

**ORDINANCE NO. \_\_\_\_\_**

An omnibus ordinance amending Title 22 – Planning and Zoning of the Los Angeles County Code to include minor, technical corrections as the first in a series of periodic updates to Title 22 for clarification of code language for ease of implementation.

The Board of Supervisors of the County of Los Angeles ordains as follows:

**SECTION 1.** Section 22.06.010 is hereby amended to read as follows:

**22.06.010 - Zones Established**

A. ...

TABLE 22.06.010-A: ZONES	
Abbreviation	Full Name
...	
Special Purpose Zones	
IT	Institutional
MXD	Mixed Use Development
SP	Specific Plan
<del>SR-D</del>	<del>Scientific Research and Development</del>
P-R	Restricted Parking

B....

**SECTION 2.** Section 22.14.080 is hereby amended to read as follows:

**22.14.180 – R.**

...

**Resoiling.** The process of artificially building or rebuilding a soil profile.

**Ridgeline.** The line formed by the meeting of the tops of sloping surfaces of land.

...

**SECTION 3.** Section 22.14.190 is hereby amended to read as follows:

**22.14.190 – S.**

...

**Senior citizen residence.** See "Accessory dwelling unit."

**Significant ridgeline.** A ridgeline which, in general, is highly visible and dominates the landscape.

**Signs.**

...

***Outdoor advertising sign.*** A sign that directs public attention to a business, profession, product, or service that is not a primary business, profession, product, or service which is sold, manufactured, conducted, or offered on the premises where such sign is erected. This term includes "portable outdoor advertising sign" and "billboard," but does not include "public transportation sign." For additional terms related to outdoor advertising signs, see 22.14.150 (O) under "Outdoor advertising signs."

~~Child care center. A facility, other than a family child care home, in which less than 24-hour-per-day, non-medical care and supervision is provided for children in a group setting as defined and licensed under the regulations of the State of California. For purposes of this Subsection, "child care center" shall not include such a facility when it is appurtenant and clearly subordinate to a commercial or~~

~~industrial activity, established on the same lot, and operated for the children of the employees of the commercial or industrial activity.~~

~~Church. A development maintained and used exclusively for religious worship, including customary incidental educational and social activities in conjunction therewith.~~

~~Park. Any park, playground, or grounds under the control, direction, or management of a public entity, whether such use is within or outside the unincorporated area of the County.~~

~~Recreational facility. Any recreational center or facility under the control, direction, or management of a public entity, whether such use is within or outside the unincorporated area of the County.~~

~~School. Includes any elementary or secondary school, public or private, attendance at which satisfies the compulsory education laws of the State of California, whether such use is within or outside the unincorporated area of the County.~~

~~Tobacco product. Any substance containing tobacco leaf, including, but not limited to, cigarettes, cigars, pipes, tobacco, snuff, chewing tobacco, and dipping tobacco.~~

~~Youth center. Any designated indoor public, private, or parochial facility, other than a private residence or a multiple dwelling unit, which contains programs which provide, on a regular basis, activities or services for persons who have not yet reached the age of 18 years, including, but not limited to, community-based programs, after-school programs, weekend programs, violence prevention~~

~~programs, leadership development programs, vocational programs, substance abuse prevention programs, individual or group counseling, case management, remedial, tutorial, or other educational assistance or enrichment, music, art, dance, and other recreational or cultural activities, physical fitness activities, and sports programs.~~

...

**Significant Ecological Areas.** The following terms are defined solely for Chapter 22.102 (Significant Ecological Areas):

...

V. **Landscaping.** Any activity that modifies the visible features of an area of land through alteration of natural elements, such as altering the contours of the ground ~~or for the purpose of planting ornamental~~ trees, shrubs, grasses, flowers, or other plants.

...

**SECTION 4.** Section 22.16.030 is hereby amended to read as follows:

**22.16.030 - Land Use Regulations for Zones A-1, A-2, O-S, R-R, and W.**

...

C. Use Regulations.

1. Principal Uses. Table 22.16.030-B, below, identifies the permit or review required to establish each principal use.

TABLE 22.16.030-B: PRINCIPAL USE REGULATIONS FOR AGRICULTURAL, OPEN SPACE, RESORT AND RECREATION, AND WATERSHED ZONES						
	A-1	A-2	O-S	R-R	W	Additional Regulations



Agricultural and Resource-Based Uses						
...						
Crops, including field, tree, bush, berry, and row	<u>PSPR</u>	<u>PSPR</u>	<u>PSPR</u>	SPR <sup>2</sup>	-	
...						
...						
Service Uses						
...						
Day care						
...						
<del>Large family child care homes, in compliance with Section 22.140.210.B.1</del>	<del>SPR</del>	<del>SPR</del>	<del>-</del>	<del>-</del>	<del>-</del>	<del>Section 22.140.210</del>
<del>Large family child care homes, in compliance with Section 22.140.210.B.2</del>	<del>MCUP</del>	<del>MCUP</del>	<del>-</del>	<del>-</del>	<del>-</del>	<del>Section 22.140.210</del>
<del>Large family child care homes</del>	<del>-</del>	<del>-</del>	<del>-</del>	<del>SPR</del>	<del>-</del>	
<del>Small family child care homes, large and small, in an approved residential use</del>	<del>SPRP</del>	<del>SPRP</del>	<del>-</del>	<del>SPRP</del>	<del>-</del>	
...						

2. Accessory Uses. Table 22.16.030-C, below, identifies the permit or review required to establish each accessory use.

**TABLE 22.16.030-C: ACCESSORY USE REGULATIONS FOR AGRICULTURAL, OPEN SPACE, RESORT AND RECREATION, AND WATERSHED ZONES**

	A-1	A-2	O-S	R-R	W	Additional Regulations
...						
Caretaker residences, including mobilehomes	CUP	CUP	CUP	CUP	-	Section 22.140.140
<u>Cargo shipping container, limited to one</u>	<u>SPR</u>	<u>SPR</u>	-	-	-	<u>Section 22.140.150</u>
...						

**SECTION 5.** Section 22.18.030 is hereby amended to read as follows:

**22.18.030 - Land Use Regulations for Zones R-A, R-1, R-2, R-3, R-4, and R-5.**

...

C. Use Regulations.

1. Principal Uses. Table 22.18.030-B, below, identifies the permit or review required to establish each principal use.

<b>TABLE 22.18.030-B: PRINCIPAL USE REGULATIONS FOR RESIDENTIAL ZONES</b>							
	R-A	R-1	R-2	R-3	R-4	R-5	Additional Regulations
Agricultural and Resource-Based Uses							
...							
Crops, including field, tree, bush, berry, and row	<u>SPR</u>	CUP	CUP	CUP	CUP	-	
...							

...							
Service Uses							
...							
Day care							
...							
<del>Large family child care homes, in compliance with Section 22.140.210.B.1</del>	<del>SPR</del>	<del>SPR</del>	<del>SPR</del>	<del>-</del>	<del>-</del>	<del>-</del>	<del>Section 22.140.210</del>
<del>Large family child care homes, in compliance with Section 22.140.210.B.2</del>	<del>MCUP</del>	<del>MCUP</del>	<del>MCUP</del>	<del>-</del>	<del>-</del>	<del>-</del>	<del>Section 22.140.210</del>
Large family child care homes	-	-	-	SPR	SPR	SPR	
Small <del>f</del> Family child care homes, large and small, in an approved residential use	<u>SPRP</u>	<u>SPRP</u>	<u>SPRP</u>	<u>SPRP</u>	<u>SPRP</u>	<u>SPRP</u>	
...							

2. ...

3. Temporary Uses. Table 22.18.030-D, below, identifies the permit or review required to establish each temporary use.

TABLE 22.18.030-D: TEMPORARY USE REGULATIONS FOR RESIDENTIAL ZONES							
	R-A	R-1	R-2	R-3	R-4	R-5	Additional Regulations
<u>Cargo shipping container, limited to one</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>-</u>	<u>Section 22.140.150</u>
Explosives Storage, temporary	EP	EP	EP	EP	EP		

...							
-----	--	--	--	--	--	--	--

...

**SECTION 6.** Section 22.18.040 is hereby amended to read as follows:

**22.18.040 - Development Standards for Residential Zones.**

A. Development Standards for Zones R-A, R-1, R-2, R-3, R-4, R-5 and RPD. Development on any lot in Zones R-A, R-1, R-2, R-3, R-4, R-5 and RPD shall comply with Division 6 (Development Standards), where applicable.

B. Required Yards. Except where established by Chapter 22.78 (Setback Districts), Table 22.18.040-A, below, identifies the minimum yard depths for Zones R-A, R-1, R-2, R-3, R-4, and R-5 as follows:

...

**SECTION 7.** Section 22.20.030 is hereby amended to read as follows:

**22.20.030 - Land Use Regulations for Zones C-H, C-1, C-2, C-3, C-M, C-MJ, and C-R.**

...

C. Use Regulations.

1. Principal Uses. Table 22.20.030-B, below, identifies the permit or review required to establish each principal use.

TABLE 22.20.030-B: PRINCIPAL USE REGULATIONS FOR COMMERCIAL ZONES								
	C-H	C-1	C-2	C-3	C-M	C-MJ	C-R	Additional Regulations
...								

Service Uses								
...								
Day Care								
...								
<del>Large family child care homes</del>	SPR	SPR	SPR	SPR	SPR	SPR	SPR	
<del>Small fFamily child care homes,</del> <u>large and small, in an approved residential use</u>	P	P	P	P	P	P	P	
...								

2. Accessory Uses. Table 22.20.030-C, below, identifies the permit or review required to establish each accessory use.

TABLE 22.20.030-C: ACCESSORY USE REGULATIONS FOR COMMERCIAL ZONES								
	C-H	C-1	C-2	C-3	C-M	C-MJ	C-R	Additional Regulations
...								
Caretaker residences, including mobilehomes	-	CUP	CUP	CUP	CUP	CUP	CUP	Section 22.140.140
<u>Cargo shipping container</u>	=	=	=	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	=	<u>Section 22.140.150</u>
...								

3. Temporary Uses. Table 22.20.030-D, below, identifies the permit or review required to establish each temporary use.

TABLE 22.20.030-D: TEMPORARY USE REGULATIONS FOR COMMERCIAL ZONES								
	C-H	C-1	C-2	C-3	C-M	C-MJ	C-R	Additional Regulations
...								
Carnivals, commercial, including pony rides, for up to seven days <sup>1</sup>	-	-	-	SPR	SPR	SPR	SPR	Section 22.140.140
<u>Cargo shipping container</u>	-	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>Section 22.140.150</u>
...								

**SECTION 8.** Section 22.20.080 is hereby amended to read as follows:

**22.20.080 - Development Standards for Zone C-R.**

A. Sales and Service Uses. In Zone C-R, sales and service uses referenced in Table 22.20.030-B, above, shall comply with the following standards:

1. Minimum Lot Area. Notwithstanding the required area in Section 22.110.130.A.4.a, ~~the~~ the minimum lot area devoted to the use shall be one acre.

2. Distance. The use shall be located within 600 feet of a recreational use permitted in the zone.

3. Sale of Goods. Sales shall be limited to retail and, with the exception of antiques, all goods sold shall be new.

B. All Other Uses.

1. Minimum Lot Area. The minimum lot area shall be five acres.

**SECTION 9.** Section 22.20.090 is hereby amended to read as follows:

**22.20.090 - Development Standards and Regulations for Zone CPD.**

Premises in Zone CPD shall be subject to the following regulations:

A. Use Regulations.

1. Permitted Uses. Property in Zone CPD may be used for any uses listed as permitted in Zone R-A, under the same limitations and conditions, including accessory and transitional uses, front, side and rear yards, parking, and area requirements.

2. Conditional Use Permit. If a Conditional Use Permit (Chapter 22.158) application has first been approved, property in Zone CPD may be used for a planned commercial development in which the Commission or Hearing Officer may approve any nonresidential use ~~listed~~ permitted in Zone C-1. The Commission or Hearing Officer may modify any of the prescribed development standards pertaining thereto, if it finds that proposed commercial development is needed to serve the immediately adjacent area, and development has occurred, or is proposed, which will warrant such commercial development. ~~The Commission or Hearing Officer may modify any of the prescribed development standards:~~ Such uses shall be subject to all the following standards in Subsection B, below:

...

**SECTION 10.** Section 22.22.030 is hereby amended to read as follows:

**22.22.030 - Land Use Regulations for Zones M-1, M-1.5, M-2, and M-2.5.**

...

C. Use Regulations.

1. Principal Uses. Table 22.22.030-B, below, identifies the permit or review required to establish each principal use.

TABLE 22.22.030-B: PRINCIPAL USE REGULATIONS FOR INDUSTRIAL ZONES					
	M-1	M-1.5	M-2	M-2.5	Additional Regulations
...					
Industrial Uses					
...					
Storage					
...					
Contractor's equipment <u>and materials</u> yards, including farm and building trade equipment <u>and building materials</u>	SPR	SPR	SPR	CUP	
...					
...					
Vehicle-Related Uses					
...					
Vehicle sales and rentals					
...					
Truck sales, rentals, and storage, <u>including incidental repair</u>	SPR	SPR	SPR	CUP	
Vehicle service					
...					
<u>Truck and bus repair</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>CUP</u>	
Notes					



...

2. Accessory Uses. Table 22.22.030-C, below, identifies the permit or review required to establish each accessory use.

<b>TABLE 22.22.030-C: ACCESSORY USE REGULATIONS FOR INDUSTRIAL ZONES</b>					
	M-1	M-1.5	M-2	M-2.5	Additional Regulations
...	SPR	P	P	CUP	
Caretaker residences, including mobilehomes					
...					
<u>Cargo shipping containers</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>22.140.150</u>
...Construction Material Yards, including Landscaping, plumbing & other related construction uses.	<u>CUP</u>	<u>CUP</u>	<u>SPR</u>	<u>SPR</u>	

**SECTION 11.** Section 22.22.040 is hereby amended to read as follows:

**22.22.040 - Land Use Regulations for Zone M-3.**

A. Permitted Uses. Premises in Zone M-3 may be used for any use, except that a use listed in Subsections B, and C, ~~and D~~, below, is permitted only as provided in such sections, ~~below~~, and uses listed in Subsection E~~D~~, below, are prohibited. In addition, the following uses are permitted in Zone M-3:

...

**SECTION 12.** Section 22.22.090 is hereby amended to read as follows:

**22.22.090 - Development Standards and Regulations for Zone MPD.**

Premises in Zone MPD shall be subject to the following regulations:

A. Use Regulations.

1. Permitted Uses. Property in Zone MPD may be used for ~~the following uses~~ any nonresidential use permitted in Zone R-A, subject to the same limitations and conditions, including auxiliary and transitional uses, front, side, and rear yards, parking standards, height limits, and other development requirements specified in the respective zones:

~~a. Any use permitted in Zone SR-D; and~~

~~b. Any nonresidential use permitted in Zone R-A.~~

2. ...

**SECTION 13.** Section 22.24.030 is hereby amended to read as follows:

**22.24.030 - Land Use Regulations for Rural Zones.**

...

C. Use Regulations.

1. Principal Uses. Table 22.24.030-B, below, identifies the permit or review required to establish each principal use.

TABLE 22.24.030-B: PRINCIPAL USE REGULATIONS FOR RURAL ZONES			
	C-RU	MXD-RU	Additional Regulations
...			
Service Uses			
...	...	...	

Day care			
<del>Large family child care homes</del>	<del>SPR</del>	<del>SPR</del>	
<del>Small family child care homes, large and small, in an approved residential use</del>	<del>P</del>	<del>P</del>	
...	...	...	
Transportation, Electrical, Gas, Communications, Utilities, and Public Service Uses			
...	...	...	
Telephone repeater stations	SPR	SPR	
<u>Water reservoirs, dams, treatment plants, gauging stations, pumping stations, wells, and tanks, and any other use normal and accessory to the storage and distribution of water, except for shared water wells and associated tanks</u>	<u>CUP</u>	<u>CUP</u>	
Vehicle-Related Uses			
...			
Vehicle services			
...	...	...	
<u>Trailer rentals and sales, limited to equestrian, box and utility trailers, excluding those exceeding two tons' capacity.</u>	SPR	SPR	
Truck rentals, excluding trucks exceeding two tons' capacity	SPR <sup>9</sup>	SPR	
<u>Truck repair, excluding trucks exceeding two tons' capacity</u>	<u>SPR</u>	-	
Used automobile sales	SPR	SPR	

...		
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2. Accessory Uses. Table 22.24.030-C, below, identifies the permit or review required to establish each accessory use.

<b>TABLE 22.24.030-C: ACCESSORY USE REGULATIONS FOR RURAL ZONES</b>			
	C-RU	MXD-RU	Additional Regulations
...			
Cargo shipping containers			
One container	<u>PSPR</u>	<u>PSPR</u>	Section 22.140.150
Two or more containers	CUP	CUP	Section 22.140.150
...			

**SECTION 14.** Chapter 22.26 is hereby amended to read as follows:

Sections:

22.26.010 Special Purpose Zones Designated.

22.26.020 Institutional Zone.

22.26.030 Mixed Use Development Zone.

22.26.040 Specific Plan Zone.

22.26.050 ~~Scientific Research and Development Zone~~ (Reserved).

22.26.060 Parking Restricted Zone

**SECTION 15.** Section 22.26.010 is hereby amended to read as follows:

**22.26.010 - Special Purpose Zones Designated.**

Table 22.26.010-A, below, identifies “Special Purpose Zones,” as used in this Title 22:

TABLE 22.26.010-A: SPECIAL PURPOSE ZONES	
Abbreviation	Full Name
IT	Institutional
MXD	Mixed Use Development
SP	Specific Plan
<del>SR-D</del>	<del>Scientific Research and Development</del>
P-R	Parking Restricted

**SECTION 16.** Section 22.26.030 is hereby amended to read as follows:

**22.26.030 - Mixed Use Development Zone.**

...

B. Land Use Regulations.

...

3. Use Regulations.

a. Principal Uses.

i. Table 22.26.030-B, below, identifies the permit or review required to establish each principal use.

TABLE 22.26.030-B: PRINCIPAL USE REGULATIONS FOR ZONE MXD		
		Additional Regulations

...		
Service Uses		
...		
Day care		
<del>Large family child care homes</del>	SPR	
<del>Small family child care homes, large and small in an approved residential use</del>	SPRP	
...		

...

**SECTION 17.** Section 22.26.050 (Scientific Research and Development) is hereby deleted in its entirety.

**SECTION 18.** Chapter 22.46 is hereby amended to read as follows:

Chapter 22.46 – COASTAL SPECIFIC PLANS

**SECTION 19.** Section 22.46.040 is hereby amended to read as follows:

22.46.040 - List of Coastal Specific Plans.

The following Specific Plans are added by reference, together with all maps and provisions pertaining thereto:

Specific Plan Name	Ordinance of Adoption	Date of Adoption
Santa Catalina Island	89-0148	11/28/1989
<del>La Vina</del>	<del>Adopted by Resolution</del>	<del>12/26/1989</del>
Marina del Rey	90-0158	11/6/1990

Northlake	<del>93-0014</del>	<del>2/9/1993</del>
Newhall Ranch	<del>Adopted by Resolution</del>	<del>5/27/2003</del>
Universal Studios	<del>2013-0010</del>	<del>4/30/2013</del>
East Los Angeles Third Street Form-Based Code	<del>2014-0049</del>	<del>11/12/2014</del>
Centennial	<del>Introduction and Chapters 1 through 4 adopted by Ordinance 2019-0024; Appendices adopted by Resolution</del>	<del>4/30/2019</del>
Willowbrook TOD	<del>2018-0032</del>	<del>9/18/2018</del>
West Carson	<del>2019-0050</del>	<del>10/1/2019</del>

**SECTION 20.** Section 22.46.800 is hereby renumbered to Section 22.402.010, and amended as follows:

~~22.46.800~~22.402.010 - La Vina Specific Plan Introduction.

- A. The La Vina Specific Plan is located in Section ~~22.46.810~~22.402.020.
- B. The La Vina Specific Plan was adopted by the Board on December 26, 1989.
- C. The effective date of the La Vina Specific Plan is January 26, 1990.

**SECTION 21.** Section 22.46.810 is hereby renumbered to Section 22.402.020 as follows:

~~22.46.810~~22.402.020 - La Vina Specific Plan.

[https://www.municode.com/webcontent/16274/La\\_Vina\\_Specific\\_Plan.pdf](https://www.municode.com/webcontent/16274/La_Vina_Specific_Plan.pdf)

**SECTION 22.** Section 22.46.820 is hereby renumbered to Section 22.402.030, and amended as follows:

~~22.46.820~~402.030 - Appendix.

A. References. Unless where specified otherwise, all references to Title 22 are to the current version of Title 22 (Planning and Zoning Code) of the County Code.

B. Terms. Table ~~22.304.020-A~~402.030-A, below, identifies terms used in the La Vina Specific Plan and the following equivalent terms in this Title 22.

<b>TABLE <del>22.56.820-A</del><u>402.030-A</u>: TERMS</b>		
Specific Plan Page No.	Term in Specific Plan	Equivalent Term in Title 22
Multiple (Section IV)	Los Angeles County Planning and Zoning Code, Title 22	Title 22 (Planning and Zoning) of the County Code
Multiple (Section IV)	Parcel of land	lot
V-18, V-19	Los Angeles County Subdivision code, Title 21	Title 21 (Subdivisions) of the County Code
V-20, V-22	County staff	The Department
V-21	Los Angeles County Subdivision ordinance	Title 21 (Subdivisions) of the County Code

**SECTION 23.** Section 22.46.1980 is hereby renumbered to Section 22.404.010, and amended as follows:

~~22.46.1980~~404.010 - Northlake Specific Plan Introduction.

A. The Northlake Specific Plan is located in Section ~~22.46.1981~~404.020 (Northlake Specific Plan).

B. The Northlake Specific Plan was adopted by the Board on February 9, 1993.



C. The effective date of the Northlake Specific Plan is March 12, 1993.

**SECTION 24.** Section 22.46.1981 is hereby renumbered to Section 22.404.020 as follows:

~~22.46.1981~~22.404.020 - Northlake Specific Plan.

[https://www.municode.com/webcontent/16274/Northlake\\_Specific\\_Plan.pdf](https://www.municode.com/webcontent/16274/Northlake_Specific_Plan.pdf)

**SECTION 25.** Section 22.46.1982 is hereby renumbered to Section 22.404.030, and amended as follows:

~~22.46.1982~~22.404.030 - Appendix.

A. References

1. Table ~~22.46.1982-A~~22.404.030-A, below, identifies outdated references to Title 22 used in the Northlake Specific Plan and the following equivalent references in this Title 22.

<b>TABLE <del>22.46.1982-A</del><u>22.404.030-A</u>: REFERENCE KEY TO TITLE 22</b>		
Specific Plan Page No.	Code Reference in Specific Plan	Title 22 Code Reference
III-10	22.20.040	22.140.070
III-35	Chapter 22.48	Chapter 22.110 and 22.116
III-42	Subsection B of Section 22.28-80	Chapter 22.20
III-45	22.28-040	Chapter 22.20
III-45	22.28-090	Chapter 22.20
III-46	Part 1, Chapter 22.56	Chapter 22.158
III-47, III-51	Chapter 22.52, Part 11	Chapter 22.112

III-48, III-51	22.52.1070	22.112.090
III-60	Part 12 in Chapter 22.52	22.140.560
III-65	22.28.040	Chapter 22.20
III-67	Part 11 of Section 22.52	Chapter 22.112

2. Unless specified in Subsection A.1 above, all other references to Title 22 are to the current version of Title 22 (Planning and Zoning Code) of the County Code.

B. Terms. Table ~~22.46.1982-A~~404.030-B below, identifies terms used in the Northlake Specific Plan and the following equivalent terms in this Title 22.

<b>TABLE <del>22.46.1982-A</del><u>404.030-B</u>: TERMS</b>		
Specific Plan Page No.	Term in Specific Plan	Equivalent Term in Title 22
I-6, V-7	Los Angeles County Subdivision Code	Title 21 (Subdivision) of the County Code
I-6, IV-50	Los Angeles County Zoning Code	Title 22 (Planning and Zoning) of the County Code
I-9	Fire Code Standard No. 13.208	Section 503 in Title 32 (Fire) of the County Code
I-10	Title 24 of the California State Energy Commission	Title 24 (California Building Standards Code) of the California Code of Regulations
II-10	County Forester and Fire Warden	(County) Fire Department
IV-11	California Resource Code 4219	Section 4291 of the California Public Resources Code

IV-19, 22	Los Angeles County Public Works Department, Roads Section	Road Maintenance Division of Public Works
Multiple	Los Angeles County Planning and Zoning Code(s)	Title 22
Multiple	Parcel of land	lot

**SECTION 26.** Section 22.46.1985 is hereby renumbered as Section 22.406.010 and amended to read as follows:

~~22.46.1985~~22.406.010 - Newhall Ranch Specific Plan Introduction.

A. The Newhall Ranch Specific Plan is located in Section ~~22.46.1985~~22.406.020 (Newhall Ranch Specific Plan).

B. The Newhall Ranch Specific Plan was adopted by the Board on May 27, 2003.

C. The effective date of the Newhall Ranch Specific Plan is June 26, 2003.

**SECTION 27.** Section 22.46.1986 is hereby renumbered as Section 22.406.020 and amended to read as follows:

~~22.46.1986~~22.406.020 - Newhall Ranch Specific Plan.

[https://www.municode.com/webcontent/16274/Newhall\\_Ranch\\_Specific\\_Plan.pdf](https://www.municode.com/webcontent/16274/Newhall_Ranch_Specific_Plan.pdf)

**SECTION 28.** Section 22.46.1987 is hereby renumbered as Section 22.406.030 and amended to read as follows:

~~22.46.1987~~22.406.030 - Appendix.

A. References

1. Table ~~22.46.1987-A~~22.406.030-A, below, identifies outdated references to Title 22 used in the Newhall Ranch Specific Plan and the following equivalent references in this Title 22.

**TABLE 22.46.1987-A406.030-A: REFERENCE KEY TO TITLE 22**

Specific Plan Page No.	Code Reference in Specific Plan	Title 22 Code Reference
2-9, 3-23, 3-26, 7.2-51, 7.2-52, 7.2-54, 7.2-72, 7.2-140 to 143, 7.2-161	22.56.215	Chapters 22.102 and 22.104
2-83	Section 22.72.090	22.246.060.I
2-124	Chapter 22.56, Part 16	Chapter 22.174
3-12, Table 3.4-2, 3-24, Table 3.4-3, 6-2, 6-3, 6-10, 6-12	Chapter 22.08	Division 2
3.25 (in Table 3.4-3)	Chapter 22.52, Part 10	Chapter 22.114
3-52	22.52.1000	Chapter 22.112
3-55	22.08.230	Division 2
5-5	22.60.100	22.222.080
5-10	Subsection D of Section 22.52.1120	22.112.070
5-12	Chapter 22, 56 Part 1	Refer to the May 27, 2003 version of Title 22 for Part 1 of Chapter 22.56.
5-13	Chapter 22.56, Part 2	Refer to the May 27, 2003 version of Title 22 for Part 2 of Chapter 22.56.
6-1	22.08.010A	Division 2

6-1	22.52.300, 22.52.310, and 22.52.320	22.140.070
6-11	Chapter 22.56	Division 8

2. Unless specified in Subsection A.1 above, all other references to Title 22 are to the current version of Title 22 (Planning and Zoning Code) of the County Code.

B. Terms. Table ~~22.46.1987-B~~406.030-B, below, identifies terms used in the Newhall Ranch Specific Plan and the following equivalent terms in this Title 22.

<b>TABLE <del>22.46.1987-B</del><u>406.030-B</u>: TERMS</b>		
Specific Plan Page No.	Term in Specific Plan	Equivalent Term in Title 22
1-9	M-1½	M-1.5
1-11	Title 22, Chapter 22.46 of the Los Angeles County Planning and Zoning Code	Volume III (Specific Plans)
2-60	Los Angeles County Subdivision Code, Chapter 21.24	Chapter 21.24 in Title 21 (Subdivisions) of the County Code
2-60, 2-61, 2-43, 5-1	Los Angeles County Subdivision Code; County Subdivision Ordinance	Title 21 (Subdivisions) of the County Code
2-61	Los Angeles County Code Chapter 12.24, Part 3	Part 3 (Local Streets and Ways) of Chapter 21.24 in Title 21 (Subdivisions) of the County Code

Multiple	State Department of Fish & Game; California Department of Fish & Game	California Department of Fish and Wildlife
2-83, 7.2-8	County Building Code	Title 26 (Building Code) of the County Code
2-119, 2-126, 2- 128, 2-130, 7.2- 172	County Forester	Forestry Division of the Fire Department
2-120	State Fish and Game Commission	California Fish and Game Commission
2-126, 7.2-142	County Oak Tree Ordinance	Chapter 22.174 (Oak Tree Permits)
3-68, 3-71	Community Development Commission (CDC)	Community Development Commission, or successor agency,
4-18	California Exotic Pest Plant Council	California Invasive Plant Council
Multiple	Los Angeles Planning & Zoning Code; Los Angeles County Planning & Zoning Code	Title 22 (Planning and Zoning Code) of the Los Angeles County Code
5-9	State Water Code	California Water Code
6-9	21.24.340, 21.24.350, and 21.28.120-150	21.24.340, 21.24.350, and 21.28.120- 150 in Title 21 (Subdivisions) of the County Code
7.2-14, 7.2-45, 7.2-175	Section 17921.3 of the Health and Safety Code	Section 17921.3 of the California Health and Safety Code
7.2-131	California Integrated Waste Management Board	CalRecycle

**SECTION 29.** Section 22.46.1995 is hereby renumbered as Section 22.408.010 and amended to read as follows:

~~22.46.1995~~22.408.010 - Universal Studios Specific Plan and Introduction.

A. The Universal Studios Specific Plan is located in Section ~~22.46.2000~~22.408.020 (Establishment of Specific Plan) through Section ~~22.46.2220~~22.408.240 (Severability).

B. The Universal Studios Specific Plan was adopted by the Board on April 30, 2013.

C. The effective date of the Universal Studios Specific Plan is May 30, 2013.

**SECTION 30.** Section 22.46.2000 is hereby renumbered as Section 22.408.020 and amended to read as follows:

~~22.46.2000~~22.408.020 - Establishment of Specific Plan.

A. As of the effective date of this ordinance, the Board of Supervisors establishes the Universal Studios Specific Plan pursuant to Chapter ~~22.46~~400 of Title 22 of the Los Angeles County Code (County Code), for the area generally bounded by the Los Angeles River Flood Control Channel road on the north, the adjacent NBC Universal property and existing residential properties within the City of Los Angeles to the east, the Hollywood Freeway to the south (except for the southwest corner of the area, which abuts hotel and office properties in the City of Los Angeles), and Lankershim Boulevard to the west, as shown upon Exhibit 1-A within the heavy dashed lines. The legal description of the boundaries of the Universal Studios Specific Plan is set forth in the zone change ordinance (Ordinance No. 2013-0013Z). The Specific Plan Guidelines provide guidance to the Department for the implementation of this Specific Plan and are available at Department in the case file.

B. After the effective date of the Universal Studios Specific Plan, portions of the Universal Studios Specific Plan area existing within the County as of the effective date of this Specific Plan may be annexed into the City and areas of the NBC Universal properties within the City may be detached from the City and made part of the Universal Studios Specific Plan area upon approval of the annexation and detachment actions by the Local Agency Formation Commission for the County of Los Angeles. If the proposed annexation and detachment actions are approved by the Local Agency Formation Commission, then the Universal Studios Specific Plan area shall encompass those areas shown within the heavy dashed lines on the Universal Studios Specific Plan Map shown on Exhibit 1-B on the effective date of the annexation and detachment actions. The legal description of the boundaries of the Universal Studios Specific Plan following the proposed annexation and detachment actions is set forth in the zone change ordinance (Ordinance No. 2013-0013Z). Those areas proposed to be detached from the City and returned to the jurisdiction of the County are shown on Exhibit 1-C. If the Local Agency Formation Commission modifies the areas of annexation and detachment shown on Exhibit 1-C, the Director is authorized to modify the exhibits and tables of this Specific Plan consistent with the Local Agency Formation Commission's action pursuant to Section ~~22.46.2200~~408.220 of this Specific Plan.

**SECTION 31.** Section 22.46.2010 is hereby renumbered as Section 22.408.030 and amended to read as follows:

~~22.46.2010~~408.030 - Purposes.

This Specific Plan is intended to:

...



G. To allow Additional Permitted Floor Area within the Universal Studios Specific Plan area as set forth in Table 5-1 and Table 5-2, as applicable, and including any additional square feet of Floor Area as may be permitted pursuant to Land Use Equivalency as set forth in Section ~~22.46.2060~~408.080 of this Specific Plan.

...

**SECTION 32.** Section 22.46.2020 is hereby renumbered as Section 22.408.040 and amended to read as follows:

~~22.46.2020~~408.040 - Authority and Scope.

...

B. Relationship to County Code.

...

16. Director's Review, Hearings and Appeals for Alcohol Sales and Service. This Specific Plan shall supersede and replace the regulations in Division 1, Chapter 22.56, Part 12, Sections 22.56.1660 through 22.56.1754 and Division 1, Chapter 22.60, Parts 4 and 5 of the Zoning Code for new Alcohol Use Establishments allowed pursuant to Section ~~22.46.2090~~408.110.A—C of this Specific Plan. Any additional establishments requesting to sell or serve alcoholic beverages beyond those permitted by Section ~~22.46.2090~~408.110.A—C of this Specific Plan, shall be subject to a Conditional Use Permit pursuant to, and the modification, inspection and enforcement requirements of, ~~Sections~~Chapters 22.56 and 22.60 of the Zoning Code, except as modified by Section ~~22.46.2090~~408.110.D of this Specific Plan.

...

D. Relationship to Existing Uses.

...

2. Replacement of Existing Permits. This Specific Plan shall supersede and replace the following County conditional use permits for grading, alcohol sales and service, and Communication Facilities: Case numbers 90074-(3), 95-047-(3), 99-158-(3), 99-159-(3), 99-160-(3), 99-161-(3), 99-162-(3), 99-163-(3), 99-164-(3), and 92252-(3). Upon the approval of the proposed annexation and detachment actions set forth in Section ~~22.46.2000~~408.020.B of this Specific Plan by which the establishments with alcohol sales and service permitted pursuant to City of Los Angeles case numbers ZA 93-0292 (ZV) and ZA 2001-3714(PAB) are located within the Specific Plan area, this Specific Plan shall also supersede and replace City of Los Angeles case numbers ZA 93-0292 (ZV) and ZA 2001-3714(PAB).

**SECTION 33.** Section 22.46.2030 is hereby renumbered as Section 22.408.050 and amended to read as follows:

~~22.46.2030~~408.050 - Definitions.

Whenever the following terms are used in this Specific Plan, they shall be construed as defined in this Section. Words and phrases not defined below or in Sections ~~22.46.2100~~408.120 and ~~22.46.2160~~408.180 of this Specific Plan shall be construed as defined in the County Code. The definitions set forth in this Specific Plan are intended to encompass future technologies and materials which may be utilized in the construction, implementation, or uses permitted herein.

...

Alcohol Use Approval. A ministerial process to determine compliance of new establishments seeking approval after the effective date of this Specific Plan of the right

to sell and/or serve alcoholic beverages with all applicable provisions of this Specific Plan, pursuant to Section ~~22.46.2090~~408.110 of this Specific Plan.

...

City [Q]C2 Area. The applicable areas of the NBC Universal Evolution Plan project site within the boundaries of the City adjacent to the Universal Studios Specific Plan area, as shown on Exhibit 1-A as of the effective date of this Specific Plan and as shown on Exhibit 1-B on the effective date of the annexation and detachment actions discussed in Section ~~22.46.2000~~408.020.B of this Specific Plan should those actions be approved. The Director may modify Exhibit 1-B consistent with the Local Agency Formation Commission's action pursuant to Section ~~22.46.2200~~408.220 of this Specific Plan.

CityWalk. An entertainment venue and entertainment retail venue area that provides retail, restaurant, entertainment and theater uses, including, but not limited to, the cinemas in CityWalk. Within CityWalk, there are also several administrative and employee support offices, along with some Office and Studio Use. The boundaries of CityWalk within the Universal Studios Specific Plan area as of the effective date of this Specific Plan are shown on Exhibit 2-A and are shown on Exhibit 2-B as of the effective date of the annexation and detachment actions discussed in Section ~~22.46.2000~~408.020.B of this Specific Plan should those actions be approved. The Director may modify Exhibit 2-B pursuant to Section ~~22.46.2200~~408.220 of this Specific Plan to be consistent with the detachment and annexation actions.

...

Floor Area, Additional Permitted. The net new Floor Area that may be constructed pursuant to this Specific Plan as of the effective date of this Specific Plan as shown in Table 5-1, and the net new Floor Area that may be constructed as shown in Table 5-2 as of the effective date of the annexation and detachment actions discussed in Section ~~22.46.2000~~408.020.B of this Specific Plan should those actions be approved, and any net new Floor Area as permitted by this Specific Plan pursuant to the Land Use Equivalency provisions of Section ~~22.46.2060~~408.080 of this Specific Plan, (including repair, replacement, or modification of existing uses which increase Floor Area). The Additional Permitted Floor Area is calculated based on gross new Floor Area minus the demolition of Floor Area of any existing land uses within the Specific Plan area.

Floor Area, Baseline. The existing Floor Area as of the effective date of this Specific Plan as shown in Table 5-1, and the existing Floor Area as shown in Table 5-2 as of the effective date of the annexation and detachment actions discussed in Section ~~22.46.2000~~408.020.B of this Specific Plan should those actions be approved, located within the existing buildings shown on the Existing Site Plan.

Floor Area, Total Permitted. The total square feet of existing Baseline Floor Area and the Additional Permitted Floor Area, and any additional square feet of net new Floor Area as permitted by this Specific Plan pursuant to the Land Use Equivalency provisions of Section ~~22.46.2060~~408.080 of this Specific Plan. The Total Permitted Floor Area includes the repair, replacement, or modification of existing uses within the Specific Plan area.

...

Graphic Treatment. Graphic Treatment is defined in Section ~~22.46.2160~~408.180 of this Specific Plan, Signage Regulations, of this Specific Plan.

...

Height Exception. A specified Height, measured in terms of feet above MSL, in which buildings within the 890-foot Height Zone may exceed the maximum Height of the Height Zone up to the maximum stated Height for the Height Exception as set forth in Section ~~22.46.2050~~408.070 of this Specific Plan and as shown on Exhibit 3-A as of the effective date of this Specific Plan and as shown on Exhibit 3-B on the effective date of the annexation and detachment actions should those actions be approved. The Director may modify Exhibit 3-B pursuant to Section ~~22.46.2200~~408.220 of this Specific Plan to be consistent with the annexation and detachment actions.

Height Zone. A specific limitation on building and structure Heights within the Universal Studios Specific Plan area defined in terms of maximum feet above Mean Sea Level (MSL) as identified on Exhibit 3-A as of the effective date of this Specific Plan and as shown on Exhibit 3-B on the effective date of the annexation and detachment actions should those actions be approved. The Director may modify Exhibit 3-B pursuant to Section ~~22.46.2200~~408.220 of this Specific Plan to be consistent with the annexation and detachment actions.

...

Internal Sign Review. See Signage Regulations, Section ~~22.46.2160~~408.180 of this Specific Plan, for Sign and Sign-related definitions.

Land Use Category. Those seven general categories of land uses within the Universal Studios Specific Plan area, and as set forth in Tables 5-1 and 5-2 in Section

~~22.46.2040~~408.060 of this Specific Plan. The seven categories are: Studio Use, Studio Office, Office, Hotel, Entertainment Use, Entertainment Retail Use, and Amphitheater.

Land Use Equivalency. The ability to exchange a certain amount of square feet of Floor Area of one type of Land Use Category (e.g., Studio Use) to a certain amount of square feet of Floor Area for a different Land Use Category (e.g., Office Use), based on an equivalency factor established in Section ~~22.46.2060~~408.080 of this Specific Plan. The procedures for Land Use Equivalency referenced in this Specific Plan are set forth in Section ~~22.46.2060~~408.080 of this Specific Plan.

...

Nightclub. Any bar, cocktail lounge or restaurant, other than a cabaret, wherein live entertainment is provided, excluding Hotel meeting rooms and ballrooms. Any related alcoholic beverage sales shall be subject to Section ~~22.46.2090~~408.110 of this Specific Plan.

...

Oak Tree. Those trees noted on the Master Oak Tree Map, dated February 2013, and included as Appendix E of the Specific Plan Guidelines as that appendix may be modified pursuant to Section ~~22.46.2100~~408.120.D.2 of this Specific Plan.

