

**SECTION 96.** Chapter 22.46 is hereby amended to read as follows:

Chapter 22.46 – COASTAL SPECIFIC PLANS

**SECTION 97.** 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
<del>Northlake</del>	<del>93-0014</del>	<del>2/9/1993</del>
<del>Newhall Ranch</del>	<del>Adopted by Resolution</del>	<del>5/27/2003</del>
<del>Universal Studios</del>	<del>2013-0010</del>	<del>4/30/2013</del>
<del>East Los Angeles Third Street Form-Based Code</del>	<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>	4/30/2019
<del>Willowbrook TOD</del>	<del>2018-0032</del>	<del>9/18/2018</del>
<del>West Carson</del>	<del>2019-0050</del>	<del>10/1/2019</del>

**SECTION 98.** 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~~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 99.** Section 22.46.810 is hereby renumbered to Section 22.402.020

as follows:

~~22.46.810~~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 100.** 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 101.** Section 22.46.1980 is hereby renumbered to Section 22.404.010, and amended as follows:

~~22.46.1980~~22.404.010 - Northlake Specific Plan Introduction.

A. The Northlake Specific Plan is located in Section ~~22.46.1981~~22.404.020 (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 102.** 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 103.** 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.

**TABLE ~~22.46.1982-A~~22.404.030-A: REFERENCE KEY TO TITLE 22**

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 104.** 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 105.** Section 22.46.1986 is hereby renumbered as Section 22.406.020 and amended to read as follows:

~~22.46.1986~~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 106.** Section 22.46.1987 is hereby renumbered as Section 22.406.030 and amended to read as follows:

~~22.46.1987~~406.030 - Appendix.

A. References

1. Table ~~22.46.1987-A~~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.

<b>TABLE <del>22.46.1987-A</del> <u>406.030-A</u>: REFERENCE KEY TO TITLE 22</b>		
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	Chapter 22.114

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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	Title 22 (Planning and Zoning Code) of



	Code; Los Angeles County Planning & Zoning Code	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 107.** 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 108.** 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~~22.400 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 109.** 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:

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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.

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**SECTION 110.** 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.

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B. Relationship to County Code.

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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.

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D. Relationship to Existing Uses.

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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 111.** 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.

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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.

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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.

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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.

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

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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.

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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.

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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.

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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.

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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.

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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.

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**SECTION 112.** Section 22.46.2040 is hereby renumbered as Section 22.408.060 and amended to read as follows:

~~22.46.2040~~408.060 - Development Limitations.

A. Prohibitions.

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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~~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~~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:

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

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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.

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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.

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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.

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**SECTION 113.** Section 22.46.2050 is hereby renumbered as Section 22.408.070 and amended to read as follows:

~~22.46.2050~~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~~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~~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 114.** 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~~22.408.210.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 115.** 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 116.** 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~~408.110 of this Specific Plan.

...

**SECTION 117.** Section 22.46.2090 is hereby renumbered as Section 22.408.110 and amended to read as follows:

~~22.46.2090~~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 ~~22.46-2000~~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 118.** Section 22.46.2100 is hereby renumbered as Section 22.408.120 and amended to read as follows:

~~22.46.2100~~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 ~~22.46.2190~~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~~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 ~~22.46.2190~~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 119.** 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 120.** 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 121.** 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~~22.408.160 of this Specific Plan.

...

...

J. Shared Parking Plan. The parking requirements listed in Section ~~22.46.2130~~22.408.150.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 122.** 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~~408.160.C.1, above, but shall not otherwise be regulated.

4. In addition to the requirements set forth in Section ~~22.46.2140~~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~~408.160.C.2, above, or the exceptions in Section ~~22.46.2140~~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 123.** 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 ~~22.46.2150~~408.170.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 ~~22.46-2150~~408.170.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 ~~22.46-2150~~408.170.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 124.** 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 ~~22.46.2160~~408.180.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 ~~22.46.2160~~408.180.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 ~~22.46.2160~~408.180.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 ~~22.46.2160~~408.180.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 ~~22.46-2160~~408.180.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; (ii) 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; (iii) 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; (iv) 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; (v) 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:

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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 ~~22.46-2160~~408.180.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 ~~22.46-2160~~408.180.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(viii)~~, 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:

...

...

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 ~~22.46-2200408.220~~ 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 ~~22.46-2160408.180.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 125.** 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 126.** 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 127.** 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 128.** 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 129.** 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 130.** 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 131.** 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 132.** 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 133.** 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 134.** 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 135.** 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 136.** 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 137.** 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 138.** 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 ~~22.46.3011~~410.130).

