

*Appendix E*  
*Proposed Ordinance Amendments*

## Appendices

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**SECTION 1.** Part 10 of Chapter 22.40 (A-C Arts and Crafts Zone) is hereby deleted in its entirety.

**SECTION 2.** Part 11 of Chapter 22.40 (MXD Mixed Use Development Zone) is hereby deleted in its entirety.

**SECTION 3.** Part 10 of Chapter 22.40 is hereby added to read as follows:

**Part 10**

**MXD MIXED USE DEVELOPMENT ZONE**

**Sections:**

- 22.40.450 Established – Purpose.
- 22.40.460 Permitted Uses.
- 22.40.465 Accessory Uses.
- 22.40.470 Uses Subject to Director’s Review and Approval.
- 22.40.475 Uses Subject to Permits.
- 22.40.480 Project Review and Evaluation.
- 22.40.485 Development Standards.
- 22.40.490 Performance Standards for All Developments.
- 22.40.495 Lot Consolidation.

**22.40.450 Established – Purpose.** The Mixed Use Zone (MXD) provides for a mixture of residential, commercial, and limited light industrial uses and buildings in close proximity to bus and rail transit stations. The zone integrates a wide range of housing densities with community-serving commercial uses to serve local residents, employees, pedestrians and consumers. Compact development is encouraged to promote walking, bicycling, recreation, transit use and community reinvestment, to

reduce energy consumption, and to offer opportunities for employment and consumer activities in close proximity to residences.

**22.40.460 Permitted Uses.** Property in Zone MXD may be used for the following uses:

A. Commercial uses. The following commercial uses, provided all sales are retail only and all goods sold, except genuine antiques and items sold at secondhand stores, are new:

1. *Sales.*
  - Antique shops, genuine antiques only.
  - Appliance stores, household.
  - Art galleries.
  - Art supply stores.
  - Bakery shops, including baking only when incidental to retail sales from the premises.
  - Bicycle shops.
  - Bookstores.
  - Ceramic shops, including ceramic manufacturing incidental to retail sales from the premises, provided the total volume of kiln space does not exceed eight cubic feet.
  - Clothing stores.
  - Confectionaries or candy stores, including making only when incidental to retail sales from the premises.

- Delicatessens.
- Department stores.
- Dress shops.
- Drugstores.
- Florist shops.
- Furniture stores.
- Furrier shops.
- Gift shops.
- Glass and mirror sales, household only.
- Grocery stores.
- Hardware stores, in a commercial-only building if paint and other flammable materials are sold on premises.
- Health food stores.
- Hobby supply stores.
- Ice cream shops.
- Jewelry stores.
- Leather goods stores.
- Mail order houses, limited to 10,000 square feet in floor area.
- Meat markets, excluding slaughtering.
- Millinery shops.
- Music stores.

- Notions or novelty stores.
- Nurseries, including the growing of nursery stock.
- Office machines and equipment sales.
- Paint and wallpaper stores, in a commercial-only building.
- Pet supply stores, excluding the sale of pets other than tropical fish or goldfish.
- Photographic equipment and supply stores.
- Radio and television stores.
- Retail stores.
- Secondhand stores, subject to the applicable development standards set forth at Section 22.28.170.F.
- Shoe stores.
- Silver shops.
- Sporting goods stores.
- Stationery stores.
- Tobacco shops.
- Toy stores.
- Yarn and yardage stores.

2. *Services.*

- Art schools.
- Banks, savings and loans, credit unions and finance companies.

- Barber shops, provided that such shops comply with American Society of Heating, Refrigerating and Air Conditioning Engineers (ASHRAE) 62-2001 Indoor Air Quality Standards.
- Beauty shops, provided that such shops comply with American Society of Heating, Refrigerating and Air Conditioning Engineers (ASHRAE) 62-2001 Indoor Air Quality Standards.
- Bicycle rentals.
- Comfort stations.
- Community gardens.
- Dental clinics, including accessory laboratories.
- Dry cleaning drop-off and pick-up services, provided that all processing are conducted off-site.
- Employment agencies.
- Family child care homes, small.
- Fire stations.
- Interior decorating studios.
- Libraries.
- Locksmith shops.
- Medical clinics, including accessory laboratories.
- Offices, business or professional.
- Pet grooming, excluding boarding.
- Photocopying and duplicating services.