...

Signs. See Signage Regulations, Section ~~22.46.2160~~408.180 of this Specific Plan, for Sign and Sign-related definitions.

Sign Conformance Review. A ministerial process to determine compliance of a proposed Sign with all applicable provisions of Section ~~22.46.2160~~408.180 of this

Specific Plan, as issued by the Director pursuant to Section ~~22.46.2160~~408.180.D.1 of this Specific Plan.

Specific Plan Land Use District Map. That map accompanying this Specific Plan which illustrates and categorizes the land use districts of development. The Specific Plan Land Use District Map is Exhibit 2-A as of the effective date of this Specific Plan and shall be as shown on Exhibit 2-B on the effective date of the detachment and annexation actions should those actions be approved, as may be modified by the Director pursuant to Section ~~22.46.2200~~408.220 of this Specific Plan.

...

Substantial Conformance Review. A ministerial process conducted by the Director to determine conformance of a Project with all applicable provisions of this Specific Plan and any other applicable provisions of the County Code, as issued by the Director pursuant to Section ~~22.46.2190~~408.210 of this Specific Plan.

Temporary Use. A temporary operation of any use that is not expressly permitted or expressly prohibited by this Specific Plan subject to the provisions of Section ~~22.46.2050~~408.070.C.3 of this Specific Plan.

Thematic Element. A three-dimensional object or non-occupiable structure or portion thereof, freestanding or attached to any building or structure. Thematic Elements may include, but are not limited to, spheres, gateways, towers, sculptures, spires, special effect elements, and architectural features. Thematic Elements may be an appurtenance to a building or structure or function as screening. A Thematic Element may be static or kinetic, may create sound subject to Section ~~22.46.2150~~408.170 of this

Specific Plan, and may be internally or externally illuminated. A Thematic Element is not a Sign.

...

**SECTION 34.** Section 22.46.2040 is hereby renumbered as Section 22.408.060 and amended to read as follows:

~~22.46.2040~~22.408.060 - Development Limitations.

A. Prohibitions.

...

2. No Substantial Conformance Review application shall be approved for a Project that would result in Additional Permitted Floor Area and Total Permitted Floor Area that exceeds the Additional Permitted Floor Area and Total Permitted Floor Area for a Land Use Category as set forth in Table 5-1 or Table 5-2, as applicable, except as may be adjusted pursuant to the Land Use Equivalency provisions of Section ~~22.46.2060~~22.408.080 of this Specific Plan.

3. No Substantial Conformance Review, Alcohol Use Approval, Sign Conformance Review, or any other application listed in Section ~~22.46.2190~~22.408.210.D of this Specific Plan shall be approved unless the Project complies with all applicable provisions of this Specific Plan and with the applicable planning provisions of the Zoning Code.

B. Additional Permitted Floor Area and Total Permitted Floor Area.

1. Prior to the effective date of the proposed annexation and detachment actions, the Additional Permitted Floor Area and Total Permitted Floor Area within the Universal Studios Specific Plan area shall not exceed the Additional Permitted Floor Area



and Total Permitted Floor Area by Land Use Category in Table 5-1, and as of the effective date of the annexation and detachment actions, should those actions be approved, the Additional Permitted Floor Area and Total Permitted Floor Area shall not exceed the Additional Permitted Floor Area and Total Permitted Floor Area by Land Use Category in Table 5-2, except in each case for Additional Permitted Floor Area and Total Permitted Floor Area allowed pursuant to the Land Use Equivalency Transfer provisions of Section ~~22.46.2060~~408.080 of this Specific Plan. Within 30 days of the effective date of this Specific Plan, the Universal Studios Specific Plan area property owner shall provide an Existing Site Plan and revised Tables 5-1 and 5-2 reflecting the existing Baseline Floor Area by Land Use Category as of the effective date of the Specific Plan consistent with the Existing Site Plan. The Director may modify Tables 5-1 and 5-2 reflecting the existing Baseline Floor Area existing as of the effective date of the Specific Plan consistent with the Existing Site Plan without an amendment to this Specific Plan. The Director may modify Table 5-2 consistent with the Local Agency Formation Commission's action pursuant to Section ~~22.46.2200~~408.220 of this Specific Plan. The repair, replacement, or modification of existing facilities within the Additional Permitted Floor Area and Total Permitted Floor Area is allowed.

C. Exemptions. The following uses and activities shall be permitted, shall not be subject to Substantial Conformance Review under this Specific Plan, and are not otherwise subject to the Zoning Code, except that in each case such activities shall comply with the Oak Tree regulations contained in Section ~~22.46.2100~~408.120 of this Specific Plan to the extent applicable:

...

D. Prohibited Uses and Facilities. The following uses and facilities shall be expressly prohibited within the Universal Studios Specific Plan area:

...

Any other uses and facilities not listed in Section ~~22.46-2050~~408.070.C of this Specific Plan as permitted uses and facilities or that are determined by the Director not to be similar to permitted uses and facilities under this Specific Plan.

E. Existing Uses and Facilities.

...

2. Any building or structure, whether existing upon or after the effective date of this Specific Plan, may be demolished and replaced with a new building or structure of equal Floor Area of the same Land Use Category, subject to Substantial Conformance Review as may be required pursuant to Section ~~22.46-2040~~408.060.A and C above.

3. Any building or structure, whether existing upon or after the effective date of this Specific Plan, may be demolished and replaced with a new building or structure of a different Land Use Category, subject to Substantial Conformance Review as may be required pursuant to Section ~~22.46-2040~~408.060.A and C above, provided that such building or structure complies with the Land Use Equivalency transfer procedures in Section ~~22.46-2060~~408.080 of this Specific Plan if the new building or structure would result in exceeding the Total Permitted Floor Area stated in Table 5-1 or 5-2, as applicable.

F. Large Scale Entertainment Attractions. Any new large scale Entertainment Attraction shall be limited to construction within the Entertainment District and Studio District as those districts are shown on Exhibit 2-A as of the effective date of this Specific

Plan, and as shown on Exhibit 2-B as of the effective date of the annexation and detachment actions should those actions be approved (as may be modified by the Director consistent with the Local Agency Formation Commission's action pursuant to Section ~~22.46.2200~~408.220 of this Specific Plan). New Entertainment Attractions in the Back Lot District shall be limited to Entertainment Attractions associated with the Tram Tour.

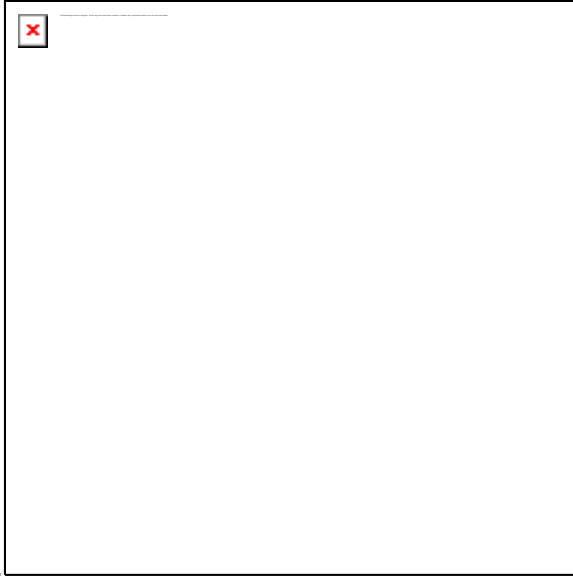
...

a. The Additional Permitted Floor Area and Total Permitted Floor Area in square feet by Land Use Category may be adjusted pursuant to the Land Use Equivalency provisions of Section ~~22.46.2060~~408.080 of this Specific Plan.

b. See Section ~~22.46.2040~~408.060.E of this Specific Plan regarding demolition of existing buildings and structures.

c. Includes up to a maximum of 500 guestrooms/suites.

d. Note: Net Additional Permitted Floor Area is consistent with the net Additional Permitted Floor Area within the County reflected in the analysis of Alternative 10 in the Final Environmental Impact Report for the NBC Universal Evolution Plan (EIR SCH No. 2007071036) less 125,000 square feet of Studio Office Floor Area, less 17,454 square feet of Studio Office demolition and 23,900 square feet of Entertainment Retail demolition that is included in the City portion of the project site rather than within the County portion of the project site with the proposed annexation and detachment actions discussed in Section ~~22.46.2000~~408.020.B of this Specific Plan.



**SECTION 35.** Section 22.46.2050 is hereby renumbered as Section 22.408.070 and amended to read as follows:

~~22.46.2050~~22.408.070- Land Use and Design Regulations.

A. Designation of Districts. The Universal Studios Specific Plan area is divided into four Districts, as shown on Exhibit 2-A as of the effective date of this Specific Plan, and as shown on Exhibit 2-B as of the effective date of the annexation and detachment actions should those actions be approved, which are designated as: Studio District; Studio Back Lot District; Business District; and Entertainment District. The Director may modify Exhibit 2-B consistent with the Local Agency Formation Commission's action pursuant to Section ~~22.46.2200~~22.408.220 of this Specific Plan.

B. Land Use Categories. As set forth in Table 5-1 or Table 5-2, as applicable, of Section ~~22.46.2040~~22.408.060 of this Specific Plan, seven Land Use Categories shall be permitted within the Universal Studios Specific Plan area. The seven Land Use Categories are: Studio Use; Studio Office; Office; Hotel; Entertainment Use; Entertainment Retail Use; and Amphitheater.

C. Permitted Uses and Facilities.

1. The following uses and facilities shall be permitted within the Studio, Business, and Entertainment Districts described in Section ~~22.46.2050~~408.070.A, above:

...

Hotels, subject to provisions in Section ~~22.46.2080~~408.100 of this Specific Plan

...

Sale of alcoholic beverages for on-site and off-site consumption (subject to the provisions of Section ~~22.46.2090~~408.110 of this Specific Plan)

...

2. The following uses and facilities shall be permitted within the Studio Back Lot District described in Section ~~22.46.2050~~408.070.A, above:

...

3. Temporary Uses. Notwithstanding Section ~~22.46.2050~~408.070.C.1 and C.2, above, a Temporary Use shall be permitted for up to 60 consecutive days per individual Temporary Use, which may be extended by the Director for an additional 30 days for a total of 90 days permitted for an individual Temporary Use; provided, however, that in no event shall the cumulative time for all Temporary Uses within the Universal Studios Specific Plan area during a calendar year exceed 120 days in the aggregate for all Temporary Uses.

...

c. Findings. The Director shall not approve a Temporary Use unless the Director finds that:

i. The proposed use is consistent with the definition of Temporary Uses in Section ~~22.46.2030~~408.050 of this Specific Plan;

...

iv. The Applicant has substantiated the facts required in Section ~~22.46.2050~~408.070.C.3.b, above.

d. Conditions. In approving an application for a Temporary Use, the Director may impose such conditions as the Director deems necessary to ensure that the Temporary Use will be in accordance with the findings required by Section ~~22.46.2050~~408.070.C.3.c, above.

...

#### D. Designation of Height Zones.

1. Height Zones. Within the Universal Studios Specific Plan area, nine Height Zones are designated that establish the maximum permitted Height of buildings and structures measured in terms of feet above Mean Sea Level (MSL) as shown on Exhibit 3-A as of the effective date of this Specific Plan and as shown on Exhibit 3-B as of the effective date of the annexation and detachment actions should those actions be approved. The Director may modify Exhibit 3-B consistent with the Local Agency Formation Commission's action pursuant to Section ~~22.46.2200~~408.220 of this Specific Plan to be consistent with the annexation and detachment actions. The Height Zones are designated as follows:

...

...

3. Height Exception. A Height Exception is the Height, measured in terms of feet above MSL, in which buildings (including roof-top equipment, other than Communication Facilities, architectural elements and Thematic Elements) may exceed the maximum Height of the 890-foot Height Zone up to the maximum stated Height of 1000-feet above MSL, as shown on Exhibit 3-A as of the effective date of this Specific Plan and as shown on Exhibit 3-B on the effective date of the annexation and detachment actions should those actions be approved (as may be modified by the Director consistent with the Local Agency Formation Commission's action pursuant to Section ~~22.46-2200~~408.220 of this Specific Plan). There shall be no more than 25,000 square feet of total building floorplate(s) utilizing the Height Exception. For purposes of calculating the building floorplate, roof top equipment, architectural elements and Thematic Elements shall not be included in the calculation of the total building floorplate permitted to use the Height Exception.

...

E. Design Standards for Buildings and Other Structures. All Projects shall comply with the following design requirements, as applicable.

1. Screening of buildings along the Los Angeles River Flood Control Channel edge. Any new buildings within the 625-foot Height Zone located along the Los Angeles River Flood Control Channel, as shown on Exhibit 3-A as of the effective date of this Specific Plan and as shown on Exhibit 3-B on the effective date of the annexation and detachment actions should those actions be approved (as may be modified by the Director consistent with the Local Agency Formation Commission's action pursuant to Section ~~22.46-2200~~408.220 of this Specific Plan), shall incorporate, to the satisfaction of

the Director, visual treatment along the north-facing building plane that may include, but shall not be limited to, such measures as: articulation of building plane; use of varying building materials to create visual interest; or installation of landscaping to visually buffer the building facade.

...

7. Greenspace Area. A greenspace area shall be maintained along the eastern boundary of the Universal Studios Specific Plan area adjacent to the Existing Off-Site Residential Uses to the east as shown on Exhibit 2-C. The western boundary of the greenspace area shall be marked approximately every 300 feet and the boundary markers shall be maintained. The following standards shall apply to the designated greenspace area:

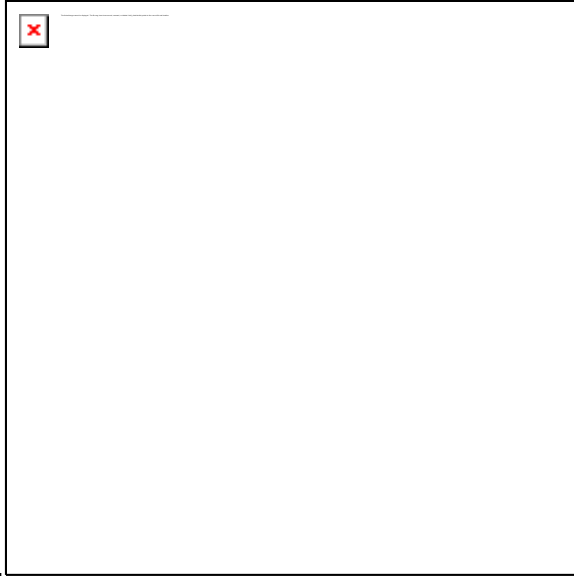
a. Other than the use of existing roadways and security and/or maintenance access, utilities, and as provided in Section ~~22.46.2050~~408.070.E.7.c, below, no new activities or new buildings or structures shall occur within the greenspace area, except that the existing roadways may be modified and utilities, including recycled water storage and distribution facilities, may be added or modified;

...

...

10. See Section ~~22.46.2130~~408.150.H of this Specific Plan for Design Standards for Permanent Parking Facilities and Section ~~22.46.2170~~408.190.C of this Specific Plan for Design Standards for new Communication Facilities.





...

**SECTION 36.** Section 22.46.2060 is hereby renumbered as Section 22.408.080

and amended to read as follows:

~~22.46.2060~~22.408.080 - Land Use Equivalency.

...

B. Procedure. Projects within the Universal Studios Specific Plan area may be developed consistent with this Specific Plan and pursuant to the Substantial Conformance Review procedures set forth in Section ~~22.46.2190~~22.408.210 of this Specific Plan up to the Total Permitted Floor Areas set forth in Table 5-1 or Table 5-2, as applicable, for each Land Use Category. At such time as a Project will exceed the Total Permitted Floor Area for a Land Use Category stated in Table 5-1 or Table 5-2, as applicable, the Project, and all subsequent Projects of the same Land Use Category, shall comply with the following Land Use Equivalency procedures.

C. Director's Review. The Director's review of the Land Use Equivalency transfer shall be limited to verifying that the proposed Project is within the applicable conversion factors set forth in the Land Use Equivalency Conversion Table 7-1. The Director shall not impose additional conditions or mitigation measures on the Project. The time periods for review shall be the same as those set forth in the Substantial Conformance Review procedures in Section ~~22.46.2190~~408.210.C of this Specific Plan.

...

E. Limitation. If the Project would not be within the Total Permitted Floor Area limitations in Section ~~22.46.2060~~408.080.B.4, above, then the Land Use Equivalency shall not be used, and additional analysis pursuant to the California Environmental Quality Act shall be undertaken for the Project, and a Specific Plan Amendment shall be required to revise the development limits set forth in this Specific Plan.

...

**SECTION 37.** Section 22.46.2070 is hereby renumbered as Section 22.408.090 and amended to read as follows:

~~22.46.2070~~408.090 - Historic Resources.

...

**SECTION 38.** Section 22.46.2080 is hereby renumbered as Section 22.408.100 and amended to read as follows:

~~22.46.2080~~408.100 - Hotel.

A. Requirements. Hotel use shall be permitted within the Universal Studios Specific Plan area in accordance with the requirements of this Section and subject to the conditions listed in Exhibit 6. The Director, through the Substantial Conformance Review

process set forth in Section ~~22.46.2190~~408.210 of this Specific Plan, shall determine compliance with this Section and Exhibit 6, including the limitation of potential locations of any Hotel(s) to those locations depicted on Exhibit 7-A as of the effective date of this Specific Plan and those locations depicted on Exhibit 7-B as of the effective date of the annexation and detachment actions should those actions be approved (as may be modified by the Director consistent with the Local Agency Formation Commission's action pursuant to Section ~~22.46.2200~~408.220 of this Specific Plan).

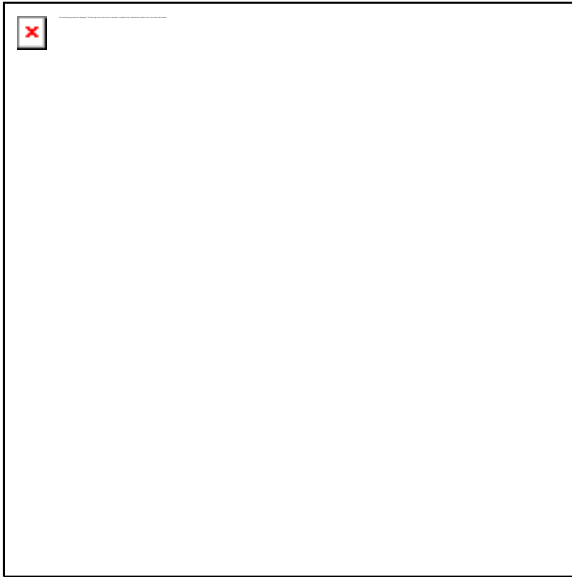
B. Location. Hotel(s) shall be permitted in those locations depicted on Exhibit 7-A as of the effective date of this Specific Plan and those locations depicted on Exhibit 7-B as of the effective date of the annexation and detachment actions should those actions be approved (as may be modified by the Director consistent with the Local Agency Formation Commission's action pursuant to Section ~~22.46.2200~~408.220 of this Specific Plan).

C. Size. Hotel use shall be limited to a maximum of 450,000 square feet of Floor Area and a maximum of 500 hotel guest rooms/suites as may be modified by Land Use Equivalency as set forth in Section ~~22.46.2060~~408.080 of this Specific Plan.

D. Uses. Hotel use may include ancillary uses including but not limited to: meeting, banquet and ballroom facilities; lobbies; retail; restaurants; bars; nightclubs; offices; gym and fitness rooms; pools and hot tubs; spas including massage treatment facilities; salons; entertainment uses that are ancillary to the operation of a hotel; parking; and other hotel amenities as part of the hotel complex and operations.

E. Parking. Parking for any Hotel shall be provided as set forth in Section ~~22.46.2130~~408.150 of this Specific Plan.

F. Alcoholic Beverages. The sale and/or service of alcoholic beverages in connection with any Hotel shall be subject to the provisions set forth in Section ~~22.46.2090~~22.408.110 of this Specific Plan.



...

**SECTION 39.** Section 22.46.2090 is hereby renumbered as Section 22.408.110 and amended to read as follows:

~~22.46.2090~~22.408.110 - Alcoholic Beverages Regulations.

The sale and service of alcoholic beverages for on-site and off-site consumption shall be permitted subject to the provisions of this Section. Entities that sell and serve alcoholic beverages for on-site consumption and off-site consumption shall obtain approvals from other agencies, as required, including licenses or permits from the State Department of Alcoholic Beverages Control (ABC).

A. Existing Establishments/Uses. There are 20 establishments existing as of the effective date of this Specific Plan as shown on Exhibit 8-A that are permitted to sell and serve alcoholic beverages for on-site consumption including one that also is permitted for off-site consumption sales within the Universal Studios Specific Plan area. Within 30 days

of the effective date of this Specific Plan, the Universal Studios Specific Plan area property owner shall provide the Director a list of the existing establishments including the address and the type of alcohol permit of each establishment and their respective floor plan(s). An additional 15 new establishments for the sale and/or service of alcoholic beverages for on-site and/or off-site consumption may be permitted within the Universal Studios Specific Plan area pursuant to the regulations set forth below.

1. Establishments existing as of the effective date of this Specific Plan, which sell and/or serve alcoholic beverages.

a. Establishments existing as of the effective date of this Specific Plan, and which were authorized by issuance of a conditional use permit for alcohol sales. Those eight establishments identified on Exhibit 8-A, which exist upon the effective date of this Specific Plan and have been authorized by issuance of a conditional use permit from the County, are hereby authorized to continue in operation under this Specific Plan. Those eight establishments shall be subject to Section ~~22.46-2090~~408.110.A.1.d, below, and the applicable provisions and conditions as set forth in Exhibit 8-B of this Specific Plan upon the effective date of this Specific Plan.

b. Establishments existing as of the effective date of this Specific Plan and which were established prior to adoption of Ordinance 92-0097. Those ten establishments identified on Exhibit 8-A, which exist upon the effective date of this Specific Plan and which existed prior to the County's requirement to obtain a conditional use permit are hereby authorized to continue in operation under this Specific Plan. Those ten establishments, which include the Theme Park, Amphitheater, and eight restaurants, shall be subject to Section ~~22.46-2090~~408.110.A.1.d, below, and the applicable provisions and

conditions as set forth in Exhibit 8-B and 8-C of this Specific Plan, as applicable, upon the effective date of this Specific Plan.

c. Establishments that were originally authorized by the City of Los Angeles and which are located in areas which will become part of the Universal Studios Specific Plan area. Those two establishments identified on Exhibit 8-A, which exist upon the effective date of this Specific Plan and that were authorized by the City of Los Angeles, one pursuant to a conditional use permit and one pursuant to a variance, are hereby authorized to continue in operation under this Specific Plan as of the effective date of the annexation and detachment actions as described in Section ~~22.46.2090~~408.010.B of this Specific Plan should those actions be approved. Those two establishments, which include a restaurant and a restaurant/club, shall be subject to ~~22.46.2090~~408.110.A.1.d, below, and the applicable provisions and conditions as outlined in Exhibit 8-B of this Specific Plan as of the effective date of the annexation and detachment actions should those actions be approved.

d. The existing establishments authorized pursuant to Section ~~22.46.2090~~408.110.A.1.a—c, above, shall require a new approval pursuant to Section ~~22.46.2090~~408.110.D, below, if:

...

e. The provisions of Section ~~22.46.2090~~408.110.A.1.d, above, shall apply to the establishments described in Section ~~22.46.2090~~408.110.A.1.c, above, as of the effective date of the annexation and detachment actions should those actions be approved.

...

3. New Establishments/Uses. Following the effective date of this Specific Plan, in addition to the establishments selling and serving alcoholic beverages existing as of the effective date of this Specific Plan as provided for in Section ~~22.46.2090~~408.110.A.1.a, A.1.b and A.1.c, above, a maximum of 15 new establishments shall be permitted to sell and serve a full line of alcoholic beverages as provided in Section ~~22.46.2090~~408.110.B, C, and D, below.

B. Alcohol Use Approval Process for Hotel Use.

1. Procedure. A Hotel shall be considered a single establishment and shall be permitted to sell and serve a full line of alcoholic beverages for on-site consumption: (a) as part of its banquets, lobbies, meeting rooms, pool areas and room services; (b) within mini-bars located in each guest room; and (c) within a restaurant establishment(s) physically located within the Hotel that does/do not exceed a combined seating capacity of 500. Additional establishments within the Hotel seeking to sell and/or serve alcoholic beverages shall be subject to Section ~~22.46.2090~~408.110.D, below. The operator of the Hotel shall apply to the Director for an Alcohol Use Approval following the same procedures as a Substantial Conformance Review. The Director's review of the Alcohol Use Approval application for the Hotel shall follow the same procedures as required for a Substantial Conformance Review as set forth in Section ~~22.46.2190~~408.210 of this Specific Plan, except that the Director's review of the Alcohol Use Approval application shall be limited to review of substantial compliance with the conditions set forth in the Alcoholic Beverages Regulations of this Specific Plan.

...

C. Alcohol Use Approval Process for Cinemas.

1. Procedure. The cinemas in CityWalk (a multi-screen theater complex) shall be considered a single establishment and shall be permitted to sell and serve a full line of alcoholic beverages for on-site consumption only within the upper floors and balconies that are accessed separately from the main theaters on the ground level. The operator of the cinemas shall apply to the Director for an Alcohol Use Approval following the same procedures as a Substantial Conformance Review. The Director's review of the Alcohol Use Approval application for the cinemas shall follow the same procedures as required for a Substantial Conformance Review as set forth in ~~Section 22.46.2190~~408.210 of this Specific Plan, except that the Director's review of the Alcohol Use Approval application shall be limited to review of substantial compliance with the conditions set forth in the Alcoholic Beverages Regulations of this Specific Plan.

...

D. Approval Process for Other New Alcohol Use Establishments. Any additional establishments requesting to sell or serve alcoholic beverages for either on-site or off-site consumption beyond those permitted by ~~Section 22.46.2090~~408.110.A—C, above, shall be subject to a Conditional Use Permit pursuant to, and the modification, inspection and enforcement requirements of, ~~Sections~~Chapters 22.56 and 22.60 of the Zoning Code, except that:

...

2. Notwithstanding any other provision of ~~Section~~Chapter 22.60 of the Zoning Code, upon receiving an appeal or initiating a call for review, the Board of Supervisors may:

...



...

E. Alcohol Use Approval Applications.

1. In addition to the Substantial Conformance Review application requirements set forth in Section ~~22.46.2190~~408.210 of this Specific Plan, each application for an Alcohol Use Approval under Section ~~22.46.2090~~408.110.B and C, above, shall include:

...

F. Inspection and Enforcement of Alcohol Use Establishments Permitted Pursuant to Section ~~22.46.2090~~408.110.A, B, and C, above.

1. Zoning Enforcement may inspect each alcohol use establishment at least once per year to determine compliance with the alcohol regulations and conditions of this Specific Plan. The Universal Studios Specific Plan area property owner shall compensate the Department for the reasonable expenses incurred in conducting the inspection pursuant to Section ~~22.46.2180~~408.200.E of this Specific Plan.

...

3. The decision of the Hearing Officer may be appealed to the Board of Supervisors by filing a written request with the executive officer of the Board within ten days after the Hearing Officer serves notice of his/her action. The Board of Supervisors shall hear the matter within 60 days following receipt of the written request for a hearing by the Board. Notice of the hearing shall be provided to the persons set forth in Section ~~22.46.2090~~408.110.F.2.b, above. The Board of Supervisors may approve, modify or disapprove the action of the Hearing Officer. The Board of Supervisors' action shall be supported by written findings. The Board of Supervisors shall serve notice of its action

upon (i) the operator of the establishment, (ii) the owner of the property and (iii) any person testifying or speaking at the public hearing who wished to be notified, by registered or certified mail, postage prepaid, return receipt requested.

**SECTION 40.** Section 22.46.2100 is hereby renumbered as Section 22.408.120 and amended to read as follows:

~~22.46.2100~~22.408.120 - Oak Tree Regulations.

A. Removal Permitted. Oak Trees may be removed, or the Protected Zone (as defined below) encroached upon, in accordance with the requirements of this Section. Removal or encroachment upon the Protected Zone of Oak Trees may be requested by filing a Substantial Conformance Review application in accordance with the procedures set forth in Section ~~22.46.2100~~22.408.210 of this Specific Plan. Removal of Oak Trees shall include cutting, destroying, removing, relocating, inflicting Damage (as defined below) or encroaching into the root zone or grading/filling within the drip line area of an Oak Tree; provided however, that pruning of branches up to two inches in diameter, deadwood, stubs, and no more than 15 percent of the tree canopy of any one tree, conducted under the supervision of a registered consulting arborist shall not be considered a removal or encroachment and shall not require a Substantial Conformance Review.

B. Definitions. Whenever the following terms are used in this Section, they shall be construed as defined in this Section. To the extent that other terms used in this Section are not defined herein or in Section ~~22.46.2030~~22.408.050 of this Specific Plan, but are defined in the County Code, those definitions shall apply.

...

C. Oak Trees Subject to this Specific Plan.

1. Removal or encroachment upon the Protected Zone of those Oak Trees indicated on the Master Oak Tree Maps, dated February 2013, and included in the County file, and identified in the NBC Universal Evolution Plan Tree Report dated September 2010 (Oak Tree Report), and any trees identified per Section ~~22.46.2100~~408.120.C.2, below, shall be subject to this Specific Plan and shall not be otherwise subject to Oak Tree regulations contained in the Zoning Code.

2. Exemptions.

...

d. All trees, other than those identified on the Master Oak Tree Map or as provided in Section ~~22.46.2100~~408.120.D.2 and D.6, below, shall be exempt from the Oak Tree requirements of this Specific Plan and shall not be subject to any other tree regulations established by the Zoning Code. Trees that are exempt may be removed by the Universal Studios Specific Plan area property owner without any review or approval by the County.

D. Requirements. Prior to the removal or encroachment upon the Protected Zone of any Oak Tree indicated on the Master Oak Tree Maps, dated February 2013, the Applicant shall provide a map, which corresponds to the Master Oak Tree Map, indicating the specific Oak Tree and its tag number to be removed. Copies of the original Oak Tree Report, Master Oak Tree Map, and Oak Tree Substantial Conformance Review application and approval shall be kept on the Project site and available for review, and all individuals associated with the Project as it relates to the oak resource shall be familiar with said documents. The Applicant shall suitably guarantee, to the satisfaction of the Director and County Forester, compliance with Section ~~22.46.2100~~408.120.D.1.a, D.1.b,

D.1.c, or D.1.d, below, in connection with the removal of an Oak Tree or an encroachment upon the Protected Zone that results in Damage to an Oak Tree.

...

2. Removal of any Oak Tree, which is eight inches, or more, in diameter as measured four and one-half feet above mean natural grade or in the case of Oak Trees with multiple trunks a combined diameter of twelve inches or more of the two largest trunks, that is not identified on the Master Oak Tree Map shall comply with Section ~~22.46.2100~~408.120.D.1, above. In addition, the Master Oak Tree Map shall be amended to include the subject tree(s) including the additional tag number and tree data.

3. In addition to the Substantial Conformance Review application requirements set forth in Section ~~22.46.2100~~408.210 of this Specific Plan, each application for Substantial Conformance Review for removal of an Oak Tree shall include:

...

c. Location and size of all proposed replacement trees or statement of the in-lieu fee amount to be paid calculated based on Section ~~22.46.2100~~408.120.D.1.c, above;

...

...

5. The Applicant shall properly maintain each replacement tree and shall replace any tree failing to survive due to a lack of proper care and maintenance with a tree meeting the specifications set forth in Section ~~22.46.2100~~408.120.D.1, above. If a new replacement tree is required, the new replacement tree shall also be monitored for a period of seven years commencing upon the receipt of a letter from the Applicant or

registered consulting arborist to the Director and the County Forester indicating that the new replacement tree has been planted.

6. The removal or encroachment into the Protected Zone of any replacement trees located within the Universal Studios Specific Plan area, regardless of size, shall be subject to the requirements of Section ~~22.46.2100~~408.120.D.1, above.

...

E. Mitigation Banking. The Applicant may plant blocks of trees either on- or off-site to the satisfaction of the Director and the County Forester as provided in Section ~~22.46.2100~~408.120.D.1.a, and D.1.b, above, which may be used as mitigation for future removals. This would create a more efficient and consolidated monitoring effort for both the Applicant and the County Forester. Any replacement trees planted pursuant to this Subsection shall meet the minimum requirements outlined in Section ~~22.46.2100~~408.120.D.1.a and/or D.1.b, above, as applicable.

F. Forester Inspection and Monitoring Fee. In addition to the Substantial Conformance Review fee required pursuant to Section ~~22.46.2190~~408.210.C, the Applicant shall, prior to commencement of the use of the Substantial Conformance Review approval under this Section, deposit with the County Fire Department, Forestry Division an inspection and monitoring fee in a manner and amount as determined by the County Forester.

G. Violations and Enforcement. If the provisions of this Section are violated, the County Forester may issue a notice of correction. A reasonable time frame within which deficiencies must be corrected shall be indicated on the notice of correction. Should an inspection disclose the removal or encroachment upon the Protected Zone of an Oak

Tree in violation of this Specific Plan, the Universal Studios Specific Plan area property owner shall pay \$2,700 (as may be adjusted for inflation annually from the effective date of this Specific Plan based upon Section ~~22.46.2100~~408.120.D.1.c, above) for each such removed or Damaged Oak Tree and shall reimburse the County of Los Angeles Fire Department, Forestry Division for all enforcement efforts necessary to bring the subject property into compliance with this Specific Plan.

**SECTION 41.** Section 22.46.2110 is hereby renumbered as Section 22.408.130 and amended to read as follows:

~~22.46.2110~~408.130 - Grading and Construction Regulations.

...

C. Approval required for Off-Site Transport Grading Project. An Off-Site Transport Grading Project shall be subject to the Substantial Conformance Review process as outlined in Section ~~22.46.2190~~408.210 of this Specific Plan.

1. In addition to the Substantial Conformance Review application requirements set forth in Section ~~22.46.2190~~408.210 of this Specific Plan, each application for Substantial Conformance Review involving an Off-Site Transport Grading Project shall include:

...

D. Approval required for On-Site Grading Project. An On-Site Grading Project shall be subject to the Substantial Conformance Review process as outlined in Section ~~22.46.2190~~408.210 of this Specific Plan. Cumulative On-Site Grading shall not exceed 4,600,000 cubic yards of cut and 3,700,000 cubic yards of fill.

...

**SECTION 42.** Section 22.46.2120 is hereby renumbered as Section 22.408.140 and amended to read as follows:

~~22.46.2120~~408.140 - Transportation/Transportation Demand Management Regulations.

...

**SECTION 43.** Section 22.46.2130 is hereby renumbered as Section 22.408.150 and amended to read as follows:

~~22.46.2130~~408.150 - Parking Regulations.

A. General Requirements.

1. Pursuant to the Substantial Conformance Review procedures set forth in Section ~~22.46.2190~~408.210 of this Specific Plan, parking for Projects which are subject to this Specific Plan shall be provided in accordance with the requirements of this Section. Where this Specific Plan contains language or standards which require more parking or permit less parking than the Zoning Code, this Specific Plan shall supersede the Zoning Code.

2. Within 30 days of the effective date of this Specific Plan, the Universal Studios Specific Plan area property owner shall provide a table summarizing the existing parking supply for the Universal Studios Specific Plan area. With each Substantial Conformance Review submittal, the Applicant shall provide a table summarizing the existing parking and any changes in parking required pursuant to this Section and proposed by the Project as well as information regarding the location of any new bicycle amenities pursuant to Section ~~22.46.2120~~408.140.A. of this Specific Plan as may be required for the Project.

...

...

C. Modifications to Minimum Parking Required. The minimum parking requirements established by this Specific Plan or the Zoning Code, where this Specific Plan is silent, may be modified upon request and application by the Applicant as part of a Substantial Conformance Review request pursuant to Section ~~22.46.2190~~408.210 of this Specific Plan. Such request shall be accompanied by a parking analysis, prepared by a qualified transportation/parking engineer to the satisfaction of the Director, and shall demonstrate justification for the modification request.

...

H. Design Standards for Permanent Parking Facilities.

1. Parking structures.

...

f. Parking facilities shall comply with the applicable lighting requirements set forth in Section ~~22.46.2140~~408.160 of this Specific Plan.

...

...

J. Shared Parking Plan. The parking requirements listed in Section ~~22.46.2130~~408.150.B above may be modified for shared parking between two or more uses within the Universal Studios Specific Plan area and/or the adjacent City [Q]C2 Area if the Director determines that a lower total number of parking spaces will provide adequate parking for these uses. A Shared Parking Plan shall not be required for special events or Temporary Uses that utilize shared parking with other uses for the duration of



the special event or Temporary Use. An application for and consideration of a Shared Parking Plan shall be processed pursuant to the following requirements:

...

**SECTION 44.** Section 22.46.2140 is hereby renumbered as Section 22.408.160 and amended to read as follows:

~~22.46.2140~~22.408.160 - Lighting Regulations.

...

C. Light Sources Requirements and Limitations.

...

3. Light Sources, which emit no more than 300 Candelas (approximately equivalent to a 200-watt incandescent light bulb) within the range from 45 degrees above horizontal to 21 degrees below horizontal as measured at the Light Source shall comply with Section ~~22.46.2140~~22.408.160.C.1, above, but shall not otherwise be regulated.

4. In addition to the requirements set forth in Section ~~22.46.2140~~22.408.160.C.1, C.2, and C.3, above, Light Sources greater than 10,000 Candela, as determined by the manufacturer, shall be full cut-off type.

5. Light Sources which do not meet Section ~~22.46.2140~~22.408.160.C.2, above, or the exceptions in Section ~~22.46.2140~~22.408.160.C.9, below, shall be subject to a conditional use permit, pursuant to ~~Section~~Chapter 22.56 of the Zoning Code.

...

8. Exceptions.

...

b. Outdoor Special Light Effects. Light Sources associated with Outdoor Special Light Effects shall not be subject to the lighting regulations contained in Section ~~22.46.2140~~408.160.C.1 through C.7, above, or in the Zoning Code.

...

f. Signs. Lighting associated with Signs shall not be subject to the lighting regulations contained in this Section and shall be subject to the lighting regulations contained in Section ~~22.46.2160~~408.180 of this Specific Plan.

g. Hotel. Hotel rooftop lighting for sports/recreational uses, such as recreation areas, pools, tennis or paddle courts, which would not comply with Section ~~22.46.2140~~408.160.C.1, C.2, C.3, or C.4, above, shall comply with the following lighting standard: Such uses shall be lighted by horizontally mounted, rectilinear-type, cut-off fixtures shielded in such a manner that the bulb or lamp cannot be viewable from Existing Off-Site Residential Uses outside of the combined boundaries of the Universal Studios Specific Plan area and the adjacent City [Q]C2 Area. Such Light Sources shall be mounted at a height of 20 feet or less above the roof top surface.

h. Construction lighting. Light Sources related to construction activities, which would not comply with Section ~~22.46.2140~~408.160.C.1, C.2, C.3 or C.4, above, shall be shielded or directed to restrict any direct illumination onto property located outside of the combined boundaries of the Universal Studios Specific Plan area and the adjacent City [Q]C2 Area.

9. Current and future technologies of Light Sources such as neon, LED, LCD, projected images and similar lighting displays or installations shall be permitted provided they comply with the applicable regulations in this Section or Section ~~22.46.2160~~408.180

of this Specific Plan. Animated, moving, programmed, flashing, neon, LCD, and similar technologies of lighting displays or installations also shall be permitted as determined by the Director.

...

**SECTION 45.** Section 22.46.2150 is hereby renumbered as Section 22.408.170 and amended to read as follows:

~~22.46.2150~~408.170 - Sound Attenuation Regulations.

...

B. Additional Operational Noise Requirements. In addition to compliance with Section ~~22.46.2150~~408.170.A above, all operational sound sources, including existing (e.g. Waterworld) and future sound sources, shall comply with the following provisions except as provided in Section ~~22.46.2150~~408.170.C and D, below:

...

C. Compliance. Operational sound sources existing upon the effective date of this Specific Plan shall have 18 months from the effective date of this Specific Plan to bring the operational sound sources into compliance with the provisions in Section ~~22.46.2150~~408.170.B, above. New sound sources, developed or installed after the effective date of this Specific Plan, shall comply with the provisions in Section ~~22.46.2150~~408.170.B, above, upon commencing operations.

1. In order to comply with Section ~~22.46.2150~~408.170.B and C, above, the following modifications to the Waterworld attraction shall be commenced within 60 days of the effective date of this Specific Plan and shall be completed within 120 days of the effective date of this Specific Plan:

...