3. Awning Sign: See Sign Standards for Awning Sign (Section ~~22.46.3012~~410.140).

...

10. Court: See Building Type Standards for Court (Section ~~22.46.3010~~410.120).

11. Discretionary Sign: A creative sign that meets the requirements of Section ~~22.46.3012~~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 ~~22.46.3010~~410.120).

...

16. Flex Block: See Building Type Standards for Flex Block (Section ~~22.46.3010~~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 ~~22.46.3011~~410.130).

...

38. Terrace: See Frontage Type Standards for Terrace (Section ~~22.46.3011~~410.130).

...

40. Wall Sign: See Sign Standards for Wall Sign (Section ~~22.46.3012~~410.140).

41. Yard Sign: See Sign Standards for Yard Sign (Section ~~22.46.3012~~410.140).

**SECTION 139.** Section 22.46.3006 is hereby renumbered to be Section 22.410.080 and amended to read as follows:

~~22.46.3006~~410.080 - Transect Zones.

...

**SECTION 140.** Section 22.46.3007 is hereby renumbered to be Section 22.410.090 and amended to read as follows:

~~22.46.3007~~410.090 - 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 ~~22.46.3003~~410.050.A:

...

...

C. Parking.

...

2. General Parking Standards. The minimum number of parking spaces required by the applicable Transect Zone (see Section ~~22.46.3009~~410.110) 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~~410.090.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~~410.090.B.2 (Outdoor Lighting).

...

**SECTION 141.** Section 22.46.3008 is hereby renumbered to be Section 22.410.100 and amended to read as follows:

~~22.46.3008~~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 142.** Section 22.46.3009 is hereby renumbered to be Section 22.410.110 and amended to read as follows:

~~22.46.3009~~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~~410.090 (General Standards), ~~22.46.3008~~410.100 (Required Form and Articulations), ~~22.46.3010~~410.120 (Building Type Standards), and ~~22.46.3011~~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~~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		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	
Rowhouse	22.46.3010.F	Stories	3 stories max.
Court	22.46.3010.G	Overall	40 ft. max.
Hybrid Court	22.46.3010.H	Accessory Structures	See Sec. 22.48.140-22.110.030 (Accessory Buildings)
Lined Block	22.46.3010.I	Ground Floor Height	
Flex Block	22.46.3010.J	Non-residential	14 ft. min.
<b>b. Required Frontage Types</b>		Residential	11 ft. min.
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.		Upper Floor(s) Height	
Encroachments in the public right-of-way require an encroachment permit pursuant to Title 16 and Title 26 of the County Code.		Non-residential	10 ft. min.
Frontage Type	Requirements	Residential	9 ft. min.
Stoop	22.46.3011.E	Lot Coverage	
Terrace	22.46.3011.F	Lot Coverage	90% max.
Forecourt	22.46.3011.G	Miscellaneous	
Shop Front	22.46.3011.H	Any building greater than 150 feet in length shall be designed with a Forecourt frontage type or other similar massing break.	
Gallery	22.46.3011.I	Loading docks, overhead doors, and other similar service entries shall be screened and not located on primary street Façades.	
(Allowed only east of I-710)		Maximum density is 40 dwelling units per acre.	
Veranda	22.46.3011.J		
(Allowed only east of I-710)			



**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.

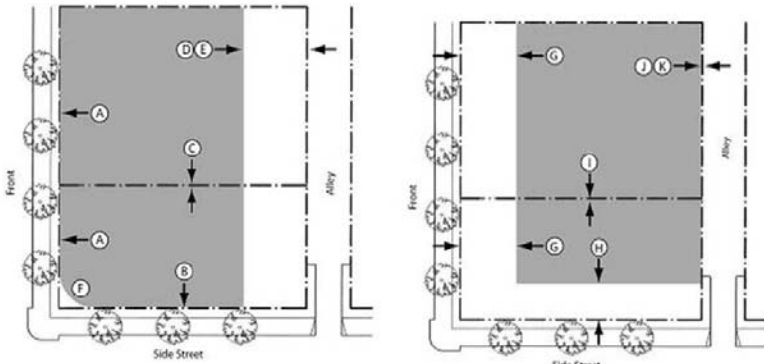
Frontage Type	Requirements
Stoop	22.410.130.E
Terrace	22.410.130.F
Forecourt	22.410.130.G
Shop Front	22.410.130.H
Gallery	22.410.130.I
(Allowed only east of I-710)	
Arcade	22.410.130.J
(Allowed only east of I-710)	