- Photography studios.
  - Police stations.
  - Post offices.
  - Printers and publishers, limited to 10,000 square feet in floor area.
  - Public utility service centers.
  - Real estate offices.
  - Repair shops, household and fix-it, including electricity and plumbing. If it is part of a mixed use development, the service fleet shall have no more than two service vehicles stored on-site.
  - Restaurants and other eating establishments including food take-out and outdoor dining.
  - Schools, through grade 12, accredited, including accessory facilities, which offer instruction required to be taught in the public schools by the State Education Code.
  - Schools, business and professional, limited to art, cooking, dance, drama, martial arts, music and professional education.
  - Shoe repair shops.
  - Shoeshine stands.
  - Tailor shops.
  - Tourist information centers.
  - Watch repair shops.
3. *Recreation and Amusement.*



- Parks, playgrounds and beaches, with all accessory facilities customarily found in conjunction therewith.
- Riding and hiking trails, excluding trails for motor vehicles.
- Swimming pools.

B. Residential uses:

- Adult residential facilities, six or fewer.
- Apartment houses.
- Foster family homes.
- Group homes for children, six or fewer.
- Mixed use developments with residential and commercial components.
- Residences, single-family, limited to lots of less than 5,000 square feet.
- Residences, two-family, limited to lots of less than 5,000 square feet.
- Rooming and boarding houses.
- Small family homes, children.
- Townhouses.

**22.40.465 Accessory Uses.** Premises in Zone MXD may be used for:

A. The following accessory uses, subject to the same limitations and conditions provided in Section 22.28.040 (Zone C-H):

- Accessory buildings and structures.
- Building materials, storage of.

B. The following accessory uses, subject to the same limitations and conditions provided in Section 22.28.090 (Zone C-1):

- Rental, leasing and repair of articles sold on the premises.
- Used merchandise, retail sale of, taken as trade-in.
- C. The following additional accessory uses:
  - Home-based occupations, subject to the limitations, standards and conditions contained in Section 22.20.020.
  - Parking lots and parking buildings.
  - Signs, as provided in Part 10 of Chapter 22.52 for Zone C-3.
  - Tennis, volleyball, badminton, croquet, lawn bowling and similar courts, in conjunction with a residential use.

**22.40.470 Uses Subject to Director’s Review and Approval.**

A. If site plans are first submitted to and approved by the director pursuant to Chapter 22.56, Part 12, premises in Zone MXD may be used for the following uses:

- Access to property lawfully used for a purpose not permitted in Zone MXD.
- Child care centers.
- Christmas trees and wreaths, the sale of.
- Domestic violence shelters, subject to the standards and limitations specified in Section 22.56.1758.
- Grading projects, off-site transport with less than 100,000 cubic yards subject to the standards and limitations specified in Sections 22.56.1710, 22.56.1752 and 22.56.1753.
- Family day care homes, large.
- Farmers’ markets, as provided in Part 25 of Chapter 22.52.

- Homeless shelters, subject to the requirements of Section 22.56.1760.
  - Joint live and work units, as provided in Part 19 of Chapter 22.52.
  - Live entertainment, accessory, in a legally established bar, cocktail lounge or restaurant having an occupant load of less than 200 people, where in full compliance with the conditions of Section 22.56.1754.
  - Meteorological towers, temporary, in conformance with the standards and requirements specified in Part 15 of Chapter 22.52.
  - Real estate tract offices, temporary.
- B. The following additional uses:
- Signs, as provided in Part 10 of Chapter 22.52 for Zone C-3.

**22.40.475 Uses Subject to Permits.** Premises in Zone MXD may be used for the following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit for the following uses:

- A. The following uses may be in either a mixed use or a commercial-only development:
- Adult day care facilities.
  - Adult residential facilities, seven or more.
  - Alcoholic beverages, the sale of, for either on-site or off-site consumption, subject to the requirements of Section 22.56.195.
  - Bars and cocktail lounges.
  - Beer and wine, the concurrent sale of, with motor vehicle fuel, subject to the requirements of Sections 22.56.195 and 22.56.245.