D. Exemptions. The following shall be exempted from the sound attenuation provisions of Section ~~22.46.2150408.170~~.B, above:

...

E. Construction and Grading Sound Requirements. Prior to the issuance of a grading permit for a Project, the Applicant shall provide proof satisfactory to Public Works that all construction contractors have been required in writing to comply with Section ~~22.46.2150408.170~~.A, above. The contractor or Applicant shall prepare a Construction Noise Mitigation Plan. The Construction Noise Mitigation Plan shall include a noise hotline to enable the public to call to report specific construction noise issues or activities that may be causing problems at offsite locations. The Construction Noise Mitigation Plan also shall provide a telephone number for the adjacent homeowner associations and Forest Lawn Memorial-Park Association to contact construction management personnel during normal business hours. The Construction Noise Mitigation Plan also shall include measures to mitigate construction noise to comply with Section ~~22.46.2150408.170~~.A, above. Such measures may include:

...

F. Monitoring.

1. Noise Monitoring. The Director shall retain a qualified third-party acoustical consultant, mutually acceptable to the Universal Studios Specific Plan area property owner and the Director, in consultation with the County Director of Public Health, to monitor the noise levels at the six designated monitoring sites shown in Figure 16-1. Following selection of a third-party acoustical consultant, the acoustical consultant, the

Director and the Universal Studios Specific Plan area property owner shall agree upon the procedures for conducting the monitoring, including the manner for documenting the sound monitoring to identify noises not associated with the Universal Studios Specific Plan area for purposes of calculating the L<sub>0</sub> (otherwise known as the L<sub>max</sub>). The third-party acoustical consultant shall use the latest technology generally accepted by qualified acoustical consultants as applicable to the required monitoring, if available to the acoustical consultant. The monitoring shall be conducted, without prior notice to the Universal Studios Specific Plan area property owner, for a 24-hour period every quarter. In addition, the Director may require monitoring of noise levels during special events. The Universal Studios Specific Plan property owner shall give the Director at least 48 hours notification prior to any outdoor special event that will have more than 250 attendees and amplified sound in the Studio or Back Lot District. Notwithstanding the foregoing, nothing herein shall limit the ability of the Director to require additional monitoring for determining compliance and enforcement of the regulations in this Specific Plan. Upon completion of the monitoring, the acoustical consultant shall prepare a monitoring and compliance report with the monitoring data. The monitoring and compliance report shall be provided to the Director and the Universal Studios Specific Plan area property owner. The Universal Studios Specific Plan area property owner shall post the report to the Universal Studios Specific Plan area web site as provided in Section ~~22.46.2180~~408.200.F.6 of this Specific Plan. A copy of the monitoring and compliance report shall also be provided to the Community Advisory Panel as set forth in Section ~~22.46.2180~~408.200.F.1 of this Specific Plan.

2. Pursuant to Section ~~22.46.2180~~408.200.E of this Specific Plan, the Universal Studios Specific Plan area property owner(s) shall be responsible for all reasonable costs and expenses incurred by the County in implementing, monitoring, or enforcing this Section, including but not limited to, costs for monitoring, reviewing and verifying information contained in reports, undertaking inspections, and administrative support.

3. The Universal Studios Specific Plan area property owner(s) shall conduct community outreach regarding noise generating operations within the Universal Studios Specific Plan area as set forth in Section ~~22.46.2180~~408.200.F of this Specific Plan.

G. Ombudsperson(s). As more fully set forth in Section ~~22.46.2180~~408.200.F of this Specific Plan, the Universal Studios Specific Plan area property owner(s) shall designate an employee or employees to serve as ombudsperson(s) to respond to questions and concerns regarding operations including noise within the Universal Studios Specific Plan area.

...

**SECTION 46.** Section 22.46.2160 is hereby renumbered as Section 22.408.180 and amended to read as follows:

~~22.46.2160~~408.180 - Signage Regulations.

A. General requirements.

...

2. Permitted Signs. All Signs defined in Section ~~22.46.2160~~408.180.B, below, which are not otherwise allowed by the Zoning Code, shall be permitted, as set forth in this Specific Plan.

3. Sign Review.

...

b. The Sign Conformance Review procedure for applicable Signs is in lieu of the Substantial Conformance Review set forth in Section ~~22.46.2190~~408.210 of this Specific Plan.

...

4. Compliance. All new Signs shall comply with the requirements of this Section, as determined by the Director pursuant to Section ~~22.46.2160~~408.180.D, below. All new Signs shall comply with the provisions of Title 26, Chapter 65 of the County Code, related to the construction and installation of Sign structures.

5. Existing Signs. Signs and/or Sign support structures that lawfully exist on the effective date of this Specific Plan shall be permitted to continue and shall not be required to comply with this Specific Plan, but shall comply with the County Code related to the construction, installation and maintenance of Sign structures.

...

b. Except as set forth in Section ~~22.46.2160~~408.180.C.6.d.vi and C.6.d.vii, below, additions or alterations of existing Signs which increase the Sign Area or Height or which materially change the location or orientation of the existing Sign shall comply with the requirements of this Specific Plan and shall be subject to Sign Review.

...

6. Sign Area Calculation. Sign Area shall be calculated in accordance with the Sign Area definition set forth in Section ~~22.46.2160~~408.180.B, below.

...

B. Definitions. Whenever the following terms are used in this Specific Plan, they shall be construed as defined in this Subsection. To the extent that other terms used in this Section are not defined herein or in Section ~~22.46-2030~~408.050 of this Specific Plan, but are defined in the Zoning Code, those definitions shall apply.

...

Sign Conformance Review. A ministerial process to determine compliance of a Sign with all applicable provisions of this Section, as issued by the Director pursuant to Section ~~22.46-2160~~408.180.D, below.

...

C. Sign Districts.

1. Sign Districts. There shall be five Sign Districts in the Universal Studios Specific Plan area as shown on Exhibit 9-A as of the effective date of this Specific Plan and as shown on Exhibit 9-B as of the effective date of the annexation and detachment actions should those actions be approved. The Director may modify Exhibit 9-B consistent with the Local Agency Formation Commission's action pursuant to Section ~~22.46-2200~~408.220 of this Specific Plan.

...

...

5. Overall Specific Plan Limitations. The following is a summary of the On-Site (Business) Signs permitted by Section ~~22.46-2160~~408.180.C.6 to C.10, below.

...



d. One existing On-Site Pole Sign located in the Lankershim Edge Sign District may be relocated as set forth in Section ~~22.46-2160408.180~~.C.6.d.vi, below.

e. One existing Area Identification Sign (with an On-Site Electronic Message Sign component) located in the Lankershim Edge Sign District may be replaced as set forth on Section ~~22.46-2160408.180~~.C.6.d.vii, below.

6. Sign District 1—Lankershim Edge Sign District.

...

b. Permitted Sign Types: Any Sign, whether or not listed herein, is permitted as an Internal Sign within the Lankershim Edge Sign District. For all other Sign categories identified in Section ~~22.46-2160408.180~~.C.6.a.ii—ix, above, the following types of Signs are permitted within the Lankershim Edge Sign District:

...

...

d. District Provisions for the Lankershim Edge Sign District:

...

iv. Building Identification Signs: (i) A maximum of one Building Identification Sign per Building Face and a maximum of four Building Identification Signs per building shall be permitted; (ii) Individual Building Identification Signs shall not exceed 500 square feet in Sign Area; (iii) Building Identification Signs shall not exceed 75 feet in Height above Finished Grade if affixed to a building; (iv) Building Identification Signs shall not exceed 40 feet in Height above Finished Grade if Free-standing, and shall not exceed the applicable Height Zone; and (v) Building Identification Signs shall comply with the Sign illumination standards in Section ~~22.46-2160408.180~~.A.9, above.

...

vi. On-Site (Business) Signs—General: (i) A maximum of 10 new On-Site (Business) Signs shall be permitted within the Lankershim Edge Sign District; (ii) New individual On-Site (Business) Signs shall not exceed 600 square feet in Sign Area; (iii) On-Site (Business) Signs facing north and west shall not exceed 40 feet in Height above Finished Grade; (iv) new On-Site (Business) Signs may take the form of Banner Signs, Blade Signs, and Group 'B' Wall Signs; (v) new On-Site (Business) Signs shall not be Pole Signs or Free-standing Signs; (vi) The existing On-Site (Business) Free-standing Sign located adjacent to Muddy Waters Drive may be relocated southeastwardly to accommodate improvements to Muddy Waters Drive; (vii) On the existing Jules Stein (Bldg. No. 1360) and John Ford (Bldg. No. 1320) Buildings at the locations shown on Figure 17-3, west-facing Group 'B' Wall Signs shall be prohibited from facing the Campo de Cahuenga and a maximum of two west-facing Group 'B' Wall Signs facing the Campo de Cahuenga shall be permitted at the locations shown on Figure 17-3; (viii) the limitations in Section ~~22.46.2160408.180~~.C.6.d.vi(vii), above, shall only apply to the existing Jules Stein and John Ford Buildings.

vii. Replacement Area Identification Sign/On-site Electronic Message Sign: (i) The existing Area Identification Sign that contains a double sided Electronic Message Sign located in the median of Universal Hollywood Drive at the intersection with Lankershim Boulevard may be replaced with a re-designed Area Identification Sign/On-Site double sided Electronic Message Sign; (iii) The Area Identification Sign shall not exceed 500 square feet in Sign Area and the double sided Electronic Message Sign shall not exceed 1,000 square feet in Sign Area per face; (iv) The Thematic Element of the

Area Identification Sign shall not exceed 60 feet in Height and the Electronic Message Sign portion of the Sign shall not exceed 30 feet in Height above Finished Grade; (v) The replacement Area Identification/On-Site double sided Electronic Message Sign shall be located in substantially the same location as the existing Area Identification Sign/Electronic Message Sign near the intersection of Lankershim Boulevard and Universal Hollywood Drive; (vi) The Sign shall comply with the Sign illumination standards in Section ~~22.46.2160~~408.180.A.9, above.

...

xiii. Additional Limitations on Animated Signs: (i) Animated Signs may contain parts that change, move, or rotate provided the Animated Sign is limited to physical rotation motion not to exceed six revolutions per minute; (ii) The rotating portion of any Animated Sign shall not be an Electronic Message Sign; (iii) Animated Signs shall comply with the Sign illumination standards in Section ~~22.46.2160~~408.180.A.9, above.

...

#### 7. Sign District 2—Northern Edge Sign District.

...

b. Permitted Sign Types: Any Sign, whether or not listed herein, is permitted as an Internal Sign within the Northern Edge Sign District. For all other Sign categories identified in Section ~~22.46.2160~~408.180.C.7.a.ii—iii, above, the following types of Signs are permitted within the Northern Edge Sign District:

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...

d. District Provisions for the Northern Edge Sign District:

...

iii. Building Identification Signs: (i) A maximum of one Building Identification Sign per Building Face and a maximum of four Building Identification Signs per building shall be permitted; (ii) Individual Building Identification Signs shall not exceed 500 square feet in Sign Area; (iii) Except for Building Identification Signs facing north, Building Identification Signs shall be located below the edge of the highest roof, parapet or similar architectural feature of the building if attached to a building; (iv) Except for Building Identification Signs facing north, Building Identification Signs shall not exceed 40 feet in Height above Finished Grade if Free-standing, and shall not exceed the applicable Height Zone; (v) Building Identification Signs facing north shall be limited to 20 feet in Height above Finished Grade and shall not be internally lit; (vi) Except for Building Identification Signs facing north, Building Identification Signs shall comply with the Sign illumination standards in Section ~~22.46-2160408.180~~.A.9, above.

...

8. Sign District 3—Studio and Entertainment Sign District.

...

b. Permitted Sign Types: Any Sign, whether or not listed herein, is permitted as an Internal Sign within the Studio and Entertainment Sign District. For all other Sign categories identified in Section ~~22.46-2160408.180~~.C.8.a.ii—ix, above, the following types of Signs are permitted within the Studio and Entertainment Sign District:

...

c. Prohibited Signs. The following types of Signs are prohibited in the Studio and Entertainment Sign District:

...

ii. Signs that emit audio sounds, other than Internal Signs subject to Section ~~22.46.2150~~408.170 of this Specific Plan.

d. District Provisions for the Studio and Entertainment Sign District:

...

iii. Area Identification Signs: (i) A maximum of two Area Identification Signs shall be permitted within the Studio and Entertainment Sign District and a maximum of five Area Identification Signs shall be permitted in the entire Specific Plan area; (ii) Individual Area Identification Signs shall not exceed 500 square feet in Sign Area except for Aerial View Area Identification Signs; (iii) Area Identification Signs shall be located below the highest roof, parapet or similar architectural feature of a building if affixed to a building; (iv) Area Identification Signs shall not exceed 55 feet in Height above Finished Grade if Free-standing, and shall not exceed the applicable Height Zone; (v) Aerial View Area Identification Signs shall be limited to Sign District 3 within the Studio and Business Districts as shown on Exhibit 2-A as of the effective date of this Specific Plan, and as shown on Exhibit 2-B as of the effective date of the annexation and detachment actions should those actions be approved; (vi) Aerial View Area Identification Signs shall be limited to 50 percent of the flat roof area of the building on which it is located; (vii) Area Identification Signs may be Animated Signs subject to the additional limitations in Section ~~22.46.2160~~408.180.C.8.d(xiii), below; (viii) One Area Identification Sign may be combined with a double sided Electronic Message Sign in the configuration, Sign Area, Height and location as shown on Exhibit 9-C with the combined Sign counting as one Area Identification Sign and one Electronic Message Sign.

iv. Building Identification Signs: (i) A maximum of one Building Identification Sign per Building Face and a maximum of four Building Identification Signs per building shall be permitted; (ii) Individual Building Identification Signs shall not exceed 500 square feet in Sign Area; (iii) Building Identification Signs shall be located below the highest roof, parapet or similar architectural feature of a building if affixed to a building; (iv) Building Identification Signs shall not exceed 40 feet in Height above Finished Grade if Free-standing, and shall not exceed the applicable Height Zone; (v) Building Identification Signs shall comply with the Sign illumination standards in Section ~~22.46.2160408.180.A.9~~, above.

...

vi. On-Site (Business) Signs—General: (i) A maximum of 17 new On-Site (Business) Signs shall be permitted within the Studio and Entertainment Sign District; (ii) Except as provided in Section ~~22.46.2160408.180.C.8.d(vii)~~, below, individual On-Site (Business) Signs shall not exceed 1,000 square feet in Sign Area; (iii) On-Site (Business) Signs shall be located below the highest roof, parapet or similar architectural feature of a building if affixed to a building; (iv) On-Site (Business) Signs shall not exceed 40 feet in Height above Finished Grade if Free-standing; (v) Additional limitations on Electronic Message and Group 'A' Wall Signs are contained in Section ~~22.46.2160408.180.C.8.d(vii)~~ and (viii), below.

vii. On-Site (Business)—Electronic Message Sign: (i) Of the 17 new On-Site (Business) Signs permitted in the Studio and Entertainment Sign District, a maximum of one new double sided Electronic Message Sign shall be permitted within the Studio and Entertainment Sign District; (ii) The Electronic Message Sign may be double sided

and shall not exceed 1,000 square feet in Sign Area per face; (iii) The Electronic Message Sign may be combined with one Area Identification Sign and located in the area shown on Exhibit 9-C with the combined Sign counting as one Area Identification Sign and one Electronic Message Sign; (iv) The Electronic Message Sign shall not exceed 30 feet in Height above Finished Grade; (v) The Electronic Message Sign shall not be more than incidentally visible from Existing Off-Site Residential Uses; (vi) The Electronic Message Sign shall comply with the Sign illumination standards in Section ~~22.46.2160~~408.180.A.9, above.

viii. On-Site (Business)—Group 'A' Wall Signs : (i) Of the 17 new On-Site (Business) Signs permitted in the Studio and Entertainment Sign District, a maximum of three new Group 'A' Wall Signs shall be permitted within the Studio and Entertainment Sign District; (ii) Individual Group 'A' Wall Signs shall not be limited in Sign Area, however, the total combined Sign Area for all three Group 'A' Wall Signs shall not exceed 9,000 square feet; (iii) Group 'A' Wall Signs shall not exceed 150 feet above Finished Grade and shall not exceed the Height of the building; (iv) Group 'A' Wall Signs shall be architecturally and compositionally integrated into the building's facade; (v) Group 'A' Wall Signs shall comply with the Sign illumination standards in Section ~~22.46.2160~~408.180.A.9, above.

...

xiii. Additional Limitations on Animated Signs: (i) Animated Signs may contain parts that change, move, or rotate provided the Animated Sign is limited to physical rotation motion not to exceed six revolutions per minute; (ii) The rotating portion

of any Animated Sign shall not be an Electronic Message Sign; (iii) Animated Signs shall comply with the Sign illumination standards in Section ~~22.46.2160~~408.180.A.9, above.

9. Sign District 4—Visitor Gateway Sign District.

...

b. Permitted Sign Types: Any Sign, whether or not listed herein, is permitted as an Internal Sign within the Visitor Gateway Sign District. For all other Sign categories identified in Section ~~22.46.2160~~408.180.C.9.a.ii—viii, above, the following types of Signs are permitted within the Visitor Gateway Sign District:

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...

d. District Provisions for the Visitor Gateway Sign District:

...

iii. Area Identification Signs: (i) A maximum of two Area Identification Signs shall be permitted within the Visitor Gateway Sign District and a maximum of five Area Identification Signs shall be permitted in the entire Specific Plan area; (ii) Individual Area Identification Signs shall not exceed 500 square feet in Sign Area; (iii) Area Identification Signs shall be located below the highest roof, parapet or similar architectural feature of a building if affixed to a building; (iv) Area Identification Signs shall not exceed 100 feet in Height above Finished Grade if Free-standing, and shall not exceed the applicable Height Zone; (v) Area Identification Signs may be Animated Signs subject to the additional limitations in Section ~~22.46.2160~~408.180.C.9.d(xi), below.

iv. Building Identification Signs: (i) A maximum of one Building Identification Sign per Building Face and a maximum of four Building Identification Signs



per building shall be permitted; (ii) Individual Building Identification Signs shall not exceed 500 square feet in Sign Area; (iii) Signs shall be located below the highest roof, parapet or similar architectural feature of a building if affixed to a building; (iv) Building Identification Signs shall not exceed 40 feet in Height above Finished Grade if Free-standing, and shall not exceed the applicable Height Zone; (v) Building Identification Signs shall comply with the Sign illumination standards in Section ~~22.46.2160~~408.180.A.9, above.

...

vi. On-Site (Business) Signs—General: (i) A maximum of 22 new On-Site (Business) Signs shall be permitted within the Visitor Gateway Sign District; (ii) Individual On-Site (Business) Signs shall not exceed 1,000 square feet in Sign Area; (iii) other than the height of certain southerly facing On-Site (Business) Signs that are set forth in Section 22.46.2160.C.9.d(xii) below, On-Site (Business) Signs shall be located below the highest roof, parapet or similar architectural feature of a building; (iv) On-Site (Business) Signs shall not exceed 40 feet in Height above Finished Grade, if Free-standing; (v) Additional limitations on Animated and southerly facing Signs are contained in Section ~~22.46.2160~~408.180.C.9.d(xi) and (xii), below.

...

xi. Additional Limitations on Animated Signs: (i) Animated Signs may contain parts that change, move, or rotate provided the Animated Sign is limited to physical rotation motion not to exceed six revolutions per minute; (ii) The rotating portion of any Animated Sign shall not be an Electronic Message Sign; (iii) Animated Signs shall comply with the Sign illumination standards in Section ~~22.46.2160~~408.180.A.9, above.

xii. Additional Limitation on Southerly Facing On-Site (Business) Signs. (i) On-Site (Business) Signs located in the area identified on Exhibit 9-A as of the effective date of this Specific Plan, and on Exhibit 9-B as of the effective date of the annexation and detachment actions should those actions be approved (as may be modified by the Director consistent with the Local Agency Formation Commission's action pursuant to Section ~~22.46.2200~~408.220 of this Specific Plan), shall not be oriented south of the Visitor Gateway Sign District; (ii) South facing On-Site (Business) Signs located along the north-side of Universal Hollywood Drive shall not exceed 40 feet in Height above Finished Grade and shall have trees, other landscaping, or Signs across from such On-Site (Business) Signs on the opposite side of the roadway to buffer the view of the south facing On-Site (Business) Sign to the satisfaction of the Director.

10. Sign District 5—Studio Back Lot Sign District.

...

b. Permitted Sign Types: Any Sign, whether or not listed herein, is permitted as an Internal Sign within the Studio Back Lot Sign District. For all other Sign categories identified in Section ~~22.46.2160~~408.180.C.10.a.ii—iii, above, the following types of Signs are permitted within the Studio Back Lot Sign District:

...

...

d. District Provisions for the Studio Back Lot Sign District:

...

iii. Building Identification Signs: (i) A maximum of one Building Identification Sign per Building Face and a maximum of four Building Identification Signs

per building shall be permitted; (ii) Individual Building Identification Signs shall not exceed 500 square feet in Sign Area; (iii) Except for Building Identification Signs facing east, Building Identification Signs shall be located below the highest roof, parapet or similar architectural feature of a building; (iv) Except for Building Identification Signs facing east, Building Identification Signs shall not exceed 40 feet in Height above Finished Grade if Free-standing, and shall not exceed the applicable Height Zone; (v) Building Identification Signs facing east shall not exceed 20 feet in Height above Finished Grade and shall not be internally lit; (vi) Building Identification Signs shall comply with the Sign illumination standards in Section ~~22.46-2160~~408.180.A.9, above.

...

#### D. Sign Review Procedures.

##### 1. Sign Conformance Review.

...

b. Applications. The Applicant shall submit a Sign plan drawn to scale, in such quantities or electronic form as determined by the Director, indicating the Sign Area, Sign type, Sign Height, placement, lettering styles, materials, colors and lighting methods for the proposed Sign(s). The application also shall identify the location graphically on a map similar to Sign District Map Exhibit 9-A as of the effective date of this Specific Plan, and Exhibit 9-B as of the effective date of the annexation and detachment actions should those actions be approved (as may be modified by the Director consistent with the Local Agency Formation Commission's action pursuant to Section ~~22.46-2200~~408.220 of this Specific Plan), the proposed location of the Sign and indicate conformance with the requirements of this Specific Plan. For Signs utilizing landscaping as visual screening

pursuant to Section ~~22.46.2160~~408.180.A.7 and C.9.d.xii, above, the application also shall include a landscape design plan. An Applicant may apply for Sign approvals for individual Signs or for a more comprehensive Sign program through the Sign Conformance Review procedure.

...

d. Re-application. If the Director denies an application for a Sign Conformance Review, the Applicant may file without prejudice at any time a new application with a revised sign plan addressing the Director's reasons for denial. Review of the new application shall be in accordance with Section ~~22.46.2160~~408.180.D.1.a—c, above.

## 2. Internal Sign Review.

...

b. Review and Decision. At the time the application is submitted, the Director shall confirm that the proposed illuminated Internal Sign conforms with the definition of Internal Sign in Section ~~22.46.2160~~408.180.B, above. If the proposed illuminated Internal Sign conforms with the definition of Internal Sign, the Sign is cleared as an Internal Sign and no further review is required. If a proposed illuminated Internal Sign in Sign District 1, 2, 4, or 5 is determined not to conform with the definition of Internal Sign, the Applicant shall submit a Sign Conformance Review application as set forth in Section ~~22.46.2160~~408.180.D.1, above.

**SECTION 47.** Section 22.46.2170 is hereby renumbered to be Section 22.408.190 and amended to read as follows:

~~22.46.2170~~408.190 - Communication Facilities.

A. Existing Communication Facilities. All Communication Facilities that lawfully exist on the effective date of this Specific Plan shall be permitted to continue and shall not be subject to this Specific Plan. Any alteration or replacement of such existing Communication Facilities that does not enlarge the area occupied and/or the Height of the Communication Facility by more than 10 percent shall not be subject to Substantial Conformance Review as outlined in Section ~~22.46.2190~~408.210 of this Specific Plan.

B. New Communication Facilities.

...

2. New Communication Facilities greater than 3.9 meters in diameter shall be subject to Substantial Conformance Review pursuant to the procedures set forth in Section ~~22.46.2190~~408.210 of this Specific Plan. In addition to the Substantial Conformance Review application requirements set forth in Section ~~22.46.2190~~408.210 of this Specific Plan, each application for a Communication Facility shall contain the following information:

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...

**SECTION 48.** Section 22.46.2180 is hereby renumbered to be Section 22.408.200 and amended to read as follows:

~~22.46.2180~~408.200 - Administration.

...

B. Enforcement. The regulatory portions of this Specific Plan have been adopted by Ordinance and therefore are subject to the enforcement and penalty provisions of the

County Code. Notwithstanding anything to the contrary in the County Code, the monitoring data collected by a third-party consultant retained by the Director pursuant to this Specific Plan, including Section ~~22.46.2150~~408.170.F of this Specific Plan, may be used as a basis to enforce the sound attenuation regulations of this Specific Plan. Nothing herein shall limit the ability of the Applicant or Universal Studios Specific Plan area property owner(s) to challenge any enforcement action or penalty as provided in the County Code.

C. Annual Report. An annual report for the prior calendar year prepared by each Universal Studios Specific Plan area property owner shall be submitted by March 31st of each year to the Director for review. The annual report shall contain the following:

...

3. Summary of Projects that occurred during the prior calendar year and the current Conceptual Site Plan as described in Section ~~22.46.2190~~408.210.D.3 of this Specific Plan;

4. Identification of the location and quantity of associated parking, if applicable and a copy of the current parking table as described in Section ~~22.46.2130~~408.150.A.2 of this Specific Plan;

...

...

E. Inspection and Monitoring Fee. Prior to approval of the first Substantial Conformance Review pursuant to Section ~~22.46.2190~~408.210 of this Specific Plan, the Universal Studios Specific Plan area property owner(s) shall provide an initial deposit with the Department in the amount of \$50,000 to be used to compensate the Department for

all reasonable expenses incurred while inspecting and monitoring the Universal Studios Specific Plan area for compliance with the applicable provisions of this Specific Plan. The fee shall be placed in a performance fund that shall be used exclusively to compensate the Department for reasonable expenses incurred by the Department or third-party consultants retained by the Department to inspect the property to determine compliance with the provisions and conditions of this Specific Plan. If during the inspection and monitoring process, actual costs or expenses reasonably incurred by the Department reach 80 percent of the amount on deposit, the Universal Studios Specific Plan area property owner(s) shall deposit additional funds sufficient to bring the balance up to the initial deposit amount if requested by the Department. There is no limit to the number of supplemental deposits that may be required throughout the life of this Specific Plan. If there are multiple Universal Studios Specific Plan area property owners in the future, such deposits and costs shall be proportionally paid by each Universal Studios Specific Plan area property owner.

F. Community Outreach and Feedback.

1. Community Advisory Panel. A Community Advisory Panel ("CAP") shall be established to foster communication about ongoing operations within the Universal Studios Specific Plan area and to allow the community representatives to provide input to the County and the Applicant concerning ongoing operations within the Universal Studios Specific Plan area.

...

c. Documents Provided to the CAP. A notice of availability of all monitoring and compliance reports prepared by the County pursuant to Section

~~22.46.2150~~408.170.F of this Specific Plan shall be provided to all CAP members. Copies of the monitoring and compliance reports shall be provided to CAP members upon request except to the extent information therein may not be legally disclosed. Prior to each CAP meeting, the County shall provide to the CAP a list of any violations of the provisions of Section ~~22.46.2150~~ this Specific Plan that have occurred since the last CAP meeting.

...

3. Ombudsperson(s). The Universal Studios Specific Plan area property owner(s) shall designate an employee or employees to serve as ombudsperson(s) to respond to questions and concerns regarding operations including noise within the Universal Studios Specific Plan area. The ombudsperson(s) shall be familiar with all operational provisions of this Specific Plan. It shall be the further responsibility of the ombudsperson(s) to facilitate, to the extent feasible, the prompt resolution of any issues that may arise relating to individual and community concerns regarding operations within the Universal Studios Specific Plan area. The name, title, email address, and telephone number of the ombudsperson(s) shall be posted on the Universal Studios Specific Plan area web site, prominently displayed in the newsletter distributed annually pursuant to Section ~~22.46.2180~~408.200.F.7, below, and provided to any other persons requesting such information. The ombudsperson(s) also shall meet at reasonable times with interested parties in an attempt to resolve issues regarding operations within the Universal Studio Specific Plan area. The ombudsperson(s) shall have authority to initiate a response on behalf of the Universal Studios Specific Plan area property owner(s) in matters relating to operations within the Universal Studio Specific Plan area.



4. Comments and Complaints.

...

b. The ombudsperson(s) designated pursuant to Section ~~22.46.2180~~408.200.F.3, above, shall be called promptly to assist in resolving reported conditions regarding Universal Studios Specific Plan area operations.

...

5. Community Meetings. The Universal Studios Specific Plan area property owner(s) shall hold a community meeting open to all members of the community organizations represented by the CAP on an annual basis at the first quarterly CAP meeting as provided pursuant to Section ~~22.46.2180~~408.200.F.1, above, to provide updates on operations within the Universal Studio Specific Plan area.

6. Universal Studios Specific Plan Area Web Site. The Universal Studios Specific Plan area property owner(s) shall maintain and update on a regular basis a Universal Studios Specific Plan area web site that shall include information on operations within the Universal Studios Specific Plan area.

a. All monitoring and compliance reports prepared by the County pursuant to Section ~~22.46.2150~~408.170.F of this Specific Plan (except to the extent they contain information that may not legally be disclosed) shall be posted promptly on the Universal Studios Specific Plan area web site in PDF format. CAP members shall be given password-protected access to all monitoring and compliance reports on the Universal Studios Specific Plan area web site.

...

**SECTION 49.** Section 22.46.2190 is hereby renumbered to be Section 22.408.210 and amended to read as follows:

~~22.46.2190~~408.210 - Substantial Conformance Review.

A. General. Except for the activities exempted under Section ~~22.46.2040~~408.060.C of this Specific Plan, no grading permit, foundation permit, building permit, or land use permit, including a change of use, shall be issued for a Project until a Substantial Conformance Review application has been approved pursuant to the procedures set forth in this Section.

...

D. Applications. In addition to the forms that may be required under Section ~~22.46.2190~~408.210.C, above, the following information and documents shall be submitted with an application for Substantial Conformance Review:

...

4. With each Substantial Conformance Review application, the Applicant shall prepare and submit to the Director a report containing an inventory of actual cumulative to date and proposed quantities in cubic yards of earth import and export relative to the total 530,000 cubic yards of import or export, and maximum On-Site grading quantities allowed by Section ~~22.46.2110~~408.130.A and D. of this Specific Plan. The Director shall use said report to compare with the current inventory on file with the Department to monitor compliance with the provisions of Section ~~22.46.2110~~408.130 of this Specific Plan.

5. With each Substantial Conformance Review application, the Applicant shall prepare and submit to the Director a report containing a table, in the format

shown on Table 20-1, with an inventory of Floor Area for each Land Use Category as follows:

- a. Total Existing Development (square feet);
- b. Proposed Project Demolition (square feet);
- c. Proposed Project Gross New Development (square feet);
- d. Proposed Project Net New Development (square feet); and
- e. Total Development including Proposed Project (square feet).

The Director shall use said report to compare with the current inventory on file with the Department to monitor compliance with the Total Permitted Floor Area provisions of Section ~~22.46.2040408.060~~22.46.2050408.060.B of this Specific Plan. The Director shall advise Public Works, Building and Safety Division, in writing, whether the proposed Project would be in compliance with the Total Permitted Floor Area provisions of this Specific Plan.

6. In addition to filing the Substantial Conformance Review application required according to Section ~~22.46.2190408.210~~22.46.2050408.210.C, above, pursuant to the following Sections and Subsections of this Specific Plan, additional procedures and/or information may be required as applicable:

- a. Landscape design plan for the following:
  - i. Projects utilizing landscaping as visual screening: Section ~~22.46.2050408.070~~22.46.2050408.070.E.1, E.2, E.3;
  - ii. Projects as may be required by Section ~~22.46.2050408.070~~22.46.2050408.070.G.1;
  - iii. Projects directly facing Lankershim Boulevard: Section ~~22.46.2050408.070~~22.46.2050408.070.G.2;

- iv. Parking facilities: Section ~~22.46.2130~~408.150.H.1, H.2 and H.4;
- v. Communication Facilities: Section ~~22.46.2170~~408.190.C.3;
- vi. As may otherwise be required by this Specific Plan;
- b. Land Use Equivalency: Section ~~22.46.2060~~408.080.B;
- c. Historic Resources: Section ~~22.46.2070~~408.090;
- d. Oak Tree removal: Section ~~22.46.2100~~408.120.C and D;
- e. Parking: Section ~~22.46.2130~~408.150.A.2;
- f. Shared Parking: Section ~~22.46.2130~~408.150.J;
- g. Alcohol Use Approval: Section ~~22.46.2090~~408.110.A, B, and C;
- h. Sign Conformance Review: Section ~~22.46.2160~~408.180.D.1;
- i. New Communication Facility: Section ~~22.46.2170~~408.190.B;
- j. Grading Project, Off-Site Transport: Section ~~22.46.2110~~408.130.C and

D;

- k. Temporary Use Review: Section ~~22.46.2050~~408.070.C.3; and
- l. Internal Sign Review: Section ~~22.46.2160~~408.180.D.2.

m. Other information that the Director deems necessary to process the application.

...

...

F. Decision and Re-application. If the Director denies an application for a Substantial Conformance Review, the Director shall set forth the specific reasons for denial in the determination letter. Following a denial, the Applicant may file without prejudice at any time a new application for a Substantial Conformance Review with a

revised Project addressing the Director's reasons for denial. Review of the new Substantial Conformance Review application shall be in accordance with Section ~~22.46.2190~~408.210.A through F.

G. Expiration date of unused Substantial Conformance Review Approval.

1. A Substantial Conformance Review approval issued pursuant to the provisions of Section ~~22.46.2190~~408.210.E, above, that is not used within two years after the granting of the Substantial Conformance Review approval becomes null, void and of no effect at all.

2. In all cases of an expiration per Section ~~22.46.2190~~408.210.G.1, above, the Director may extend such time for a period of not to exceed one year, provided an application in writing with payment of the application fee requesting such extension is filed prior to such expiration date.

...

**SECTION 50.** Section 22.46.2200 is hereby renumbered to be Section 22.408.220 and amended to read as follows:

~~22.46.2200~~408.220 - Specific Plan Boundaries, Exhibits and Tables Following LAFCO Action.

...

**SECTION 51.** Section 22.46.2210 is hereby renumbered to be Section 22.408.230 and amended to read as follows:

~~22.46.2210~~408.230 - Interpretations.

...

**SECTION 52.** Section 22.46.2220 is hereby renumbered to be Section 22.408.240 and amended to read as follows:

~~22.46.2220~~408.240 - Severability.

...

**SECTION 53.** Section 22.46.2230 is hereby renumbered to be Section 22.408.250 and amended to read as follows:

~~22.46.2230~~408.250 - Appendix

...

**SECTION 54.** Section 22.46.2990 is hereby renumbered to be Section 22.410.010 and amended to read as follows:

~~22.46.2990~~410.010 - East Los Angeles Third Street Form-Based Code Plan and Introduction.

A. The East Los Angeles Third Street Form-Based Code is located in Section ~~22.46.3000~~410.020 (Establishment of Form-Based Code) through Section ~~22.46.3013~~410.150 (Block and Subdivision Guidelines).

B. The East Los Angeles Third Street Form-Based Code was adopted by the Board of Supervisors on November 12, 2014 and was thereafter amended.

**SECTION 55.** Section 22.46.3000 is hereby renumbered to be Section 22.410.020 and amended to read as follows:

~~22.46.3000~~410.020 - Establishment of Form-Based Code.

This Form-Based Code Specific Plan (Form-Based Code or ordinance) is established as the primary means to implement the East Los Angeles Third Street Plan,

which is applicable to the area shown on the Plan Map (Figure 1) ("Plan Area") set forth in Section ~~22.46.3006~~22.410.080, and may be cited as the Third Street Form-Based Code.

**SECTION 56.** Section 22.46.3001 is hereby renumbered to be Section 22.410.030 and amended to read as follows:

~~22.46.3001~~22.410.030 - Intent and Purpose.

...

**SECTION 57.** Section 22.46.3002 is hereby renumbered to be Section 22.410.040 and amended to read as follows:

~~22.46.3002~~22.410.040 - Applicability.

...

C. Non-Conforming Uses, Buildings, or Structures.

...

2. The application of the nonconforming use and structure provisions as described in Subsection C.1 shall be limited as follows:

...

c. Buildings originally constructed as a Neighborhood Market in an underlying residential zone that were legally established prior to the effective date of this Form-Based Code may be made a legally conforming use pursuant to a Specific Plan Substantial Conformance Review under Section ~~22.48.3004~~22.410.060.D of this Form-Based Code.

...

**SECTION 58.** Section 22.46.3003 is hereby renumbered to be Section 22.410.050 and amended to read as follows:

~~22.46.3003~~410.050 - Administration.

...

B. Prohibited Uses and Facilities. Any uses or facilities not listed or defined in Section ~~22.46.3005~~410.070 of this Form-Based Code as allowed uses or facilities are prohibited.

...

**SECTION 59.** Section 22.46.3004 is hereby renumbered to be Section 22.410.060 and amended to read as follows:

~~22.46.3004~~410.060 - Project Review Procedures.

A. No new development or use shall be established under this Form-Based Code, and no grading or building permits shall be issued for these uses, until an application has been approved for the required permit type listed in Section ~~22.46.3009~~410.110 and pursuant to the applicable procedures set forth in Subsections B through E. If the new development or use is not covered by this Form-Based Code, the applicable provisions of Title 22 shall apply to the application.

...

E. Conditional Use Permit. When a conditional use permit is required under this Form-Based Code or otherwise required under Title 22, the review procedures for a conditional use permit shall be the same as those prescribed in Chapter 22.158 (Conditional Use Permits), except that in addition to the required burden of proof in Section 22.158.050 (Findings and Decisions), the burden of proof for a Substantial Conformance Review set forth in Section ~~22.46.3004~~410.060.D.4 shall also apply.



**SECTION 60.** Section 22.46.3005 is hereby renumbered to be Section 22.410.070 and amended to read as follows:

~~22.46.3005~~410.070 - Definitions of Uses and Terms.

The following definitions shall apply in this Form-Based Code.

...

B. Definitions of Terms.

...

2. Arcade: See Frontage Type Standards for Arcade (Section ~~22.46.30114~~410.130).

3. Awning Sign: See Sign Standards for Awning Sign (Section ~~22.46.30124~~410.140).

...

10. Court: See Building Type Standards for Court (Section ~~22.46.30104~~410.120).

11. Discretionary Sign: A creative sign that meets the requirements of Section ~~22.46.30124~~410.140.F of this Form-Based Code and has a Discretionary Sign permit.

...

14. Duplex/Triplex: See Building Type Standards for Duplex/Triplex (Section ~~22.46.30104~~410.120).

...

16. Flex Block: See Building Type Standards for Flex Block (Section ~~22.46.30104~~410.120).

...

18. Forecourt: See Frontage Type Standards for Forecourt (Section ~~22.46.30114~~10.130).

19. Front Yard/Porch: See Frontage Type Standards for Front Yard/Porch (~~22.46.30114~~10.130).

20. Gallery: See Frontage Type Standards for Gallery (Section ~~22.46.30114~~10.130).

...

22. House: See Building Type Standards for House (Section ~~22.46.30104~~10.120).

23. Hybrid Court: See Building Type Standards for Hybrid Court (Section ~~22.46.30104~~10.120).

...

25. Lined Block: See Building Type Standards for Lined Block (Section ~~22.46.30104~~10.120).

...

28. Projecting Sign: See Sign Standards for Projecting Sign (Section ~~22.46.30124~~10.140).

...

30. Rowhouse: See Building Type Standards for Rowhouse (Section ~~22.46.30104~~10.120).

...

33. Shop Front: See Frontage Type Standards for Shop Front (Section ~~22.46.30114~~10.130).

34. Stoop: See Frontage Type Standards for Stoop (Section ~~22.46.30114~~10.130).

...

38. Terrace: See Frontage Type Standards for Terrace (Section ~~22.46.30114~~10.130).

...

40. Wall Sign: See Sign Standards for Wall Sign (Section ~~22.46.30124~~10.140).

41. Yard Sign: See Sign Standards for Yard Sign (Section ~~22.46.30124~~10.140).

**SECTION 61.** Section 22.46.3006 is hereby renumbered to be Section 22.410.080 and amended to read as follows:

~~22.46.30064~~10.080 - Transect Zones.