**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 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:

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
(Allowed only west of I-710)	
Lined Block	22.46.3010.I
(Allowed only west of I-710)	
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
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

c. Building Form	
Height	
Main Building	
Stories	3 stories max.
Overall	40 ft. max.
Accessory Structures See Sec. 22.48.440.22.110.030 (Accessory Buildings)	
Ground Floor Height	
Non-residential	14 ft. min.
Residential	12 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
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

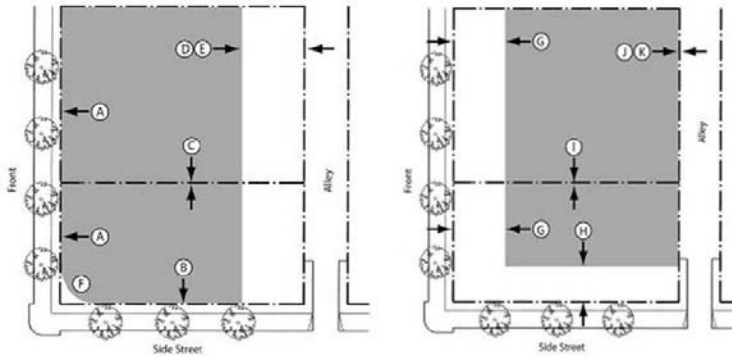
Ground Floor Height	
Non-residential	14 ft. min.
Residential	11 ft. min.

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 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)
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 22.48.3007.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 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)
Miscellaneous		
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:

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	3 stories max.
Overall	40 ft. max.
Accessory Structures (Accessory Buildings)	See 22.110.030

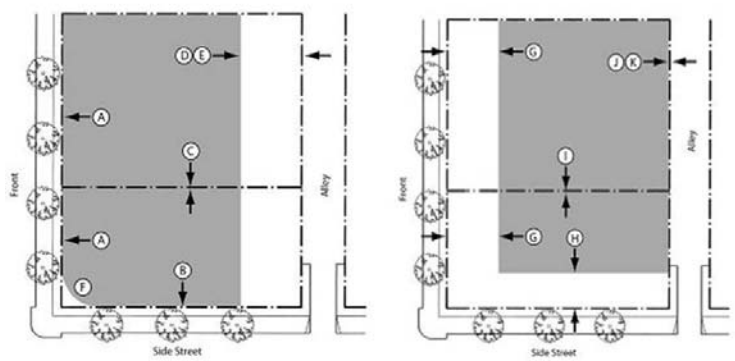
Ground Floor Height	
Non-residential	14 ft. min.
Residential	11 ft. min.

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.

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)
<b>Rear</b>		
No Alley	10 ft. min.	(D)
With Alley	3 ft. min.	(E)
Corner Cutoff as required by Sec. 22.46.240 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)
<b>Rear</b>		
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

c. Building Form	
Height	
Main Building	
Stories	2-4 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
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 (Accessory Buildings) See 22.110.030

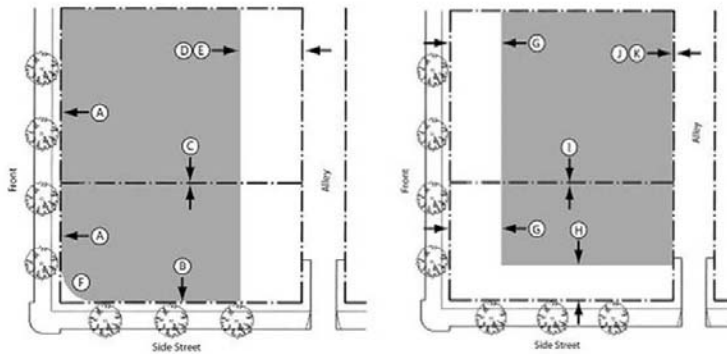
Ground Floor Height	
Non-residential	14 ft. min.
Residential	11 ft. min.

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.

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:

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
Scoop	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. 22.48-140-22.110.021 (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
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 (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.

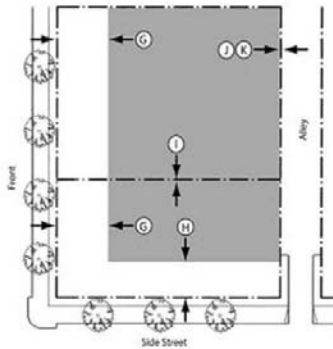
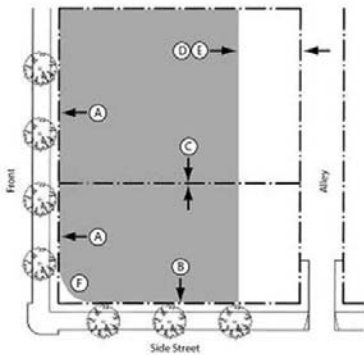
Lot Coverage	
Lot Coverage	90% max.