- Grading projects, off-site transport, where more than 100,000 cubic yards of material is to be transported, subject to the conditions and limitations of Sections 22.56.210 and 22.56.230.
- Grading projects, on-site, but excluding projects where the hearing officer or the commission or the board of supervisors have previously considered such grading proposal as indicated by approval of an environmental document incorporating consideration of such grading project.
- Group homes for children, seven or more.
- Health centers and clubs, including accessory swimming pools, saunas and steam baths.
- Hotels.
- Live entertainment, accessory, in a legally established bar, cocktail lounge or restaurant having an occupant load of less than 200 people where the conditions of Section 22.56.1754 have not or cannot be met. This provision shall not be construed to authorize the modification of development standards required for establishment of such bar, cocktail lounge or restaurant, except as otherwise provided by Part 2 of Chapter 22.56.
- Museums.
- Outdoor dining, where the conditions of Section 22.28.070.G have not or cannot be met.

- Recreation clubs, commercial, as a primary use, including tennis, polo, swimming and similar outdoor recreational activities, together with accessory clubhouse.
  - Signs, as provided in Part 10 of Chapter 22.52 for Zone C-3.
  - Solid fill projects.
  - Stations--Bus, railroad and taxi.
  - Storage, temporary, of materials and construction equipment used in construction or maintenance of streets and highways, sewers, storm drains, underground conduits, flood control works, pipelines and similar uses, for a period not to exceed one year.
  - Veterinary clinics, small animal, with no overnight boarding.
- B. The following uses, limited to within a commercial-only development:
- Arcades, game or movie.
  - Billiard halls.
  - Bowling alleys.
  - Churches, temples, or other places used exclusively for religious worship, including customary incidental educational and social activities in conjunction therewith.
  - Colleges and universities, including accessory facilities giving advanced academic instruction approved by the State Board of Education or other recognized accrediting agency, but excluding trade schools.
  - Community assembly.

- Dry cleaning establishments, excluding wholesale dry cleaning plants, provided that such establishments comply with American Society of Heating, Refrigerating and Air Conditioning Engineers (ASHRAE) 62-2001 Indoor Air Quality Standards.
- Earth stations.
- Games of skill.
- Hospitals.
- Laundries, self-service
- Massage parlors.
- Motels.
- Motion picture processing, reconstruction and synchronizing of film with sound tracks.
- Nightclubs.
- Observatories.
- Pool halls.
- Publicly owned uses necessary to the maintenance of the public health, convenience or general welfare in addition to those specifically listed in this Section.
- Theaters and other auditoriums.
- Youth hostels.

B. Specified permit. The following uses, provided the specified permit has first been obtained and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Qualified projects, as provided in Part 17 of Chapter 22.52.
- Temporary uses, as provided in Part 14 of Chapter 22.56.

**22.40.480 Project Review and Evaluation.**

A. An application for new construction or expansion may be referred to the Department of Public Works for review. In addition to the requirements of Section 22.48.250, the application may be required to include, at the discretion of the Director of Public Works, technical studies in accordance with current County guidelines, or other information, including but not limited to the following:

1. A traffic impact analysis;
2. Certification from the public water purveyor that indicates water facilities in the area are adequate to meet the demands of the project and all other properties served by the same water facility; and
3. A sewer area study to determine the adequacy of the sewage system that will serve the project.

B. Where the Director of Public Works so finds that based on the traffic, water or sewer studies that the existing infrastructure is inadequate to serve a project, the Director may require the applicant construct, install, or provide additional funds to construct or install the necessary infrastructure to protect public health, safety, and welfare. Furthermore, the Director, in consultation with the Director of Public Works, may require that the application successfully demonstrate on a site plan that adequate

sightlines are maintained from the vehicular access points of the site to the public right-of-way, and that the proposed layout of the site does not impede vehicular movement in the public right-of-way.