...

**SECTION 62.** Section 22.46.3007 is hereby renumbered to be Section 22.410.090 and amended to read as follows:

~~22.46.30074~~10.090 - General Standards.

...

B. Standards for Non-Residential Uses. The following standards are applicable to non-residential uses:

...

3. Operational Standards. All non-residential uses shall be conducted and located within an enclosed building, except that the following uses may be conducted outside an enclosed building provided that they comply with all other requirements as provided in ~~22.46.30034~~10.050.A:

...

...

C. Parking.

...

2. General Parking Standards. The minimum number of parking spaces required by the applicable Transect Zone (see Section ~~22.46.3009~~22.46.300910.110) shall be provided, except as follows:

...

3. Off-Site Parking, Non-Residential. Required parking for non-residential uses may be provided off-site if all of the following requirements are met. In addition, off-site non-residential parking is subject to a Specific Plan Substantial Conformance Review, the application for which shall include the materials as provided below in Subsection ~~22.46.3007~~22.46.300710.090.C.4.a-g:

...

...

6. Lighting. Parking lot lighting shall comply with the following:

...

b. Parking lot lighting shall comply with Section ~~22.46.3007~~22.46.300710.090.B.2 (Outdoor Lighting).

...

**SECTION 63.** Section 22.46.3008 is hereby renumbered to be Section 22.410.100 and amended to read as follows:

~~22.46.3008~~22.410.100 - Required Form and Articulations.

...

C. Architectural Character.

1. Required Form. Refer to Sections 22.46.3010 (Building Types) and 22.46.3011 (Frontage Types) for the required form related to architectural character.

...

...

**SECTION 64.** Section 22.46.3009 is hereby renumbered to be Section 22.410.110 and amended to read as follows:

~~22.46.3009~~22.410.110 - Transect Zone Standards.

...

B. Applicability. The standards of this Section shall be considered in combination with the standards and requirements of Sections ~~22.46.3007~~22.410.090 (General Standards), ~~22.46.3008~~22.410.100 (Required Form and Articulations), ~~22.46.3010~~22.410.120 (Building Type Standards), and ~~22.46.3011~~22.410.130 (Frontage Type Standards).

C. Permissible Land Uses and Permit Requirements. Permissible uses for each Transect Zone and the type of review required are identified below in Table 2. Land uses are defined in the Transect Zones specified. Section ~~22.46.3004~~22.410.060 sets forth the review procedures for obtaining project approval.

BUILDING TYPES, LAND USE TYPES, AND PERMITS REQUIRED BY TRANSECT ZONE								
Building Type	TOD	CC	FS	AB	NC	LMD	CV	OS
...	...	...	...	...	...	...	...	...
Permit Requirements Key								

CUP = Conditional Use Permit (22.46.3004410.060.E)
SCR = Specific Plan Substantial Conformance Review (22.46.3004410.060.D)
...

Table 2: Building Types, Land Use Types, and Permits Required by Transect

Zone

D. Transect Zone Standards. This Subsection D specifies the requirements of each Transect Zone.

1. 3rd Street (TOD). Property in the TOD Zone shall be subject to the following requirements:

**a. Permissible Building Types**

The following building types are permissible and are subject to the applicable requirements for building types.

Building Type	Requirements
Rowhouse	22.46.3010.F
Court	22.46.3010.G
Hybrid Court	22.46.3010.H
Lined Block	22.46.3010.I
Flex Block	22.46.3010.J

**b. Required Frontage Types**

The ground floor fronting a street or a public open space shall contain at least one of the following frontage types below, so long as the building complies with the Americans with Disabilities Act, and are subject to the application requirements for frontage types.

Encroachments in the public right-of-way require an encroachment permit pursuant to Title 16 and Title 26 of the County Code.

Frontage Type	Requirements
Stoop	22.46.3011.E
Terrace	22.46.3011.F
Forecourt	22.46.3011.G
Shop Front	22.46.3011.H
Gallery	22.46.3011.I (Allowed only east of I-710)
Arcade	22.46.3011.J (Allowed only east of I-710)

(OBJ)

**a. Permissible Building Types**

The following building types are permissible and are subject to the applicable requirements for building types.

Building Type	Requirements
Rowhouse	22.46.3010.F
Court	22.46.3010.G
Hybrid Court	22.46.3010.H
Lined Block	22.46.3010.I
Flex Block	22.46.3010.J

**b. Required Frontage Types**

The ground floor fronting a street or a public open space shall contain at least one of the following frontage types below, so long as the building complies with the Americans with Disabilities Act, and are subject to the application requirements for frontage types.

Encroachments in the public right-of-way require an encroachment permit pursuant to Title 16 and Title 26 of the County Code.

Frontage Type	Requirements
Stoop	22.46.3011.E
Terrace	22.46.3011.F
Forecourt	22.46.3011.G
Shop Front	22.46.3011.H
Gallery	22.46.3011.I (Allowed only east of I-710)
Arcade	22.46.3011.J (Allowed only east of I-710)

**c. Building Form**

Height	
Main Building	
Stories	3 stories max.
Overall	40 ft. max.
Accessory Structures See Sec. 22.48.140-22.110.030 (Accessory Buildings)	
Ground Floor Height	
Non-residential	14 ft. min.
Residential	11 ft. min.
Upper Floor(s) Height	
Non-residential	10 ft. min.
Residential	9 ft. min.
Lot Coverage	
Lot Coverage	90% max.
Miscellaneous	

Any building greater than 150 feet in length shall be designed with a Forecourt frontage type or other similar massing break.

Loading docks, overhead doors, and other similar service entries shall be screened and not located on primary street Façades.

Maximum density is 40 dwelling units per acre.

**c. Building Form**

Height	
Main Building	
Stories	3 stories max.
Overall	40 ft. max.
Accessory Structures See Sec. 22.48.140-22.110.030 (Accessory Buildings)	
Ground Floor Height	
Non-residential	14 ft. min.
Residential	11 ft. min.
Upper Floor(s) Height	
Non-residential	10 ft. min.
Residential	9 ft. min.
Lot Coverage	
Lot Coverage	90% max.
Miscellaneous	

Any building greater than 150 feet in length shall be designed with a Forecourt frontage type or other similar massing break.

Loading docks, overhead doors, and other similar service entries shall be screened and not located on primary street Façades.

Maximum density is 40 dwelling units per acre.

**a. Permissible Building Types**

The following building types are permissible and are subject to the applicable requirements for building types.

Building Type	Requirements
Rowhouse	22.410.120.F
Court	22.410.120.G
Hybrid Court	22.410.120.H
Lined Block	22.410.120.I
Flex Block	22.410.120.J

**b. Required Frontage Types**

The ground floor fronting a street or a public open space shall contain at least one of the following frontage types below, so long as the building complies with the Americans with Disabilities Act, and are subject to the application requirements for frontage types.

Encroachments in the public right-of-way require an encroachment permit pursuant to Title 16 and Title 26 of the County Code.

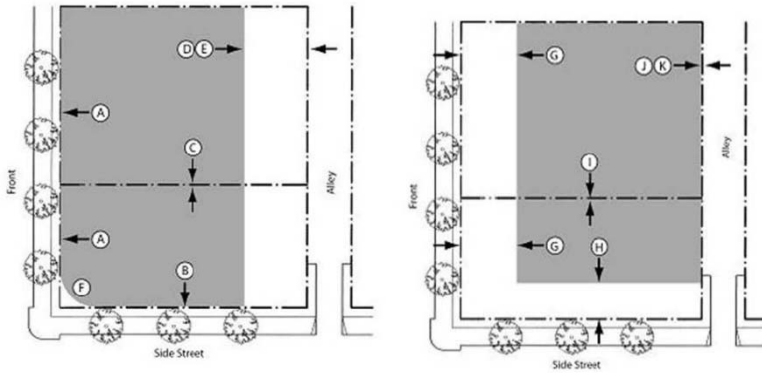
Frontage Type	Requirements
Stoop	22.410.130.E
Terrace	22.410.130.F
Forecourt	22.410.130.G
Shop Front	22.410.130.H
Gallery	22.410.130.I
(Allowed only east of I-710)	
Arcade	22.410.130.J
(Allowed only east of I-710)	

**c. Building Form**

Height	
Main Building	
Stories	3 stories max.
Overall	40 ft. max.
Accessory Structures (Accessory Buildings)	See 22.110.030
Ground Floor Height	
Non-residential	14 ft. min.
Residential	11 ft. min.
Upper Floor(s) Height	
Non-residential	10 ft. min.
Residential	9 ft. min.
Lot Coverage	
Lot Coverage	90% max.
Miscellaneous	
Any building greater than 150 feet in length shall be designed with a Forecourt frontage type or other similar massing break.	
Loading docks, overhead doors, and other similar service entries shall be screened and not located on primary street Façades.	
Maximum density is 40 dwelling units per acre.	



3rd Street (TOD) (Continued)

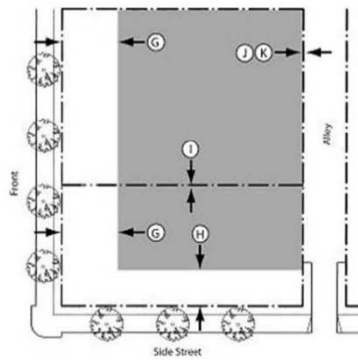
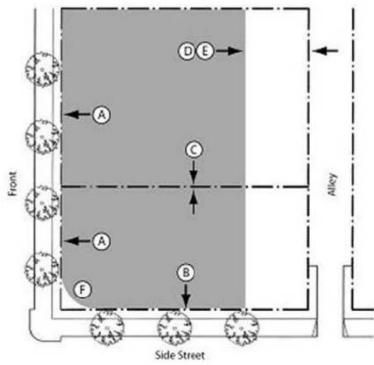


d. Building Placement		
Setback Lines (See Definition)		
Front	0 min., 10 ft. max.	A
Side Street	0 min., 10 ft. max.	B
Interior Side	0 min.	C
Rear		
No Alley	10 ft. min.	D
With Alley	3 ft. min.	E
Corner Cutoff as required by Sec. 22.48.240 22.116.040 (Intersections and Corner Cutoff Requirements)		
		F

e. Parking		
Required Spaces		
Non-residential Uses		
≤ 10,000 gross sq. ft.	No spaces required	
> 10,000 gross sq. ft.	2 spaces per 1,000 sq. ft. above first 10,000 sq. ft.	
Residential Use		
	1 per unit	
For other parking and landscape requirements, see Sections 22.46.3007.C		
Location		
Front Setback	20 ft. min.	G
Side Street Setback	5 ft. min.	H
Interior Side	0 min.	I
Rear		
No Alley	5 ft. min.	J
With Alley	3 ft. min.	K
Miscellaneous		
All parking structures shall be screened from the street by habitable space of at least 20 feet from the street.		
Driveways may be shared by adjacent parcels.		

OB

3rd Street (TOD) (Continued)



d. Building Placement		
Setback Line (See Definition)		
Front	0 min., 10 ft. max.	A
Side Street	0 min., 10 ft. max.	B
Interior Side	0 min.	C
Rear		
No Alley	10 ft. min.	D
With Alley	3 ft. min.	E
Corner Cutoff as required by Sec. 22.48.240 22.116.040 (Intersections and Corner Cutoff Requirements)		
		F

e. Parking		
Required Spaces		
Non-residential Uses		
≤ 10,000 gross sq. ft.	No spaces required	
> 10,000 gross sq. ft.	2 spaces per 1,000 sq. ft. above first 10,000 sq. ft.	
Residential Use		
	1 per unit	
For other parking and landscape requirements, see Sections 22.46.3007.C		
Location		
Front Setback	20 ft. min.	G
Side Street Setback	5 ft. min.	H
Interior Side	0 min.	I
Rear		
No Alley	5 ft. min.	J
With Alley	3 ft. min.	K
Miscellaneous		
All parking structures shall be screened from the street by habitable space of at least 20 feet from the street.		
Driveways may be shared by adjacent parcels.		

d. Building Placement		
Setback Line (See Definition)		
Front	0 min., 10 ft. max.	A
Side Street	0 min., 10 ft. max.	B
Interior Side	0 min.	C
Rear		
No Alley	10 ft. min.	D
With Alley	3 ft. min.	E
Corner Cutoff as required by Sec. 22.116.040 (Intersections and Corner Cutoff Requirements)		
		F

e. Parking		
Required Spaces		
Non-residential Uses		
≤ 10,000 gross sq. ft.	No spaces required	
> 10,000 gross sq. ft.	2 spaces per 1,000 sq. ft. above first 10,000 sq. ft.	
Residential Use		
	1 per unit	
For other parking and landscape requirements, see Sections 22.410.090.C		
Location		
Front Setback	20 ft. min.	G
Side Street Setback	5 ft. min.	H
Interior Side	0 min.	I
Rear		
No Alley	5 ft. min.	J
With Alley	3 ft. min.	K
Miscellaneous		
All parking structures shall be screened from the street by habitable space of at least 20 feet from the street.		
Driveways may be shared by adjacent parcels.		

2. Cesar E. Chavez Avenue (CC). Property in the CC Transect Zone shall be

subject to the following requirements:

<b>a. Permissible Building Types</b>		<b>c. Building Form</b>	
The following building types are permissible and are subject to the applicable requirements for building types.		<b>Height</b>	
<b>Building Type</b>	<b>Requirements</b>	Main Building	
House	22.46.3010.D	Stories	3 stories max.
Duplex/Triplex	22.46.3010.E	Overall	40 ft. max.
Rowhouse	22.46.3010.F	Accessory Structures	See Sec. 22.48.140-22.110.030 (Accessory Buildings)
Court	22.46.3010.G	<b>Ground Floor Height</b>	
Hybrid Court	22.46.3010.H	Non-residential	14 ft. min.
(Allowed only west of I-710)		Residential	11 ft. min.
Lined Block	22.46.3010.I	<b>Upper Floor(s) Height</b>	
(Allowed only west of I-710)		Non-residential	10 ft. min.
Flex Block	22.46.3010.J	Residential	9 ft. min.
<b>b. Required Frontage Types</b>		Lot Coverage	
The ground floor fronting a street or a public open space shall contain at least one of the following frontage types below, so long as the building complies with the Americans with Disabilities Act, and are subject to the applicable requirements for frontage types.		Lot Coverage	90% max.
Encroachments in the public right-of-way require an encroachment permit pursuant to Title 16 and Title 26 of the County Code.		<b>Miscellaneous</b>	
<b>Frontage Type</b>	<b>Requirements</b>	Any building greater than 150 feet in length shall be designed with a Forecourt frontage type or other similar massing break.	
Front Yard/Porch	22.46.3011.D	Loading docks, overhead doors, and other similar service entries shall be screened and not located on primary street façades.	
Stoop	22.46.3011.E	Maximum density is 30 dwelling units per acre.	
Terrace	22.46.3011.F		
Forecourt	22.46.3011.G		
Shop Front	22.46.3011.H		
Gallery	22.46.3011.I		

(OB)

<b>a. Permissible Building Types</b>		<b>c. Building Form</b>	
The following building types are permissible and are subject to the applicable requirements for building types.		<b>Height</b>	
<b>Building Type</b>	<b>Requirements</b>	Main Building	
House	22.46.3010.D	Stories	3 stories max.
Duplex/Triplex	22.46.3010.E	Overall	40 ft. max.
Rowhouse	22.46.3010.F	Accessory Structures	See Sec. 22.48.140-22.110.030 (Accessory Buildings)
Court	22.46.3010.G	<b>Ground Floor Height</b>	
Hybrid Court	22.46.3010.H	Non-residential	14 ft. min.
(Allowed only west of I-710)		Residential	11 ft. min.
Lined Block	22.46.3010.I	<b>Upper Floor(s) Height</b>	
(Allowed only west of I-710)		Non-residential	10 ft. min.
Flex Block	22.46.3010.J	Residential	9 ft. min.
<b>b. Required Frontage Types</b>		Lot Coverage	
The ground floor fronting a street or a public open space shall contain at least one of the following frontage types below, so long as the building complies with the Americans with Disabilities Act, and are subject to the applicable requirements for frontage types.		Lot Coverage	90% max.
Encroachments in the public right-of-way require an encroachment permit pursuant to Title 16 and Title 26 of the County Code.		<b>Miscellaneous</b>	
<b>Frontage Type</b>	<b>Requirements</b>	Any building greater than 150 feet in length shall be designed with a Forecourt frontage type or other similar massing break.	
Front Yard/Porch	22.46.3011.D	Loading docks, overhead doors, and other similar service entries shall be screened and not located on primary street façades.	
Stoop	22.46.3011.E	Maximum density is 30 dwelling units per acre.	
Terrace	22.46.3011.F		
Forecourt	22.46.3011.G		
Shop Front	22.46.3011.H		
Gallery	22.46.3011.I		

**a. Permissible Building Types**

The following building types are permissible and are subject to the applicable requirements for building types.

Building Type	Requirements
House	22.410.120.D
Duplex/Triplex	22.410.120.E
Rowhouse	22.410.120.F
Court	22.410.120.G
Hybrid Court	22.410.120.H

(Allowed only west of I-710)

Lined Block	22.410.120.I
-------------	--------------

(Allowed only west of I-710)

Flex Block	22.410.120.J
------------	--------------

**b. Required Frontage Types**

The ground floor fronting a street or a public open space shall contain at least one of the following frontage types below, so long as the building complies with the Americans with Disabilities Act, and are subject to the applicable requirements for frontage types

Encroachments in the public right-of-way require an encroachment permit pursuant to Title 16 and Title 26 of the County Code.

Frontage Type	Requirements
Front Yard/Porch	22.410.130.D
Stoop	22.410.130.E
Terrace	22.410.130.F
Forecourt	22.410.130.G
Shop Front	22.410.130.H
Gallery	22.410.130.I

**c. Building Form**

Height	
Main Building	
Stories	3 stories max.
Overall	40 ft. max.
Accessory Structures (Accessory Buildings)	See 22.110.030

Ground Floor Height	
Non-residential	14 ft. min.
Residential	11 ft. min.

Upper Floor(s) Height	
Non-residential	10 ft. min.

Residential	9 ft. min.
-------------	------------

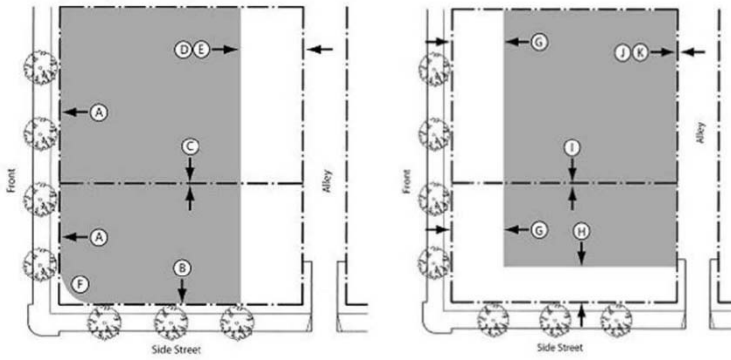
Lot Coverage	
Lot Coverage	90% max.

**Miscellaneous**  
Any building greater than 150 feet in length shall be designed with a Forecourt frontage type or other similar massing break.

Loading docks, overhead doors, and other similar service entries shall be screened and not located on primary street façades.

Maximum density is 30 dwelling units per acre.

Cesar E. Chavez Avenue (CC) (Continued)



d. Building Placement		
Setback Line (See Definition.)		
Front	0 min., 10 ft. max.	A
Side Street	0 min., 10 ft. max.	B
Interior Side	0 min.	C
Rear		
No Alley	10 ft. min.	D
With Alley	3 ft. min.	E
Sec. 22.48.240 22.116.040 (Intersections and Corner Cutoff Requirements)		
		F

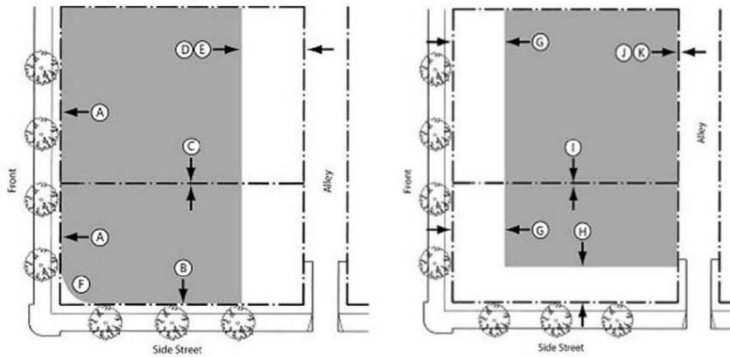
e. Parking		
Required Spaces		
Non-residential Uses		
≤ 10,000 gross sq. ft.	No minimum	
> 10,000 gross sq. ft.	2 spaces per 1,000 sq. ft. above first 10,000 sq. ft.	
Residential Uses		
	1 per unit	
For other parking and landscape requirements, see Section 22.46.3007.C		
Location		
Front Setback	20 ft. min.	G
Side Street Setback	5 ft. min.	H
Interior Side	0 min.	I
Rear		
No Alley	5 ft. min.	J
With Alley	3 ft. min.	K

**Miscellaneous**  
 All parking structures shall be screened from the street by habitable space at least 20 feet deep from the street.  
 Driveways may be shared by adjacent parcels.

OB



Cesar E. Chavez Avenue (CC) (Continued)



d. Building Placement		
Setback Line (See Definition.)		
Front	0 min., 10 ft. max.	(A)
Side Street	0 min., 10 ft. max.	(B)
Interior Side	0 min.	(C)
Rear		
No Alley	10 ft. min.	(D)
With Alley	3 ft. min.	(E)
Sec. 22.48.240 22.116.040 (Intersections and Corner Cutoff Requirements) (F)		

e. Parking		
Required Spaces		
Non-residential Uses		
≤ 10,000 gross sq. ft.	No minimum	
> 10,000 gross sq. ft.	2 spaces per 1,000 sq. ft. above first 10,000 sq. ft.	
Residential Uses 1 per unit		
For other parking and landscape requirements, see Section 22.46.3007.C		
Location		
Front Setback	20 ft. min.	(G)
Side Street Setback	5 ft. min.	(H)
Interior Side	0 min.	(I)
Rear		
No Alley	5 ft. min.	(J)
With Alley	3 ft. min.	(K)
<b>Miscellaneous</b>		
All parking structures shall be screened from the street by habitable space of at least 20 feet deep from the street.		
Driveways may be shared by adjacent parcels.		

d. Building Placement		
Setback Line (See Definition.)		
Front	0 min., 10 ft. max.	(A)
Side Street	0 min., 10 ft. max.	(B)
Interior Side	0 min.	(C)
Rear		
No Alley	10 ft. min.	<input type="checkbox"/>
With Alley	3 ft. min.	<input type="checkbox"/>
Sec. 22.116.040 (Intersections and Corner Cutoff Requirements) (F)		

e. Parking		
Required Spaces		
Non-residential Uses		
≤ 10,000 gross sq. ft.	No minimum	
> 10,000 gross sq. ft.	2 spaces per 1,000 sq. ft. above first 10,000 sq. ft.	
Residential Uses 1 per unit		
For other parking and landscape requirements, see Section 22.410.090.C		
Location		
Front Setback	20 ft. min.	(G)
Side Street Setback	5 ft. min.	(H)
Interior Side	0 min.	(I)
Rear		
No Alley	5 ft. min.	(J)
With Alley	3 ft. min.	(K)
<b>Miscellaneous</b>		
All parking structures shall be screened from the street by habitable space of at least 20 feet deep from the street.		
Driveways may be shared by adjacent parcels.		

3. First Street (FS). Property in the FS Transect Zone shall be subject to the

following requirements:

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**a. Permissible Building Types**

The following building types are permissible and are subject to the applicable requirements for building types.

Building Type	Requirements
Rowhouse	22.46.3010.F
Court	22.46.3010.G
Lined Block	22.46.3010.I
Flex Block	22.46.3010.J

**b. Required Frontage Types**

The ground floor fronting a street or a public open space shall contain at least one of the following frontage types below, so long as the building complies with the Americans with Disabilities Act, and are subject to the applicable requirements for frontage types.

Encroachments in the public right-of-way require an encroachment permit pursuant to Title 16 and Title 26 of the County Code.

Frontage Type	Requirements
Stoop	22.46.3011.E
Forecourt	22.46.3011.G
Shop Front	22.46.3011.H
Gallery	22.46.3011.I

**c. Building Form**

Height	
Main Building	
Stories	3 stories max.
Overall	40 ft. max.
Accessory Structures	See Sec. 22.48.140-22.110.030 (Accessory Buildings)

Ground Floor Height	
Non-residential	14 ft. min.
Residential	11 ft. min.

Upper Floor(s) Height	
Non-residential	10 ft. min.
Residential	9 ft. min.

Lot Coverage	
Lot Coverage	90% max.

**Miscellaneous**

Any building greater than 150 feet in length shall be designed with a Forecourt frontage type or other similar massing break.

Loading docks, overhead doors, and other similar service entries shall be screened and not located on primary street Façades.

Maximum density is 30 dwelling units per acre.

**a. Permissible Building Types**

The following building types are permissible and are subject to the applicable requirements for building types.

Building Type	Requirements
Rowhouse	22.410.120.F
Court	22.410.120.G
Lined Block	22.410.120.I
Flex Block	22.410.120.J

**b. Required Frontage Types**

The ground floor fronting a street or a public open space shall contain at least one of the following frontage types below, so long as the building complies with the Americans with Disabilities Act, and are subject to the applicable requirements for frontage types.

Encroachments in the public right-of-way require an encroachment permit pursuant to Title 16 and Title 26 of the County Code.

Frontage Type	Requirements
Stoop	22.410.130.E
Forecourt	22.410.130.G
Shop Front	22.410.130.H
Gallery	22.410.130.I

**c. Building Form**

Height	
Main Building	
Stories	3 stories max.
Overall	40 ft. max.
Accessory Structures	See 22.110.030 (Accessory Buildings)

Ground Floor Height	
Non-residential	14 ft. min.
Residential	11 ft. min.

Upper Floor(s) Height	
Non-residential	10 ft. min.
Residential	9 ft. min.

Lot Coverage	
Lot Coverage	90% max.

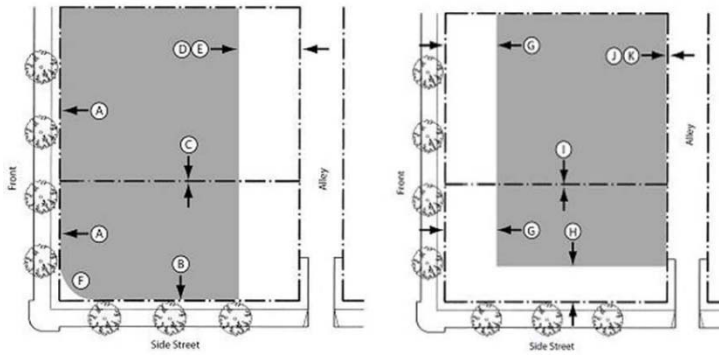
**Miscellaneous**

Any building greater than 150 feet in length shall be designed with a Forecourt frontage type or other similar massing break.

Loading docks, overhead doors, and other similar service entries shall be screened and not located on primary street Façades.

Maximum density is 30 dwelling units per acre.

First Street (FS) (Continued)



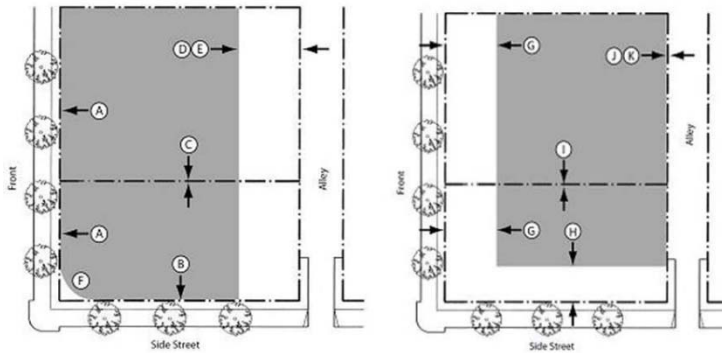
d. Building Placement		
Setback Line (See Definition.)		
Front	0 min., 10 ft. max.	(A)
Side Street	0 min., 10 ft. max.	(B)
Interior Side	0 min.	(C)
Rear		
No Alley	10 ft. min.	(D)
With Alley	3 ft. min.	(E)
Corner Cutoff as required by Sec. 22.48.210 22.116.040 (Intersections and Corner Cutoff Requirements)		

e. Parking		
Required Spaces		
Non-residential Uses		
≤ 10,000 gross sq. ft.	No minimum	
> 10,000 gross sq. ft.	2 spaces per 1,000 sq. ft. above first 10,000 sq. ft.	
Residential Uses		
	1 per unit	
For other parking and landscape requirements, see sections 22.46.3007.C		
Location		
Front Setback	20 ft. min.	(G)
Side Street Setback	5 ft. min.	(H)
Interior Side	0 min.	(I)
Rear		
No Alley	5 ft. min.	(J)
With Alley	3 ft. min.	(K)
Miscellaneous		
All parking structures shall be screened from the street by habitable space of at least 20 feet from the street		
Driveways may be shared by adjacent parcels		

(OB)



First Street (FS) (Continued)



d. Building Placement		
Setback Line (See Definition.)		
Front	0 min., 10 ft. max.	(A)
Side Street	0 min., 10 ft. max.	(B)
Interior Side	0 min.	(C)
Rear		
No Alley	10 ft. min.	(D)
With Alley	3 ft. min.	(E)
Corner Cutoff as required by Sec. 22.48.240 22.116.040 (Intersections and Corner Cutoff Requirements)		

e. Parking		
Required Spaces		
Non-residential Uses		
≤ 10,000 gross sq. ft.	No minimum	
> 10,000 gross sq. ft.	2 spaces per 1,000 sq. ft. above first 10,000 sq. ft.	
Residential Uses		1 per unit
For other parking and landscape requirements, see Sections 22.46.3007.C		
Location		
Front Setback	20 ft. min.	(G)
Side Street Setback	5 ft. min.	(H)
Interior Side	0 min.	(I)
Rear		
No Alley	5 ft. min.	(J)
With Alley	3 ft. min.	(K)
Miscellaneous		
All parking structures shall be screened from the street by habitable space of at least 20 feet from the street		
Driveways may be shared by adjacent parcels		

d. Building Placement		
Setback Line (See Definition.)		
Front	0 min., 10 ft. max.	(A)
Side Street	0 min., 10 ft. max.	(B)
Interior Side	0 min.	(C)
Rear		
No Alley	10 ft. min.	(D)
With Alley	3 ft. min.	(E)
Corner Cutoff as required by Sec. 22.116.040 (Intersections and Corner Cutoff Requirements)		

e. Parking		
Required Spaces		
Non-residential Uses		
≤ 10,000 gross sq. ft.	No minimum	
> 10,000 gross sq. ft.	2 spaces per 1,000 sq. ft. above first 10,000 sq. ft.	
Residential Uses		1 per unit
For other parking and landscape requirements, see Sections 22.410.090.C		
Location		
Front Setback	20 ft. min.	(G)
Side Street Setback	5 ft. min.	(H)
Interior Side	0 min.	(I)
Rear		
No Alley	5 ft. min.	(J)
With Alley	3 ft. min.	(K)
Miscellaneous		
All parking structures shall be screened from the street by habitable space of at least 20 feet from the street		
Driveways may be shared by adjacent parcels		

4. Atlantic Boulevard (AB). Property in the AB Transect Zone shall be subject to the following requirements:

**a. Permissible Building Types**

The following building types are permissible and are subject to the applicable requirements for building types.

Building Type	Requirements
Court	22.46.3010.G
Lined Block	22.46.3010.I
Flex Block	22.46.3010.J

**b. Required Frontage Types**

The ground floor fronting a street or a public open space shall contain at least one of the following frontage types below, so long as the building complies with the Americans with Disabilities Act, and are subject to the applicable requirements for frontage types.

Encroachments in the public right-of-way require an encroachment permit pursuant to Title 16 and Title 26 of the County Code.

Frontage Type	Requirements
Forecourt	22.46.3011.G
Shop Front	22.46.3011.H
Gallery	22.46.3011.I
Arcade	22.46.3011.J

(Obj)

**c. Building Form**

**Height**

Main Building	
Stories	2-1/2 stories max.
Overall	40 ft. max.

Accessory Structures See Sec. 22.48.140-22.110.030 (Accessory Buildings)

**Ground Floor Height**

Non-residential	14 ft. min.
Residential	11 ft. min.

**Upper Floor(s) Height**

Non-residential	10 ft. min.
Residential	9 ft. min.

**Lot Coverage**

Lot Coverage	90% max.
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**Miscellaneous**

Any building greater than 150 feet in length shall be designed with a Forecourt frontage type or other similar massing break.

Loading docks, overhead doors, and other similar service entries shall be screened and not located on primary street façades.

Maximum density is 30 dwelling units per acre.

**a. Permissible Building Types**

The following building types are permissible and are subject to the applicable requirements for building types.

Building Type	Requirements
Court	22.46.3010.G
Lined Block	22.46.3010.I
Flex Block	22.46.3010.J

**b. Required Frontage Types**

The ground floor fronting a street or a public open space shall contain at least one of the following frontage types below, so long as the building complies with the Americans with Disabilities Act, and are subject to the applicable requirements for frontage types.

Encroachments in the public right-of-way require an encroachment permit pursuant to Title 16 and Title 26 of the County Code.

Frontage Type	Requirements
Forecourt	22.46.3011.G
Shop Front	22.46.3011.H
Gallery	22.46.3011.I
Arcade	22.46.3011.J

**c. Building Form**

**Height**

Main Building	
Stories	2-1/2 stories max.
Overall	40 ft. max.

Accessory Structures See Sec. 22.48.140-22.110.030 (Accessory Buildings)

**Ground Floor Height**

Non-residential	14 ft. min.
Residential	11 ft. min.

**Upper Floor(s) Height**

Non-residential	10 ft. min.
Residential	9 ft. min.

**Lot Coverage**

Lot Coverage	90% max.
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**Miscellaneous**

Any building greater than 150 feet in length shall be designed with a Forecourt frontage type or other similar massing break.

Loading docks, overhead doors, and other similar service entries shall be screened and not located on primary street façades.

Maximum density is 30 dwelling units per acre.

**a. Permissible Building Types**

The following building types are permissible and are subject to the applicable requirements for building types.

Building Type	Requirements
Court	22.410.120.G
Lined Block	22.410.120.I
Flex Block	22.410.120.J

**b. Required Frontage Types**

The ground floor fronting a street or a public open space shall contain at least one of the following frontage types below, so long as the building complies with the Americans with Disabilities Act, and are subject to the applicable requirements for frontage types.

Encroachments in the public right-of-way require an encroachment permit pursuant to Title 16 and Title 26 of the County Code.

Frontage Type	Requirements
Forecourt	22.410.130.G
Shop Front	22.410.130.H
Gallery	22.410.130.I
Arcade	22.410.130.J

**c. Building Form**

**Height**

Main Building	
Stories	2-1/2 stories max.
Overall	40 ft. max.

Accessory Structures See 22.110.030 (Accessory Buildings)

**Ground Floor Height**

Non-residential	14 ft. min.
Residential	11 ft. min.

**Upper Floor(s) Height**

Non-residential	10 ft. min.
Residential	9 ft. min.

**Lot Coverage**

Lot Coverage	90% max.
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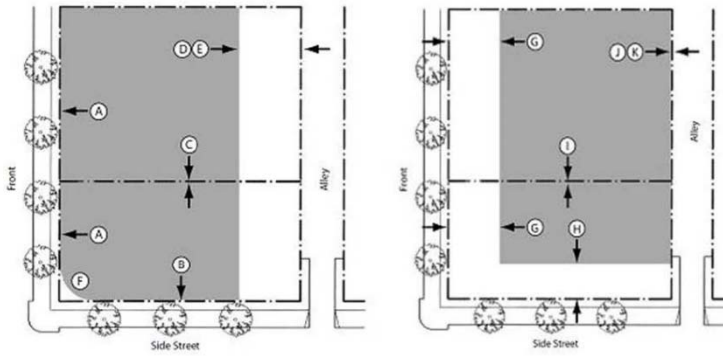
**Miscellaneous**

Any building greater than 150 feet in length shall be designed with a Forecourt frontage type or other similar massing break.

Loading docks, overhead doors, and other similar service entries shall be screened and not located on primary street façades.

Maximum density is 30 dwelling units per acre.

Atlantic Boulevard (AB) (Continued)

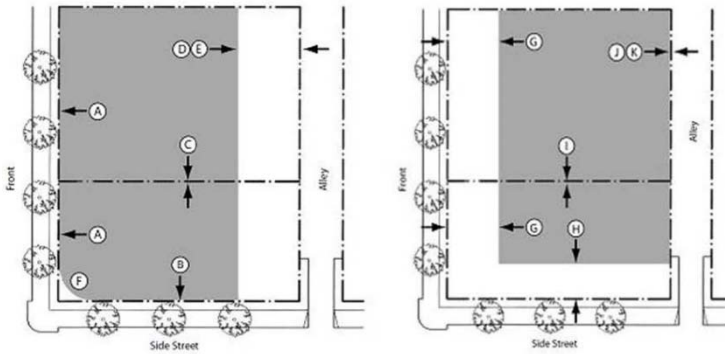


d. Building Placement		
Setback Line (See Definition.)		
Front	0 min., 10 ft. max.	(A)
Side Street	0 min., 10 ft. max.	(B)
Interior Side	0 min.	(C)
Rear		
No Alley	10 ft. min.	(D)
With Alley	3 ft. min.	(E)
Corner Cutoff as required by Sec. 22-48-240 22.116.040 (Intersections and Corner Cutoff Requirements)		
		(F)

e. Parking		
Required Spaces		
Non-residential Uses		
≤ 10,000 gross sq. ft.	No minimum	
> 10,000 gross sq. ft.	2 spaces per 1,000 sq. ft. above first 10,000 sq. ft.	
Residential Use		
	1 per unit	
For other parking and landscape requirements, see Section 22.46.3007.C		
Location		
Front Setback	20 ft. min.	(G)
Side Street Setback	5 ft. min.	(H)
Interior Side	0 min.	(I)
Rear		
No Alley	5 ft. min.	(J)
With Alley	3 ft. min.	(K)
Miscellaneous		
All parking structures shall be screened from the street by habitable space of at least 10 feet from the street.		
Driveways may be shared by adjacent parcels.		

(08)

Atlantic Boulevard (AB) (Continued)



d. Building Placement		
Setback Line (See Definition.)		
Front	0 min., 10 ft. max.	(A)
Side Street	0 min., 10 ft. max.	(B)
Interior Side	0 min.	(C)
Rear		
No Alley	10 ft. min.	(D)
With Alley	3 ft. min.	(E)
Corner Cutoff as required by Sec. 22.48.240 22.116.040 (Intersections and Corner Cutoff Requirements) (F)		

e. Parking		
Required Spaces		
Non-residential Uses		
≤ 10,000 gross sq. ft.	No minimum	
> 10,000 gross sq. ft.	2 spaces per 1,000 sq. ft. above first 10,000 sq. ft.	
Residential Use 1 per unit		
For other parking and landscape requirements, see Section 22.46.3007.C		
Location		
Front Setback	20 ft. min.	(G)
Side Street Setback	5 ft. min.	(H)
Interior Side	0 min.	(I)
Rear		
No Alley	5 ft. min.	(J)
With Alley	3 ft. min.	(K)
Miscellaneous		
All parking structures shall be screened from the street by habitable space of at least 20 feet from the street.		
Driveways may be shared by adjacent parcels.		

d. Building Placement		
Setback Line (See Definition.)		
Front	0 min., 10 ft. max.	(A)
Side Street	0 min., 10 ft. max.	(B)
Interior Side	0 min.	(C)
Rear		
No Alley	10 ft. min.	(D)
With Alley	3 ft. min.	(E)
Corner Cutoff as required by Sec. 22.116.040 (Intersections and Corner Cutoff Requirements) (F)		

e. Parking		
Required Spaces		
Non-residential Uses		
≤ 10,000 gross sq. ft.	No minimum	
> 10,000 gross sq. ft.	2 spaces per 1,000 sq. ft. above first 10,000 sq. ft.	
Residential Use 1 per unit		
For other parking and landscape requirements, see Section 22.410.090.C		
Location		
Front Setback	20 ft. min.	(G)
Side Street Setback	5 ft. min.	(H)
Interior Side	0 min.	(I)
Rear		
No Alley	5 ft. min.	(J)
With Alley	3 ft. min.	(K)
Miscellaneous		
All parking structures shall be screened from the street by habitable space of at least 20 feet from the street.		
Driveways may be shared by adjacent parcels.		



