and mixed-use developments that include commercial uses within the boundaries of the area shown on the map
3. ***Architectural Standards.*** All buildings, building additions, and building renovations shall incorporate:
  - a. Southwestern, Spanish Mission, or Mediterranean architecture, with ceramic tile roof and shall be painted with earth tones or shades of taupe, beige, olive, burgundy, or other neutral colors approved by the Director;
  - b. At least two of the following architectural elements:
    - i. Arcades;
    - ii. Arches;
    - iii. Awnings;
    - iv. Courtyards;

- v. Colonnades; or
  - vi. Plazas; and
  - c. Variation in roofline and façade detailing such as recessed windows, balconies, offset planes, or similar architectural accents approved by the Director. Long, unbroken building facades shall be prohibited.
4. ***Yards.***
- a. Each lot or parcel of land adjoining Palmdale Boulevard or 90th Street East shall have a front yard of not less than 10 feet.
  - b. Parking lots are prohibited in the required front yard area.
  - c. The required front yard area shall be landscaped using plants from the Southeast Antelope Valley Native Plant List on file with the Department of Regional Planning, and shall include no less than one 15-gallon tree for every 150 square feet of yard area.
  - d. Vehicle and pedestrian access, outdoor dining, and street furniture such as benches, chairs, or similar items approved by the Director are permitted within the required front yard area.

**B. Area 2 - Pearblossom Highway Commercial Area.**

- 1. ***Intent and Purpose.*** This area is established to preserve and enhance the small-town, rural frontier style of commercial development existing along Pearblossom Highway, and to promote future development that is consistent with the existing community character.
  - 2. ***Applicability.*** The standards contained in this subsection shall apply to commercial developments and mixed-use developments that include commercial uses within the boundaries of the area shown on the map on file at the Department of Regional Planning.
  - 3. ***Building Height.*** All buildings shall be limited to a maximum height of 35 feet above grade, excluding chimneys and rooftop antennas.
  - 4. ***Architectural Standards.*** All buildings, building additions, and building renovations shall incorporate:
    - a. Western or Southwestern architecture constructed of stucco, wood, adobe, or other materials approved by the Director and shall be painted with earth tones or shades of taupe, beige, olive, burgundy, or other neutral colors approved by the Director; and
    - b. Western or Southwestern style exterior lighting and business signage approved by the Director.
5. ***Yards.***

*Los Angeles County Zoning Ordinance Update*

- a. Each lot or parcel of land adjoining Pearblossom Highway or 82nd Street East shall have a front yard of not less than 10 feet.
- b. Parking lots are prohibited in the required front yard area.
- c. The required front yard area shall be landscaped using plants from the Southeast Antelope Valley Native Plant List on file with the Department of Regional Planning, and shall include no less than one 15-gallon tree, for every 150 square feet of yard area.
- d. Vehicle and pedestrian access, outdoor dining, and street furniture such as benches, chairs, or similar items approved by the Director are permitted within the required front yard area.

**22.170.070 Exemptions, Exceptions, and Modifications**

**A. Exemptions.** This CSD shall not apply to:

1. Development proposals which are the subject of applications for the following types of permits or approvals that were deemed complete prior to the effective date of this CSD:
  - a. Director's Reviews;
  - b. Tentative Tract Maps and parcel maps;
  - c. General Plan Amendments and Area Plan Amendments; and
  - d. Zone changes, Conditional Use Permits, Variances, Site Plan Reviews, Zoning Conformance Reviews, or any other zoning permits.
2. Existing buildings or structures, or any additions thereto, provided that:
  - a. Any change to such building or structure after the effective date of this CSD does not result in an increase in the occupancy load or parking requirement for the building or structure; and
  - b. Any addition to such building or structure after the effective date of this CSD does not cumulatively increase its existing floor area by more than 25 percent.

**B. Modification of Development Standards.**

1. **Findings.** The Director may permit modifications from the development standards specified in Section 22.174.060, above, where an applicant's request demonstrates to the satisfaction of the Director all of the following:
  - a. The application of the standards for which modification is sought would result in practical difficulties or unnecessary hardships;

*Discussion Paper: Community Standards Districts*

- 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 applicable commercial area; and
  - c. That granting the requested modification will not be materially detrimental to properties or improvements in the area or contrary to the purpose of this CSD.
2. ***Application.*** The procedure for filing a request for modification shall be the same as that for a Director's Review except that the applicant shall also submit:
- a. 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 1,000 feet from the exterior boundaries of the subject property;
  - b. Two sets of mailing labels for the property owners referenced above;
  - c. A map drawn to a scale specified by the Director indicating where all such ownerships are located; and
  - d. A filing fee, as set forth in Section 22.94.XXX (Application Fees), equal to that required for a Site Plan Review for Director's Review for Modification of Development Standards in a Community Standards District.
3. ***Notice.*** Not less than 30 calendar days prior to the date an action is taken, the Director shall send notice by first-class mail of the pending application to the property owners on the list provided by the applicant pursuant to subsection B.2.a, above, indicating that any property owner opposed to the granting of such modification may express such opposition by written protest to the Director within 15 calendar days after receipt of such notice. Copies of the notice shall also be sent to the Sun Village and Littlerock Town Councils.
4. ***Decision.***
- a. The Director shall approve an application for modification where no more than two letters of opposition are received pursuant to subsection B.3, above, where the application complies with the provisions of Chapter 22.100, and where the Director determines that the application has satisfactorily demonstrated the matters required by subsection B.1, above. If the Director approves the application, the Director shall notify the applicant and all property owners identified in subsection B.2.a, above, of the decision in writing and such notification shall indicate that any such person may file an appeal within 15 calendar days of receipt of such notice with a request for a public hearing before the Commission.

*Los Angeles County Zoning Ordinance Update*

- b. If the Director denies the application for any reason, the Director shall notify the same persons as identified in subsection B.2.a, above, of the decision in writing and such notification shall indicate that the applicant may file an appeal within 15 calendar days of receipt of such notice with a request for a public hearing before the Commission. If the applicant files an appeal, the applicant shall pay the additional fee for a public hearing as set forth in Section 22.94.XXX (Application Fees) under Site Plan Review for Director's Review for Modification of Development Standards in a Community Standards District.

## **Chapter 22.172: Topanga Canyon Community Standards District**

### **Sections:**

**22.172.010: Purpose**

**22.172.020: Definitions**

**22.172.030: District Map**

**22.172.040: Community-Wide Development Standards**

**22.172.050: Zone-Specific Development Standards**

**22.172.060: Area-Specific Development Standards**

**22.172.070: Exemptions, Exceptions, and Modifications**

### **22.172.010 Purpose**

The Topanga Canyon Community Standards District is established to implement certain policies related to small lot subdivision development contained in the Malibu Local Coastal Program Land Use Plan. The district will establish development standards in hillside and other areas that lack adequate infrastructure or that are subject to the potential hazards of fire, flood or geologic instability. Preservation of important ecological resources and scenic features will also be accomplished through the use of this district.