**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.

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	
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
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 15 and Title 26 of the County Code.	
Frontage Type	Requirements
Front Yard/Porch	22.46.3011.D
Terrace	22.46.3011.F

c. Building Form	
Height	
Main Building	
Stories	2-1/2 stories max.
Overall	35 ft. max.
Accessory Structures	See Sec. 22.48.140-22.110.090 (Accessory Buildings)
Lot Coverage	
Lot Coverage	60% 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 facades.	
Maximum density is 17 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

**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.F

**c. Building Form**

Height	
Main Building	
Stories	2-1/2 stories max.
Overall	35 ft. max.
Accessory Structures (Accessory Buildings)	See 22.110.030

**Lot Coverage**

Lot Coverage	60% max.
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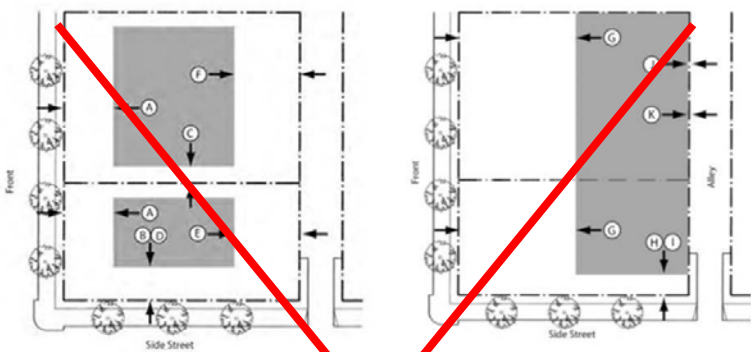
**Miscellaneous**

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 17 dwelling units per acre.

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



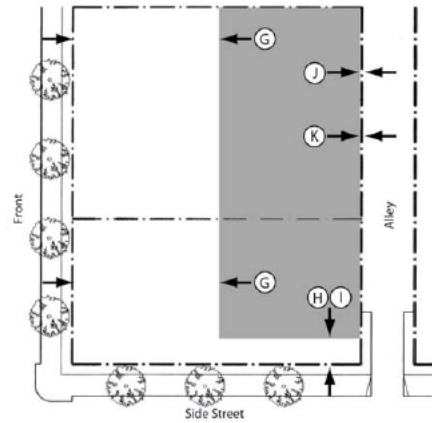
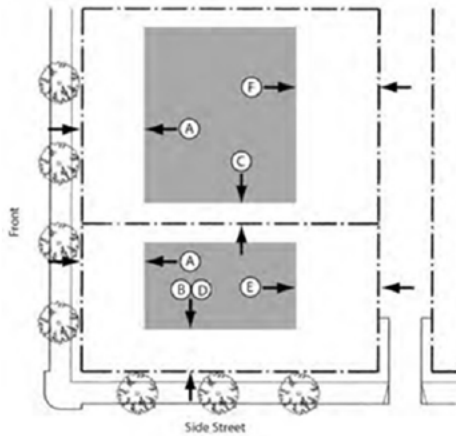
**d. Building Placement**

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)

**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 <i>dwelling</i> 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 22.4016~~, except as specifically provided for herein.

**SECTION 143.** 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 a 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, each no wider than 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	200 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 22.46.140-22.110.0. (Accessory Buildings).	



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).



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.

**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.  
One structure per parcel

**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. 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.

**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).





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.

<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>	<table border="1"> <tr> <td>Height</td> <td>Per Building Form requirements based on Transect Zone. (See Section 22-46.3009)</td> </tr> <tr> <td>Unit Width</td> <td>18 ft. min.; 36 ft. max.</td> </tr> </table> <p>Massing Units shall be delineated by at least one of the following methods: varied massing, wall articulation, fenestration placement, or roof line articulation. At least two sides of each dwelling shall be exposed to the outdoors.</p>	Height	Per Building Form requirements based on Transect Zone. (See Section 22-46.3009)	Unit Width	18 ft. min.; 36 ft. max.		
Height	Per Building Form requirements based on Transect Zone. (See Section 22-46.3009)						
Unit Width	18 ft. min.; 36 ft. max.						
<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. <table border="1"> <tr> <td>Width</td> <td>8 ft. min. (so long as minimum area requirement is met)</td> </tr> <tr> <td>Depth</td> <td>9 ft. min. (so long as minimum area requirement is met)</td> </tr> <tr> <td>Area</td> <td>100 sq. ft. min.</td> </tr> </table> <p>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.</p>	Width	8 ft. min. (so long as minimum area requirement is met)	Depth	9 ft. min. (so long as minimum area requirement is met)	Area	100 sq. ft. min.
Width	8 ft. min. (so long as minimum area requirement is met)						
Depth	9 ft. min. (so long as minimum area requirement is met)						
Area	100 sq. ft. min.						
<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).