5. Neighborhood Center (NC). Property in the NC Transect Zone shall be subject to the following requirements:

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**a. Permissible Building Types**

The following building types are permissible and are subject to the applicable requirements for building types.

Building Type	Requirements
House	22.46.3010.D
Duplex/Triplex	22.46.3010.E
Rowhouse	22.46.3010.F
Court	22.46.3010.G
Hybrid Court	22.46.3010.H
Flex Block	22.46.3010.J

**b. Required Frontage Types**

The ground floor fronting a street or a public open space shall contain at least one of the following frontage types below, so long as the building complies with the Americans with Disabilities Act, and are subject to the applicable requirements for frontage types.

Encroachments in the public right-of-way require an encroachment permit pursuant to Title 16 and Title 26 of the County Code.

Frontage Type	Requirements
Front Yard/Porch	22.46.3011.D
Terrace	22.46.3011.E
Stoop	22.46.3011.F
Forecourt	22.46.3011.G
Shop Front	22.46.3011.H

**c. Building Form**

Height	
Main Building	
Stories	2-1/2 stories max.
Overall	40 ft. max.
Accessory Structures	See Sec. 22.48-140-22.100.030 (Accessory Buildings)

**Ground Floor Height**

Non-residential	14 ft. min.
Residential	11 ft. min.

**Upper Floor(s) Height**

Non-residential	10 ft. min.
Residential	9 ft. min.

**Lot Coverage**

Lot Coverage	90% max.
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**Miscellaneous**

Any building greater than 150 feet in length shall be designed with a Forecourt frontage type or other similar massing break.

Loading docks, overhead doors, and other similar service entries shall be screened and not located on primary street Façades.

Maximum density is 30 dwelling units per acre.

**a. Permissible Building Types**

The following building types are permissible and are subject to the applicable requirements for building types.

Building Type	Requirements
House	22.410.120.D
Duplex/Triplex	22.410.120.E
Rowhouse	22.410.120.F
Court	22.410.120.G
Hybrid Court	22.410.120.H
Flex Block	22.410.120.J

**b. Required Frontage Types**

The ground floor fronting a street or a public open space shall contain at least one of the following frontage types below, so long as the building complies with the Americans with Disabilities Act, and are subject to the applicable requirements for frontage types.

Encroachments in the public right-of-way require an encroachment permit pursuant to Title 16 and Title 26 of the County Code.

Frontage Type	Requirements
Front Yard/Porch	22.410.130.D
Terrace	22.410.130.E
Stoop	22.410.130.F
Forecourt	22.410.130.G
Shop Front	22.410.130.H

**c. Building Form**

Height	
Main Building	
Stories	2-1/2 stories max.
Overall	40 ft. max.
Accessory Structures	See 22.110.030 (Accessory Buildings)

**Ground Floor Height**

Non-residential	14 ft. min.
Residential	11 ft. min.

**Upper Floor(s) Height**

Non-residential	10 ft. min.
Residential	9 ft. min.

**Lot Coverage**

Lot Coverage	90% max.
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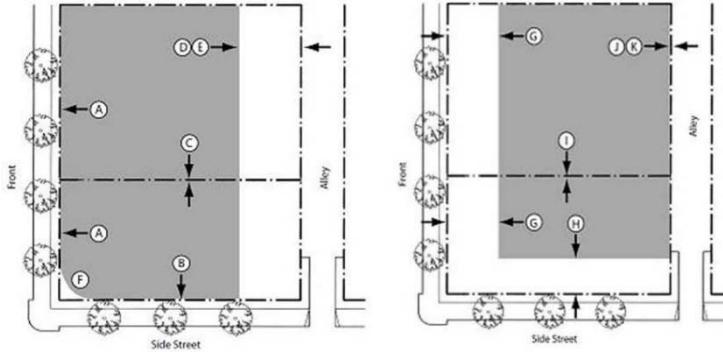
**Miscellaneous**

Any building greater than 150 feet in length shall be designed with a Forecourt frontage type or other similar massing break.

Loading docks, overhead doors, and other similar service entries shall be screened and not located on primary street Façades.

Maximum density is 30 dwelling units per acre.

Neighborhood Center (NC) (Continued)

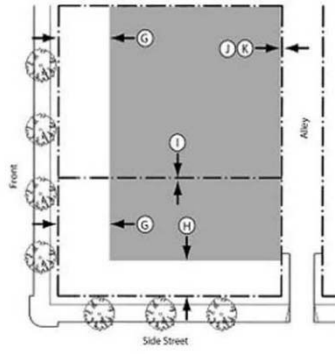
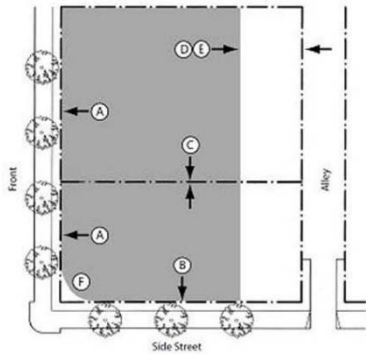


d. Building Placement		
Setback Line (See Definition.)		
Front	0 min., 10 ft. max.	(A)
Side Street	0 min., 10 ft. max.	(B)
Interior Side	0 min.	(C)
Rear		
No Alley	10 ft. min.	(D)
With Alley	3 ft. min.	(E)
Corner Cutoff as required by Sec. 22.48.240 22.116.040 (Intersections and Corner Cutoff Requirements)		
		(F)

e. Parking		
Required Spaces		
Non-residential Uses		
≤ 10,000 gross sq. ft.	No minimum	
> 10,000 gross sq. ft.	2 spaces per 1,000 sq. ft. above first 10,000 sq. ft.	
Residential Use		
	1 per unit	
For other parking and landscape requirements, see Sections 22.46.3007.C		
Location		
Front Setback	20 ft. min.	(G)
Side Street Setback	5 ft. min.	(H)
Interior Side	0 min.	(I)
Rear		
No Alley	5 ft. min.	(J)
With Alley	3 ft. min.	(K)
Miscellaneous		
All parking structures shall be screened from the street by habitable space of at least 20 feet from the street.		
Driveways may be shared by adjacent parcels.		

(08)

Neighborhood Center (NC) (Continued)



d. Building Placement		
Setback Line (See Definition.)		
Front	0 min., 10 ft. max.	A
Side Street	0 min., 10 ft. max.	B
Interior Side	0 min.	C
Rear		
No Alley	10 ft. min.	D
With Alley	3 ft. min.	E
Corner Cutoff as required by Sec. 22.48.240 22.116.040 (Intersections and Corner Cutoff Requirements)		
		F

e. Parking		
Required Spaces		
Non-residential Uses		
≤ 10,000 gross sq. ft.	No minimum	
> 10,000 gross sq. ft.	2 spaces per 1,000 sq. ft. above first 10,000 sq. ft.	
Residential Use 1 per unit		
For other parking and landscape requirements, see Sections 22.46.3007.C		
Location		
Front Setback	20 ft. min.	G
Side Street Setback	5 ft. min.	H
Interior Side	0 min.	I
Rear		
No Alley	5 ft. min.	J
With Alley	3 ft. min.	K
Miscellaneous		
All parking structures shall be screened from the street by habitable space of at least 20 feet from the street.		
Driveways may be shared by adjacent parcels.		

d. Building Placement		
Setback Line (See Definition.)		
Front	0 min., 10 ft. max.	A
Side Street	0 min., 10 ft. max.	B
Interior Side	0 min.	C
Rear		
No Alley	10 ft. min.	D
With Alley	3 ft. min.	E
Corner Cutoff as required by Sec. 22.116.040 (Intersections and Corner Cutoff Requirements)		
		F

e. Parking		
Required Spaces		
Non-residential Uses		
≤ 10,000 gross sq. ft.	No minimum	
> 10,000 gross sq. ft.	2 spaces per 1,000 sq. ft. above first 10,000 sq. ft.	
Residential Use 1 per unit		
For other parking and landscape requirements, see Sections 22.410.090.C		
Location		
Front Setback	20 ft. min.	G
Side Street Setback	5 ft. min.	H
Interior Side	0 min.	I
Rear		
No Alley	5 ft. min.	J
With Alley	3 ft. min.	K
Miscellaneous		
All parking structures shall be screened from the street by habitable space of at least 20 feet from the street.		
Driveways may be shared by adjacent parcels.		

6. Low-Medium Density Residential (LMD). The regulations for the Low-Medium Density Residential (LMD) Transect Zone shall be the same as those for the R-1 Zone, as prescribed in Chapter 22.18 (Residential Zones), except as specifically provided for herein.

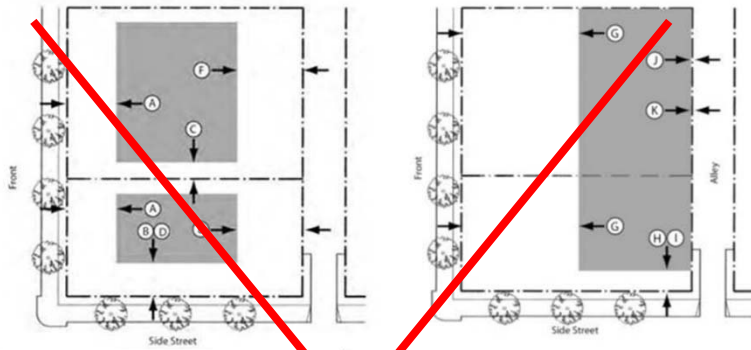
a. Permissible Building Types		c. Building Form	
The following building types are permissible and are subject to the applicable requirements for building types.		Height	
Building Type	Requirements	Main Building	
House	22.46.3010.D	Stories	2-1/2 stories max.
Duplex/Triplex	22.46.3010.E	Overall	35 ft. max.
b. Required Frontage Types		Accessory Structures	See Sec. 22.48.140-22.110.030 (Accessory Buildings)
The ground floor fronting a street or a public open space shall contain at least one of the following frontage types below, so long as the building complies with the Americans with Disabilities Act, and are subject to the applicable requirements for frontage types		Lot Coverage	
Encroachments in the public right-of-way require an encroachment permit pursuant to Title 16 and Title 26 of the County Code.		Lot Coverage	
Frontage Type	Requirements	60% max.	
Front Yard/Porch	22.46.3011.D	Miscellaneous	
Terrace	22.46.3011.F	Any building greater than 150 feet in length shall be designed with a Forecourt frontage type or other similar massing break.	
		Loading docks, overhead doors, and other similar service entries shall be screened and not located on primary street Façades.	
		Maximum density is 17 dwelling units per acre.	

a. Permissible Building Types		c. Building Form	
The following building types are permissible and are subject to the applicable requirements for building types.		Height	
Building Type	Requirements	Main Building	
House	22.46.3010.D	Stories	2-1/2 stories max.
Duplex/Triplex	22.46.3010.E	Overall	35 ft. max.
b. Required Frontage Types		Accessory Structures	See Sec. 22.48.140-22.110.030 (Accessory Buildings)
The ground floor fronting a street or a public open space shall contain at least one of the following frontage types below, so long as the building complies with the Americans with Disabilities Act, and are subject to the applicable requirements for frontage types		Lot Coverage	
Encroachments in the public right-of-way require an encroachment permit pursuant to Title 16 and Title 26 of the County Code.		Lot Coverage	
Frontage Type	Requirements	60% max.	
Front Yard/Porch	22.46.3011.D	Miscellaneous	
Terrace	22.46.3011.F	Any building greater than 150 feet in length shall be designed with a Forecourt frontage type or other similar massing break.	
		Loading docks, overhead doors, and other similar service entries shall be screened and not located on primary street Façades.	
		Maximum density is 17 dwelling units per acre.	

a. Permissible Building Types		c. Building Form	
The following building types are permissible and are subject to the applicable requirements for building types.		Height	
Building Type	Requirements	Main Building	
House	22.410.120.D	Stories	2-1/2 stories max.
Duplex/Triplex	22.410.120.E	Overall	35 ft. max.
b. Required Frontage Types		Accessory Structures	See 22.110.030 (Accessory Buildings)
The ground floor fronting a street or a public open space shall contain at least one of the following frontage types below, so long as the building complies with the Americans with Disabilities Act, and are subject to the applicable requirements for frontage types		Lot Coverage	
Encroachments in the public right-of-way require an encroachment permit pursuant to Title 16 and Title 26 of the County Code.		Lot Coverage	
Frontage Type	Requirements	60% max.	
Front Yard/Porch	22.410.130.D	Miscellaneous	
Terrace	22.410.130.F	Any building greater than 150 feet in length shall be designed with a Forecourt frontage type or other similar massing break.	
		Loading docks, overhead doors, and other similar service entries shall be screened and not located on primary street Façades.	
		Maximum density is 17 dwelling units per acre.	



Low-Moderate-Medium Density Residential (LMD) (Continued)

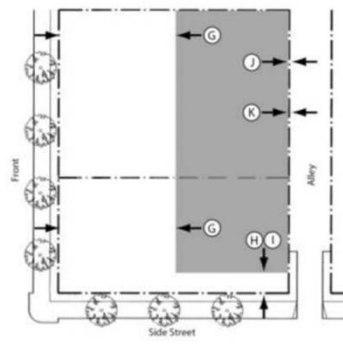
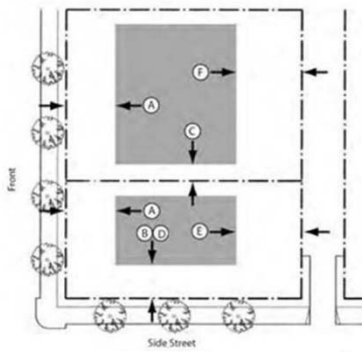


d. Building Placement	
Setback Line (See Definition.)	
Front	15 min., 25 ft. max. A
Side Street	5 min., 10 ft. max. B
Interior Side	5 ft. C
Reverse Corner	10 ft. min. D
Side	
Rear	No Alley 10 ft. min. E
	With Alley 7 ft. min. F

e. Parking	
Required Spaces	
Non-residential Uses	No minimum
≤ 10,000 gross sq. ft.	2 spaces per 1,000
> 10,000 gross sq. ft.	sq. ft. above first
	10,000 sq. ft.
Residential Uses	
Single-Family residence	2 per unit
Other dwelling units	1 per unit
For other parking and landscape requirements, see Sections 22.46.3007.C.	
Location	
Front Setback	15 ft. min. G
Corner Side Setback	5 ft. min. H
Reverse Corner Side	10 ft. min. I
Setback	
Rear	
No Alley	0 ft. min. J
With Alley	5 ft. min. K
	(26 ft. backup space min.)
Miscellaneous	
Driveways may be shared by adjacent parcels.	

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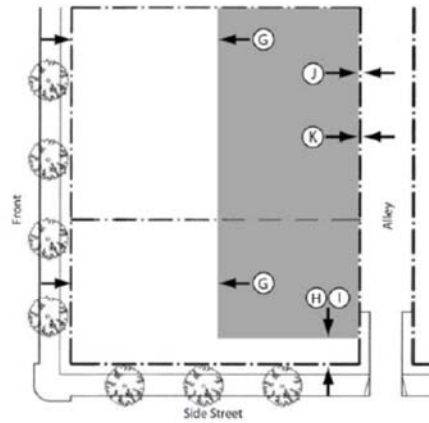
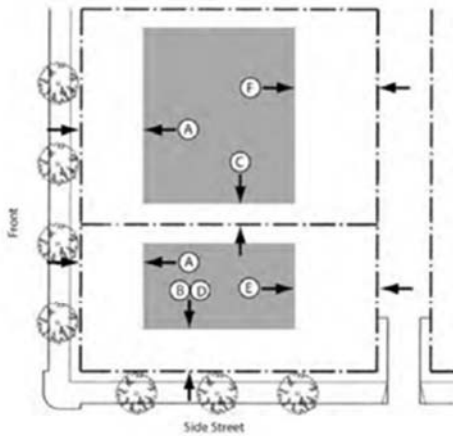
Low-Moderate-Medium Density Residential (LMD) (Continued)



d. Building Placement	
Setback Line (See Definition.)	
Front	15 ft. min., 25 ft. max. A
Side Street	5 ft. min., 10 ft. max. B
Interior Side	5 ft. C
Reverse Corner	10 ft. min. D
Side	
Rear	
No Alley	10 ft. min. E
With Alley	3 ft. min. F

e. Parking	
Required Spaces	
Non-residential Uses	
≤ 10,000 gross sq. ft.	No minimum
> 10,000 gross sq. ft.	2 spaces per 1,000 sq. ft. above first 10,000 sq. ft.
Residential Uses	
Single-Family residence	2 per unit
Other dwelling units	1 per unit
For other parking and landscape requirements, see Sections 22.46.3007.C.	
Location	
Front Setback	15 ft. min. G
Corner Side Setback	5 ft. min. H
Reverse Corner Side	10 ft. min. I
Setback	
Rear	
No Alley	0 ft. min. J
With Alley	5 ft. min. K (26 ft. backup space min.)
Miscellaneous	
Driveways may be shared by adjacent parcels.	

Low-Medium Density Residential (LMD) (Continued)



d. Building Placement	
Setback Line (See Definition.)	
Front	15 min., 25 ft. max. (A)
Side Street	5 min., 10 ft. max. (B)
Interior Side	5 ft. (C)
Reverse Corner	10 ft. min. (D)
Side	
Rear	
No Alley	10 ft. min. (E)
With Alley	3 ft. min. (F)

e. Parking	
Required Spaces	
Non-residential Uses	
≤ 10,000 gross sq. ft.	No minimum
> 10,000 gross sq. ft.	2 spaces per 1,000 sq. ft. above first 10,000 sq. ft.
Residential Uses	
Single-Family residence	2 per unit
Other dwelling units	1 per unit
For other parking and landscape requirements, see Sections 22.410.090 C.	
Location	
Front Setback	15 ft. min. (G)
Corner Side Setback	5 ft. min. (H)
Reverse Corner Side	10 ft. min. (I)
Setback	
Rear	
No Alley	0 ft. min. (J)
With Alley	5 ft. min. (K) (26 ft. backup space min.)
Miscellaneous	
Driveways may be shared by adjacent parcels.	

7. Civic Space (CV). The regulations for the Civic Space Transect Zone shall be the same as those for the Institutional Zone as prescribed in ~~Part 14 of Chapter 22.40~~ Section 22.26.020, except as specifically provided for herein.

8. Open Space (OS). The regulations for the Open Space Transect Zone shall be the same as those for the Open-Space Zone as prescribed in ~~Part 9 of Chapter 22.40~~ 16, except as specifically provided for herein.

**SECTION 65.** Section 22.46.3010 is hereby renumbered to be Section

22.410.120 and amended to read as follows:

~~22.46.3010~~22.410.120 - Building Type Standards.

...

B. **Applicability.** The requirements of this Section shall apply to all development and uses within the Transect Zones, and shall be considered in combination with the standards for the applicable Transect Zone in Section ~~22.46.3009~~22.410.110 (Transect Zone Standards).

...

D. **House.** This Subsection specifies standards for development of the House building type.



General note: The drawing above and photos below are examples of the House form and are illustrative only.



Example of 1-story House with a Front Yard/ Porch.



Example of a 2-1/2-story House with a raised Front Yard and wrap-around Porch.

<b>1. Description</b>	
House. A building designed as a single-family dwelling unit, and may be used for non-residential purposes where allowed by the Transect Zone.	
<b>2. Transect Zones where permissible Allowed</b>	
CC, NC, LMD	
<b>3. Number of Units</b>	
Units per parcel structure	1 max.
<b>4. Building Size and Massing</b>	
Per Building Form requirements based on Transect Zone. (See Section 22.46.3009)	
<b>5. Pedestrian Access</b>	
Main Entrance shall face the street.	
<b>6. Vehicle Access and Parking</b>	
Parking may be accessed from the alley or side street, and from the front when there is no adjacent alley or side street.	
Street-facing carports or garages shall be set back at least 5 feet behind the house. Façade facing the street and shall not accommodate more than 2 cars side-by-side.	
Garage doors that face a street shall not exceed 10 feet in width. Double-loading garage doors are not permitted to face the street. Two-car garages that face the street shall consist of two garage doors side-by-side, each to not exceed 10 feet in width.	
Parking spaces may be enclosed, covered, or open.	
<b>7. Open Space and Landscape</b>	
The following required open space shall be located behind the House:	
Width	15 ft. min. (so long as minimum area requirement is met)
Depth	15 ft. min. (so long as minimum area requirement is met)
Area	300 sq. ft. min.
In addition to any other tree planting requirements, at least one 36-inch box canopy tree per dwelling unit shall be provided, and may be located in the front yard or required open space.	
<b>8. Accessory Buildings</b>	
Accessory building locations and types permissible pursuant to Section 22.48.140.22.110.030 (Accessory Buildings).	

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General note: The drawing above and photos below are examples of the House form and are illustrative only.



Example of 1-story House with a Front Yard/ Porch.



Example of a 2-1/2-story House with a raised Front Yard and wrap-around Porch.

**1. Description**

House. A building designed as a single-family dwelling unit, and may be used for non-residential purposes where allowed by the Transect Zone.

**2. Transect Zones where permissible Allowed**

CC, NC, LMD

**3. Number of Units**

Units per structure 1 max.

**4. Building Size and Massing**

Per Building Form requirements based on Transect Zone. (See Section 22.410.110)

**5. Pedestrian Access**

Main Entrance shall face the street.

**6. Vehicle Access and Parking**

Parking may be accessed from the alley or side street, and from the front when there is no adjacent alley or side street.

Street-facing carports or garages shall be set back at least 5 feet behind the house Façade facing the street and shall not accommodate more than 2 cars side-by-side.

Garage doors that face a street shall not exceed 10 feet in width. Two-car garages that face the street shall consist of two garage doors side-by-side, each to not exceed 10 feet in width.

Parking spaces may be enclosed, covered, or open.

**7. Open Space and Landscape**

The following required open space shall be located behind the House:

Width	15 ft. min. (so long as minimum area requirement is met)
Depth	15 ft. min (so long as minimum area requirement is met)
Area	300 sq. ft. min.

In addition to any other tree planting requirements, at least one 36-inch box canopy tree per dwelling unit shall be provided, and may be located in the front yard or required open space.

**8. Accessory Buildings**

Accessory building locations and types permissible pursuant to Section 22.110.030 (Accessory Buildings).



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*Example (not allowed): Double-loading garage door for two-car garage facing the street.*



*Example (allowed): Single-loading garage doors for two-car garage facing the street.*

E. Duplex/Triplex. This Subsection specifies standards for development of the Duplex/Triplex building type.



General note: The drawing above and photos below are examples of the Duplex/Triplex form and are

illustrative only.



Example of a Duplex/Triplex with a Front Yard/ Porch.



Example of a Duplex/Triplex with a Front Yard/ Porch.



General note: The drawing above and photos below are examples of the Duplex/Triplex form and are

illustrative only.



Example of a Duplex/Triplex with a Front Yard/ Porch.



Example of a Duplex/Triplex with a Front Yard/ Porch.

**1. Description**

Duplex/Triplex. A building containing two or three dwelling units where each dwelling unit is accessed directly from the street, and may be used for non-residential purposes where allowed by the Transect Zone.

**2. Transect Zones where permissible-Allowed**

CC, NC, LMD

**3. Number of Units**

Units per structure 2 min.; 3 max.

**4. Building Size and Massing**

**Height**

Per Building Form requirements based on Transect Zone. (See Section 22.46.3009)

**Massing**

The structure type and mass shall be a single-family house derivative with the overall composition made up of various House forms. Allowed ratio of each floor in percentage of the ground floor:

Story	1	2 to 2-1/2	3
Ratio	100%	100%	75%

**5. Pedestrian Access**

At least one unit shall have an individual entry facing the street.

**6. Vehicle Access and Parking**

Parking may be accessed from an alley or side street, and from the front when there is no adjacent alley or side street. Street-facing carports or garages shall be set back at least 5 feet behind the residential structure's façade facing the street and shall not accommodate more than 2 cars side-by-side. Garages doors that face a street shall not exceed 10 feet in width. ~~Double-loading garage doors are not permitted to face the street. Two-car garages that face the street shall consist of two garage doors side-by-side, each to not exceed 10 feet in width.~~ Parking spaces may be enclosed, covered, or open.

**7. Open Space and Landscape**

The following required open space must be located behind the House:

Width	15 ft. min. (so long as the minimum area requirement is met)
Depth	15 ft. min (so long as the minimum area requirement is met)
Area	300 sq. ft. min.

In addition to any other tree planting requirements, at least one 36-inch box canopy tree per dwelling unit shall be provided, and may be located in the front yard or required open space.

**8. Accessory Buildings**

Accessory building locations and types are permissible pursuant to Section 22.48.140-22.110.030 (Accessory Buildings).

**1. Description**

Duplex/Triplex. A building containing two or three dwelling units where each dwelling unit is accessed directly from the street, and may be used for non-residential purposes where allowed by the Transect Zone.

**2. Transect Zones where permissible-Allowed**

CC, NC, LMD

**3. Number of Units**

Units per structure 2 min.; 3 max.

**4. Building Size and Massing**

**Height**

Per Building Form requirements based on Transect Zone. (See Section 22.46.3009)

**Massing**

The structure type and mass shall be a single-family house derivative with the overall composition made up of various House forms. Allowed ratio of each floor in percentage of the ground floor:

Story	1	2 to 2-1/2	3
Ratio	100%	100%	75%

**5. Pedestrian Access**

At least one unit shall have an individual entry facing the street.

**6. Vehicle Access and Parking**

Parking may be accessed from an alley or side street, and from the front when there is no adjacent alley or side street. Street-facing carports or garages shall be set back at least 5 feet behind the residential structure's façade facing the street and shall not accommodate more than 2 cars side-by-side. Garages doors that face a street shall not exceed 10 feet in width. ~~Double-loading garage doors are not permitted to face the street. Two-car garages that face the street shall consist of two garage doors side-by-side, each to not exceed 10 feet in width.~~ Parking spaces may be enclosed, covered, or open.

**7. Open Space and Landscape**

The following required open space must be located behind the House:

Width	15 ft. min. (so long as the minimum area requirement is met)
Depth	15 ft. min (so long as the minimum area requirement is met)
Area	300 sq. ft. min.

In addition to any other tree planting requirements, at least one 36-inch box canopy tree per dwelling unit shall be provided, and may be located in the front yard or required open space.

**8. Accessory Buildings**

Accessory building locations and types are permissible pursuant to Section 22.48.140-22.110.030 (Accessory Buildings).



General note: The drawing above and photos below are examples of the Duplex/Triplex form and are

illustrative only.



Example of a Duplex/Triplex with a Front Yard/Porch.



Example of a Duplex/Triplex with a Front Yard/Porch.

**1. Description**

Duplex/Triplex. A building containing two or three dwelling units where each dwelling unit is accessed directly from the street, and may be used for non-residential purposes where allowed by the Transect Zone.

**2. Transect Zones where permissible-Allowed**

CC, NC, LMD

**3. Number of Units**

Units per structure 2 min.; 3 max.

**4. Building Size and Massing**

**Height**

Per Building Form requirements based on Transect Zone. (See Section 22.410.110)

**Massing**

The structure type and mass shall be a single-family house derivative with the overall composition made up of various House forms. Allowed ratio of each floor in percentage of the ground floor:

Story	1	2 to 2-1/2	3
Ratio	100%	100%	75%

**5. Pedestrian Access**

At least one unit shall have an individual entry facing the street.

**6. Vehicle Access and Parking**

Parking may be accessed from an alley or side street, and from the front when there is no adjacent alley or side street. Street-facing carports or garages shall be set back at least 5 feet behind the residential structure's façade facing the street and shall not accommodate more than 2 cars side-by-side. Garages doors that face a street shall not exceed 10 feet in width. Two-car garages that face the street shall consist of two garage doors side-by-side, each to not exceed 10 feet in width.

Parking spaces may be enclosed, covered, or open.

**7. Open Space and Landscape**

The following required open space must be located behind the House:

Width	15 ft. min. (so long as the minimum area requirement is met)
Depth	15 ft. min (so long as the minimum area requirement is met)
Area	300 sq. ft. min.

In addition to any other tree planting requirements, at least one 36-inch box canopy tree per dwelling unit shall be provided, and may be located in the front yard or required open space.

**8. Accessory Buildings**

Accessory building locations and types are permissible pursuant to Section 22.110.030 (Accessory Buildings).



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*Example (not allowed): Double-loading garage door for two-car garage facing the street.*



*Example (allowed): Single-loading garage doors for two-car garage facing the street.*

F. Rowhouse. This Subsection specifies standards for development of the Rowhouse building type.



General note: The drawing above and photos below are examples of the Rowhouse form and are illustrative only.



Example of an asymmetrical Rowhouse form with roof articulation.



Example of a Rowhouse form with wall and roof articulation.



General note: The drawing above and photos below are examples of the Rowhouse form and are illustrative only.



Example of an asymmetrical Rowhouse form with roof articulation.



Example of a Rowhouse form with wall and roof articulation.

<b>1. Description</b>	
Rowhouse. A residential building that is an attached structure that shares a common party wall with another of the same type and is arranged side by side. The front elevation and massing design may be symmetrical or asymmetrical, repetitive or unique in disposition, as long as the delineation of a private yard is evident.	
<b>2. Transect Zones Where Permissible Allowed</b>	
TOD, CC, FS, NC	
<b>3. Number of Units</b>	
Units that may be connected	2 min.; 6 max.
<b>4. Building Size and Massing</b>	
Height	
Per Building Form requirements based on Transect Zone. (See Section 22.46.3009)	
Unit Width	
Width	18 ft. min; 36 ft. max
Massing	
Units shall be delineated by at least one of the following methods: varied massing, wall articulation, frontage type placement, or roof line articulation.	
At least two sides of each dwelling shall be exposed to the outdoors.	
<b>5. Pedestrian Access</b>	
Each unit shall have an individual entry facing the street.	
<b>6. Vehicle Access and Parking</b>	
Parking shall be accessed from the alley.	
Parking spaces may be enclosed, covered, or open.	
<b>7. Open Space and Landscape</b>	
The following required open space shall be located behind the main body of each unit.	
Width	8 ft. min. (so long as minimum area requirement is met)
Depth	8 ft. min (so long as minimum area requirement is met)
Area	100 sq. ft. min
In addition to any other tree planting requirements, at least one 36-inch box canopy tree per unit shall be provided, and may be located in the front yard or required open space.	
<b>8. Accessory Buildings</b>	
Accessory building locations and types are allowed pursuant to Section 22.48.140-22.110.030 (Accessory Buildings).	

<b>1. Description</b>	
Rowhouse. A residential building that is an attached structure that shares a common party wall with another of the same type and is arranged side by side. The front elevation and massing design may be symmetrical or asymmetrical, repetitive or unique in disposition, as long as the delineation of a private yard is evident.	
<b>2. Transect Zones Where Permissible Allowed</b>	
TOD, CC, FS, NC	
<b>3. Number of Units</b>	
Units that may be connected	2 min.; 6 max.
<b>4. Building Size and Massing</b>	
Height	
Per Building Form requirements based on Transect Zone. (See Section 22.46.3009)	
Unit Width	
Width	18 ft. min; 36 ft. max
Massing	
Units shall be delineated by at least one of the following methods: varied massing, wall articulation, frontage type placement, or roof line articulation.	
At least two sides of each dwelling shall be exposed to the outdoors.	
<b>5. Pedestrian Access</b>	
Each unit shall have an individual entry facing the street.	
<b>6. Vehicle Access and Parking</b>	
Parking shall be accessed from the alley.	
Parking spaces may be enclosed, covered, or open.	
<b>7. Open Space and Landscape</b>	
The following required open space shall be located behind the main body of each unit.	
Width	8 ft. min. (so long as minimum area requirement is met)
Depth	8 ft. min (so long as minimum area requirement is met)
Area	100 sq. ft. min
In addition to any other tree planting requirements, at least one 36-inch box canopy tree per unit shall be provided, and may be located in the front yard or required open space.	
<b>8. Accessory Buildings</b>	
Accessory building locations and types are allowed pursuant to Section 22.48.140-22.110.030 (Accessory Buildings).	



General note: The drawing above and photos below are examples of the Rowhouse form and are illustrative only.



Example of an asymmetrical Rowhouse form with roof articulation.



Example of a Rowhouse form with wall and roof articulation

**1. Description**

Rowhouse. A residential building that is an attached structure that shares a common party wall with another of the same type and is arranged side by side. The front elevation and massing design may be symmetrical or asymmetrical, repetitive or unique in disposition, as long as the delineation of a private yard is evident.

**2. Transect Zones Where Permissible-Allowed**

TOD, CC, FS, NC

**3. Number of Units**

Units that may be connected 2 min.; 6 max.

**4. Building Size and Massing**

**Height**

Per Building Form requirements based on Transect Zone. (See Section 22.410.110)

**Unit Width**

Width 18 ft. min; 36 ft. max

**Massing**

Units shall be delineated by at least one of the following methods: varied massing, wall articulation, frontage type placement, or roof line articulation.

At least two sides of each dwelling shall be exposed to the outdoors.

**5. Pedestrian Access**

Each unit shall have an individual entry facing the street.

**6. Vehicle Access and Parking**

Parking shall be accessed from the alley.

Parking spaces may be enclosed, covered, or open.

**7. Open Space and Landscape**

The following required open space shall be located behind the main body of each unit.

Width 8 ft. min. (so long as minimum area requirement is met)

Depth 8 ft. min (so long as minimum are requirement is met)

Area 100 sq. ft. min.

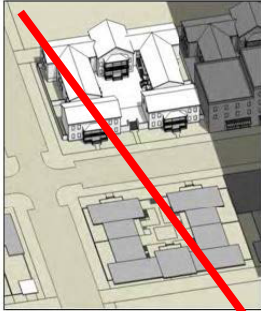
In addition to any other tree planting requirements, at least one 36-inch box canopy tree per unit shall be provided, and may be located in the front yard or required open space.

**8. Accessory Buildings**

Accessory building locations and types are allowed pursuant to Section 22.110.030 (Accessory Buildings).

G. Court. This Subsection specifies standards for development of the Court building type.

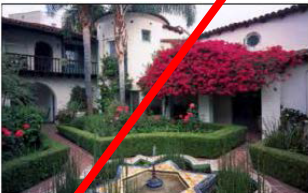




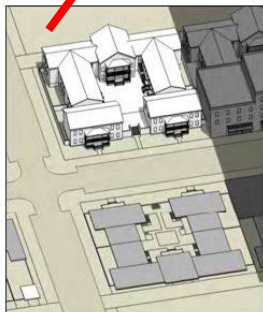
General note: The drawing above and photos below are examples of the Court form and are illustrative only.



Example of Court form with a Sloop frontage type configuration.



Example of a landscaped interior courtyard defined by two story buildings.



General note: The drawing above and photos below are examples of the Court form and are illustrative only.



Example of Court form with a Sloop frontage type configuration.



Example of a landscaped interior courtyard defined by two story buildings.

**1. Description**  
 A building comprised of attached and/or stacked dwelling units arranged around a shared, landscaped courtyard that is visible from the street. Dwelling units face and are directly accessed from the street or courtyard via Stoops, porches, or other allowed frontage types. In qualifying Transect Zones, Court buildings may accommodate ground floor non-residential uses.

**2. Transect Zones Where Permissible Allowed**  
 TOD, CC, FS, AB, NC

**3. Number of Units**  
 Per the maximum density based on the Transect Zone. (See Section 22.46.3009)

**4. Building Size and Massing**  
**Height**  
 Per Building Form requirements based on Transect Zone. (See Section 22.46.3009)  
 At least two sides of each dwelling shall be exposed to the outdoors.

**5. Pedestrian Access**  
 Each ground floor unit shall have an individual entry facing a street or courtyard.

**6. Vehicle Access and Parking**  
 Parking may be accessed from an alley or side street, and from the front when there is no adjacent alley or side street. Parking spaces may be enclosed, covered, or open.

**7. Open Space and Landscape**  
**Courtyard Dimension**

Width	30 ft. min. (so long as the minimum area requirement is met)
Depth	20 ft. min. (so long as the minimum area requirement is met)
Area	600 sq. ft. min.

**Landscape**  
 Courtyard area shall provide at least 50% landscape or design elements such as seating areas, fountains, or other similar fixtures, or combination thereof.

**8. Accessory Buildings**  
 Accessory building locations and types are allowed pursuant to Section 22.48.140-22.110.030 (Accessory Buildings).

**9. Miscellaneous**  
 Courtyard areas may be located on a podium no more than one story above street level.  
 Courtyards located on a podium shall be designed to minimize the aesthetic impacts of the podiums hardscape through the use of ample landscaping treatment on the courtyard surface and, if possible and necessary, at street level.

**1. Description**  
 A building comprised of attached and/or stacked dwelling units arranged around a shared, landscaped courtyard that is visible from the street. Dwelling units face and are directly accessed from the street or courtyard via Stoops, porches, or other allowed frontage types. In qualifying Transect Zones, Court buildings may accommodate ground floor non-residential uses.

**2. Transect Zones Where Permissible Allowed**  
 TOD, CC, FS, AB, NC

**3. Number of Units**  
 Per the maximum density based on the Transect Zone. (See Section 22.46.3009)

**4. Building Size and Massing**  
**Height**  
 Per Building Form requirements based on Transect Zone. (See Section 22.46.3009)  
 At least two sides of each dwelling shall be exposed to the outdoors.

**5. Pedestrian Access**  
 Each ground floor unit shall have an individual entry facing a street or courtyard.

**6. Vehicle Access and Parking**  
 Parking may be accessed from an alley or side street, and from the front when there is no adjacent alley or side street. Parking spaces may be enclosed, covered, or open.

**7. Open Space and Landscape**  
**Courtyard Dimension**

Width	30 ft. min. (so long as the minimum area requirement is met)
Depth	20 ft. min. (so long as the minimum area requirement is met)
Area	600 sq. ft. min.

**Landscape**  
 Courtyard area shall provide at least 50% landscape or design elements such as seating areas, fountains, or other similar fixtures, or combination thereof.

**8. Accessory Buildings**  
 Accessory building locations and types are allowed pursuant to Section 22.48.140-22.110.030 (Accessory Buildings).

**9. Miscellaneous**  
 Courtyard areas may be located on a podium no more than one story above street level.  
 Courtyards located on a podium shall be designed to minimize the aesthetic impacts of the podiums hardscape through the use of ample landscaping treatment on the courtyard surface and, if possible and necessary, at street level.



General note: The drawing above and photos below are examples of the Court form and are illustrative only.



Example of Court form with a Stoop frontage type configuration.



Example of a landscaped interior courtyard defined by two story buildings.

**1. Description**

A building comprised of attached and/or stacked dwelling units arranged around a shared, landscaped courtyard that is visible from the street. Dwelling units face and are directly accessed from the street or courtyard via Stoops, porches, or other allowed frontage types. In qualifying Transect Zones, Court buildings may accommodate ground floor non-residential uses.

**2. Transect Zones Where Permissible Allowed**

TOD, CC, FS, AB, NC

**3. Number of Units**

Per the maximum density based on the Transect Zone. (See Section 22.410.110)

**4. Building Size and Massing**

**Height**

Per Building Form requirements based on Transect Zone. (See Section 22.410.110)

At least two sides of each dwelling shall be exposed to the outdoors.

**5. Pedestrian Access**

Each ground floor unit shall have an individual entry facing a street or courtyard.

**6. Vehicle Access and Parking**

Parking may be accessed from an alley or side street, and from the front when there is no adjacent alley or side street. Parking spaces may be enclosed, covered, or open.

**7. Open Space and Landscape**

**Courtyard Dimension**

Width	30 ft. min. (so long as the minimum area requirement is met)
Depth	20 ft. min. (so long as the minimum area requirement is met)
Area	600 sq. ft. min.

**Landscape**

Courtyard area shall provide at least 50% landscape or design elements such as seating areas, fountains, or other similar fixtures, or combination thereof.

**8. Accessory Buildings**

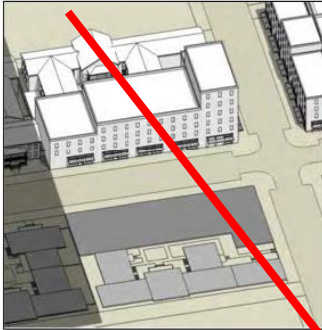
Accessory building locations and types are allowed pursuant to Section 22.110.030 (Accessory Buildings).

**9. Miscellaneous**

Courtyard areas may be located on a podium no more than one story above street level.

Courtyards located on a podium shall be designed to minimize the aesthetic impacts of the podiums hardscape through the use of ample landscaping treatment on the courtyard surface and, if possible and necessary, at street level.