### **22.172.020 Definitions**

- A. **Small Lot Subdivision.** Includes all land within TR. 1591, TR. 5307, TR. 5664, TR. 6915, TR. 6943, TR. 7320, TR. 8319, TR. 8633, TR. 8859, TR. 9531, and Topanga Townsite. “Small lot subdivision” also includes those portions of TR. 6131, TR. 9385, and all Records of Survey and Licensed Surveyor’s Maps in Section 5, Township 1 South, Range 16 West, S.B.B.M. located south of the Coastal Zone boundary. Lots created by a parcel map are exempt from these provisions.

### **22.172.030 District Map**

[Map to come]

### **22.172.040 Community-Wide Development Standards**

- A. **Community-Wide Development Standards.**
1. The provisions of Chapter 22.60 regarding front yard requirements on partially developed blocks and sloping terrain shall not apply.
  2. The provisions of Section 22.60.XXX (Accessory Structures and Equipment) shall not apply.
- B. The following provisions apply to all land within small lot subdivisions, as defined in this Section:

*Los Angeles County Zoning Ordinance Update*

1. *Slope Intensity Formula.* Construction of residential units on a lot or parcel of land of less than one acre shall be subject to the following:

- a. The maximum allowable gross structural area of a residential unit to be constructed on a building site shall be determined by the following formula:

$$\text{GSA} = (A/5) \times [(50-S)/35] + 500$$

Where: GSA = the allowable gross structural area of the permitted development in square feet. The GSA shall be interpreted to include the total floor area of all enclosed residential and storage areas, but not to include vent shafts, garages or carports designed for the storage of autos.

A = the area of the building site in square feet. The building site is defined by the applicant and may consist of all or a designated portion of the one or more lots comprising the project location. All permitted structures must be located within the designated building site.

S = the average slope of the building site in percent as calculated by the formula:

$$S = I \times L/A \times 100$$

Where: S = average natural slope in percent.

I = contour interval in feet, at not greater than 25-foot intervals, resulting in at least five contour lines.

L = total accumulated length of all contours lines of interval "I" in feet.

A = the area of the building site in square feet.

- b. All slope calculations shall be based on natural, not graded conditions. Maps of a scale generally not less than one inch equals 10 feet (1"=10'), showing the building site and existing slopes, prepared by a licensed surveyor or registered professional civil engineer, shall be submitted with the application. If slope is greater than 50 percent, enter 50 for S in the GSA formula.

- c. The maximum allowable gross structural area (GSA) as calculated above may be increased as follows:

- i. Add 500 square feet or 12.5 percent of the total lot area, whichever is less, for each lot which is contiguous to the designated building site, provided that such lot(s) is (are) combined with the building site, and all potential for

residential development on such lot(s) is permanently extinguished.

- ii. Add 300 square feet or 7.5 percent of the total lot area, whichever is less, for each lot in the vicinity of (e.g., in the same small lot subdivision) but not contiguous with the designated building site, provided that such lot(s) is (are) combined with other developed or developable building sites and all potential for residential development on such lot(s) is permanently extinguished.
  - d. The floor area requirement for single-family residences contained in Section 22.16.XXX (Development Regulations) shall not apply.
  - e. All residences approved in small lot subdivisions by the slope intensity formula shall be subject to an improvement condition requiring that any future additions or improvements to the property shall be subject to an additional review by the Director.
2. *Procedural Requirements.*
- a. Any building or grading permit shall be subject to the Director's Review procedure contained in Chapter 22.100 of this Code, except that the Director shall not consider requests for modification.
  - b. Any modifications of development standards shall be considered only through the Variance procedures contained in Chapter 22.108 of this Code. The maximum allowable gross structural area as determined by the slope intensity formula shall not be subject to modification.
3. *Repair.* Any single-family residence, nonconforming due to standards of development contained in this Community Standards District, which is damaged or partially destroyed may be restored to the condition in which it was immediately prior to the occurrence of such damage or destruction, provided that all reconstruction shall be started within one year from the date of damage and be pursued diligently to completion, after complying with all other applicable laws.

**22.172.050            Zone-Specific Development Standards**

(Reserved.)

**22.172.060            Area-Specific Development Standards**

(Reserved.)

**22.172.070            Exemptions, Exceptions, and Modifications**

(Reserved.)

## Chapter 22.174: Twin Lakes Community Standards District

### Sections:

- 22.174.010: Purpose**
- 22.174.020: Definitions**
- 22.174.030: District Map**
- 22.174.040: Community-Wide Development Standards**
- 22.174.050: Zone-Specific Development Standards**
- 22.174.060: Area-Specific Development Standards**
- 22.174.070: Exemptions, Exceptions, and Modifications**

### **22.174.010 Purpose**

The Twin Lakes Community Standards District is established to preserve the character of the Twin Lakes community and to encourage the provision of essential improvements appropriate for its unique rural character, as defined in the Community Plan. The Twin Lakes Community Standards District is one means of implementing the goals and objectives of the Twin Lakes Community Plan. The Twin Lakes Community Plan was developed primarily to address severe problems involving sewage disposal and circulation in a small-lot subdivision.

### **22.174.020 Definitions**

(Reserved.)

### **22.174.030 District Map**

[Map to come]

The Twin Lakes Community Standards District is located north of Chatsworth in the northwestern corner of the San Fernando Valley. The District comprises approximately 60 acres.

### **22.174.040 Community-Wide Development Standards**

#### **A. Community-Wide Development Standards.**

1. The provisions of Chapter 22.60 regarding front yard requirements on partially developed blocks and sloping terrain shall not apply.
2. The provisions of Section 22.60.XXX (Accessory Structures and Equipment) shall not apply.

#### **B. Parking and Driveway Requirements.**

1. On-street parking shall observe posted signage.

*Discussion Paper: Community Standards Districts*

2. A minimum driveway length of 20 feet, as measured from a line parallel to and a minimum of 10 feet from the centerline of the driven roadway, is required in order to ensure adequate off-street parking. If two standard size vehicle parking spaces are provided on site and not within the required yard setbacks, this provision may be waived.
- C. **On-site and Off-site Improvements.** All new homes or improvements to existing homes which exceed 25 percent of the current market value of the existing home must satisfy the following:
1. All roads or access easements on site, as well as segments of all roads abutting the parcel must be improved with a minimum of 20 foot width of paving, to be approved by the County Department of Public Works.
  2. Fire hydrants must be accessible to the site, and comply with current standards of the County Forester and Fire Warden.
  3. Sewage disposal facilities must be sized to serve the requested use, based on current County Department of Health Standards Services.
- D. The construction of improvements needed to comply with subparagraphs B.1 through B.3 above, shall be the full responsibility of the project applicant.
- E. The County shall impose as a condition of its approval of any affected development a requirement for construction of the necessary improvements.

**22.174.050            Zone-Specific Development Standards**

(Reserved.)