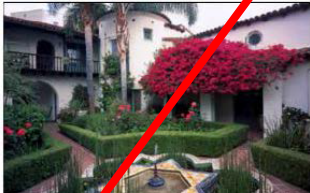
G. Court. This Subsection specifies standards for development of the Court building type.



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



Example of Court form with a 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 22.46.3009)

**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 location and types are allowed pursuant to Section 22.48.14.22.110.030 (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.

<b>1. Description</b>	
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.	
<b>2. Transect Zones Where Permissible Allowed</b>	
TOD, CC, FS, AB, 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>	
<b>Height</b>	
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.	
<b>5. Pedestrian Access</b>	
Each ground floor unit shall have an individual entry facing a street or courtyard.	
<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>	
<b>Courtyard Dimension</b>	
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.
<b>Landscape</b>	
Courtyard area shall provide at least 50% landscape or design elements such as seating areas, fountains, or other similar fixtures, or combination thereof.	
<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 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.

**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>	
<b>Courtyard Dimension</b>	
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.
<b>Landscape</b>	
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.	

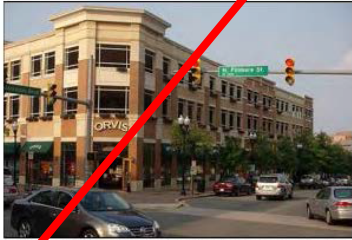
I. Lined Block. This Subsection specifies standards for development of the Lined Block building type.



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 I-75), 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 22.18.440-22.110.030 (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 144.** 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 145.** 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 ~~22.46.304~~2410.140, but otherwise comply with the provisions of this Section ~~22.46.304~~2410.140.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 ~~22.46.304~~410.060.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 ~~22.46.304~~410.060.D of this Form-Based Code, except that the burden of proof findings for a Specific Plan Substantial Conformance Review set forth in Section ~~22.46.304~~410.060.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 ~~22.46.304~~410.060.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 ~~22.46.304~~410.060.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~~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 146.** Section 22.46.3013 is hereby renumbered to be Section 22.410.150 and amended to read as follows:

~~22.46.3013~~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~~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 ~~22.46.3014~~22.410.150, combined with the building type standards of Section ~~22.46.3010~~22.410.120. Title 21 of the Los Angeles County Code provides direction and options regarding subdividing large lots.

...

**SECTION 147.** Section 22.46.3014 is hereby deleted in its entirety.

~~22.46.3014 - Reserved.~~

**SECTION 148.** Section 22.46.3100 is hereby renumbered as Section 22.414.010 and amended to read as follows:

~~22.46.3100~~22.414.010 - 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 149.** Section 22.46.3200 is hereby renumbered as Section 22.416.010 and amended to read as follows:

~~22.46.3200~~22.416.010 - 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 150.** Section 22.46.3300 is hereby renumbered as Section 22.418.010 and amended to read as follows:

22.46.3300418.010 - 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 151.** 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 152.** Chapter 22.402 is hereby added to Division 11 in Title 22 to read as follows:

**CHAPTER 22.402 LA VINA SPECIFIC PLAN**

**SECTION 153.** Chapter 22.404 is hereby added to Division 11 in Title 22 to read as follows:

**CHAPTER 22.404 NORTHLAKE SPECIFIC PLAN**

**SECTION 154.** Chapter 22.406 is hereby added to Division 11 in Title 22 to read as follows:

**CHAPTER 22.406 NEWHALL RANCH SPECIFIC PLAN**

**SECTION 155.** Chapter 22.408 is hereby added to Division 11 in Title 22 to read as follows:

**CHAPTER 22.408 UNIVERSAL STUDIOS SPECIFIC PLAN**

**SECTION 156.** 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 157.** Chapter 22.412 is hereby added to Division 11 in Title 22 to read as follows:

**CHAPTER 22.412 CENTENNIAL SPECIFIC PLAN**

**SECTION 158.** 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 159.** 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 160.** 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**