**22.40.485 Development Standards.** All new development projects shall be subject to the following development standards:

A. Maximum density. The maximum density shall be 150 dwelling units per net acre for residential-only and mixed use developments.

B. Floor area ratio (FAR). The maximum allowable FAR shall be 3.0 for commercial-only, mixed use and joint live and work developments.

C. Yards. Side and rear yards abutting Zone R-1 or R-2 shall have a minimum depth of 20 feet. If the side or rear lot line is separated from either zone by a highway, street or an alley of at least 20 feet in width, the side or rear yard depth need not apply.

D. Height. A building shall have a maximum height of 65 feet above grade, excluding chimneys, rooftop antennas, and rooftop recreational spaces, however the portion of the building facing Zone R-1 or R-2 and sharing a common side or rear lot line with either zone shall have a setback with a height of no greater than 45 feet at the building wall facing that common lot line, and be recessed back one foot for every foot increase in height, up to a maximum height of 65 feet.

E. Ground floor retail in mixed use developments.

1. Minimum width. The street-facing retail component of the ground floor within a mixed use development shall be a minimum of 20 feet.



2. Minimum height. The floor-to-ceiling height of the ground floor for a street-facing retail component of a mixed use development shall be a minimum of 14 feet.

F. Signs. Notwithstanding the provisions of Part 10 of Chapter 22.52 for signs in Zone C-3, the following signs shall be prohibited:

1. Roof signs; and
2. Freestanding signs; and
3. Outdoor advertising signs.

G. Parking.

1. Parking facilities, including bicycle parking and storage facilities, shall be provided in compliance with Part 11 of Chapter 22.52, however the number of required vehicle parking spaces as provided therein may be reduced by up to 25 percent. Guest parking for residential uses shall be exempt from the reduction. Parking for commercial and residential uses shall be separately designated by posting, pavement marking, and/or physical separation. These standards may be modified through a parking permit.

2. With the exception of subterranean parking, all vehicle parking areas shall:

a. Be located in the rear of the structure(s), except that up to 25 percent of required parking may be located along one side of the building if an access driveway is provided; and

b. Be completely screened with walls and/or landscaping so that they are not visible from a major or secondary highway, unless the parking areas

are located along access driveways, in which case walls and/or landscaping may be placed if they do not impede adequate line of sight to the public right of way.

3. Accessible vehicle parking. Accessible parking for persons with disabilities shall be calculated based on the total number of parking spaces required prior to the 25 percent reduction.

4. Loading.

a. Loading shall comply with Section 22.52.1084. However, the requirements may be modified or waived for non-residential projects of less than 20,000 square feet in floor area with a discretionary director's review.

b. Loading areas shall be located away from primary pedestrian ingress and egress areas by at least 20 feet. Whenever feasible, such areas shall be located to the rear of the building.

H. Landscaping. A minimum of five percent of the lot shall be landscaped with lawn, shrubbery, flowers, and/or trees, which shall be continuously maintained in good condition. Incidental walkways, if needed, may be developed in the landscaped area. Such landscaping may be a part of the building, and may include features such as atriums and ground-floor planters.

I. Screening.

1. Facades and windows. If the building's frontage faces a major or second highway, no more than 25 percent of landscaping shall screen from public view the façade or windows on the ground floor of the building's frontage facing that highway.

This requirement shall comply with Subsection K.1, below.

2. Trash bin enclosures. Trash enclosures for refuse and recycling bins shall be:

a. Located within parking structures, at the rear or side of buildings, or between buildings, and shall not be between a building and a street or highway;

b. Located not farther than 150 feet from the building;

c. Not placed in any public right-of-way; and

d. Screened by solid masonry walls between five and six feet in height, if located outside.

2. Mechanical equipment. Mechanical equipment shall be completely screened from view through the use of walls and/or landscaping.

J. Security.

1. Chain-link, barbed and concertina wire fences shall be prohibited.

2. Security bars and accordion folding grilles installed on the exterior of a storefront shall be prohibited.

3. Building security grilles may be placed within the interior of the building, and shall be concealed so that it is not visible from the exterior of a building when not in use during business hours.