**22.174.060            Area-Specific Development Standards**

- A. **Area 1 (Small Lot Subdivisions).** All property located within the following records of survey: 24-25, 25-44, 25-46, 26-42, 28-23.
1. ***Slope Intensity Formula.*** Construction of residential units or any improvements to residential units on a lot or parcel of land of less than 6,000 square feet shall be subject to the following:

- a. The maximum allowable gross structural area of a residential unit to be constructed on a building site shall be determined by the following formula:

$$\text{GSA} = (A/5) \times (50-S/35) + 800$$

Where:

GSA = The allowable gross structural area of the permitted development in square feet. The GSA includes the total floor area of all enclosed residential and storage areas but does not include vent

*Los Angeles County Zoning Ordinance Update*

shafts, garages or carports designed for the storage of autos.

A = The area of the building site in square feet. The building site is defined by the applicant and may consist of all or a designated portion of the one or more lots comprising the project location. All permitted structures must be located within the designated building site; and

S = The average slope of the building site in percent as calculated by the formula:

$$S = I \times L/A \times 100$$

Where:

S = Average natural slope in percent

I = Contour interval in feet, at not greater than 25-foot intervals, resulting in at least five contour lines;

L = Total accumulated length in feet of all contour intervals (I);

A = The area of the building site in square feet.

- b. All slope calculations shall be based on natural, ungraded conditions. Maps of a scale generally not less than one inch equals 10 feet (1" = 10'), showing the building site and natural slopes, prepared by a licensed surveyor or registered professional civil engineer, shall be submitted with the application. If slope is greater than 50 percent, enter 50 for S in the GSA formula.
- c. The maximum allowable gross structural area (GSA) as calculated above may be increased as follows:
  - i. Add 500 square feet or 12.5 percent of the total lot area, whichever is less, for each lot which is contiguous to the designated building site, provided that such lot(s) is (are) combined with the building site and all potential for residential development on such lot(s) is extinguished or removed.
- d. Procedural Requirements.

Any development requiring a Building Permit on a lot or parcel of land having a net area less than 6,000 square feet shall be subject to the Director's Review procedures contained in the provisions of Chapter 22.100, except that the Director shall not consider requests for modification.

- i. Any modification of development standards shall be considered only through the Variance procedure contained in Chapter 22.108 of this Code. The maximum gross structural area as determined by the slope intensity formula shall not be subject to modification.

**22.174.070 Exemptions, Exceptions, and Modifications**

(Reserved.)

## Chapter 22.176: Walnut Park Community Standards District

### Sections:

- 22.176.010: Purpose**
- 22.176.020: Definitions**
- 22.176.030: District Map**
- 22.176.040: Community-Wide Development Standards**
- 22.176.050: Zone-Specific Development Standards**
- 22.176.060: Area-Specific Development Standards**
- 22.176.070: Exemptions, Exceptions, and Modifications**

### **22.176.010 Purpose**

The Walnut Park Community Standards District is established to provide a means of assisting in the implementation of the Walnut Park Neighborhood Plan, as adopted by the Board of Supervisors on September 24, 1987. The Neighborhood Plan establishes the policies for residential, commercial and public improvements of the area. The requirements of the Walnut Park Community Standards District are necessary to ensure that the principal objectives and policies of the Neighborhood Plan are accomplished in a manner which protects the health, safety and welfare of the community.

### **22.176.020 Definitions**

**Awning Signs.** Signs which are painted, sewn or stained onto the exterior surface of an awning or canopy, and shall not exceed a maximum area of 30 percent of the exterior surface of each awning for the ground floor and 20 percent for the second floor level.

### **22.176.030 District Map**

[Map to come]

### **22.176.040 Community-Wide Development Standards**

Except as otherwise specifically provided for herein, the provisions of Title 22 (Zoning Ordinance) of the Los Angeles County Code shall apply.

#### **A. Setbacks.**

1. Yard and setback requirements for all residential uses shall be the same requirements as for the RS-     Zone (as per the prior R-1 Zone) zone.
2. When off-street parking areas are not separated from residentially zoned parcels by a street, the following shall be required:
  - a. A landscaped area having a minimum width of five feet shall be required adjacent to the property line.



*Los Angeles County Zoning Ordinance Update*

- b. Lettering styles shall be complementary for each storefront in a single building.
- c. In multi-tenant buildings, signage colors used by individual shops shall be complementary with each other.
- d. In multi-tenant buildings, the height and placement of signs shall be consistent.

**5. *Wall Signs.***

- a. Wall signs shall be mounted flush and affixed securely to a building wall and may project from the building face a maximum of 12 inches.
- b. Wall signs may only extend sideways to the extent of the building face or to the highest line of the building;
- c. Each business in a building shall be permitted a maximum of one wall-mounted sign (or two signs if the business is on a corner).

**6. *Window Signs.***

- a. Window signs shall be displayed only on the interior of windows or door windows.
- b. Window signs shall not exceed the maximum area of 25 percent per glass area (total window or door area visible from the exterior of the building).

**7. *Building Tenant Information/Identification Signs.***

- a. For multi-tenant buildings and businesses with entrances located within building pass-through, a building directory listing the names of tenants may be located near each building or pass-through entrance.
- b. Each tenant shall be allowed a maximum of two square feet of signage for each building directory.
- c. New building identification signage on new construction or existing buildings shall be limited to one sign per principal entrance per frontage. Said signage shall not exceed a maximum of 15 square feet for each building identification sign.
- d. All existing built-in signs (permanent, maintenance-free signs that are constructed as an integral part of the building fabric which they identify) in good repair are exempt from these sign provisions. Wall signs, marquees and canopies shall not be considered to be built-in signage.

- e. Metal plaques in good repair listing the building name and/or historical information, permanently affixed in a flush manner to the building, are exempt from these sign provisions.
8. ***Prohibited Signs.*** The following signs are prohibited:
- a. Roof signs;
  - b. Freestanding signs;
  - c. Flashing, animated or audible signs;
  - d. Signs which rotate, move or simulate motion;
  - e. Signs which extend or project from the building face more than 12 inches in any direction;
  - f. Signs with exposed bracing, guy wires, conduits or similar devices;
  - g. Outdoor advertising (including billboards);
  - h. Painted signs on the building surface;
  - i. Streamers and/or banner signs of cloth or fabric;
  - j. Portable signs.
9. ***Removal of Illegally Installed/Maintained Signs.***
- a. The Director of Planning shall remove or cause the removal of any sign constructed, placed or maintained in violation of this Section within 15 days following the date of mailing of registered or certified written notice to the owner of the sign, if known, at his last known address, or to the owner of the property as shown on the latest assessment roll. Said notice shall describe the sign in violation and shall specify the violation involved, giving notice that the sign will be removed at the owner's expense if the violation is not corrected within 15 days.
  - b. Nonconforming or illegal banners, pennants, flags, window signs (temporary or permanent), painted wall signs, vehicular signs, portable signs, hazardous signs, animated or moving signs, revolving or abandoned signs, shall be abated or removed within 90 days from October 25, 1987, the effective date of the ordinance codified in this chapter. All other nonconforming signs shall be discontinued and removed from the site, or brought into conformity according to the following schedule:

*Los Angeles County Zoning Ordinance Update*

<i>Replacement Value of Sign</i>	<i>Period of Removal</i>
Less than \$100.00	Within 90 days
\$101.00--\$500.00	Within 12 months
\$501.00--\$1,000.00	Within 24 months
\$1,001.00--\$2,500.00	Within 36 months
\$2,501.00--\$5,000.00	Within 5 years
For each additional \$1,000.00 increment	6 months to a maximum of 10 years

The replacement value of a sign shall be determined by the Director of the Community Development Commission.