H. Hybrid Court. This Subsection specifies standards for development of the Hybrid Court building type.



General note: The drawing above and photos below are examples of the Hybrid Court form and are illustrative only.



Example of two- and three-story massing Hybrid Court form with a Shop Front configuration.



Example of a three story massing Hybrid Court with Shop Front configuration.

[[OBJ]]

<b>1. Description</b>	
A building that is a combination of the Court and Flex Block buildings designed for occupancy by retail, service, and/or office uses on the ground floor, with upper floors also configured for those uses or for residences that combines stacked dwelling units with the Court housing types. May contain horizontal mixed uses.	
<b>2. Transect Zones Where Permissible Allowed</b>	
TOD, CC (Allowed west of I-710 only), NC	
<b>3. Number of Units</b>	
Per the maximum density based on the Transect Zone. (See Section 22.46.3009)	
<b>4. Building Size and Massing</b>	
Height	
Per Building Form requirements based on Transect Zone. (See Section 22.46.3009)	
<b>5. Pedestrian Access</b>	
Upper floor units shall be accessed by a common entry along the front street.	
Ground floor units may have individual entries along the front or side street.	
<b>6. Vehicle Access and Parking</b>	
Parking may be accessed from an alley or side street, and not the front when there is no adjacent alley or side street.	
Parking spaces may be enclosed, covered, or open.	
<b>7. Open Space and Landscape</b>	
Courtyard Dimension	
Width	30 ft. min. (so long as the minimum area requirement is met)
Depth	20 ft. min. (so long as the minimum area requirement is met)
Area	600 sq. ft. min.
Landscape	
Courtyards shall provide at least 50% landscape or design elements such as seating areas, fountains, or other similar fixtures, or combination thereof.	
Required Setback shall include landscaping, which may be in pots or planters.	
<b>8. Accessory Buildings</b>	
Accessory building locations and types are allowed pursuant to Section 22.48-140.22.110.630 (Accessory Buildings).	
<b>9. Miscellaneous</b>	
Courtyard areas may be located on a podium of no more than one story above street level.	
Courtyards located on a podium shall be designed to minimize the aesthetic impacts of the podium's hardscape through the use of ample landscaping treatment on the courtyard surface and, if possible and necessary, at street level.	





General note: The drawing above and photos below are examples of the Hybrid Court form and are illustrative only.



Example of two- and three-story massing Hybrid Court form with a Shop Front configuration.



Example of a three story massing Hybrid Court with Shop Front configuration.

**1. Description**

A building that is a combination of the Court and Flex Block buildings designed for occupancy by retail, service, and/or office uses on the ground floor, with upper floors also configured for those uses or for residences that combines stacked dwelling units with the Court housing types. May contain horizontal mixed uses.

**2. Transect Zones Where Permissible Allowed**

TOD, CC (Allowed west of I-710 only), NC

**3. Number of Units**

Per the maximum density based on the Transect Zone. (See Section 22.46.3009)

**4. Building Size and Massing**

**Height**

Per Building Form requirements based on Transect Zone. (See Section 22.46.3009)

**5. Pedestrian Access**

Upper floor units shall be accessed by a common entry along the front street.

Ground floor units may have individual entries along the front or side street.

**6. Vehicle Access and Parking**

Parking may be accessed from an alley or side street, and from the front when there is no adjacent alley or side street. Parking spaces may be enclosed, covered, or open.

**7. Open Space and Landscape**

**Courtyard Dimension**

Width 30 ft. min. (so long as the minimum area requirement is met)

Depth 20 ft. min. (so long as the minimum area requirement is met)

Area 600 sq. ft. min.

**Landscape**

Courtyards shall provide at least 50% landscape or design elements such as seating areas, fountains, or other similar fixtures, or combination thereof.

Required Setback shall include landscaping, which may be in pots or planters.

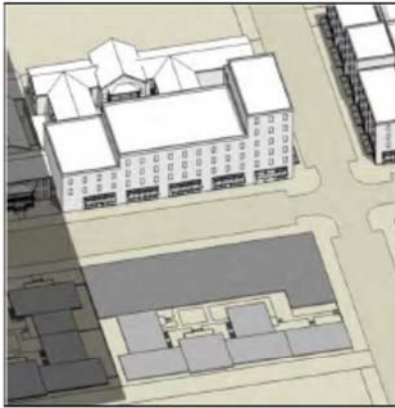
**8. Accessory Buildings**

Accessory building locations and types are allowed pursuant to Section 22.48.140-22.110.030 (Accessory Buildings).

**9. Miscellaneous**

Courtyard areas may be located on a podium of no more than one story above street level.

Courtyards located on a podium shall be designed to minimize the aesthetic impacts of the podium's hardscape through the use of ample landscaping treatment on the courtyard surface and, if possible and necessary, at street level.



General note: The drawing above and photos below are examples of the Hybrid Court form and are illustrative only.



Example of two- and three-story massing Hybrid Court form with a Shop Front configuration.



Example of a three story massing Hybrid Court with Shop Front configuration.

<b>1. Description</b>	
A building that is a combination of the Court and Flex Block buildings designed for occupancy by retail, service, and/or office uses on the ground floor, with upper floors also configured for those uses or for residences that combines stacked dwelling units with the Court housing types. May contain horizontal mixed uses.	
<b>2. Transect Zones Where Permissible Allowed</b>	
TOD, CC (Allowed west of I-710 only), NC	
<b>3. Number of Units</b>	
Per the maximum density based on the Transect Zone. (See Section 22.410.110)	
<b>4. Building Size and Massing</b>	
Height Per Building Form requirements based on Transect Zone. (See Section 22.410.110)	
<b>5. Pedestrian Access</b>	
Upper floor units shall be accessed by a common entry along the front street. Ground floor units may have individual entries along the front or side street.	
<b>6. Vehicle Access and Parking</b>	
Parking may be accessed from an alley or side street, and from the front when there is no adjacent alley or side street. Parking spaces may be enclosed, covered, or open.	
<b>7. Open Space and Landscape</b>	
Courtyard Dimension	
Width	30 ft. min. (so long as the minimum area requirement is met)
Depth	20 ft. min. (so long as the minimum area requirement is met)
Area	600 sq. ft. min.
Landscape	
Courtyards shall provide at least 50% landscape or design elements such as seating areas, fountains, or other similar fixtures, or combination thereof. Required Setback shall include landscaping, which may be in pots or planters.	
<b>8. Accessory Buildings</b>	
Accessory building locations and types are allowed pursuant to Section 22.110.030 (Accessory Buildings).	
<b>9. Miscellaneous</b>	
Courtyard areas may be located on a podium of no more than one story above street level. Courtyards located on a podium shall be designed to minimize the aesthetic impacts of the podium's hardscape through the use of ample landscaping treatment on the courtyard surface and, if possible and necessary, at street level.	

I. Lined Block. This Subsection specifies standards for development of the Lined Block building type.

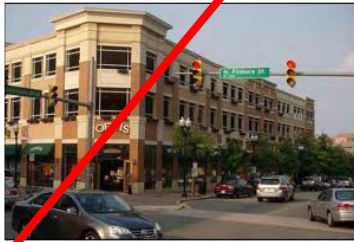




General note: The drawing above and photos below are examples of the Lined Block form and are illustrative only.



Example of two-story Lined Block form with Shop Front configuration.



Example of a three-story Lined Block form with Shop Front configuration.

**1. Description**

A building that conceals a larger structure such as a public structure or "big box store" and which is designed for occupancy by retail, service, and/or office uses on the ground floor, with upper floors also configured for those uses or for residences.

**2. Transect Zones Where Permissible Allowed**

TOD, CC (Allowed only west of 710), FS, AB

**3. Number of Units**

Per the maximum density based on the Transect Zone. (See Section 22.46.3009)

**4. Building Size and Massing**

Height

Per Building Form requirements based on Transect Zone. (See Section 22.46.3009)

**5. Pedestrian Access**

Upper floor units shall be accessed by a common entry along the front street.

Ground floor units may have individual entries along the front or side street.

**6. Vehicle Access and Parking**

Parking may be accessed from an alley or side street, and from the front when there is no adjacent alley or side street.

On-site parking shall be in a structured garage or underground, or combination thereof.

**7. Open Space and Landscape**

Private patios may be provided at balconies, terraces, and roof gardens.

Required Setback shall include landscaping, which may be in pots or planters.

**8. Accessory Buildings**

Accessory building locations and types are allowed pursuant to Section 22.48.140-22.110.030 (Accessory Buildings).



General note: The drawing above and photos below are examples of the Lined Block form and are illustrative only.



Example of two-story Lined Block form with Shop Front configuration.



Example of a three-story Lined Block form with Shop Front configuration.

**1. Description**

A building that conceals a larger structure such as a public structure or "big box store" and which is designed for occupancy by retail, service, and/or office uses on the ground floor, with upper floors also configured for those uses or for residences.

**2. Transect Zones Where Permissible Allowed**

TOD, CC (Allowed only west of I-710), FS, AB

**3. Number of Units**

Per the maximum density based on the Transect Zone. (See Section 22.46.3009)

**4. Building Size and Massing**

Height

Per Building Form requirements based on Transect Zone. (See Section 22.46.3009)

**5. Pedestrian Access**

Upper floor units shall be accessed by a common entry along the front street.

Ground floor units may have individual entries along the front or side street.

**6. Vehicle Access and Parking**

Parking may be accessed from an alley or side street, and from the front when there is no adjacent alley or side street.

On-site parking shall be in a structured garage or underground, or combination thereof.

**7. Open Space and Landscape**

Private patios may be provided at balconies, terraces, and roof gardens.

Required Setback shall include landscaping, which may be in pots or planters.

**8. Accessory Buildings**

Accessory building locations and types are allowed pursuant to Section 22.48.140-22.110.030 (Accessory Buildings).



General note: The drawing above and photos below are examples of the Lined Block form and are illustrative only.



Example of two-story Lined Block form with Shop Front configuration.



Example of a three-story Lined Block form with Shop Front configuration.

**1. Description**

A building that conceals a larger structure such as a public structure or "big box store" and which is designed for occupancy by retail, service, and/or office uses on the ground floor, with upper floors also configured for those uses or for residences.

**2. Transect Zones Where Permissible Allowed**

TOD, CC (Allowed only west of I-710), FS, AB

**3. Number of Units**

Per the maximum density based on the Transect Zone. (See Section 22.410.110)

**4. Building Size and Massing**

**Height**

Per Building Form requirements based on Transect Zone. (See Section 22.410.110)

**5. Pedestrian Access**

Upper floor units shall be accessed by a common entry along the front street.

Ground floor units may have individual entries along the front or side street.

**6. Vehicle Access and Parking**

Parking may be accessed from an alley or side street, and from the front when there is no adjacent alley or side street.

On-site parking shall be in a structured garage or underground, or combination thereof.

**7. Open Space and Landscape**

Private patios may be provided at balconies, terraces, and roof gardens.

Required Setback shall include landscaping, which may be in pots or planters.

**8. Accessory Buildings**

Accessory building locations and types are allowed pursuant to Section 22.110.030 (Accessory Buildings).

J. Flex Block. This Subsection specifies standards for development of the Flex Block building type.



General note: The drawing above and photos below are examples of the Flex Block form and are illustrative only.



Example of two-story Flex Block with single-volume massing.



Example of three-story Flex Block with secondary-volume massing and corner feature.

**1. Description**

A building that is one to three stories tall and designed for occupancy by retail, service, and/or office uses on the ground floor; and when present the upper floors are also configured for those uses or for dwelling units. May contain horizontal mixed uses.

**2. Transect Zones Where Permissible Allowed**

TOD, CC, FS, AB, NC

**3. Number of Units**

Per the maximum density based on the Transect Zone. (See Section 22.46.3009)

**4. Building Size and Massing**

Height  
Per Building Form requirements based on Transect Zone. (See Section 22.46.3009)

**5. Pedestrian Access**

Upper floor units shall be accessed by a common entry along the front street.

Ground floor units may have individual entries along the front or side street.

**6. Vehicle Access and Parking**

Parking may be accessed from an alley or side street, and from the front when there is no adjacent alley or side street.

On-site parking may be underground, or in a landscaped lot behind the building, or combination thereof.

**7. Open Space and Landscape**

Private patios may be provided at balconies, terraces, and roof gardens.

Required setback shall include landscaping, which may be in pots or planters.

**8. Accessory Buildings**

Accessory building locations and types are allowed pursuant to Section 22.48.140-22.110.030 (Accessory Buildings).





General note: The drawing above and photos below are examples of the Flex Block form and are illustrative only.



Example of two-story Flex Block with single-volume massing.



Example of three-story Flex Block with secondary-volume massing and corner feature.

**1. Description**

A building that is one to three stories tall and designed for occupancy by retail, service, and/or office uses on the ground floor; and when present the upper floors are also configured for those uses or for dwelling units. May contain horizontal mixed uses.

**2. Transect Zones Where Permissible Allowed**

TOD, CC, FS, AB, NC

**3. Number of Units**

Per the maximum density based on the Transect Zone. (See Section 22.46.3009)

**4. Building Size and Massing**

Height

Per Building Form requirements based on Transect Zone. (See Section 22.46.3009)

**5. Pedestrian Access**

Upper floor units shall be accessed by a common entry along the front street.

Ground floor units may have individual entries along the front or side street.

**6. Vehicle Access and Parking**

Parking may be accessed from an alley or side street, and from the front when there is no adjacent alley or side street.

On-site parking may be underground, or in a landscaped lot behind the building, or combination thereof.

**7. Open Space and Landscape**

Private patios may be provided at balconies, terraces, and roof gardens.

Required Setback shall include landscaping, which may be in pots or planters.

**8. Accessory Buildings**

Accessory building locations and types are allowed pursuant to Section 22.48.140-22.110.030 (Accessory Buildings).



General note: The drawing above and photos below are examples of the Flex Block form and are illustrative only.



Example of two-story Flex Block with single-volume massing.



Example of three-story Flex Block with secondary-volume massing and corner feature.

**1. Description**

A building that is one to three stories tall and designed for occupancy by retail, service, and/or office uses on the ground floor; and when present the upper floors are also configured for those uses or for dwelling units. May contain horizontal mixed uses.

**2. Transect Zones Where Permissible Allowed**

TOD, CC, FS, AB, NC

**3. Number of Units**

Per the maximum density based on the Transect Zone. (See Section 22.410.110)

**4. Building Size and Massing**

Height

Per Building Form requirements based on Transect Zone. (See Section 22.410.110)

**5. Pedestrian Access**

Upper floor units shall be accessed by a common entry along the front street.

Ground floor units may have individual entries along the front or side street.

**6. Vehicle Access and Parking**

Parking may be accessed from an alley or side street, and from the front when there is no adjacent alley or side street.

On-site parking may be underground, or in a landscaped lot behind the building, or combination thereof.

**7. Open Space and Landscape**

Private patios may be provided at balconies, terraces, and roof gardens.

Required Setback shall include landscaping, which may be in pots or planters.

**8. Accessory Buildings**

Accessory building locations and types are allowed pursuant to Section 22.110.030 (Accessory Buildings).

**SECTION 66.** Section 22.46.3011 is hereby renumbered to be Section 22.410.130 and amended to read as follows:

~~22.46.3011~~ 22.410.130 - Frontage Type Standards.

...

B. Applicability. The standards in this Section shall be considered in combination with the standards found in Section 22.46.3009 (Transect Zone Standards) and Section 22.46.3010 (Building Types Standards) and are applicable to the development or alteration of all frontages within the Transect Zones.

...

**SECTION 67.** Section 22.46.3012 is hereby renumbered to be Section 22.410.140 and amended to read as follows:

~~22.46.3012~~22.410.140 - Signs.

...

E. Permitted Signs.

...

2. The signs described in Sections ~~22.46.3012~~22.410.140.E.3 through ~~22.46.3012~~22.410.140.E.6 shall be permitted in the TOD, CC, FS, AB, and NC Transect Zones, subject to the following procedures:

a. Application Requirements. A sign application shall be submitted and shall include all information, materials, and fees required by Section ~~22.46.3004~~22.410.060.B of this Form-Based Code;

b. Review and Approval. The application shall be subject to the review and approval of the Director under a Ministerial Site Plan Review pursuant to Section ~~22.46.3004~~22.410.060.B.

...

F. Discretionary Signs.

...

2. Applicability. A property owner or applicant may request a Discretionary Sign Permit to authorize an on-site sign that employs standards that differ from the other provisions of this Section ~~22.46.30124~~10.140, but otherwise comply with the provisions of this Section ~~22.46.30124~~10.140.F.

3. Application Requirements. A Discretionary Sign permit application shall include all information, materials, and fees as required for a Substantial Conformance Review pursuant to Section ~~22.46.30044~~10.060.D of this Form-Based Code.

4. Review and Approval. The Hearing Officer may approve a Discretionary Sign permit under a Specific Plan Substantial Conformance Review pursuant to Section ~~22.46.30044~~10.060.D of this Form-Based Code, except that the burden of proof findings for a Specific Plan Substantial Conformance Review set forth in Section ~~22.46.30044~~10.060.D.4 of this Form-Based Code shall not be required.

...

G. Master Sign Program. This Subsection allows for a master sign program within the Plan Area.

...

3. Application Requirements. A master sign program application shall include all information, materials, and fees required for a Specific Plan Substantial Conformance Review application pursuant to Section ~~22.46.30044~~10.060.D of this Form-Based Code.

4. Review and Approval. The Hearing Officer may approve a master sign program under a Specific Plan Substantial Conformance Review pursuant to Section ~~22.46.30044~~10.060.D of this Form-Based Code, except that the burden of proof findings



for a Specific Plan Substantial Conformance Review set forth in Section ~~22.46.3004~~22.410.060.D.4 of this Form-Based Code shall not be required.

...

...

J. Non-conforming Signs.

1. Applicability. The provisions of this Subsection shall apply to all nonconforming signs.

a. In addition to all other applicable provisions of this Section ~~22.46.3012~~, non-conforming signs shall not be:

i. Modified, relocated, replaced, repaired or re-established unless the sign is brought into conformance with the provisions of this Section ~~22.46.3012~~;

...

...

...

**SECTION 68.** Section 22.46.3013 is hereby renumbered to be Section 22.410.150 and amended to read as follows:

~~22.46.3013~~22.410.150 - Block and Subdivision Guidelines.

....

D. Existing Right-of-Way and Alley Guidelines.

1. Realignment of Right(s)-of-Way. Existing rights-of-way may be realigned provided that the resulting block and private property meet the guidelines of this Section and the applicable building type standards of Section ~~22.46.3010~~22.410.120 of this Form-Based Code.

2. Existing Alley-Access. In all cases, blocks with alleys should maintain alley access. Existing alley-access may be modified through realignment (shift, deflection, etc.) provided the realigned alley results in a minimum of 100 feet of net lot depth on both sides of the realigned alley.

...

G. Illustrative Sequence: Applying Subdivision Guidelines to Achieve Pedestrian-Scaled Buildings. The series of diagrams below identifies the sequence of creating and maintaining walkable and multi-modal blocks to be developed in a variety of ways pursuant to the provisions of this Form-Based Code. This information illustrates the intent of the subdivision guidelines of this Section ~~22.46.3013~~410.150, combined with the building type standards of Section ~~22.46.3010~~410.120. Title 21 of the Los Angeles County Code provides direction and options regarding subdividing large lots.

...

**SECTION 69.** Section 22.46.3014 is hereby deleted in its entirety.

~~22.46.3014 - Reserved.~~

**SECTION 70.** Section 22.46.3100 is hereby renumbered as Section 22.414.010 and amended to read as follows:

~~22.46.3100~~414.010 - Willowbrook TOD Specific Plan.

[https://www.municode.com/webcontent/16274/Willowbrook\\_TOD\\_Specific\\_Plan.pdf](https://www.municode.com/webcontent/16274/Willowbrook_TOD_Specific_Plan.pdf)

**SECTION 71.** Section 22.46.3200 is hereby renumbered as Section 22.416.010 and amended to read as follows:

~~22.46.3200~~416.010 - West Carson TOD Specific Plan.

[https://www.municode.com/webcontent/16274/West\\_Carson\\_TOD\\_Specific\\_Plan.pdf](https://www.municode.com/webcontent/16274/West_Carson_TOD_Specific_Plan.pdf)

**SECTION 72.** Section 22.46.3300 is hereby renumbered as Section 22.418.010 and amended to read as follows:

~~22.46.3300~~22.418.010 - Connect Southwest LA: A TOD Specific Plan for West Athens-Westmont.

[https://www.municode.com/webcontent/16274/West Athens-Westmont TOD Specific Plan.pdf](https://www.municode.com/webcontent/16274/West_Athens-Westmont_TOD_Specific_Plan.pdf)

**SECTION 73.** Section 22.56.2270 is hereby amended to read as follows:

**22.56.2270 - Established—Purpose.**

The coastal development permit is established to ensure that any development, public or private, within the coastal zone conforms to the policies and programs of the County of Los Angeles local coastal program land use plans and implementation programs in accordance with Division 20 of the California Public Resources Code. ~~References to the Coastal Commissioner's Executive Director are indicated by the words "Executive Director." See Section 22.14.050 of Division 2 (Definitions).~~ As used in this Chapter, the word "commission" by itself refers to the County of Los Angeles Regional Planning Commission; references to the State of California Coastal Commission are indicated by the words "Coastal Commission."

**SECTION 74.** Section 22.76.020 is hereby amended to read as follows:

**22.76.020 - Description of Noise Zone Boundaries.**

The location and boundaries of the 65 decibel CNEL and above noise zones are shown and delineated on the most recent Fourth Quarter Los Angeles World Airports Quarterly Report Noise Contour Map, as required by Title 21 of the California Code of Regulations.

**SECTION 75.** Section 22.80.020 is hereby amended to read as follows:

**22.80.020 - Definitions.**

Specific terms used in this Chapter are defined in Section ~~2.440.480~~22.14.180 (R) of Division 2 (Definitions), under "Rural Outdoor Lighting District."

**SECTION 76.** Section 22.104.050 is hereby amended to read as follows:

**22.104.050 - Conditions of Approval.**

...

A. Open Space Requirement.

...

2. Other Land Use Designations.

a. Required Open Space. At least 25 percent of the net area of the development site shall be provided as required open space. Development in Zone RPD shall also comply with open space requirements in accordance with Section 22.18.0560.C.4 (Open Space).

**SECTION 77.** Section 22.110.090 is hereby amended to read as follows:

**22.110.090 - Projections into Yards.**

The following projections are permitted in required yards subject to the provisions of this Title 22 and Title 26 (Building Code) of the County Code.

...

H. Covered Patios. Covered patios attached to a dwelling unit may project into a required rear yard, provided that:

1. Such patio roofs are not closer than five feet to any lot line;

2. No more than 50 percent of the required rear yard is covered by buildings or other roofed structures, except as provided in Section 22.110.030.~~DE~~ (Replacement of Open Space); and

3. Such patio shall remain permanently open and unenclosed on at least two sides. This provision does not preclude the placement of detachable screens.

I. Uncovered Patios. Uncovered patios shall comply with Section 22.110.030.~~CD~~ (Other Accessory Buildings in Rear Yards).

...

**SECTION 78.** Section 22.110.180 is hereby renumbered to be Section 22.110.190.

**SECTION 79.** Section 22.110.180 is hereby added to read as follows:

**22.110.180 – Sight Distance.**

Adequate sight distance from any driveway or access road to the public right-of-way shall be maintained to the satisfaction of Public Works. The placement of any object, such as fencing, walls, structure, or storage adjacent to the driveway or access road at the property line may be subject to review by Public Works.

**SECTION 80.** Section 22.110.190 is hereby renumbered to be Section 22.110.200.

**SECTION 81.** Section 22.112.070 is hereby amended to read as follows:

**22.112.070 - Required Parking Spaces.**

A. Required Parking Spaces. Table 22.112.070-A, below, identifies the minimum number of parking spaces required to establish each use.

TABLE 22.112.070-A: MINIMUM REQUIRED PARKING SPACES

Use	Number of Spaces
Boat slips	0.75 spaces per boat slip.
...	...
Entertainment, assembly, and dining	
Conference rooms	1 space per 3 persons based on the occupant load of all indoor and outdoor areas. A minimum of 10 spaces is required for each use.
Dining rooms, cafes, cafeterias, coffee shops, nightclubs, outdoor dining areas, restaurants, and other similar uses <sup>12</sup>	
Drinking establishments, bars, cocktail lounges, nightclubs, soda fountains, taverns, and other similar uses	
Exhibit rooms, stages, lounges, and other similar uses	
Theaters, auditoriums, lodge rooms, stadiums, or other places of amusement and entertainment, not otherwise listed in this Chapter	
Mortuaries	
Dancehalls, skating rinks, and gymnasiums	
Health clubs and centers	
Industrial Uses —in any zones, except Zone SR-D	

...	
Scrap metal processing, automobile dismantling, and junk and salvage yards <sup>3</sup>	1 space per vehicle directly used for business, and 1 space per 7,000 square feet or fraction thereof of yard area up to 42,000 square feet and 1 space per 20,000 square feet or fraction thereof of yard area in excess of 42,000 square feet. A minimum of <del>103</del> spaces is required for each use.
...	
Lodging	
...	...
Clubs, fraternity and sorority houses, <del>dormitories,</del> and hostels	1 standard space per guest room and <del>1 space per 100 square feet of dormitory floor area.</del>
<u>Dormitories</u>	<u>1 space per 100 square feet of dormitory floor area.</u>
Residential uses <sup>4</sup>	
...	
Single family residences <sup>10</sup>	2 covered standard spaces per unit.
<del>Single family residences</del>	<del>2 covered standard spaces per unit.</del>
Notes.	
...	
<u>12. Parking for eating establishments selling food for off-site consumption, a Minor Parking Deviation (Chapter 22.176) application may be filed to reduce parking to not less than one parking space per 250 square feet of floor space.</u>	

...

**SECTION 82.** Section 22.114.020 is hereby amended to read as follows:

**22.114.020 - Applicability.**

A. Use Restrictions. A person shall not use any sign in any zone except as specifically permitted in this Title 22 and subject to all regulations and conditions enumerated in this Title 22.

B. Application Requirements.

1. A Ministerial Site Plan Review (Chapter 22.186) application shall be required for all signs permitted by this Chapter, unless otherwise specified by this Chapter or this Title 22the following types of signs:

a. Building identification signs.

b. Directional or informational signs.

c. Freestanding business signs, except as specified in Subsection

B.2.a, below.

d. Portable advertising signs.

e. Projecting business signs.

f. Roof signs.

g. Temporary subdivision sales, entry, and special feature signs.

h. Wall business signs.

2. A Minor Conditional Use Permit (Chapter 22.158) application shall be required for the following types of signs:

a. Freestanding business signs as specified in Section

22.114.120.H.3.a.

3. A Conditional Use Permit (Chapter 22.160) application shall be required for the following types of signs:

a. Outdoor advertising signs.



b. Subdivision directional signs.

4. No separate application is required for all other types of signs not listed

in Subsection B.1 through B.3, above.

**SECTION 83.** Section 22.114.090 is hereby amended to read as follows:

22.114.090 - Business Signs—In Agricultural and Special Purpose Zones.

Business signs are permitted in Zones A-1, A-2, O-S, ~~SR-D~~, P-R, B-1, and W, subject to the following restrictions:

A. Number and Area Permitted. Signs shall comply with Table 22.114.090-A, below, for maximum number of signs per lot and area permitted:

TABLE 22.114.090-A: NUMBER AND AREA PERMITTED		
Zones	Maximum Number of Signs per Lot	Maximum Area per Sign
A-1, A-2, O-S, W	1 sign	12 square feet or 24 square feet in total sign area
<del>SR-D</del> , P-R, B-1	2 signs	30 square feet per sign area or 60 square feet total sign area

B. Height and Projection Permitted. Signs shall comply with Table 22.114.090-B, below, for height and projection permitted.

TABLE 22.114.090-B: HEIGHT AND PROJECTION PERMITTED			
Sign Type	Zones	Maximum Sign Height	Projection <sup>1</sup>
Freestanding Businesses Signs	A-1, A-2, O-S, <del>SR-D</del> , P-R, B-1	15 feet, measured vertically from ground level at the base of the sign	Freestanding business signs shall not project over the roof of any building or structure.

Roof business signs	A-1, A-2	5 feet <sup>2</sup>	No sign shall extend below the lowest point of a roof or the highest point of a parapet wall.
	<del>SR-D</del> , P-R	7 feet <sup>2</sup>	
Wall and projecting business signs	A-1, A-2, O-S, <del>SR-D</del> , P-R, B-1	Signs shall not extend more than one-third of the height of such signs, or 3 feet, whichever is less, above the lowest point of a roof or highest point of a parapet wall	Wall business signs shall not project more than 18 inches from the building to which they are attached.
1. Freestanding, roof, and projecting business signs which project over public rights-of-way are subject to Title 26 (Building Code) of the County Code.			
2. Such heights shall be measured from the highest point of the roof directly under the sign, exclusive of parapet walls or penthouse structures.			

C....

**SECTION 84.** Section 22.114.160 is hereby amended to read as follows:

22.114.160 - Building Identification Signs.

Building identification signs are permitted in all zones, except Zones B-1 and B-2, subject to the following restrictions:

A. Area Permitted.

...

3. In Zones C-H, C-1, C-2, C-3, C-M, C-MJ, C-R, M-1, M-1.5, M-2, M-2.5, M-3, C-RU, MXD-RU, MXD, ~~SR-D~~, P-R, and W, one wall-mounted sign shall be permitted per principal use provided:

a. Such sign does not exceed six square feet in sign area where located less than 30 feet above ground level, measured at the base of the building below said sign; or

b. Such sign does not exceed two percent of the exterior wall area of the building wall on which it is mounted, excluding penthouse walls, where located more than 30 feet above ground level measured at the base of the building below said sign.

...

**SECTION 85.** Section 22.114.170 is hereby amended to read as follows:

22.114.170 - Temporary Real Estate Signs.

Temporary real estate signs are permitted in all zones subject to the following restrictions:

A. Area Permitted.

...

2. In Zones R-3, R-4, R-5, ~~SR-D~~, and P-R, one wall-mounted or freestanding real estate sign shall be permitted for each street or highway frontage, provided:

a. That such sign does not exceed 12 square feet in sign area or 24 square feet in total sign area on any frontage of 100 feet or less; and

b. That such sign does not exceed 48 square feet in sign area or 96 square feet in total sign area on any lot having a street or highway frontage greater than 100 feet.

...

...

D. Lighting.

1. Signs in Zones R-1, R-2, R-3, R-4, R-5, R-A, A-1, A-2, O-S, R-R, W, ~~SR-D~~, and P-R shall be unlighted.

...

...

**SECTION 86.** Section 22.114.180 is hereby amended to read as follows:

**22.114.180 - Temporary Construction Signs.**

Temporary construction signs are permitted in all zones, subject to the following restrictions:

A. Area Permitted.

...

2. In Zones C-H, C-1, C-2, C-3, C-R, C-M, C-MJ, M-1, M-1.5, M-2, M-2.5, M-3, B-1, C-RU, MXD-RU, MXD, R-R, and P-R, ~~and SR-D~~, one wall-mounted or freestanding construction sign shall be permitted for each street or highway frontage, provided:

a. That such sign does not exceed 48 square feet in sign area or 96 square feet in total sign area on any frontage of 100 feet or less; and

b. That such sign does not exceed 48 square feet in sign area plus an additional one-half square foot in sign area for each one foot of street or highway frontage in excess of 100 feet to a maximum sign area of 100 square feet or an amount equal to twice the permitted sign area in total sign area.

B. Height Permitted.

...

2. Freestanding construction signs shall not exceed the following maximum heights:

...

b. In Zones C-H, C-1, C-2, C-3, C-R, C-M, C-MJ, M-1, M-1.5, M-2, M-2.5, M-3, B-1, C-RU, MXD-RU, MXD, R-R, and P-R, ~~and SR-D~~, 16 feet measured vertically from the base of the sign.

...

D. Lighting.

...

2. Construction signs in Zones C-H, C-1, C-2, C-3, C-R, C-M, C-MJ, M-1, M-1.5, M-2, M-2.5, M-3, B-1, C-RU, MXD-RU, MXD, R-R, and P-R, ~~and SR-D~~, may be internally or externally lighted, but any continuous or sequential flashing operation is prohibited.

...

**SECTION 87.** Section 22.114.190 is hereby amended to read as follows:

**22.114.190 - Directional or Informational Signs.**

A. Applicability. Free standing or wall-mounted directional or informational signs are permitted in Zones A-1, A-2, O-S, R-R, W, C-1, C-2, C-3, C-M, C-MJ, C-R, M-1, M-1.5, M-2, M-2.5, M-3, B-1, C-RU, MXD-RU, MXD, and P-R, ~~and SR-D~~, subject to this Section.

...

**SECTION 88.** Section 22.140.030 is hereby amended to read as follows:

**22.140.030 – Alcoholic Beverage Sales.**

A. Purpose. This Section provides comprehensive regulations for alcoholic beverage sales to protect and promote public health, safety, comfort, convenience, and general welfare.

B. Definitions. Specific terms used in this Section are defined in Section ~~22.441.010~~22.140.010 (A) of Division 2 (Definitions), under "Alcoholic Beverage Sales."

...

**SECTION 89.** Section 22.140.070 is hereby amended to read as follows:

**22.140.070 - Animal Keeping, Noncommercial or Personal Use.**

...

C. Animal Keeping Permitted—Limitations. A person shall not keep or maintain any animal for personal use in any zone other than those specified as permitted in this Section. This Section shall not prohibit the keeping of animals for personal use to the extent permitted by commercial provisions in the same zone, subject to the same conditions and restrictions of the zone.

1. Livestock Kept as Pets.

a. Applicability. This Subsection C.1 applies to livestock kept as pets in Zones A-1, A-2, R-A, R-1, R-2, R-3, R-4, and R-5.

...

2. Dogs.

a. Applicability. This Subsection C.2 applies to dogs in Zones A-1, A-2, R-A, R-1, R-2, R-3, R-4, and R-5.

...

3. Pygmy Pigs.

a. Applicability. This Subsection C.3 applies to pygmy pigs in Zones R-A, R-1, R-2, R-3, R-4, and R-5.

...

4. Wild Animals Kept as Pets.

a. Applicability. This Subsection C.4 applies to wild animals kept as pets in Zones A-1, A-2, R-A, R-1, R-2, R-3, R-4, R-5, M-1, M-1.5, M-2, and M-2.5.

...

**SECTION 90.** Section 22.140.140 is hereby amended to read as follows:

**22.140.140 - Caretaker Residences, Including Mobilehomes.**

A. Applicability. This Section applies to caretaker residences, including mobilehomes, as an accessory use in Zones A-1, A-2, O-S, R-R, C-1, C-2, C-3, C-M, C-R, C-RU, MXD-RU, M-1, M-1.5, M-2, and M-3, and ~~SR-D~~.

B. Continuous Supervision. In Zones R-R, C-1, C-2, C-3, C-M, C-R, C-RU, MXD-RU, M-1, M-1.5, M-2, and M-3, and ~~SR-D~~, caretaker residences, including mobilehomes, may be allowed where continuous supervision of the premises is required.

C. Short-Term Supervision. In Zones M-1, M-1.5, M-2, and M-3, when supervision of the premises is required for a duration of six months or less, a recreational vehicle may be used as a caretaker residence in lieu of a mobilehome.

~~C~~D. Zones A-1 and A-2. With the exception of mobilehomes for use as a caretaker residence, per Subsection D, below, approval for a caretaker residence may be granted in Zones A-1 and A-2 even though the number of existing residences on the lot is the maximum number permitted by Chapter 22.110 (General Site Regulations).

~~D~~E. Mobilehomes as a Caretaker Residence.

1. Development Standards.

a. Density. The use of a mobilehome as a caretaker residence shall not exceed the density permitted by this Title 22, or the adopted General Plan, whichever is less. A mobilehome shall contain only one dwelling unit.

b. Placement. The placement of the mobilehome shall be at a location where the erection of residential structures is otherwise permitted.

2. Additional Standards for Zones O-S, R-R, A-1, A-2, C-1, C-2, C-3, C-M, and C-R, and ~~SR-D.~~

a. In Zones O-S, R-R, A-1, A-2, C-1, C-2, C-3, C-M, and C-R, and ~~SR-D,~~ the use of a mobilehome as a caretaker residence are subject to the following standards:

i. Time Limitation. The mobilehome shall be removed from the site prior to the end of five years unless a different time period is specified by the Commission or Hearing Officer.

ii. Modification. The requirements in Subsection ~~DE~~.1, above, may be modified upon approval of a Variance (Chapter 22.194) application.

**SECTION 91.** Section 22.140.150 is hereby amended to read as follows:

**22.140.150 - Cargo Shipping Containers.**

A. Applicability. This Section applies to ~~Zones C-RU and MXD-RU~~ for all zones where a cargo shipping containers is permitted on a lot for storage purposes that are incidental to the permitted ~~principle~~principal use on the same lot.

B. Application Requirements.

1. Ministerial Site Plan Review.



a. Industrial Zones. A Ministerial Site Plan Review (Chapter 22.186) application is required to approve any number of cargo shipping containers on a lot for storage purposes, subject to the standards in Subsection C, below.

b. Other Zones. In all other zones where permitted, Aa Ministerial Site Plan Review (Chapter 22.186) application is required to approve one cargo shipping container on a lot for storage purposes, subject to the standards in Subsection C, below. or

2. Conditional Use Permit. In Zones C-3, C-M, C-RU and MXD-RU, aA Conditional Use Permit (Chapter 22.158) application is required to approve two or more cargo shipping containers on a lot for storage purposes.

C. Development Standards.

1. Each cargo shipping container shall be:

a. In Zones A-1 and A-2, limited to a lot of at least two acres in size and accessory to and used in connection with a lawfully established verifiable farming, agricultural, or non-commercial activity occurring on the property, or as used in Subsection C.1.b, below.

b. In Residential Zones and Zones C-1, C-2, C-R, and C-MJ, approved as a temporary storage unit for construction equipment and building materials on site during construction and up to 30 days after a certificate of occupancy has been issued.

c. In Zones C-3, C-M, C-RU, and MXD-RU and Industrial Zones, may be used for temporary or permanent storage, in compliance with the requirements of Section 22.140.420 (Outdoor Storage), and shall be used only for the commercial use on the lot.

ad. Limited to a maximum dimension of 10 feet in height, 10 feet in width, and 40 feet in length.

be. Placed a minimum distance of six feet from the legally established primary structure on the same lot.

ef. Painted one uniform color and the sides of containers shall not display signs, images, or lettering, except for signs, images, or lettering providing safety information related to the contents stored within, if such safety information is required by the County Code or other applicable federal, State, or local regulations.

dg. Maintained in compliance with the Building Code Manual of Public Works, and any required miscellaneous permit issued by Public Works.

2. In Zones C-RU and MXD-RU, wWhere two or more cargo shipping containers are approved, the additional cargo shipping containers shall comply with all the requirements of Subsection C.1, above, shall not be stacked upon each other, and shall be placed at least six feet apart from any other cargo shipping container, unless otherwise indicated on the approved site plan.

**SECTION 92.** Section 22.140.210 – Family Child Care Homes, Large, is hereby deleted in its entirety.

**SECTION 93.** Section 22.140.380 is hereby amended to read as follows:

**22.140.380 - Mobilehomes Used as a Temporary Residence—During Construction.**

A. Applicability. This Section applies to mobilehomes used as a residence during construction, as a temporary use, in all zones where permitted.

B. Temporary Use During Construction.

1. Time Limitation. A mobilehome may be used as a temporary residence for the owner and his family during the construction by such owner of a permanent

residence, but only while a building permit for the construction of such residence is in full force and effect.

€2. Density and Size. The mobilehome shall contain only one dwelling unit not to exceed 12 feet in width and shall have no structural attachments.

D.3Removal. The mobilehome shall be removed from the site prior to the end of the date listed in the approved application, unless a Ministerial Site Plan Review (Chapter 22.186) application has been approved to convert it as an Accessory Dwelling Unit that complies with all of the standards in Section 22.140.640 (Accessory Dwelling Units and Junior Accessory Dwelling Units).

C. Temporary Use in Disaster Areas. Notwithstanding any other provision of this Title 22, where an existing residence is damaged or destroyed by a major disaster, such as fire, flood or earthquake, so declared by the Governor of the State of California during the previous six months, a mobilehome may be used as a residence on the same lot by the owner and his family for a period not to exceed one year. This Subsection authorizes only the temporary replacement of a damaged or destroyed residence and not an increase in the number of living quarters permitted on the property.

**SECTION 94.** Section 22.140.420 is hereby amended to read as follows:

**22.140.420 – Outdoor Display.**

...