- c. Signs removed by the Director of Planning pursuant to this Section shall be stored for a period of 30 days, during which time they may be recovered by the owner upon payment to the County for all costs of removal and storage. If not recovered prior to expiration of the 30-day period, the sign and supporting structures shall be declared abandoned, and Title thereto shall vest in the County, and the cost of removal shall be billed to the owner. If not paid by the owner, said costs will be imposed as a tax lien against the property.

**C. Automobile Parking.**

- 1. Automobile parking and development of related facilities shall be provided in accordance with Chapter 22.68 (Parking and Loading).
- 2. In residential properties, except within bona fide driveways, no automobile, truck, recreational vehicle, trailer or any other motor vehicle, including any of their component parts, shall be parked, stored, left standing or otherwise permitted for any length of time on that area between the road and the front of any building or structure on a lot or parcel of land. In the case of corner lots, said prohibition shall further apply between the road and the side of any building or structure.

**D. Height Limits.**

- 1. The maximum height of buildings and structures, except as where otherwise provided, shall be determined as follows:

*Discussion Paper: Community Standards Districts*

<i>Zone</i>		<i>Height Limit</i>
RS_ (as per the prior R-1 Zone)	Neighborhood Preservation	25 feet
RM	Neighborhood Revitalization	25 feet
CN (as per the prior C-1 Zone)	Restricted Professional Offices	25 feet

2.

<i>Zone</i>		<i>Height Limit</i>
CG	General Commercial	45 feet
MX	Mixed Commercial	45 feet

**E. Floor Area Ratio (FAR) for Commercial Buildings.**

1. Except for the CN Zone (as per the prior C-1 Zone) which has a floor area ratio (FAR) of two, in other commercial zones, the total floor area in all buildings on one parcel of land shall not exceed a floor area ratio of three, which is the buildable area of such parcel of land. Cellar floor space, parking floor space with necessary interior driveways and ramps thereto, or space within a roof structure penthouse for the housing of operating equipment or machinery shall not be considered in determining that total floor area within a building.
2. When any provision of the ordinance codified in Title 22 of this Code, or of any other ordinance, requires any front, side or rear yards, or prohibits the occupation of more than a certain portion of a parcel of land by structures, the portion of such parcel of land which may be occupied by structures is the “buildable area,” as those words are used in this Section.

**F. Design Standards for Commercial Uses.**

1. All new improvements and improvements to existing structures that exceed 25 percent of assessed valuation are subject to Design Review.
2. Uses, buildings and/or structures shall be designed so as to be compatible with nearby properties, with special attention being given to the protection of residential property planned for residentially zoned uses.
3. When structures for nonresidential uses are located adjacent to residentially zoned parcels, such structures shall be designed so as to minimize their impact on residentially zoned parcels in respect to location on the site, height, architecture and general amenities. Nonresidential uses and structures shall be subject to Director’s Review.
4. ***Materials, Colors and Equipment.***

*Los Angeles County Zoning Ordinance Update*

- a. Consideration shall be given to the adjacent buildings and/or structures so that the use of mixed materials is in accordance with the intent and purpose of the neighborhood plan.
- b. Muted pastel colors are recommended as the primary or base building color, while darker, more colorful paints should be used as trim colors for cornices, graphics, and window and door frames.
- c. *Awnings.*
  - i. Awnings shall be the same color and style for each opening on a single storefront or business.
  - ii. Awnings shall be complementary in color and style for each storefront in a building.
  - iii. Awnings shall be designed to coordinate with the architectural divisions of the building, including individual windows and bays.
  - iv. All awnings must comply with Building Code and Fire Department regulations.
  - v. Awnings in disrepair shall be repaired or removed within 30 days of notification that a state of disrepair exists.
- d. *Mechanical Equipment.*
  - i. External (individual) air conditioning units for a commercial building shall be located to be compatible with the architectural detail and the overall design of the storefront.
  - ii. If air conditioning units are located in the storefront, attempts shall be made to install a window unit which is neutral in appearance and which does not project outward from the facade. The housing color shall be compatible with the colors of the storefront. If feasible, screening or enclosing the air conditioning unit by using an awning or landscaping shall be required.
  - iii. Mechanical equipment located on roofs shall be screened by parapet walls or other similar architectural treatment so that the equipment will not be visible from the street or surrounding properties.
- e. *Security.*
  - i. Chain-link, barbed and concertina wire fences are strictly prohibited. In place of such fencing, tubular steel or wrought iron fences are permitted.

- ii. When installed, all security bars or grilles shall be placed on the inside of the building, except for roll-up shutters or grilles.
- iii. Horizontally folding accordion grilles installed on the exterior of a storefront are prohibited.
- iv. Building security grilles shall be side-storing, concealed grilles which are not visible or discernible from the exterior of the building when not in use (during business hours), or roll-up shutters or grilles any of which shall be permitted, provided that they are concealed in the architectural elements of the building.

G. **Minor Variances.** Under exceptional circumstances, the Department of Regional Planning may permit Minor Variances from the standards specified in this Section. In order to permit such Variances, the applicant shall substantiate all of the following to the satisfaction of the Director of Planning:

- 1. The strict application of these development standards and regulations would result in practical difficulties or unnecessary hardships;
- 2. There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not apply generally to other properties in the Walnut Park area; and
- 3. The grant of the requested Variance will not be materially detrimental to property or improvements in the area; and
- 4. That granting the requested Variance will not be contrary to the goals and policies of the Neighborhood Plan.

H. **Director's Review and Approval.**

- 1. Except as otherwise provided in this Section, the Director's Review and approval procedure, as contained in Chapter 22.100, shall be required to establish, operate or maintain any use, except that a Director's Review is not required for a change in ownership or occupancy. Also exempt from Director's Review are construction, maintenance and repairs conducted within any 12-month period, the sum of which does not exceed 25 percent of the current market value or assessed valuation of the building or structure, whichever is less.
- 2. An application for a Director's Review shall not be approved until the proposed use has been submitted to and reported upon by the Director of the Community Development Commission as to conformity with the Walnut Park Neighborhood Plan.