B. Use Regulations. All ~~outdoor displays~~sales and displays of goods shall be located entirely within an enclosed building, except for as listed in this Subsection B.

...

**SECTION 95.** Section 22.140.430 is hereby amended to read as follows:

**22.140.430 – Outdoor Storage.**

...

C. Industrial Zones. This Subsection C applies to outdoor storage in Zones M-1, M-1.5, M-2, M-2.5, and M-3.

...

2. Fences and Walls. Where a fence or wall is required pursuant to this Subsection C, it shall be developed as provided herein:

...

c. Required fences which are not open to view from any street or highway or any area in a Residential, Agricultural, or Commercial Zone may be constructed of material other than as specified in Subsection C.2.e~~b~~, above if constructed and maintained in accordance with the provisions of this Subsection C.

...

**SECTION 96.** Section 22.140.450 is hereby amended to read as follows:

**22.140.450 - Plant Nurseries, Retail.**

A. Applicability. This Section applies to plant nurseries, including propagation of nursery stock and retail sales, in Zones A-1, A-2, and R-R, and ~~SR-D~~.

B. Minimum Site Area. Retail plant nurseries shall have a minimum site area ~~as specified:~~ of five acres.

...

**SECTION 97.** Section 22.140.490 is hereby amended to read as follows:

**22.140.490 - Recreational Vehicle Parks.**

A. Applicability. This Section applies to recreational vehicle parks in Zones A-1, A-2, O-S, R-R, W, C-1, C-2, C-3, C-M, C-RU, MXD-RU, and C-R. The Commission or Hearing Officer, in granting the Conditional Use Permit (Chapter 22.158), may impose additional conditions relating to park perimeter walls or enclosures on public street frontage, signs, access, and vehicle parking, may prohibit certain uses from recreational vehicle parks, but may not modify any of the following standards listed in this Section, except as otherwise provided in this Section or pursuant to a Variance (Chapter 22.194) application.

B. Development Standards.

...

3. Area. The recreational vehicle park shall have an area of not less than five acres; in all applicable zones, except Zones C-1, C-2, C-3, and C-M where there is no lot size limit.

...

**SECTION 98.** Section 22.140.510 is hereby amended to read as follows:

**22.140.510 – Renewable Energy.**

D. Small-Scale Solar Energy Systems.

...

3. Development Standards. Small-scale solar energy systems shall comply with the following standards:

...

d. Additional Standard for Lot Coverage Modification to Ground Mounted Small-Scale Solar Energy Systems. In addition to the applicable standards of this

Subsection D.3, a lot coverage modification for a ground mounted small-scale solar energy system shall also comply with Subsection ~~E.5 (Additional Findings)~~E.3.c.vii (Signs), below.

...

G. Small-Scale Wind Energy Systems.

...

5. Additional Findings. When a Minor Conditional Use Permit (Chapter 22.160) application is required by Subsection ~~D.4G.1~~, above, the following additional findings shall apply, as applicable.

...

**SECTION 99.** Section 22.140.580 is hereby amended to read as follows:

**22.140.580 - Single-Family Residences.**

A. Applicability.

1. This Section applies to single-family residences in ~~Zones A-1, A-2, R-A, R-1, R-2, R-3, R-4, C-RU, and MXD-RU~~all zones where permitted or conditionally permitted.

...

...

E. Modification.

1. Applicability. Except as specified in Chapter 22.120 (Density Bonus), Chapter 22.121 (Inclusionary Housing), or Chapter 22.166 (Housing Permits), ~~the~~ requirements in Subsections B through D, above, may be modified upon approval of a Minor Conditional Use Permit (Chapter 22.160) application or a Conditional Use Permit

(22.158) application for the zones that require such Conditional Use Permit, subject to Subsection E.2, below.

...

...

G. Additional Standards for Zones C-H, C-1, C-2, C-3, C-M, and C-R. In Zones C-H, C-1, C-2, C-3, C-M, and C-R, single-family residences shall comply with the following standards:

1. Height. Maximum height shall be 35 feet.

2. Yard Setbacks.

a. Zones C-H, C-1, C-2, and C-3. Yard setbacks shall comply with Section 22.20.050 (Development Standards for Zones C-H, C-1, C-2, and C-3).

b. Zone C-M. Yard setbacks shall comply with Section 22.20.050.C (Zone C-3).

c. Zone C-R. Yard setbacks shall comply with Section 22.16.050 (Development Standards for Zones A-1 and A-2).

3. Other development standards. All single-family residences shall comply with all other applicable development standards in Division 6 (Development Standards).

4. Modifications. Except as specified in Chapter 22.120 (Density Bonus), Chapter 22.121 (Inclusionary Housing), or Chapter 22.166 (Housing Permits), development standards listed in this Subsection G may be modified with a Conditional Use Permit (Chapter 22.158) application subject to Subsection E.2, above.

**SECTION 100.** Section 22.140.630 is hereby amended to read as follows:

**22.140.630 – Secondary Land Uses Under High-Voltage Transmission Lines.**

...

F. Use Regulations.

1. Use Regulations for Crops and Greenhouses. Where permitted by Subsection D, above, the following regulations shall apply to crops, including field, tree, bush, berry, and row; plant nurseries, propagation of nursery stock only; and greenhouses.

a. ...

...

h. Sight Distance. Adequate sight distance from any driveway or access road to the public right-of-way shall be maintained to the satisfaction of Public Works. Notwithstanding Subsections F.1.b, F.1.c, F.1.f, above, the placement of any object, such as crops, greenhouses, landscaping, fencing, walls, or storage, adjacent to the property line may be subject to review by Public Works.

**SECTION 101.** Section 22.150.070 is hereby amended to read as follows:

**22.150.070 - Findings and Decision.**

~~A. The Commission shall make findings in compliance with Section 22.222.200 (Findings and Decision).~~

BA. In considering an application pursuant to this Chapter, the Commission shall approve the permit application if all of the following findings are made standards are met:

1. The adult business is consistent with the location and development standards contained in this Chapter;

2. The adult business is located in a zone classification which lists adult business as a permitted use;



3. Except as otherwise specifically provided in this Chapter, the adult business complies with the development features prescribed in this Title 22; and

4. The adult business has submitted to the Director documentation of successfully completing the process and receipt of the license required under Chapter 7.92 (Adult Businesses) in Title 7 of the County Code. In cases where such documentation is unavailable at the time the Commission takes action on the application, any action by the Commission granting an Adult Business Permit shall be conditioned upon the applicant providing to the Director the documentation required by this Subsection A.4. No Adult Business Permit shall be valid unless and until such documentation has been provided to the Director.

~~CB.~~ Issuance or denial of the ministerial permit is not subject to administrative appeal.

**SECTION 102.** Section 22.152.010 is hereby amended to read as follows:

**22.152.010 - Purpose.**

The Animal Permit is established to regulate:

A. The keeping or maintaining as a pet or for the personal use of members of the family residing on the premises of:

1. Wild or domestic animals not specifically classified which will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare; ~~and~~ or

2. Domestic or wild animals exceeding the number permitted or on lots having less than the area required, which will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of such site.

...

**SECTION 103.** Section 22.158.050 is hereby amended to read as follows:

**22.158.090 – Findings and Decision.**

...

B. Findings.

...

4. The proposed site is adequately served:

a. By highways or streets of ~~sufficient width and~~ improved as necessary to shorten trip length and reduce vehicle miles traveled to carry for the kind and quantity of traffic such use would generate; and

...

**SECTION 104.** Section 22.162.040 is hereby amended to read as follows:

**22.162.040 - Findings and Decision.**

A. Findings.

...

2. The Commission shall recommend approval of an application to the Board if the following findings are made:

a. The proposed Development Agreement is consistent with the General Plan and any applicable Community, Area, or Specific Plan.

b. The proposed Development Agreement complies with zoning, subdivision, and other applicable ordinances and regulations.

c. The proposed Development Agreement is consistent with the public ~~convenience, general welfare, and good land use practices~~ safety, welfare, and

convenience, making it in the public interest to enter into the Development Agreement with the applicant.

**SECTION 105.** Section 22.174.040 is hereby amended to read as follows:

**22.174.040 - Application and Review Procedures.**

...

D. Application Without a Public Hearing.

1. An application to remove, encroach, or relocate not more than one oak tree in conjunction with a single-family residence permitted in the zone with a Ministerial Site Plan Review (Chapter 22.186), shall be filed and processed in compliance with this Subsection D and this Chapter. An oak tree identified as a heritage oak tree in Subsection B.2.a.v, above, shall not be eligible for review per this Subsection D, but shall be reviewed in accordance with Subsection E, below.

~~2. Prior to making a decision, the Director shall review the application for compliance with Section 22.174.060 (Findings and Decision) and Section 22.174.070 (Conditions of Approval). When making a decision on the application in accordance with Section 22.226.040 (Decision), the Director may apply development standards to ensure compliance with this Chapter, including but not limited to:~~

~~a. The replacement of the oak tree proposed for removal or relocation in accordance with Section 22.174.070.A; and~~

~~b. A plan for protecting oak trees on the subject property during and after development in accordance with Section 22.174.070.B.~~

~~3. If the Director approves the application, and if the applicant is not the owner, the applicant shall provide an oak tree information manual prepared by and available from~~

the Fire Department to the property owner, subsequent property owner, and any homeowners association.

E. Application with a Public Hearing. Unless an application is filed pursuant to Subsection D, above, the public hearing shall be held pursuant to Section 22.222.120 (Public Hearing Procedure), provided:

...

~~2. Decision After Public Hearing. The decision of the Commission or Hearing Officer after the public hearing shall be held in compliance with Section 22.222.210 (Decision After Public Hearing). Findings and Decision. When making a decision on the application, the Commission or the Hearing Officer shall make findings in Section 22.174.060 (Findings). The decision of the Commission or Hearing Officer after the public hearing shall be made in compliance with Section 22.222.210 (Decision After Public Hearing).~~

**SECTION 106.** Section 22.174.060 is hereby amended to read as follows:

**22.174.060 - Findings and Decision.**

...

**SECTION 107.** Section 22.176.020 is hereby amended to read as follows:

**22.176.020 - Application and Review Procedures.**

...

B. Review Procedures.

...

5. Prior to taking action, the Director shall provide notice of application in compliance with:

a. Section 22.222.170 (Sign Posting); and

b. Section 22.222.130 (Notice of Application), except where modified below:

...

~~iii. Notification Radius.~~

~~(1) Notice shall be mailed in compliance with Section 22.222.160.A (Notification Radius); and~~

~~(2) In those cases where the mailing address of any owner of property required to be notified differs from the site address of such property, notification shall also be sent to the "occupant" at the site address.~~

c. Notice shall be mailed in compliance with Section 22.222.160.A (Notification Radius).

**SECTION 108.** Section 22.176.030 is hereby amended to read as follows:

**22.176.030 - Findings and Decision.**

...

C. Additional Findings.

1. If applicable, the use and development of land provides well-designed bicycle parking spaces in excess of the bicycle parking spaces otherwise required under Section 22.112.100 (Bicycle Parking Spaces and Bicycle Facilities), or in excess of the total number of bicycle parking spaces provided by a qualifying project under ~~Section 22.22.120~~22.112.110 (Reduction in Required Parking Spaces when Bicycle Parking Provided).

**SECTION 109.** Section 22.180.040 is hereby amended to read as follows:

**22.180.040 - Findings and Decision.**

...

B. The Commission may recommend approval of an application to the Board if the following findings are made:

1. The amendment is consistent with the adjacent area, if applicable.
2. The amendment is consistent with the principles of the General Plan.
3. Approval of the amendment will be in the interest of public health, safety, and general welfare ~~and in conformity with good zoning practice.~~
4. The amendment is consistent with other applicable provisions of this Title 22.

**SECTION 110.** Section 22.188.020 is hereby amended to read as follows:

**22.188.020 - Applicability.**

A. Short-Term Special Events. A Short-Term Special Events Permit may approve the following special events:

1. Short-term events sponsored by a public agency or a religious, fraternal, educational, or service organization directly engaged in civic, charitable, or public service endeavors, conducted for no more than six weekends or seven consecutive days during any 12-month period and limited to:

- a. Carnivals.
- b. Exhibitions.
- c. Fairs.
- d. Short-term farmers' markets not otherwise governed by Division 3 (Zones) or 4 (Combining Zones and Supplemental Districts) ~~of in this~~ Title 22 ~~of the County~~ Code.

- e. Festivals, excluding outdoor festivals.
- f. Pageants and religious observances, excluding tent revival meetings.

2. In a Commercial or Industrial Zone:

a. Limited-term pop-up restaurants and other eating establishments, including accessory alcoholic beverage sales for on-site and off-site consumption, and conducted for no more than six weekends or seven consecutive days during any 12-month period; and

b. Limited-term pop-up retail/commercial uses listed in Table 22.20.030-B (Land Use Regulations for Commercial Zones) and Table 22.22.030-B (Land Use Regulations for Industrial Zones), including accessory alcoholic beverage sales for on-site and off-site consumption, with the exception of adult businesses, and conducted for no more than six weekends or seven consecutive days during any 12-month period.

23. Outdoor display of goods, equipment, merchandise, or exhibits in a Commercial Zone, not conducted more than once during any 30-day period nor more than four times during any 12-month period, with each occurrence not to exceed one weekend or three consecutive days, provided that:

a. All goods, equipment, and merchandise shall be the same as those sold or held for sale within the business on the lot where the outdoor display is proposed;

b. Not more than 20 percent of the area designated for parking required by Chapter 22.112 (Parking) for the established business shall be used in connection with the outdoor display;

c. A temporary banner may be permitted for the duration granted in the permit at any location on the subject property, but in no event shall the banner exceed 40 square feet of total sign area; and

d. This Chapter shall not permit the outdoor storage of goods, equipment, merchandise, or exhibits, except as otherwise may be provided by this Title 22.

B. Extended-Term Special Events Permitted. An Extended-Term Special Events Permit may approve any special event for an extended period of time, as determined appropriate by the Director, except that outdoor display of goods, equipment, merchandise, or exhibits shall not be permitted.

...

**SECTION 111.** Section 22.188.030 is hereby amended to read as follows:

**22.188.030 - Application and Review Procedures.**

...

B. Review Procedures.

...

~~5. Prior to taking action, the Director shall provide notice of application in compliance with Section 22.222.130 (Notice of Application), except where modified below:~~

~~a. Notice Content. The notice shall also indicate that any individual may oppose the granting of the application by a written protest to the Director.~~

~~b. Comment Period. The Director shall allow a minimum comment period of 15 days after the notice has been mailed. The end of the comment period shall be stated on the notice.~~



~~c. Notification Radius.~~

~~i. Notice shall be mailed in compliance with Section 22.222.160.A (Notification Radius); and~~

~~ii. In those cases where the mailing address of any owner of property required to be notified differs from the site address of such property, notification shall also be sent to the "occupant" at the site address.~~

~~C. Short Term Special Events Permit.~~

~~1. Permit Term.~~

~~a. Short term special events listed in Section 22.188.020.A.1 shall not be conducted for more than six weekends or seven consecutive days during any 12-month period, except where an Extended Term Special Events Permit is approved pursuant to Subsection D, below.~~

~~b. Short term special events listed in Section 22.188.020.A.2 shall not be conducted more than once during any 30-day period nor more than four times during any 12-month period. Each occurrence of such special event shall not exceed one weekend or three consecutive days.~~

~~2. Procedures. Decision on the application shall be based on:~~

~~a. Compliance with this Chapter; and~~

~~b. An assessment of whether the use, structure, development of land, or application of development standards is in compliance with all applicable provisions of this Title 22.~~

D. Extended-Term Special Events Permit.

~~1. Permit Term. Extended Term Special Events Permits may approve a special event for an extended period of time, as determined appropriate by the Director.~~

~~2. Procedures. Decision on the application shall be based on:~~

~~a. Compliance with this Chapter; and~~

~~b. An assessment of whether the use, structure, development of land, or application of development standards is in compliance with all applicable provisions of this Title 22.~~

Prior to taking action, the Director shall provide notice of application in compliance with Section 22.222.130 (Notice of Application), except where modified below:

1. Notice Content. The notice shall also indicate that any individual may oppose the granting of the application by a written protest to the Director.

2. Comment Period. The Director shall allow a minimum comment period of 15 days after the notice has been mailed. The end of the comment period shall be stated on the notice.

3. Notification Radius. Notice shall be mailed in compliance with Section 22.222.160.A.

**SECTION 112.** Section 22.188.040 is hereby amended to read as follows:

**22.188.040 - Findings and Decision.**

A. Short-Term Special Events Permit.

~~1. Common Procedures. Decision shall be made in compliance with Section 22.222.200 (Findings and Decision) and Subsections A.2 and A.3, below, and include the findings in Subsection C, below.~~

~~2. Additional Findings.~~

~~a. Approval will not result in the use of a lot for a cumulative time period in excess of the maximum time period such special event may be authorized during any 12-month period, except where a longer period is specifically approved in accordance with Section 22.188.030.D (Extended Term Special Events Permit).~~

~~b. With respect to an application for the outdoor display:~~

~~i. Not more than 20 percent of the area designated for parking required by Chapter 22.112 (Parking) for the established business shall be used in connection with the outdoor display; and~~

~~ii. All goods, equipment, and merchandise shall be the same as those sold or held for sale within the business on the lot or parcel of land where the outdoor display is proposed.~~

~~3. Additional Procedures for Decision. In addition to Subsection A.1, above, the Director shall deny an application when any written protest submitted within 15 days of the date noted on the notice and determined by the Director to be of general community interest and cannot be adequately mitigated through the imposition of conditions. When making a decision on the application, the Director may apply performance standards to ensure compliance with this Title 22 and all other applicable federal, State, or local codes, laws, rules, regulations, and statutes, including those of the California Department of Alcoholic Beverage Control, including but not limited to:~~

~~a. Adequate parking facilities shall be provided for the proposed event to prevent excessive traffic or queuing on public streets. All parking areas shall be maintained open and accessible during the hours of the event.~~

b. Event grounds shall be maintained free of any trash debris, garbage, and junk and salvage. An adequate number of trash containers shall be provided for the proposed event.

c. Setup, breakdown, or cleanup for the event shall be prohibited between the hours of 10:00 p.m. and 7:00 a.m., and shall be limited to three to five days in addition to the days approved for operation of the event.

d. The subject property shall be restored to its original condition, and any temporary awnings and structures shall be removed within 24 hours of the event.

e. Unless authorized by the Special Event Permit, no activities shall be conducted on the street or adjacent lots.

f. Any amplifying speakers for a public announcement system shall be directed away from residential areas.

g. A temporary banner no greater than 40 square feet may be permitted on site for the duration of the event.

h. No event structures or activities shall be permitted within the protected zone of an oak tree on or adjacent to the property being used for the event, unless an Oak Tree Permit (Chapter 22.174) application has been approved.

2. The Director may deny the application if the applicant was previously granted a Special Events Permit and did not conduct the event in compliance with this Chapter or otherwise has a history of non-compliance with this Title 22 or other applicable federal, State, or local codes, laws, rules, regulations, and statutes, including those of the California Department of Alcoholic Beverage Control.

3. If the Director approves the application, at least one or more inspections to be conducted during the event may be requested at the discretion of the Director to determine the permittee's compliance with this Chapter. The permittee shall deposit with the County a sum determined by the Director, which shall be placed in a performance fund and be used exclusively to reimburse the Department for all expenses incurred while inspecting the event to determine the permittee's compliance.

...

**SECTION 113.** Section 22.188.080 is hereby amended to read as follows:

**22.188.080 - Conditions of Issuance for Extended-Term Special Events Permit.**

...

**SECTION 114.** Section 22.188.100 is hereby amended to read as follows:

**22.188.100 - Movie On-Location Filming.**

A. Notwithstanding the other provisions of this Chapter, applications for on-location filming permits shall be filed with the filming permit coordination office which shall approve such application for a time period not to exceed the time period specified in this Title 22 where it finds that the findings set forth in Section 22.188.0340.C (Findings) and Section 22.188.0340.A.2 (Additional Findings) have been met by the applicant. In addition, in lieu of Section 22.188.0340.A.2.a, the filming permit office shall also find that such approval will not result in a frequency of usage likely to create incompatibility between such temporary use and the surrounding area. Where an application is denied due to frequency of usage, the filming permit office shall specify

the minimum time period between approvals which, in its opinion, is necessary to prevent such incompatibility.

B. In interpreting the other provisions of this Chapter in relation to on-location filming, the filming permit office shall be substituted for the Director, and the provisions of Section 22.188.0230 (Application and Review Procedures) shall not apply.

...

**SECTION 115.** Section 22.192.130 is hereby amended to read as follows:

**22.192.130 - Program Operative Date.**

Unless extended by State law, no UAIZ Agreement for property within the County's UAIZ or any city's UAIZ shall be renewed or created after January 1, 2019. However, any UAIZ Agreement entered into pursuant to this Chapter on or before January 1, ~~2019~~2029, shall be valid and enforceable for the duration of the UAIZ Agreement.

**SECTION 116.** Section 22.198.050 is hereby amended to read as follows:

**22.198.050 - Findings and Decision.**

...

B. The Commission shall recommend approval of an application to the Board if the following findings are made:

...

4. The zone classification at such location will be in the interest of public health, safety and general welfare, ~~and in conformity with good zoning practice;~~

...

**SECTION 117.** Section 22.222.100 is hereby amended to read as follows:

**22.222.100 - Denial of Inactive Application.**

A. Inactive Application. If the applicant does not provide ~~any~~all items required by Section 22.222.070 (Application Filing and Withdrawal) or Section 22.222.090 (Initial Application Review) within the time period specified by the Director, or, if no time is specified, within 30 days of notification, the Director may deem the application inactive. The Director may extend the time period upon written request from the applicant. Once the Director deems an application inactive, the Director or Hearing Officer may deny an application according to Subsection B or C, below.

...

**SECTION 118.** Section 22.222.170 is hereby amended to read as follows:

**22.222.170 - Sign Posting.**

...

E. Verification. At least ~~44~~30 days prior to the public hearing or decision date, the applicant shall provide the Director with:

1. A photograph showing the signs erected on the subject property; and
2. A signed affidavit stating that the signs have been placed on the subject

property in compliance with this Section.

...

**SECTION 119.** Section 22.222.270 is hereby amended to read as follows:

**22.222.270 - Expiration and Extension for Unused Permits and Reviews.**

...

B. Except as specified otherwise, where an application requesting an extension is timely filed prior to the expiration date, the Hearing Officer may, one time, extend the time limit in Subsection A, above, for a period of not to exceed one year.

**SECTION 120.** Section 22.226.080 is hereby amended to read as follows:

**22.226.080 - Expiration Date and Extension for Unused Permits and Reviews.**

...

B. Notwithstanding Subsection A, above, where an application requesting an extension is timely filed prior to such expiration date, the Director may, one time, extend the time limit in Subsection A, above, for a period of not to exceed one year.

...

**SECTION 121.** Section 22.232.050 is hereby amended to read as follows:

**22.232.050 - Filing of Bonds.**

Filing of bonds shall be in compliance with Section ~~22.246.030.A~~22.290 (Filing of Bonds).

**SECTION 122.** Section 22.236.030 is hereby amended to read as follows:

**22.236.030 - Prohibited Modifications.**

A. Any request to modify or eliminate the following shall be denied:

1. A change of an alcohol license previously approved for a site.
2. An increase of shelf space devoted to alcohol.
- ~~3. The modification would require additional environmental review in compliance with CEQA.~~

43. Substantial alteration or material deviation from the terms and conditions of the previous approval.



54. Modification or elimination of any condition specified as mandatory in this Title 22 or any condition which relates to a development standard that may only be modified through a Variance (Chapter 22.194).

65. Modification of the time limit for use, grant term, or expiration date.

...

**SECTION 123.** Section 22.238.040 is hereby amended to read as follows:

**22.238.040 - Grounds for Modifications or Revocations.**

A. After a public hearing is held in accordance with this Chapter, the ~~Hearing Officer~~Commission may modify or revoke any discretionary permit or review which has been granted by the Board, Commission, or Hearing Officer pursuant to this Title 22, on any one or more of the following grounds:

...

...

**SECTION 124.** Section 22.238.050 is hereby amended to read as follows:

**22.238.050 - Nonconforming Uses and Structures—Additional Grounds.**

In addition to Section 22.238.040 (Grounds for Modifications or Revocations), a nonconforming use or structure may be modified or revoked after the public hearing if the ~~Commission or Hearing Officer~~ finds:

A. That the condition of the improvements, if any, on the property are such that to require the property to be used only for these uses permitted in the zone where it is located would not impair the constitutional rights of any person; or

B. That the nature of the improvements are such that they can be altered so as to be used in conformity with the uses permitted in the zone in which such property is located without impairing the constitutional rights of any person.

**SECTION 125.** Section 22.238.060 is hereby amended to read as follows:

**22.238.060 - Commercial or Industrial Uses.**

...

B. Notwithstanding any other provision of this Title 22 to the contrary, the Commission may ~~recommend to the Board the modification, discontinuance,~~modify, revoke, or order the removal of a commercial or industrial use if the Commission finds that as operated or maintained, such use:

1. Jeopardizes or endangers the public health or safety of persons residing or working on the premises or in the surrounding area;
2. Constitutes a public nuisance;
3. Has resulted in repeated nuisance activities including but not limited to, disturbances of the peace, illegal drug activity, public drunkenness, drinking in public, harassment of passersby, gambling, prostitution, sale of stolen goods, public urination, theft, assaults, batteries, acts of vandalism, loitering, excessive littering, illegal parking, loud noises in late night or early morning hours, traffic violations, curfew violations, lewd conduct, or police detentions and arrests; or
4. Violates any provision of any federal, State or County regulation, ordinance, or statute.

**SECTION 126.** Section 22.238.060 is hereby amended to read as follows:

**22.238.070 - Public Hearing and Action.**

A. Public Hearing Procedure.

1. Public Hearing.

a. A public hearing shall be held in compliance with Section 22.222.120.B (Public Hearing).

b. The Commission ~~or Hearing Officer~~ may continue the public hearing in compliance with Section 22.222.120.C.1 if, for any reason, the testimony of any case set for public hearing cannot be completed on the appointed day.

2. Notice Requirements. In addition to Section 22.222.120.B.2 (Notice of Public Hearing), the Director shall also serve notice upon every person, if any, in real or apparent charge and control of the premises involved, the record owner, the holder of any mortgage, trust deed, or other lien or encumbrance of record, the holder of any lease of record, the record holder of any other estate or interest in or to the premises or any part thereof, written notice of the time and place of such hearing, either in the manner required by law for the service of summons, or by registered mail, postage prepaid:

a. To appear at a public hearing at a time and place fixed by the Commission; and

b. At the public hearing, to show cause why the permit should not be revoked or revised, or why the use, building, or structure should not be modified, discontinued, or removed, as applicable.

B. Decision After Public Hearing.

1. After the public hearing, the Commission ~~or Hearing Officer~~ shall ~~recommend approval or denial of~~ approve or deny the modification or revocation of the subject use or structure.

2. As part of any recommendation for modification, the Commission ~~or Hearing Officer~~ shall ~~recommend~~impose conditions as deemed appropriate.

3. ~~Recommendation~~The decision shall be supported by written findings, in compliance with Section 22.222.200.A (Findings), including a finding that the action does not impair the constitutional rights of any person. However, the Commission ~~or Hearing Officer~~ may ~~recommend~~order that a use be discontinued or a building or structure removed only upon finding that:

a. Prior governmental efforts to cause the owner or lessee to eliminate the problems associated with the premises have failed (examples include formal action by law enforcement, building and safety, or zoning officials); and

b. That the owner or lessee has failed to demonstrate, to the satisfaction of the Commission, the willingness and ability to eliminate the problems associated with the premises.

C. Notice of Action.

1. The Commission shall issue and serve a notice of action in compliance with Section 22.222.220 (Notice of Action).

D. Appeal and Board Action.

~~1. After receipt of the Commission's or Hearing Officer's recommendation, the Board shall hold a public hearing and shall give notice of public hearing in compliance with Section 22.222.120.B.2 (Notice of Public Hearing), provided, however, that if the Commission or Hearing Officer has recommended against the approval of a modification, the Board shall not be required to take further action and the action of the Commission shall become final unless an interested party requests a hearing by the Board by filing a~~

~~written request with the Executive Officer-Clerk of the Board within 15 days after the Commission or Hearing Officer files its recommendation with the Board.~~

~~2. The Board may approve, modify, or reject the recommendation~~decision~~ of the Commission or Hearing Officer, and its action to modify or revoke shall be supported by the written findings prescribed in this Chapter.~~

~~3. The Board shall issue and mail a notice of action in compliance with Section 22.222.220 (Notice of Action).~~

If an applicant or an interested party disagrees with the decision of the Commission, the applicant or interested party may file an appeal with the Board in accordance with the procedures for the filing of appeals to the Board in Chapter 22.240 (Appeals).

**SECTION 127.** Section 22.240.060 is hereby amended to read as follows:

**22.240.060 - Procedures for Appeals and Calls for Review.**

...

E. Decision and Notice.

...

4. Decisions on appeals or reviews shall be rendered within 30 days of the close of the hearing become final 30 days after the final findings and conditions have been adopted by the Appeal Body.

...

**SECTION 128.** Section 22.244.040 is hereby amended to read as follows:

**22.244.040 - Findings.**

...

B. Findings.

1. The amendment is consistent with the surrounding area, if applicable.
2. The amendment is consistent with the principles of the General Plan.
3. Approval of the amendment will be in the interest of public health, safety, and general welfare ~~and in conformity with good zoning practice.~~
4. The amendment is consistent with other applicable provisions of this Title 22.

**SECTION 129.** Chapter 22.246 is hereby amended to read as follows:

**Chapter 22.246 - ADDITIONAL LEGISLATIVE REGULATIONS**

**SECTION 130.** Section 22.246.030 (Bonds and Insurance) is hereby renumbered to be Section 22.222.290.

**SECTION 131.** Section 22.246.040 (Procedural Ordinance for Financing of Public Facilities) is hereby renumbered to be Chapter 22.260.

**SECTION 132.** Section 22.246.050 (Major Projects Review Trust Funds) is hereby renumbered to be Chapter 22.262.

**SECTION 133.** Section 22.246.060 (Library Facilities Mitigation Fee) is hereby renumbered to be Chapter 22.264.

**SECTION 134.** Section 22.246.070 (Law Enforcement Facilities Fee) is hereby renumbered to be Chapter 22.266.

**SECTION 135.** Section 22.246.080 (Temporary Housing in Disaster Areas) is hereby renumbered to be Section 22.140.380.C

**SECTION 136.** Section 22.250.010 is hereby amended to read as follows:

**22.250.010 – Filing Fees and Deposits.**

...

TABLE 22.250.010-A: FILING FEE SCHEDULE		
...		...
Appeal	...	
	Appeal to Regional Planning Commission, Applicant for a Large Family Child Care Home	\$418
	...	
...		...
Site Plan Review, Ministerial	...	
	Large family child care home	\$234
	...	

**SECTION 137.** Chapter 22.260 is hereby added to read as follows:

**Chapter 22.260 - Procedural Ordinance for Financing of Public Facilities.**

**Sections:**

22.260.010 Purpose

22.260.020 Areas of Benefit Authorized

22.260.030 Definitions

22.260.040 Initiation of Proceedings

22.260.050 Resolution of Intention

22.260.060 Notice of Hearing

22.260.070 Protests

22.260.080 Hearing

22.260.090 Resolution of Designation

22.260.100 Filing of Map and Recording of Notice of Assessment as Lien

22.260.110 Payment of Benefit Assessments

22.260.120 Recordation of Notice of Pendency of Sale or Foreclosure

22.260.130 Annual Adjustment of Facilities Benefit Assessment

22.260.140 Consideration in Lieu of Assessment

22.260.150 Termination of Area of Benefit

22.260.160 Reimbursement and Refund

22.260.170 Alternative Method

**22.260.010 - Purpose.**

A. This Chapter implements, in part, the County General Plan, which provides guidelines for future development in areas depicted within urban expansion or nonurban categories on the General Development Policy Map.

B. The General Plan recommends a development qualification procedure, in part, to ensure that proposed new projects in areas designated in the General Plan as urban expansion or nonurban will not create substantial net costs on County government, special districts, and existing taxpayers.

C. This Chapter is intended to establish procedures for the implementation of the General Plan by providing for the designation of lands which will receive special benefits from the acquisition, construction, and improvement of certain public facilities set forth in this Chapter, and the imposition of special assessments on land related to benefits received.

**22.260.020 - Areas of Benefit Authorized.**

In order that the burden of the cost of constructing public facilities may be borne by all of the lands benefited thereby, areas of benefit may be designated and facilities benefits assessments, as defined in Section 22.260.030 (Definitions), chargeable to and against such lands may be imposed in accordance with procedures set forth in this Chapter.

**22.260.030 - Definitions.**

Specific terms used in this Chapter are defined in Division 2 (Definitions), under "Procedural Ordinance for Financing of Public Facilities."

**22.260.040 - Initiation of Proceedings.**



Upon the receipt of an application by a landowner or his designated agent, or on its own motion, the Board may initiate proceedings for the designation of an area of benefit by adopting a resolution stating its intention to do so. The Board shall refer the proposed public facilities project to the Director of Public Works and shall instruct the Director of Public Works, with the assistance of the Director and, where appropriate, interested landowners to make and file with the Board a written report. The report shall contain:

A. One or both of the following:

1. An implementation program for future development; or
2. A financing plan with respect to the proposed public facilities project.

B. General description of the proposed public facilities project.

C. An estimate of the total cost of the public facilities project based on the projected time for commencement and completion thereof in accordance with the capital improvement program.

D. A capital improvement program establishing a schedule for the timing of construction of the public facilities project and the estimated cost for the project.

E. A map showing the area of benefit to be designated and the boundaries and dimensions of the subdivision of land within the area of benefit.

F. Preliminary information concerning the method pursuant to which the costs are proposed to be apportioned among the lots within the area of benefit in proportion to the estimated benefits to be received by those lots and a preliminary estimate of the amount of the facilities benefit assessments which will be charged to each such lots.

G. The amount of the contribution or advance, if any, which the County or other public entity will make toward the total cost of the public facilities project.

**22.260.050 - Resolution of Intention.**

Upon receipt of the report described in Section 22.260.040 (Initiation of Proceedings), the Board may declare its intention to designate an area of benefit by adopting a resolution of intention which shall include the following:

A. A definitive description of the specific public facilities project, the cost of which is proposed to be charged to the properties located within the area of benefit.

B. A capital improvement program with respect to the public facilities project.

C. The proposed boundaries of the area of benefit.

D. Information concerning the method by which the costs are proposed to be apportioned among the lots within the area of benefit and an estimate of the amount of the facilities benefit assessments which will be charged to each such lot.

E. The basis and methodology by which automatic annual increases in the facilities benefit assessment will be computed, assessed, and levied, without the necessity for further proceeding pursuant to Section 22.260.130 (Annual Adjustment of Facilities Benefit Assessment), if, in the discretion of the Board such automatic annual increases are determined to be necessary.

F. The amount of the contribution or advance, if any, which the County or other public entity will make toward the total cost.

G. The time and place at which the Board will hold a public hearing to consider designation of the area benefit.

**22.260.060 - Notice of Hearing.**

Notice of the public hearing shall be provided by publication of the resolution of intention in a newspaper of general circulation at least 14 days before the date set for the

public hearing and by mailing copies of the resolution of intention to the owners of the affected properties located within the proposed area of benefit at the addresses shown on the latest equalized assessment roll, or as otherwise known to the Assessor, or by any other means which the Board finds reasonably calculated to appraise affected landowners of the public hearing.

**22.260.070 - Protests.**

At any time not later than the close of the public hearing, any owner of property within the proposed area of benefit may file a written protest against the public facilities project proposed to be undertaken, or against the extent of the area to be benefited by it, or against the facilities benefit assessments proposed to be levied within the area of benefit or against any or all of the foregoing. The protest shall be in writing, signed by the protester, and shall contain a description of the property in which the signer is interested. The description shall be sufficient to clearly identify the property. If the signer is not shown on the last equalized assessment roll as the owner of that property, the protest shall contain or be accompanied by written evidence that the signer is the owner of the property. All such protests shall be delivered to the Board and no other protests or objections shall be considered. Any protests may be withdrawn by the owners requesting the same, in writing, at any time prior to the conclusion of the public hearing.

**22.260.080 - Hearing.**

At the time and place established in the resolution of intention, the Board shall hear and consider protests filed against the proposed public facilities project, the extent of the area of benefit, the amount of the facilities benefit assessments proposed to be levied within the area of benefit, or any or all of the foregoing. The public hearing may be

continued from time to time. If within the time when protests may be filed, there is filed with the Board a written protest by the owners of more than one-half of the area of the property proposed to be included within the area of benefit, and if sufficient protests are not withdrawn so as to reduce the area represented to less than one-half, then the proposed proceedings shall be abandoned unless the protests are overruled by an affirmative vote of four-fifths of the members of the Board. The Board shall not overrule a majority protest unless it finds that the public health, safety, or general welfare require that provision be made for the installation of the proposed public facilities project. In the event a majority protest is not withdrawn or overruled, the Board shall not, for one year from the filing of that written protest, commence, or carry on any proceedings for the same public facilities project under the provisions of this Chapter. If any majority protest which is not withdrawn or overruled is directed against only a portion of the public facilities project, then all further proceedings under the provisions of this Chapter to construct that portion of the public facilities project so protested against shall be barred for a period of one year; but the Board shall not be barred from commencing new proceedings, not including any part of the public facilities project so protested against. Nothing in this Chapter shall prohibit the Board within a one-year period, from commencing and carrying on new proceedings for the construction of a portion of the public facilities project so protested against if it finds, by the affirmative vote of four-fifths of its members, that the owners of more than one-half of the area of the property to be benefited are in favor of going forward with such portion of the public facilities project.

**22.260.090 - Resolution of Designation.**

At the conclusion of the public hearing, and provided there is no majority protest or a majority protest is overruled, the Board may adopt a resolution ordering designation of the area of benefit and the establishment of the amount of the facilities benefit assessment against each lot within the area of benefit. The resolution shall include the following:

A. A definitive description of the public facilities project, the cost of which is to be charged to the properties located within the area of benefit.

B. A capital improvement program with respect to the public facilities project.

C. The boundaries of the area of benefit.

D. The method by which the costs are to be apportioned among the lots within the area of benefit and the amount of the facilities benefit assessments which will be charged to each such lot.

E. The basis and methodology by which automatic annual increases in the facilities benefit assessment will be computed, assessed, and levied, without the necessity for further proceeding pursuant to Section 22.260.130 (Annual Adjustment of Facilities Benefit Assessment), if, in discretion of the Board, such automatic annual increases are determined to be necessary.

F. The amount of the contribution or advance, if any, which the County or other public entity will make toward the total cost.

**22.260.100 - Filing of Map and Recording of Notice of Assessment as Lien.**

A. After the adoption by the Board of a resolution of designation, the Director of Public Works shall prepare a map of the boundaries of the area of benefit based on said

resolution and shall file same with the Board. The Director of Public Works shall also file a copy of the map referred to in this Section with the Registrar-Recorder/County Clerk.

B. After recording the assessment and map, the Director of Public Works shall execute and record a notice of assessment with the Registrar-Recorder/County Clerk.

C. From the date of the recording of the notice of assessment in accordance with the provisions of Subsection B, above, all persons shall be deemed to have notice of the contents of such assessment. Immediately upon such recording with the Registrar-Recorder/County Clerk each of the assessments shall be a lien upon the property against which it is made.

D. In its discretion, and for good cause shown, the Board may, upon terms and conditions prescribed by the Board in its resolution or thereafter, allow the lien of the facilities benefit assessment to become subordinate to the lien of deeds of trust executed by landowners to secure loans to finance the construction of improvements on the property within the area of benefit.

E. The Director of Public Works shall file a copy of the map and notice of assessment referred to in this Section with the Assessor.

**22.260.110 - Payment of Benefit Assessments.**

After the adoption by the Board of its resolution, no building permits shall be issued for development on any land included within the area of benefit unless and until the facilities benefit assessments established by the resolution of designation for such lands have been paid. The facilities benefit assessment shall be paid by the landowner upon the issuance of building permits for development or at such time as the capital improvement program for the area of benefit in which the assessed land is located calls

for the commencement of construction of the public facilities project. In the event that a landowner desires to proceed with development of a portion of the landowner's property, based on a phased development program, which is subject to a lien for the total amount of facilities benefit assessments as provided in this Chapter, the landowner may obtain building permits for the development phase after paying a portion of the facilities benefit assessments and making provision for payment of the remainder of the facilities benefit assessments to the satisfaction of the Director of Public Works. Money received by the County as payment of the facilities benefit assessments shall be deposited in a special fund established for the area of benefit and shall therefore be expended solely for the purposes for which it was assessed and levied. Upon payment of the facilities benefit assessment as provided in this Chapter, the lien which attaches pursuant to Section 22.260.100 (Filing of Map and Recording of Notice of Assessment as Lien) shall be discharged. In the event the partial payment is made based on a phased construction program, the County shall release the portion of the property for which building permits have been issued from the lien of the facilities benefit assessment.