I. **Conditional Use Permits.**

*Los Angeles County Zoning Ordinance Update*

1. Conditional Use Permits shall be required for those uses listed as uses subject to permit, as specified in Chapter 22.102.
2. In addition to the findings for approval required by Section 22.102.XXX (Findings and Decision), the Regional Planning Commission shall further find that:
  - a. The proposed use has been submitted to and reported upon by the Director of the Community Development Commission as to conformity with the Walnut Park Neighborhood Plan; and
  - b. The proposed use is consistent with the Walnut Park Neighborhood Plan.

**J. Nonconforming Uses, Buildings and Structures.**

1. Uses, buildings and structures not in conformance with the Walnut Park Neighborhood Plan may be continued subject to the provisions of Chapter 22.86 (Nonconforming Situations).
2. For nonconforming uses, buildings or structures, an application may be filed with the Department of Regional Planning, requesting:
  - a. An extension of the time within which a nonconforming use or building or structure nonconforming due to use, or due to standards where applicable, must be discontinued and removed from its site, as specified in Chapter 22.86 (Nonconforming Uses, Structures, and Lots); or
  - b. Substitution of another use permitted in the zone in which the nonconforming use is first permitted where a building or structure is vacant despite efforts to ensure continuation of a nonconforming use, and is so constructed that it may not reasonably be converted to or used for a use permitted in the zone in which it is located.
3. In addition to the findings required for approval of a nonconforming use, building or structure review required by Chapter 22.86, the Commission shall further find that:
  - a. The proposed use, building or structure has been submitted to and reported upon by the Director of the Community Development Commission as to conformity with the Walnut Park Neighborhood Plan; and
  - b. The proposed use, building or structure will not be in substantial conflict with implementation of the Walnut Park Neighborhood Plan.

**22.176.050 Zone-Specific Development Standards**

- A. **RS-** (as per the prior R-1 Zone) (Neighborhood Preservation I). No changes.

- B. **RS-   Zone (as per the prior R-2 Zone) (Neighborhood Preservation II).** RS-   Zone (as per the prior R-2 Zone) densities and standards of development shall be maintained regarding setbacks, yards, parking, height coverage, etc.
  
- C. **RM NR Zone (Neighborhood Revitalization).** RS-   Zone (as per the prior R-2 Zone) (Neighborhood Preservation II) standards of development shall be maintained regarding setbacks, yards, parking, height, coverage, etc., for parcels less than 40,000 square feet. Parcels in excess of 40,000 square feet with multi-family densities (up to 30 dwelling units per acre) are permitted subject to the Conditional Use Permit procedure and specific design standards as set forth in subsection C.1, below, of this Section.
  - 1. ***RM NR Design Standards.***
    - a. ***Building and Site Design.***
      - i. Yard and setback requirements shall be the same requirements as for the RS-   Zone (as per the prior R-1 Zone).
      - ii. Variation of form and massing shall be used in building designs to provide visual interest. Long, unbroken building facades are to be avoided.
      - iii. Strictly flat roofs are not acceptable.
      - iv. Parking structures shall incorporate the same architectural design as the primary building(s).
      - v. Continuous curbcuts are prohibited.
      - vi. Where more than 20 automobile parking spaces are required or provided, those areas not used for parking or maneuvering, or for pedestrian movement to and from vehicles, shall be landscaped. Not less than two percent of the gross area of the parking lot shall be landscaped. Landscaping shall be distributed throughout the parking lot so as to maximize its aesthetic effect.
    - b. ***Relationship to Adjacent Properties.***
      - i. Buildings and structures shall be of a scale and proportion (size) that generally conforms with adjacent structures, but in no case shall exceed the height limit as provided herein.
      - ii. Buildings and structures should be compatible in terms of color, style and materials with adjacent buildings and structures.
      - iii. Multi-family buildings.



*Discussion Paper: Community Standards Districts*

3. Santa Fe Avenue (MX Zone).
4. The north side of Walnut Avenue between Santa Fe Avenue and Seville Avenue shall permit CG Zone uses.
5. The north side of Walnut Avenue between Seville Avenue and Mountain View Avenue shall permit parking in conjunction with commercial uses in adjacent CG Zone.
6. Seville Avenue, south of Olive Avenue to the boundary with the City of South Gate (CG Zone). Improvement work greater than 50 percent of market value, excluding building Code improvements, shall require additional off-street parking.

**22.176.070 Exemptions, Exceptions, and Modifications**

(Reserved.)

## Chapter 22.178: West Athens-Westmont Community Standards District

### Sections:

- 22.178.010: Purpose**
- 22.178.020: Definitions**
- 22.178.030: District Map**
- 22.178.040: Community-Wide Development Standards**
- 22.178.050: Zone-Specific Development Standards**
- 22.178.060: Area-Specific Development Standards**
- 22.178.070: Exemptions, Exceptions, and Modifications**

### **22.178.010 Purpose**

The West Athens-Westmont Community Standards District is established to provide a means of implementing special development standards for the unincorporated community of West Athens-Westmont. The West Athens-Westmont Community Standards District is necessary to ensure that the goals and objectives of the adopted West Athens-Westmont Community Plan are accomplished in a manner which protects the health, safety and general welfare of the community.

### **22.178.020 Definitions**

(Reserved.)

### **22.178.030 District Map**

[Map to come]

### **22.178.040 Community-Wide Development Standards**

**Height Limit.** The maximum height of any structure shall be 40 feet except that devices or apparatus essential to industrial processes or communications related to public health and safety may be 50 feet in height, or as otherwise specified herein; said heights may be modified subject to a Variance.

### **22.178.050 Zone-Specific Development Standards**

#### **A. RS- Zone (as per the prior R-1 Zone).**

1. The maximum height permitted in Zone RS- (as per the prior Zone R-1) shall be 35 feet and two stories.
2. Properties shall be neatly maintained and free of debris, overgrown weeds, junk, and garbage. A minimum of 50 percent of the front yard area shall be landscaped and maintained with grass, shrubs and/or trees.

**B. RS- (as per the prior R-2 Zone).**

1. The maximum height permitted in Zone RS- (as per the prior Zone R-2) shall be 35 feet.
2. Refer to the standards prescribed for Zone RS- (as per the prior Zone R-1) for maintenance and landscaping requirements.

**C. RM Zone.**

1. The maximum height permitted in Zone RM shall be 35 feet.
2. Refer to the standards prescribed for Zone RS- (as per the prior Zone R-1) for maintenance and landscaping requirements.

**22.178.060 Area-Specific Development Standards**

A. Century Boulevard, between Vermont Avenue to the east and approximately 130 feet west of Denker Avenue to the west, (as shown on the map on file at the Department of Regional Planning) shall be developed with residential or commercial uses and be subject to approval of a Conditional Use Permit--the construction and maintenance of one single-family residence per lot shall be exempt from the requirements of a Conditional Use Permit:

1. Residential projects shall be subject to the following requirements:
  - a. Maximum density: 30 dwelling units per net acre;
  - b. Height limit: 35 feet;
  - c. Setback from 99th and 101st Streets: 10 feet. The setback area shall be landscaped with grass, shrubs and/or trees;
  - d. Setback from Century Boulevard: 10 feet;
  - e. Access to property: via 99th or 101st Streets.
2. Commercial projects shall be subject to the following requirements:
  - a. Height limit: 35 feet;
  - b. Setback from 99th and 101st Streets: 10 feet. The setback area shall be landscaped with grass, shrubs and/or trees;
  - c. Access to property: via Century Boulevard only.