**22.260.120 - Recordation of Notice of Pendency of Sale or Foreclosure.**

Where there is a delinquency in payment of the facilities benefit assessments as required by Section 22.260.110 (Payment of Benefit Assessments), the County may initiate foreclosure proceedings in accordance with the procedures set forth in this Chapter and in any and all applicable State and local laws. If a sale or foreclosure is commenced, notice of the pendency of such sale or foreclosure shall be recorded with the Registrar-Recorder/County Clerk not later than 10 days after commencing an action or proceeding in any court to foreclose the lien of such assessment. The notice of

pendency shall state that the County has commenced a sale or foreclosure, as applicable, and shall refer to and identify such sale or foreclosure and shall describe the property affected thereby. The County shall be entitled to recover the cost of recordation of any such notice of pendency in any sale or foreclosure resulting from such delinquency, and provisions shall be made in any notice, order or judgment authorizing or providing for such sale or foreclosure.

**22.260.130 - Annual Adjustment of Facilities Benefit Assessment.**

The Board may, annually after the adoption of the resolution of designation and subject to the requirements set forth in Sections 22.260.040 (Initiation of Proceedings) through 22.260.100 (Filing of Map and Recording of Notice of Assessment as Lien) cause an adjustment to be made in the facilities benefit assessments established by the resolution. The adjustments may reflect increases or decreases in the actual cost of the public facilities project or if the public facilities project has not yet been constructed then the estimated cost of the proposed capital improvements as reflected in changes in the scope of the public facilities project or any other indices as the Board may deem appropriate for this purpose. The modifications may also reflect changes in the improvements proposed to be constructed as well as the availability, or lack thereof of other funds with which to construct the capital improvements.

**22.260.140 - Consideration in Lieu of Assessment.**

A. The provisions of Section 22.260.100 (Filing of Map and Recording of Notice of Assessment as Lien) to the contrary notwithstanding, upon application by the landowner or his authorized agent, the Board may accept consideration in lieu of the facilities benefit assessments required pursuant to this Chapter, provided the Board, upon



recommendation of the Director of Public Works, finds that the substitute consideration proposed:

1. Has a value equal to or greater than such facilities benefit assessments;
2. Is in a form acceptable to the Board; and
3. Is within the scope of the public facilities project.

B. The Board may accept consideration in lieu of the facilities benefit assessments required pursuant to this Chapter where the Board finds that the substitute consideration proposed is less than the value of such facilities benefit assessment after payment of an amount equal to the difference between the value of the substitute consideration as determined by the Board and the amount of such facilities benefit assessments.

#### **22.260.150 - Termination of Area of Benefit.**

Upon the receipt of an application by a landowner or his designated agent, or on its own motion, the Board may initiate proceedings for the termination of an area of benefit by adopting a resolution stating its intention. The resolution of intention shall state the time and place at which the Board will hold a public hearing to consider such termination. If, at the conclusion of such hearing, the Board finds and determines that the public facilities project for which the area was originally formed will not be required in the reasonably foreseeable future, or that the installation of said public facilities project may be financed more effectively by another method, the Board may adopt a resolution declaring the area of benefit terminated.

#### **22.260.160 - Reimbursement and Refund.**

A. In the event of an annual adjustment of assessment as provided by Section 22.260.130 (Annual Adjustment of Facilities Benefit Assessment) which reduces the

facilities benefit assessment, amounts in the special fund which are no longer required shall be refundable to the current owners of the property as shown on the last equalized assessment roll in proportion to the amount of the original payments.

B. In the event the Board agrees to accept consideration in lieu of facilities benefit assessments as provided by Section 22.260.140 (Consideration in Lieu of Assessment), the value of which the Board finds is greater than the amount of the otherwise applicable facilities benefit assessments, the Board may enter into an agreement with a developer pursuant to which said developer may be reimbursed for the amount of the otherwise applicable facilities benefit assessments. The agreement shall set forth the amount to be reimbursed, and the time and manner in which payments shall be made only from revenues paid into the special fund created for the area of benefit.

C. Upon termination of an area of benefit as provided by Section 22.260.150 (Termination of Area of Benefit), any money remaining in the special fund established in connection therewith shall be refunded to the current owners of the property as shown on the last equalized assessment roll in proportion to the amount of the original payments.

**22.260.170 - Alternative Method.**

This Chapter is intended to establish an alternative method for spreading the costs of certain public improvements against the lands which will be benefited thereby; and the provisions of this Chapter shall not be construed to limit the power of the Board to utilize any other method for accomplishing this purpose but shall be in addition to any other requirements which the Board is authorized to impose as a condition to approving new development pursuant to State and local laws.

**SECTION 138.** Chapter 22.262 is hereby added to read as follows:

## **Chapter 22.262 - Major Projects Review Trust Funds.**

### **Sections**

22.262.010 Definitions

22.262.020 Creation of the Funds

22.262.030 Administration of the Funds

22.262.040 Supplemental Fee Agreement

### **22.262.010 - Definitions.**

Specific terms used in this Chapter are defined in Division 2 (Definitions), under "Major Project Review Trust Funds."

### **22.262.020 - Creation of the Funds.**

A. There are hereby authorized within the treasury of the County special trust funds to be known as the "Major Projects Review Trust Funds."

B. Each fund shall be used to provide additional human and physical resources to the County solely to process discretionary land use actions and to prepare and review associated environmental documents for major projects proposed in the County.

### **22.262.030 - Administration of the Funds.**

A. Each fund shall be administered by the Department to provide for necessary staffing, expense, and equipment for the aforesaid purposes only, and in accordance with established County practices.

B. Each fund shall be interest bearing, and a separate fund shall be established for each major project.

C. All amounts received from a project applicant under a supplemental service agreement, as defined in Section 22.262.040 (Supplemental Fee Agreement), shall be placed in the fund established for that major project. Notwithstanding any other ordinances to the contrary, when a project applicant enters into a supplemental service

agreement with the County, any fees paid by that applicant related to processing the discretionary land use actions shall be placed within the fund and not in the general fund. Funds from any appropriation to the fund approved by the Board shall be placed in the fund.

D. The Department shall be responsible for maintaining the accounting records relating to each fund.

E. The Board declares its intention to authorize positions necessary to carry out the work programs provided for in each supplemental service agreement for the fiscal year, which positions and related expenses will be funded from the fund. The Chief Executive Officer may authorize interim staffing during the fiscal year when needed to provide for necessary adjustments in personnel during any quarterly period.

F. The County services authorized by this Chapter shall be paid for at rates sufficient to provide for the full recovery of the costs to the County of providing the services, and the rates shall be reviewed and approved by the Auditor-Controller.

#### **22.262.040 Supplemental Fee Agreement.**

A. Any supplemental service agreement entered into pursuant to this Chapter shall be negotiated by the Department and executed by the Chief Executive Officer.

B. The agreement shall include, but need not be limited to, substantially the following provisions:

1. The County and the applicant, hereinafter referred to as the "parties," shall agree upon the processing services which will be required to process the discretionary land use actions, including environmental reviews, and the personnel, estimated time,

and physical resources which the County will need to accomplish those processing services.

2. The parties shall agree on the number and type of employees that the County shall assign to perform the processing services with the understanding that one or more employees may be utilized to perform any designated tasks and that the County may replace any employee that is assigned to perform a processing service at any time.

3. The costs which are to be funded shall consist of the actual costs to the County which include, but are not limited to: wages, other benefits, and overhead, which are incurred in connection with the employees assigned to perform the processing services for the major project, the direct costs of material and equipment required to furnish the processing services, the reasonable out-of-pocket expenses incurred by any employee assigned to furnish the processing services, and the costs of hiring outside consultants necessary to provide the County with special expertise.

4. The applicant shall deposit funds into a fund for that major project on a quarterly basis in an amount estimated to pay for the costs of providing the processing services for the following quarterly period.

5. The parties shall meet quarterly during the term of the agreement to review the amount of funds remaining in the fund and to review, reevaluate and negotiate in good faith the number and type of employees necessary to accomplish the processing services for the next quarterly period and the estimated costs for the services.

6. The Department shall promptly advise the applicant if, at any time during the quarterly period, the Department believes that the costs of accomplishing the processing services for the quarterly period will exceed the previous estimate.

7. The parties shall agree to a procedure for deposit of additional funds if the existing funds are not adequate to pay for the agreed upon services for the quarterly period.

8. The involved County departments shall maintain appropriate records of their actual costs of the processing services.

9. Entering into the agreement is voluntary.

10. The agreement shall not control, limit, or influence any County approval, disapproval, or condition of any discretionary land use action or associated environmental document. The County has the sole discretion to direct the work of any County employee or consultant retained to evaluate, or to assist with the preparation of, any discretionary land use action or associated environmental document. The cooperation of any such employee or consultant shall be exclusively determined by the County and shall not be dependent upon the approval by the County of any discretionary land use action. The agreement is not contingent upon the hiring of any specific employee or the retention of any specific consultant.

**SECTION 139.** Chapter 22.264 is hereby added to read as follows:

**Chapter 22.264 - Library Facilities Mitigation Fee.**

**Sections:**

22.264.010 Purpose

22.264.020 Definitions

22.264.030 Applicability

22.264.040 Exemptions from Fee

22.264.050 Establishment of Library Facilities Mitigation Fee

22.264.060 Annual Review of Fee

22.264.070 Time of Payment of Fee

22.264.080 Deposit and use of Fees Collected

22.264.090 Consideration In Lieu of Fee

22.264.100 Reimbursement

22.264.110 Alternative Method

**22.264.010 - Purpose.**

The purpose of this Chapter is to:

A. Implement goals and policies of the General Plan, which:

1. Promote an equitable distribution of the costs and benefits of governmental actions;

2. Promote a distribution of population consistent with service system capacity and resource availability;

3. Seek to maintain a balance between increased intensity of development and the capacity of needed public facilities; and

4. Give priority to upgrading existing public facilities in areas lacking adequate facilities;

B. Mitigate any significant adverse impacts of increased residential development upon public library facilities as required by the CEQA; and

C. Implement the Mitigation Fee Act (Section 66000 et seq. of the California Government Code).

**22.264.020 - Definitions.**

Specific terms used in this Chapter are defined in Section 22.14.120 (L) of Division 2 (Definitions), under "Library Facilities Mitigation Fee."

**22.264.030 - Applicability.**

A. The provisions of this Chapter shall apply only to residential development projects which, as of the effective date of the ordinance codified in this Chapter\*, are yet to receive final discretionary approval and the issuance of a building permit or other

development right and to any new residential use of existing buildings which has not yet commenced as of said effective date.

B. No tract map, parcel map, Conditional Use Permit, other land use permit, or other entitlement shall be approved unless payment of the library facilities mitigation fee is made a condition of approval for any such entitlement.

**22.264.040 - Exemptions from Fee.**

The following shall be exempt from the provisions of this Chapter:

A. Individual single-family residences where not more than one such residence is proposed to be built by the same person or entity on contiguous lots; or

B. Additions or modifications to existing residential units, provided that such additions or modifications do not increase the number of families that can be housed in such residential units.

**22.264.050 - Establishment of Library Facilities Mitigation Fee. [15]**

A. There is hereby established a library facilities mitigation fee. The amount of the fee to be imposed on a residential development project is based upon the findings and conclusions of the County Librarian, as set forth in the "Report on Proposed Developer Fee Program for Library Facilities—Prepared by the County of Los Angeles Public Library, October 1998," and shall not exceed the estimated reasonable cost of providing library facilities for such residential development project.

B. The library facilities mitigation fee shall be a uniform fee within each library planning area based on the estimated cost of providing the projected library facility needs in each library planning area, as identified in Table 22.264.050-A, below:

<b>TABLE</b>	<b>22.264.050-A:</b>	<b>LIBRARY</b>	<b>FACILITIES</b>	<b>MITIGATION</b>	<b>FEE</b>
<b>PER DWELLING UNIT</b>					



<u>Planning Area 1: Santa Clarita Valley</u>	<u>\$969.00</u>
<u>Planning Area 2: Antelope Valley</u>	<u>\$939.00</u>
<u>Planning Area 3: West San Gabriel Valley</u>	<u>\$980.00</u>
<u>Planning Area 4: East San Gabriel Valley</u>	<u>\$967.00</u>
<u>Planning Area 5: Southeast</u>	<u>\$970.00</u>
<u>Planning Area 6: Southwest</u>	<u>\$977.00</u>
<u>Planning Area 7: Santa Monica Mountains</u>	<u>\$972.00</u>

**Editor's note**— Fee changes in this Chapter include changes made by the County Librarian due to increases in the Consumer Price Index and are effective July 1, 2019.

**22.264.060 - Annual Review of Fee.**

A. The amount of the fee established by Section 22.264.050 (Establishment of Library Facilities Mitigation Fee) shall be reviewed annually by the County Librarian, in consultation with the Auditor-Controller. On July 1st of each year, the fee in each library planning area shall be adjusted as follows: calculate the percentage movement between April 1st of the previous year and March 31st of the current year in the Consumer Price Index (CPI) for all urban consumers in the Los Angeles, Anaheim, and Riverside areas, as published by the United States Government Bureau of Labor Statistics, adjust the fee in each library planning area by said percentage amount and round to the nearest dollar. No adjustment shall increase or decrease the fee to an amount more or less than the amount necessary to recover the cost of providing the applicable library facilities.

B. If it is determined that the reasonable amount necessary to recover the cost of providing the library facilities exceeds the fee as adjusted by Subsection A, above, the County Librarian shall present an alternative fee proposal to the Board for consideration. Such proposal may reflect increases or decreases in the actual cost of library facilities projects or, if such projects have not been completed, then the estimated cost of the

proposed library facilities. The proposal may also reflect changes in the library facilities proposed as well as the availability or lack of other funds with which to provide such facilities.

C. The County Librarian shall also present an alternative fee proposal to the Board for approval as may be necessary to ensure that the library facilities mitigation fee is a fair and equitable method of distributing the costs of the library facilities necessary to accommodate the library needs generated by the development of land in the unincorporated areas of the County among the developments which will generate the increased library needs and usage.

**22.264.070 - Time of Payment of Fee.**

A. No building or similar permit for residential use shall be issued and no new residential use of an existing building shall occur until the applicant has paid the applicable library facilities mitigation fee to the County Librarian. In the event that an applicant desires to proceed with development of a portion of the residential development project, the applicant may obtain building permits for that portion of the project after paying a proportional share of the total library facilities mitigation fee for the project to the satisfaction of the County Librarian.

B. The provisions of Subsection A, above, shall apply to payment of the library facilities mitigation fee for a residential development project if the fee will reimburse the County for expenditures already made, or if the County has previously adopted a capital improvement plan or proposed construction schedule and has established an account and appropriated funds for the library facilities to be financed by the fee. In all other cases, notwithstanding the provisions of Subsection A, above, payment of the fee for a

residential development project shall not be required prior to the date of the final inspection or the date the certificate of occupancy is issued for the first dwelling in the development, whichever occurs first. In such cases, execution of an agreement to pay the required fee or applicable portion thereof within the time specified herein shall be a condition of issuance of the applicable building or similar permit. Such agreement shall constitute a lien for the payment of the fee and shall be enforceable as provided in Section 66007 of the California Government Code.

**22.264.080 - Deposit and Use of Fees Collected.**

All library facilities mitigation fees received by the County shall be deposited in a special library capital facilities fund and expended solely for the purposes for which the fee was collected. A separate library capital facilities fund account shall be established for each of the seven library planning areas. All interest income earned shall be credited to each account and shall be used solely for the purposes for which the fee was collected.

**22.264.090 - Consideration in Lieu of Fee.**

A. The County Librarian may accept substitute consideration in lieu of the library facilities mitigation fee required pursuant to this Chapter, provided the County Librarian finds that the proposed substitute consideration:

1. Has a value equal to or greater than the applicable library facilities mitigation fee otherwise due;

2. Is in a form acceptable to the County Librarian; and

3. Is within the scope of the applicable library facilities project.

B. The County Librarian may accept substitute consideration in lieu of a portion of the library facilities mitigation fee required pursuant to this Chapter where the County

Librarian finds that the substitute consideration proposed is less than the value of the required fee but is in a form acceptable to the County Librarian and is within the scope of the applicable library facilities project. Such substitute consideration may be accepted by the County Librarian only after payment of an amount equal to the difference between the value of the substitute consideration, as solely determined by the County Librarian, and the amount of the otherwise required fee.

**22.264.100 - Reimbursement.**

The provisions of Section 22.264.090 (Consideration in Lieu of Fee) shall not prevent the execution of a reimbursement agreement between the County and a developer for that portion of the cost of library facilities paid by the developer which exceeds the need for the library facilities attributable to and reasonably related to the development.

**22.264.110 - Alternative Method.**

This Chapter is intended to establish an alternative method for the financing of public library facilities, the need for which is generated directly or indirectly by a residential development project or projects. The provisions of this Chapter shall not be construed to limit the power of the County to utilize any other method for accomplishing this purpose but shall be in addition to any other fees or requirements which the Board is authorized to impose as a condition to approving new development pursuant to State and local laws.

Footnotes:

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**Editor's note— Ordinance 98-0068, which enacts Chapter 22.264 (Ch. 22.72 at that time), is effective December 26, 1998.**

**SECTION 140.** Chapter 22.266 is hereby added to read as follows:

**Chapter 22.266 - Law Enforcement Facilities Fee.**

**Sections:**

22.266.010 Purpose

22.266.020 Definitions

22.266.030 Applicability

22.266.040 Exemptions from Fee

22.266.050 Establishment of Law Enforcement Facilities Fee

22.266.060 Annual Review of Fee

22.266.070 Time of Payment of Fee

22.266.080 Deposit and Use of Fees Collected

22.266.090 Consideration in Lieu of Fee

22.266.100 Reimbursement

22.266.110 Alternative Method

**22.266.010 - Purpose.**

The purpose of this Chapter is to:

A. Implement goals and policies of the General Plan with respect to the unincorporated urban expansion areas of Santa Clarita, Newhall, and Gorman, which:

1. Promote an equitable distribution of the costs and benefits of governmental actions;

2. Promote a distribution of population consistent with service system capacity and resource availability;

3. Seek to maintain a balance between increased intensity of development and the capacity of needed public facilities; and

4. Give priority to upgrading existing public facilities in areas lacking adequate facilities;

B. Mitigate adverse impacts due to the inadequacy of law enforcement facilities that might otherwise occur due to new development; and

C. Comply with the procedures for adoption of developer fees contained in the Mitigation Fee Act in Section 66000 et seq. of the California Government Code.

**22.266.020 Definitions.**

Specific terms used in this Chapter are defined in Section 22.14.120 (L) of Division 2 (Definitions), under "Law Enforcement Facilities Fee."

**22.266.030 Applicability.**

A. The provisions of this Chapter shall apply to new development projects which, as of August 23, 2008, the effective date of the ordinance establishing this Chapter are yet to receive final discretionary approval and/or the issuance of a building permit or other development right. The fees provided in this Chapter shall also be imposed upon a previously improved lot when a building permit is issued to add 1,000 square feet, or more, to an existing building unit upon such lot.

B. No tract map, parcel map, discretionary permit, building permit, other land use permit, or other entitlement for a new development project as defined in this Chapter shall be approved unless payment of the law enforcement facilities mitigation fee is made a condition of approval for any such entitlement.

C. Additionally, the fees provided for in this Chapter shall be imposed upon a lot which has been previously improved with a building unit whenever a building permit is issued for a new building unit on an adjoining lot under common ownership and which new unit constitutes, in effect, an addition of 1,000 square feet, or more, when constructed, or an expansion of use of the previously improved lot. Such fee shall be calculated upon the total square footage of new construction and paid by every person or entity for which a building permit is issued.

**22.266.040 - Exemptions from Fee.**

The following shall be exempt from the provisions of this Chapter:

A. Notwithstanding the provisions of Section 22.266.030.A, additions to residential structures that are less than 2,000 square feet in size shall not be subject to the fees otherwise required by this Chapter.

B. No fee imposed by this Chapter shall be imposed upon the issuance of building permit for the restoration of existing buildings, or buildings damaged by fire, or natural disasters such as earthquake, wind, or flood, where the replaced building, or portion thereof, does not exceed the original gross floor area. For purposes of this Section, "gross floor area" shall be determined by the Director of Public Works, or his designee and excludes accessory structures such as decks, patios, barns, sheds, and kiosks.

**22.266.050 - Establishment of Law Enforcement Facilities Mitigation Fee.**

A. This Chapter establishes a law enforcement facilities mitigation fee. The amount of the fee to be imposed on a new residential, commercial, office, and/or industrial development project is based upon the findings and conclusions set forth in the "Santa Clarita-North Los Angeles County Law Enforcement Facilities Fee Study, October 29, 2007," and shall not exceed the estimated reasonable cost of providing law enforcement facilities for such residential, commercial, office, and/or industrial development projects.

B. The law enforcement facilities mitigation fee shall be a uniform fee within each law enforcement facilities fee zone based on the estimated cost of providing the projected law enforcement facility needs in each such zone, as identified in Table 22.266.050-A, below:

**TABLE 22.266.050-A: LAW ENFORCEMENT FACILITIES MITIGATION FEE**

<u>Zone 1: Santa Clarita Zone</u>	
<u>Per single-family dwelling unit</u>	<u>\$467.00</u>
<u>Per multi-family dwelling unit</u>	<u>\$337.00</u>
<u>Per 1,000-square-foot commercial unit</u>	<u>\$69.00</u>
<u>    or, per square-foot of commercial space</u>	<u>\$0.07</u>
<u>Per 1,000-square-foot office unit</u>	<u>\$87.00</u>
<u>    or, per square-foot of office space</u>	<u>\$0.09</u>
<u>Per 1,000-square-foot industrial unit</u>	<u>\$35.00</u>
<u>    or, per square-foot of industrial space</u>	<u>\$0.03</u>
<u>Zone 2: Newhall Zone</u>	
<u>Per single-family dwelling unit</u>	<u>\$863.00</u>
<u>Per multi-family dwelling unit</u>	<u>\$652.00</u>
<u>Per 1,000-square-foot commercial unit</u>	<u>\$129.00</u>
<u>    or, per square-foot of commercial space</u>	<u>\$0.13</u>
<u>Per 1,000-square-foot office unit</u>	<u>\$161.00</u>
<u>    or, per square-foot of office space</u>	<u>\$0.16</u>
<u>Per 1,000-square-foot industrial unit</u>	<u>\$64.00</u>
<u>    or, per square-foot of industrial space</u>	<u>\$0.06</u>
<u>Zone 3: Gorman Zone</u>	
<u>Per single-family dwelling unit</u>	<u>\$1,285.00</u>
<u>Per multi-family dwelling unit</u>	<u>\$971.00</u>
<u>Per 1,000-square-foot commercial unit</u>	<u>\$192.00</u>
<u>    or, per square-foot of commercial space</u>	<u>\$0.19</u>
<u>Per 1,000-square-foot office unit</u>	<u>\$240.00</u>
<u>    or, per square-foot of office space</u>	<u>\$0.24</u>
<u>Per 1,000-square-foot industrial unit</u>	<u>\$96.00</u>
<u>    or, per square-foot of industrial space</u>	<u>\$0.10</u>

**22.266.060 Annual Review of Fee.**

A. The amount of the fees established by Section 22.266.050 (Establishment of Law Enforcement Facilities Mitigation Fee) shall be reviewed annually by the Sheriff, in



consultation with the Auditor-Controller. On July 1st of each year, the fee in each law enforcement facilities fee zone shall be adjusted as follows: Calculate the percentage movement between April 1st of the previous year and March 31st of the current year in the Engineering Record-News Building Construction Cost Index-Los Angeles (ENR-BCCI), adjust the fee in each law enforcement facilities fee zone by said percentage amount and round to the nearest dollar. No adjustment shall result in a fee that is greater than the amount necessary to recover the cost of providing the applicable law enforcement facilities.

B. If it is determined that the reasonable amount necessary to recover the cost of providing the law enforcement facilities exceeds the fee as adjusted by Subsection A, above, the Sheriff shall present an alternative fee proposal to the Board for consideration. Such alternative fee proposal may reflect changes in the actual cost of completed law enforcement facilities projects or, if such projects have not been completed, then the estimated cost of the proposed law enforcement facilities. The proposal may also reflect changes in the law enforcement facilities proposed as well as the availability or lack of other funds with which to provide such facilities.

C. The Sheriff may also present an alternative fee proposal to the Board for approval as may be necessary to ensure that the law enforcement facilities mitigation fee is a fair and equitable method of distributing the costs of the law enforcement facilities necessary to accommodate the law enforcement needs generated by the development of land in the unincorporated areas of north Los Angeles County.

**22.266.070 - Time of Payment of Fee.**

A. No building or similar permit for any new development project as defined in this Chapter shall be issued until the applicant has paid the applicable law enforcement facilities mitigation fee to the Sheriff. In the event that an applicant desires to proceed only with development of a portion of the development project, the applicant may obtain building permits for that portion of the project after paying a proportional share of the total law enforcement facilities mitigation fee for the project to the satisfaction of the Sheriff.

B. Notwithstanding the provisions of Subsection A, above, payment of the law enforcement facilities mitigation fee for a single-family or multi-family development project shall not be required prior to the date of the final inspection or the date the certificate of occupancy is issued for the first unit in the development, whichever occurs first, unless the County has previously adopted a capital improvement plan or proposed construction schedule and has established an account and appropriated funds for the law enforcement facilities to be financed by the fee, or unless the fee is intended to reimburse the County for expenditures already made. Additionally, notwithstanding the provisions of Subsection A, above, payment of the law enforcement facilities mitigation fee for projects for occupancy by lower income households meeting the criteria set forth in Section 66007(b)(2)(A) of the California Government Code shall not be required prior to the date of the final inspection or the date the certificate of occupancy is issued for the first unit in the development, whichever occurs first. Where payment of the fees may only be collected on the date of final inspection or the date the certificate of occupancy is issued as provided in this Section, execution of an agreement to pay the required fee or applicable portion thereof within the time specified herein shall be a condition of issuance of the applicable building or similar permit. Such agreement shall constitute a lien for the

payment of the fee and shall be enforceable as provided in Section 66007 of the California Government Code.

**22.266.080 - Deposit and Use of Fees Collected.**

All law enforcement facilities mitigation fees received by the County shall be deposited in a special law enforcement capital facilities fund and expended solely for the purposes for which the fee was collected. A separate law enforcement capital facilities fund account shall be established for each of the three law enforcement facilities fee zones. All funds from the imposition of fees provided herein shall be deposited into such accounts to be used exclusively for the purpose of land acquisition, engineering, construction, installation, purchasing, or any other direct cost of providing law enforcement facilities as defined in Section 22.266.020 (Definitions) for no other purpose. All interest income earned shall be credited to each account, and shall be used solely for the purposes for which the fee was collected.

**22.266.090 - Consideration in Lieu of Fee.**

A. The Sheriff may accept substitute consideration in lieu of the law enforcement facilities mitigation fee required pursuant to this Chapter, provided the Sheriff finds that the proposed substitute consideration:

1. Has a value equal to or greater than the applicable law enforcement facilities mitigation fee otherwise due;
2. Is in a form acceptable to the Sheriff; and
3. Is within the scope of the applicable law enforcement facilities project.

B. The Sheriff may accept substitute consideration in lieu of a portion of the law enforcement facilities mitigation fee required pursuant to this Chapter where he finds that

the substitute consideration proposed is less than the value of the required fee but is in a form acceptable to the Sheriff and is within the scope of the applicable law enforcement facilities project. Such substitute consideration may be accepted by the Sheriff only after payment of an amount equal to the difference between the value of the substitute consideration, as solely determined by the Sheriff, and the amount of the otherwise required fee.

**22.266.100 Reimbursement.**

The provisions of Section 22.266.090 (Consideration in Lieu of Fee) shall not prevent the execution of a reimbursement agreement between the County and a developer for that portion of the cost of law enforcement facilities paid by the developer which exceeds the need for the law enforcement facilities attributable to and reasonably related to the development.

**22.266.110 Alternative Method.**

This Chapter is intended to establish an alternative method for the financing of public law enforcement facilities, the need for which is generated directly, or indirectly by new development projects. The provisions of this Chapter shall not be construed to limit the power of the County to utilize any other method for accomplishing this purpose, but shall be in addition to any other fees, or requirements which the Board is authorized to impose as a condition to approving new development pursuant to State and local laws.

**SECTION 141.** Section 22.300.030 is hereby amended to read as follows:

**22.300.030 - 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 Map:

**TABLE 22.300.030-A: COMMUNITY STANDARDS DISTRICTS**

<i>Community Standards District</i>	<i>Chapter</i>	<i>CSD Adoption Date</i>
Acton	22.302	<u>11/21/1995</u>
Agua Dulce	22.304	<u>7/30/1985</u>
Altadena	22.306	<u>8/11/1998</u>
Avocado Heights	22.308	<u>10/28/2003</u>
Baldwin Hills	22.310	<u>10/28/2008</u>
Castaic Area	22.312	<u>11/30/2004</u>
Cerritos Island	22.314	<u>7/31/2010</u>
East Los Angeles	22.316	<u>4/28/1988</u>
East Pasadena—East San Gabriel	22.318	<u>7/23/2002</u>
East Rancho Dominguez	22.320	<u>5/21/1985</u>
Elizabeth Lake and Lake Hughes	22.322	<u>6/30/2009</u>
Florence-Firestone	22.324	<u>6/22/2004</u>
Juniper Hills	22.326	<u>6/26/2007</u>
La Crescenta-Montrose	22.328	<u>1/30/2007</u>
Leona Valley	22.330	<u>2/16/1993</u>
Rowland Heights	22.332	<u>11/27/2001</u>
San Francisquito Canyon	22.334	<u>11/10/2009</u>
Santa Monica Mountains North Area	22.336	<u>8/20/2002</u>

South San Gabriel	22.338	<u>2/27/2001</u>
Southeast Antelope Valley	22.340	<u>6/26/2007</u>
Stonyvale	22.342	<u>8/23/2011</u>
Twin Lakes	22.344	<u>5/9/1991</u>
Walnut Park	22.346	<u>9/24/1987</u>
West Athens-Westmont	22.348	<u>7/31/1990</u>
West Rancho Dominguez-Victoria	22.350	<u>11/14/2000</u>
Willowbrook	22.352	<u>3/15/1994</u>

**SECTION 142.** Section 22.304.060 is hereby amended to read as follows:

**22.304.060 Community-wWide Development Standards.**

...

H. Significant Ridgeline Protection. ~~For purposes of this Subsection H, ridgelines are defined as the line formed by meeting the tops of sloping surfaces of land, and significant ridgelines are defined as ridgelines which are highly visible and dominate the landscape.~~ The locations of the significant ridgelines within this CSD are shown on Figure 22.304-B: Significant Ridgelines, at the end of this Chapter and the criteria used for their designation are provided in Appendix I at the end of this Chapter.

1. The highest point of any structure, excluding chimneys, rooftop antennas, amateur radio antennas, small-scale solar energy systems, and small-scale wind energy systems, shall be located at least 50 vertical feet and 50 horizontal feet from a significant ridgeline; and

2. Any modification to Subsection H.1, above, shall require a Conditional Use Permit (Chapter 22.158), in compliance with Section 22.304.090 (Modification of Development Standards).

**SECTION 143.** Section 22.304.070 is hereby amended to read as follows:

**22.304.070 – Zone Specific Development Standards.**

A. Residential and Agricultural Zones.

...

5. Dogs. Table 22.304.070-A, below identifies the maximum number of dogs allowed on a lot.

TABLE 22.304.070-A: MAXIMUM NUMBER OF DOGS	
...	...

6. Cargo Shipping Containers

a. Table 22.304.070-B, below, identifies the maximum number of cargo shipping containers allowed on a lot.

TABLE 22.304.070-B: MAXIMUM CARGO SHIPPING CONTAINERS	
...	...

**SECTION 144.** Section 22.306.020 is hereby amended to read as follows:

**22.306.020 - Definitions.**

The following terms are defined solely for this CSD:

...

~~Ridgelines. The line formed by the meeting of the tops of sloping surfaces of land;~~  
and

~~Significant ridgelines. Highly visible ridgelines that dominate the landscape.~~

**SECTION 145.** Section 22.306.060 is hereby amended to read as follows:

**22.306.060 - Community-wWide Development Standards.**

...

E. Setback Districts. Setbacks as established in Chapter 22.72 (Setback Districts) shall take precedence over any other setbacks established by this CSD.

**SECTION 146.** Section 22.316.060 is hereby amended to read as follows:

**22.316.060 - Community-wWide Development Standards.**

...

L. Setback Districts. Setbacks as established in Chapter 22.72 (Setback Districts) shall take precedence over any other setbacks established by this CSD.

**SECTION 147.** Section 22.318.060 is hereby amended to read as follows:

**22.318.060 - Community-wWide Development Standards.**

...

D. Setback Districts. Setbacks as established in Chapter 22.72 (Setback Districts) shall take precedence over any other setbacks established by this CSD.

**SECTION 148.** Section 22.318.090 is hereby amended to read as follows:

**22.318.090 - Modification of Development Standards.**

...

C. Modification of Specific CSD Standards.

...



3. Findings and Decision.

a. Common Procedures. Findings and decision shall be made in compliance with Section 22.228.050 (Findings and Decision) and include the findings in Subsection ~~BC~~.4.b, below.

...

**SECTION 149.** Section 22.322.020 is hereby amended to read as follows:

**22.322.020 - Definitions.**

The following terms are defined solely for this CSD:

...

~~Ridgelines. 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.~~

**SECTION 150.** Section 22.324.070 is hereby amended to read as follows:

**22.324.070 - Zone Specific Development Standards.**

...

B. Commercial Zones.

...

2. Zone C-2. In addition to those under Subsection B.1 (All Commercial Zones), the following standards shall also apply to Zone C-2.

a. Residential and Mixed-Residential/Commercial Uses. Residential and mixed-residential/commercial uses in Zone C-2 shall require a Ministerial Site Plan Review (Chapter 22.186) application and shall be subject to the following development standards:

i. Yard Requirements. Residential uses not included as part of a mixed use development shall comply with the yard requirements for Zone R-3 in Subsection 22.18.040.B (Required Yards);

...

**SECTION 151.** Section 22.334.020 is hereby amended to read as follows:

**22.334.020 - Definitions.**

~~The following terms are defined solely for this CSD:~~

~~Ridgelines. The line formed by the meeting of the tops of sloping surfaces of land.~~

~~Significant ridgelines. Ridgelines which, in general, are highly visible and dominate the landscape.~~

Reserved.

**SECTION 152.** Section 22.336.060 is hereby amended to read as follows:

**22.336.060 - Community-wWide Development Standards.**

...

E. Significant Ridgeline Protection.

1. ~~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.~~ The location of the significant ridgelines within this CSD, 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 by the Department, which is adopted by reference as part of the ordinance establishing this CSD, and on Figure 22.336-B: Significant Ridgelines, at the end of this Chapter.

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, small-scale wind energy systems, and amateur radio antennas.

...

**SECTION 153.** Section 22.346.060 is hereby amended to read as follows:

**22.346.060 - Community-wWide Development Standards.**

A. Setbacks. Yard and setback requirements for all residential uses shall be the same requirements as for Zone R-1, except that setbacks as established in Chapter 22.72 (Setback Districts) shall take precedence over any other setbacks established by this CSD.

**SECTION 154.** Division 11, starting with Chapter 22.400, is hereby added to Title 22 to read as follows:

**DIVISION 11. SPECIFIC PLANS**

**Chapter 22.400 –SPECIFIC PLANS**

**22.400.010 - Intent and Authority.**

This Chapter is established to provide procedures for consideration of Specific Plans as authorized by Article 8, Chapter 3, Division 1, Title 7 and other applicable provisions of the California Government Code. It is also the intent to describe the relation between an adopted Specific Plan and the provisions of this Title 22.

**22.400.020 - Procedure and Adoption.**

Specific Plans, including any associated regulations, conditions, programs and proposed legislation shall be adopted by ordinance according to the procedures established in Article 8, Chapter 3, Division 1, Title 7 and other applicable provisions of

the California Government Code. Any amendments to such Specific Plans or regulations shall also be adopted in accordance with the Government Code provisions mentioned above. No amendment to a Specific Plan certified as part of a Local Coastal Program shall be effective in the Coastal Zone until the amendments are certified by the California Coastal Commission pursuant to Section 30514 of the California Public Resources Code.

**22.400.030 - Administration.**

Specific Plans and associated regulations shall be administered in accordance with Article 8, Chapter 3, Division 1, Title 7 and other applicable provisions of the California Government Code. Such plans and regulations may reference existing provisions and procedures of this Title 22 or they may develop different administrative procedures to use in the implementation of the Specific Plan. Except as otherwise expressly provided in a Specific Plan, property may be used for any purpose and subject to all of the standards and requirements of the basic zone. Where the regulations of a Specific Plan differ from the provisions of the basic zone, with the exception of projects subject to Chapter 22.120 (Density Bonus) and Chapter 22.166 (Housing Permits), such regulations shall supersede the provisions of the basic zone as specified in the Specific Plan.

**22.400.040 - List of Specific Plans.**

The following Specific Plans are added by reference, together with all maps and provisions pertaining thereto:

<u>Specific Plan Name</u>	<u>Ordinance of Adoption</u>	<u>Date of Adoption</u>

<u>La Vina</u>	<u>Adopted by Resolution</u>	<u>12/26/1989</u>
<u>Northlake</u>	<u>93-0014</u>	<u>2/9/1993</u>
<u>Newhall Ranch</u>	<u>Adopted by Resolution</u>	<u>5/27/2003</u>
<u>Universal Studios</u>	<u>2013-0010</u>	<u>4/30/2013</u>
<u>East Los Angeles Third Street Form-Based Code</u>	<u>2014-0049</u>	<u>11/12/2014</u>
<u>Centennial</u>	<u>Introduction and Chapters 1 through 4 adopted by Ordinance 2019-0024; Appendices adopted by Resolution</u>	<u>4/30/2019</u>
<u>Willowbrook TOD</u>	<u>2018-0032</u>	<u>9/18/2018</u>
<u>West Carson</u>	<u>2019-0050</u>	<u>10/1/2019</u>
<u>Connect Southwest LA TOD</u>	<u>2020-0024</u>	<u>5/12/2020</u>

**SECTION 155.** Chapter 22.402 is hereby added to Division 11 in Title 22 to read as follows:

**CHAPTER 22.402 LA VINA SPECIFIC PLAN**

**SECTION 156** Chapter 22.404 is hereby added to Division 11 in Title 22 to read as follows:

**CHAPTER 22.404 NORTHLAKE SPECIFIC PLAN**

**SECTION 157.** Chapter 22.406 is hereby added to Division 11 in Title 22 to read as follows:

**CHAPTER 22.406 NEWHALL RANCH SPECIFIC PLAN**

**SECTION 158.** Chapter 22.408 is hereby added to Division 11 in Title 22 to read as follows:

**CHAPTER 22.408 UNIVERSAL STUDIOS SPECIFIC PLAN**

**SECTION 159.** Chapter 22.410 is hereby added to Division 11 in Title 22 to read as follows:

**CHAPTER 22.410 EAST LOS ANGELES THIRD STREET FORM-BASED CODE SPECIFIC PLAN**

**SECTION 160.** Chapter 22.412 is hereby added to Division 11 in Title 22 to read as follows:

**CHAPTER 22.412 CENTENNIAL SPECIFIC PLAN**

(Reserved)

**SECTION 161.** Chapter 22.414 is hereby added to Division 11 in Title 22 to read as follows:

**CHAPTER 22.414 WILLOWBROOK TRANSIT-ORIENTED DISTRICT SPECIFIC PLAN**

**SECTION 162.** Chapter 22.416 is hereby added to Division 11 in Title 22 to read as follows:

**CHAPTER 22.416 WEST CARSON TRANSIT-ORIENTED DISTRICT SPECIFIC PLAN**

**SECTION 163.** Chapter 22.418 is hereby added to Division 11 in Title 22 to read as follows:

**CHAPTER 22.418 CONNECT SOUTHWEST LOS ANGELES TRANSIT-ORIENTED DISTRICT SPECIFIC PLAN**