B. The area bounded by New Hampshire Avenue, Berendo Avenue, Imperial Highway and the proposed Century Freeway, as shown on the following map, may be developed with senior citizen housing at a maximum density of 50 du/net acre. The senior citizen developments will be subject to a Conditional Use Permit.

**22.178.070 Exemptions, Exceptions, and Modifications**

(Reserved.)

## **Chapter 22.180: West Rancho Dominguez-Victoria Community Standards District**

### **Sections:**

**22.180.010: Purpose**

**22.180.020: Definitions**

**22.180.030: District Map**

**22.180.040: Community-Wide Development Standards**

**22.180.050: Zone-Specific Development Standards**

**22.180.060: Area-Specific Development Standards**

**22.180.070: Exemptions, Exceptions, and Modifications**

### **22.180.010 Purpose**

The West Rancho Dominguez-Victoria Community Standards District is established to implement the goals and policies of the West Rancho Dominguez-Victoria Land Use Plan and Implementation Program. Furthermore, this Section is intended to mitigate potential incompatibilities associated with the close proximity of industrial and residential zoning and land use within the district and to enhance the appearance of the District by setting forth development and building standards.

### **22.180.020 Definitions**

(Reserved.)

### **22.180.030 District Map**

[Map to come]

### **22.180.040 Community-Wide Development Standards**

- A. **Graffiti.** To encourage the maintenance of exterior walls free from graffiti, the following shall apply to all premises within the District:
1. All structures, walls, and fences open to public view shall remain free of graffiti.
  2. In the event such graffiti occurs, the property owner, lessee, or agent thereof shall remove such graffiti within 72 hours, weather permitting. Paint utilized in covering such graffiti shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.
- B. **Oil Well Properties.** In order to improve the visual appearance of the district, properties containing oil wells where active extraction is taking place shall be fenced and landscaped in accordance with the following requirements:

*Los Angeles County Zoning Ordinance Update*

1. For properties abutting a residential zone or a street, a solid masonry wall or solid fence in compliance with Section 22.82.XXX (Outdoor Storage and Display) or a fence in compliance with Section 11.48.030 shall be erected around each oil well. The wall or fence shall be not less than six feet in height and shall be provided with landscaping in accordance with any landscaping requirements of Section 22.82.XXX (Outdoor Storage and Display). The required landscaping for any fence erected in compliance with Section 11.48.030 shall be planted so as to completely screen the fence within five years from the dated of erection of the fence.
2. All oil well equipment, structures, facilities and sites shall be maintained in good condition and accumulations of trash and debris shall be removed regularly.

**22.180.050 Zone-Specific Development Standards**

**A. Zone RS\_ (as per the prior R-1 and R-2 Zones).**

1. The required front yard shall contain a minimum of 50 percent landscaping.
2. Where the rear yard abuts a manufacturing zone, a three-foot landscaped planter strip containing one 15-gallon tree for each 50 square feet of planter area shall be installed along the rear property line. This provision shall not apply to the section of the rear yard where garages or accessory structure may be erected.

**B. Zone CN (as per the prior C-2 Zone).**

1. Parking requirements for the following uses shall be modified as follows: Markets of less than 5,000 square feet, banks, bookstores, delicatessens, drug stores, and office supply stores shall provide a minimum of one parking space for every 400 square feet of gross floor area. Restaurants of less than 1,000 square feet of gross floor area shall provide a minimum of five parking spaces, and restaurants of at least 1,000 square feet of gross floor area shall be granted a maximum 25 percent reduction of the otherwise required parking.

**C. Zone CG.**

1. The parking requirements specified in Zone CN (as per the prior C-2 Zone) of this Section shall apply to Zone CG.
2. A building or structure shall not exceed a height of 45 feet above grade, excluding chimneys and rooftop antennas.

**D. Zone CS (as per the prior CM Zone).**

1. Buildings and structures shall be set back a minimum of ten feet from the front property line. The front 10 feet of the setback, not including access, parking, and circulation areas, shall be landscaped.

*Discussion Paper: Community Standards Districts*

2. For properties abutting a residential zone, a landscaped buffer of at least five feet shall be provided and shall be automatically irrigated by a permanent watering system. One 15-gallon tree for every 50 square feet of landscaped area shall be planted equally spaced within the buffer strip.
  3. For properties abutting a residential zone, a solid masonry wall or solid fence of at least eight feet in height in compliance with Section 22.82.XXX (Outdoor Storage and Display) shall be erected along the property lines separating the two uses.
  4. In order to mitigate noise, all loading docks shall be located as far distant as feasible from adjoining residential zones.
  5. A building or structure located within 250 feet of a residential zone shall not exceed a height of 45 feet above grade, excluding chimneys and rooftop antennas.
  6. A building or structure located more than 250 feet from a residential zone shall not exceed a height of 90 feet above grade, excluding chimneys and rooftop antennas.
  7. The maximum lot coverage shall not exceed 70 percent.
  8. All uses except for parking, vending machines, shopping carts, and accessory uses shall be conducted entirely within a building.
  9. Outside storage shall not be visible by pedestrians on adjacent residentially zoned streets or by persons on neighboring residentially zoned properties.
- E. **Zone II.**
1. The requirements specified in Zone CS (as per the prior C-M Zone) of this Section shall apply to Zone II.
  2. All activities conducted outside an enclosed structure and located within 500 feet of a residential zone, except for parking, vending machines, shopping carts, and accessory uses, shall require a Conditional Use Permit.
  3. For properties abutting a residential zone, the following uses shall require a Conditional Use Permit:
    - a. Acetylene; the storage of oxygen and acetylene;
    - b. Automobile body and fender repair shops;
    - c. Automobile painting and upholstery;
    - d. Batteries; the manufacture and rebuilding of batteries;
    - e. Blacksmith shops;

*Los Angeles County Zoning Ordinance Update*

- f. Building materials, storage of;
  - g. Bus storage;
  - h. Cannery, except meat or fish;
  - i. Car barns for buses and street cars;
  - j. Cellophane; the manufacture of cellophane products;
  - k. Cesspool pumping, cleaning and draining;
  - l. Concrete batching, provided that the mixer is limited to one cubic yard capacity;
  - m. Explosives storage;
  - n. Fuel yard;
  - o. Generators; the manufacture of electrical generators;
  - p. Granite, the grinding, cutting, and dressing of;
  - q. Lumberyards, except the storage of boxes or crates;
  - r. Marble, the grinding, cutting, and dressing of;
  - s. Stone, marble, and granite, and grinding, dressing, and cutting of;
  - t. Tire retreading;
  - u. Truck storage or rental;
  - v. Wood yards.
4. Notwithstanding the provisions of subsection F.3 of this Section, premises in Zone IL may be used for the following accessory uses:
- a. Acetylene; the storage of oxygen and acetylene;
  - b. Building materials, storage of;
  - c. Concrete batching, provided that the mixer is limited to one cubic yard capacity;
  - d. Truck storage.
5. The minimum lot size shall be 10,000 square feet with a minimum lot width of 75 feet. Lots legally created prior to the effective date of this Section shall not be required to comply with this requirement.

**F. Zone IG (as per the prior M-1 ½ Zone).**

1. The requirements specified in Zones CS (as per the prior Zone C-M) and IL of this Section shall apply to Zone IG (as per the prior M-1 ½ Zone).

**G. Zone IG (as per the prior M-2 Zone).**

1. The requirements specified in Zone CS (as per the prior Zone C-M) and Zone IL of this Section shall apply to Zone IG (as per the prior M-1 ½ Zone).
2. Automobile dismantling yards, junk salvage yards, and scrap metal processing yards shall not be permitted within 500 feet of a residential zone.
3. Automobile dismantling yards, junk and salvage yards, and scrap metal processing yards shall provide a wall or fence of at least eight feet in height in compliance with Section 22.82.XXX (Outdoor Storage and Display) along all street frontages. The wall or fence shall be set back at least three feet from property lines having street frontage. The setback area shall be landscaped with shrubs, and one 15-gallon tree for every 50 square feet of landscaped area shall be planted equally spaced within the setback.
4. The minimum lot size shall be 20,000 square feet with a minimum lot width of 100 feet. Lots legally created prior to the effective date of this Section shall not be required to comply with this requirement.

**H. Existing Buffer Strip (as per the prior B-1 and B-2 Zones).**

1. *Accessory uses.* Premises shall not be used for accessory buildings and structures.
2. *Prohibited uses.* Premises shall not be used for outside storage or for the parking of vehicles for over 72 continuous hours.

**I. Zone MX.** The maximum permitted density shall be 17 dwelling units per net acre.

**J. Outside Storage.** Outside storage shall not be visible by pedestrians on adjacent residentially zoned streets or by persons on neighboring residentially zoned properties.

**22.180.060 Area-Specific Development Standards**

(Reserved.)

**22.180.070 Exemptions, Exceptions, and Modifications**

(Reserved.)

## Chapter 22.182: Willowbrook Community Standards District

### Sections:

- 22.182.010: Purpose**
- 22.182.020: Definitions**
- 22.182.030: District Map**
- 22.182.040: Community-Wide Development Standards**
- 22.182.050: Zone-Specific Development Standards**
- 22.182.060: Area-Specific Development Standards**
- 22.182.070: Exemptions, Exceptions, and Modifications**

### **22.182.010 Purpose**

The Willowbrook Community Standards District is established to provide a means of assisting in the implementation of the adopted Willowbrook Community Redevelopment Project. The Project's Redevelopment Plan contains a map which delineates the permitted land uses in the area and a text enumerating the community's goals and objectives related to land use and the physical development of Willowbrook.

The requirements of the Willowbrook Community Standards District are necessary to ensure that the goals and policies of the Redevelopment Plan are accomplished in a manner which protects the health, safety, and welfare of the community.

### **22.182.020 Definitions**

- A. **Building Face.** The height of the building (excluding the parapet) multiplied by its frontage.
- B. **Clothesline.** A rope or wire on which clothes are hung for drying or airing.
- C. **Satellite Receiving Antenna.** Any antenna or device, commonly parabolic in shape, the purpose of which is to receive communications or other signals directly from one or more satellites orbiting the earth and/or other extraterrestrial sources.

### **22.182.030 District Map**

[Map to come]

### **22.182.040 Community-Wide Development Standards**

Except as otherwise specifically provided for herein, the provisions of this Title 22 shall apply.

- A. Automobile parking shall be provided in accordance with Chapter 22.68 (Parking and Loading).

*Discussion Paper: Community Standards Districts*

- B. Satellite receiving antennas are permitted, subject to the Director's Review procedure to insure conformity with the following development standards:
1. An antenna shall not be located within a required setback area, except that an antenna may project into a required rear yard for a maximum distance of 10 feet, but in no case closer than five feet to any lot line; and
  2. No antenna or any portion thereof shall be located between any road and the front of any building or structure, and in the case of corner lots as defined in Title 22, no antenna or any portion thereof shall be located between the road and the side of any building or structure on a lot or parcel of land; and
  3. No antenna shall be roof mounted; and
  4. When actuated to its most vertical position, no antenna or any portion thereof shall have a vertical height greater than 10 feet; and
  5. No antenna or any portion thereof shall have a horizontal dimension greater than 12 feet; and
  6. Antennas shall be screened by landscaping or fencing, in order to minimize visibility of the antenna from adjoining streets, highways and adjacent property when viewed at ground level. "Minimizing visibility" means that not more than 50 percent of the antenna, exclusive of any structural supports, shall be visible from the centerline of any adjoining street and from adjacent properties;
  7. No antenna shall be of a bright, shiny or glare reflective finish or color such as, but not limited to, solid white, in order that said antenna will neutralize and visually blend with adjacent structures and improvements. An antenna which uses or is composed of perforated metals, radar mesh or wire screen, thereby reducing the antenna's visual mass, is encouraged; and
  8. All satellite receiving antennas in existence prior to the effective date of the ordinance codified in this Section which do not conform to the foregoing development standards shall be discontinued and removed from their site, or brought into compliance with said development standards within five years from the effective date of the ordinance codified in this Section.
- C. **Signs.**
1. Except as herein modified, all signs shall conform to Chapter 22.74 (Signs), including the enforcement provisions.
  2. The sign regulations prescribed in this Section shall not affect existing signs which were established according to this Title prior to the effective date of the ordinance codified in this Section.

*Los Angeles County Zoning Ordinance Update*

3. All signs in a state of disrepair shall be repaired so as to be consistent with the standards of this Section, or removed within 30 days from receipt of notification that a state of disrepair exists.
  4. Wall signs shall be mounted flush and affixed securely to a building wall and may only extend from the wall a maximum of 12 inches.
  5. The total permitted sign area of all signs on a building or site is 10 percent of the building face.
  6. Outdoor advertising signs (billboards) are prohibited.
  7. Roof signs are prohibited.
  8. Freestanding signs shall be limited in height to a maximum of 20 feet.
- D. **Clotheslines.**
1. Clotheslines or clotheslines structures are permitted, provided they are located in the rear of a structure, and not visible from adjoining streets when viewed at ground level.
- E. **Security.**
1. Barbed and concertina wire fences are prohibited; chain-link, which is free of sharp edges, tubular steel or wrought iron fences are permitted.
- F. **Director's Review.**
1. Director's Review, as described in Chapter 22.100 of the Los Angeles County Code, is required to establish, operate or maintain any use, except that no Director's Review is required for a change in ownership or occupancy.  
  
Also exempt from Director's Review are maintenance and repairs conducted within any 12-month period which do not exceed 25 percent of the current market value or assessed valuation of the building or structure.
  2. An application for Director's Review shall not be submitted to the Department of Regional Planning until the proposed use has been submitted to and reported upon by the Executive Director of Community Development Commission for a report as to conformity with the Willowbrook Community Redevelopment Project.
- G. **Minor Variances.** Under exceptional circumstances the Department of Regional Planning may permit Minor Variances from the standards specified in this Section. In order to permit such Variances, the applicant must demonstrate through the Director's Review procedure that:

1. The application of certain provisions of the standards would result in practical difficulties or unnecessary hardships inconsistent with the goals of the Redevelopment Plan; and
2. There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not apply generally to other properties in the Willowbrook area; and
3. Permitting a Variance will not be materially detrimental to property or improvements in the area; and
4. Permitting a Variance will not be contrary to the goals of the Redevelopment Plan.
5. The procedures for filing a Minor Variance shall be the same as those for the Director's Review, except that the filing fee shall be equal to that required for Site Plan Review for commercial or industrial projects of more than 20,000 square feet.

**22.182.050 Zone-Specific Development Standards**

**A. Zone RS-\_ (as per the prior R-1 Zone) (Residential Single Family).**

1. The maximum height permitted in Zone RS-\_ (as per the prior R-1 Zone) shall be 35 feet and two stories.
2. All provisions of Chapter 99 (Building and Property Rehabilitation) of Title 26 of the Los Angeles County Code shall be vigorously enforced at all times, without prejudice to the enforcement of other applicable regulations.
3. With the exception of the required paved driveway and a walkway having a width not to exceed four feet, all areas within the front yard shall be landscaped and maintained with grass, shrubs or trees.
4. The minimum floor area of a new single-family residence shall be 1,200 square feet.
5. Temporary mobilehomes and trailers are prohibited.
6. Wrought iron style fences which do not obscure views may be permitted to the maximum height of six feet within front yards and corner side yards, subject to Director's Review. Those portions of fences more than three and one-half feet high must be substantially open, except for pillars used in conjunction with wrought iron fences and shall not cause a significant visual obstruction.

**B. Two-Family Residences in Zone RS-\_ (as per the prior R-2 Zone).**

1. The maximum height permitted in Zone RS-\_ (as per the prior R-2 Zone) shall be 35 feet and two stories.

*Los Angeles County Zoning Ordinance Update*

2. All provisions of Chapter 99 (Building and Property Rehabilitation) of Title 26 of the Los Angeles County Code shall be vigorously enforced, without prejudice to the enforcement of other applicable regulations.
3. With the exception of the required paved driveway and a walkway having a width not to exceed four feet, all areas within the front yard shall be landscaped and maintained with grass, shrubs or trees.
4. Temporary mobilehomes and trailers are prohibited.
5. Wrought iron style fences which do not obscure views may be permitted to the maximum height of six feet within front yards and corner side yards, subject to Director's Review. Those portions of fences more than three and one-half feet high must be substantially open, except for pillars used in conjunction with wrought iron fences and shall not cause a significant visual obstruction.

**C. Zone RM (Residential Medium Density).**

1. The maximum height permitted in Zone RM shall be 35 feet and two stories.
2. All provisions of Chapter 99 (Building and Property Rehabilitation) of Title 26 of the Los Angeles County Code shall be vigorously enforced, without prejudice to the enforcement of other applicable regulations.
3. With the exception of the required paved driveway and a walkway having a width not to exceed four feet, all areas within the front yard shall be landscaped and maintained with grass, shrubs or trees.
4. The maximum lot coverage by structures of any type in Zone RM shall be 50 percent.
5. A minimum of 20 percent of the lot shall be landscaped or hardscaped, with open, usable outdoor space.
6. New residential structures within Zone RM shall only include single-family or duplex dwellings. Three or more attached dwelling units within one structure are not permitted, unless a Conditional Use Permit is approved.
7. Temporary mobilehomes and trailers are prohibited.
8. Wrought iron style fences which do not obscure views may be permitted to the maximum height of six feet within front yards and corner side yards, subject to Director's Review. Those portions of fences more than three and one-half feet high must be substantially open, except for pillars used in conjunction with wrought iron fences and shall not cause a significant visual obstruction.

**D. Modified Zone CN and CG (as per the prior C-1 Zone) (Restricted Business).**

*Discussion Paper: Community Standards Districts*

1. The maximum height permitted in Zone CN (as per the prior C-1 Zone) shall be 35 feet and two stories.
2. The maximum lot coverage by structures of any type in Zone CN (as per the prior C-1 Zone) shall be 50 percent.
3. New structures or additions to existing structures exceeding 500 square feet in gross floor area shall provide a landscape and irrigation plan as part of the review process. Said plan shall depict a minimum of 10 percent of the lot area with landscaping such as a lawn, shrubbery, flowers or trees and suitable hardscape materials which shall be continuously maintained in good condition. Exhibit “B” following this Section contains a list of suggested drought tolerant, low maintenance types of trees, shrubs and ground covers.

**22.182.060 Area-Specific Development Standards**

(Reserved.)

**22.182.070 Exemptions, Exceptions, and Modifications**

(Reserved.)

**EXHIBIT “B”**

<b>TABLE 22.186: DROUGHT TOLERANT SPECIES</b>	
<b>Genus Species</b>	<b>Common Name</b>
<i>Trees</i>	
Acacia Baileyana	Bailey Acacia
Agonis Flexuosa	Peppermint Tree
Albizia Julibrissin	Silk Tree
Arbutus Unedo	Strawberry Tree
Bauhinia Variegata*	Orchid Tree
Ceratonia Siliqua	Carob
Eriobotrya Japonica*	Loquat
Eucalyptus Sideroxylon	Redgum
Ficus Benjamina	Weeping Chinese Banyan
Heteromeles Arbutifolia	Toyon
Lagerstroemia Indica	Crape Myrtle
Magnolia Grandiflora*	Bull Bay
Pinus	Pine
Pittosporum Tobira	Mock Orange
Platanus	Sycamore
Podocarpus	Yew Pine
Quercus	Oak
Schinus	Pepper Tree

*Discussion Paper: Community Standards Districts*

<i>Shrubs</i>	
Acacia Cultiformis	Knife Acacia
Agave Attenuata	Foxtail Agave
Callistemon	Bottlebrush
Carissa Macrocarpus	Natal Plum
Coprosma Repens*	Mirror Plant
Cotoneaster	Cotoneaster
Dietes Vegata	Fortnight Lily
Escallonia	Escallonia
Mahonia	Mahonia
Nerium Oleander	Oleander
Xylosma Congestum	Shiny Xylomsa
<i>Ground Cover</i>	
Arctotheca Calendula	Cape Weed
Baccharis Pilularis	Coyote Brush
Bougainvillea	Bougainvillea
Carponbrotus	Hottentot Fig
Cotoneaster	Cotoneaster
Rosmarinus Officinalis	Rosemary

\* Least drought tolerant