K. Pedestrian character.

1. Transparency. At least 50 percent of any building's ground floor façade that is oriented towards a street or highway with the greatest required right-of-way width shall be composed of entrances and display windows or other displays.

2. Glass. All glass utilized on the first two stories shall be either clear or lightly tinted in order to maximize pedestrian visibility of building interiors from the sidewalk area. Mirrored, highly reflective glass or densely tinted glass shall be prohibited for use in windows and entrances.

3. Entry orientation. The primary entrance to a commercial use in a building shall face the sidewalk in front of, or at the corner of, a street or highway with the greatest required right-of-way width, or face an interior courtyard that leads out to such street or highway.

4. Façade. At least 50 percent of the building façade facing the street, highway, or corner shall include design features such as recessed windows, balconies, offset planes, stepbacks, vertical or horizontal modulations or articulations or other architectural or decorative accents that create visual interest in lieu of a long unarticulated wall. If the frontage of the first three stories is flush to the street or highway, then the frontage above the third story shall be stepped back a minimum of two feet from the frontage of the first three stories.

5. Rooflines. Buildings having 100 feet or more of street frontage shall be designed to provide roofs of varying heights, materials, textures, and/or motifs.

L. Outdoor display. Except for the following uses, all display shall be located entirely within an enclosed building unless otherwise authorized by a temporary use permit:

- Community gardens.
- Christmas trees and wreaths, the sale of.
- Newsstands.

- Parking lots.
- Restaurants and other eating establishments, including food take-out and outdoor dining.

M. Recreational spaces for residential and mixed use developments:

1. Areas defined.

a. Common recreational space. Such space is for the exclusive use of the residents in the development, and may include:

- Atriums,
- Barbecue and picnic areas,
- Community or multipurpose rooms,
- Courtyards,
- Gardens, including rooftop gardens,
- Indoor or outdoor exercise areas and rooms,
- Lawns,
- Playgrounds,
- Pool decks,
- Swimming pools and spas,
- Tennis, volleyball and other ball courts, and
- Terraces.
- Interior side and rear yards exclusive of vehicular access.

b. Private recreational space. Such space may include atriums, balconies, patios, porches or terraces attached to and accessed from within individual dwelling units.

c. Usable recreational space. Off-street parking and loading areas, driveways and other vehicular access, perimeter landscaping with a width up to two feet, planters, and service areas shall not be counted as usable recreational space.

2 Minimum dimensions.

a. For all new residential and mixed use developments up to 60,000 square feet of total floor area: At least 10 percent of the lot shall be maintained as recreational space, either for common or private use of the residents of the development. This requirement may overlap with the landscaping requirement as long as the landscaping is part of usable recreational space.

b. For all new residential and mixed use developments over 60,000 square feet of total floor area: For every dwelling unit, a minimum of 100 square feet shall be used towards private and common recreational space. This requirement may overlap with the landscaping requirement as long as the landscaping is part of usable recreational space.

3. Additional standards for common recreational space.

a. Accessibility. Common recreational space shall be located on the same property as the units served, and shall be available exclusively for the use of all residents of the development.

b. Roof top common recreational space. Where a roof top is to be used for common recreational space, the roof top shall incorporate recreational

amenities listed in Subsection M.1.a, above, landscaping and decorative paving materials. Mechanical equipment storage shall not be counted towards this space.

N. Other residential amenities for residential and mixed use developments. Any development that includes dwelling units shall provide adequate private or common laundry facilities shall be provided and reserved for the exclusive use of the residents residing in the development.

O. Modifications. With the exception for height bonus granted through lot consolidation in Section 22.40.495, below, requests for modifications to the requirements listed in Subsections D (Heights), E (Ground floor retail in mixed use developments), K (Pedestrian character) and or M (Recreational space) of this Section shall require a conditional use permit. In addition to the findings required by Section 22.56.090, findings shall be made that any modifications to the proposed standards above would result in a better quality development that will meet the objectives of this Section, such as:

1. Adequate light, air and privacy to adjacent R-1 and R-2 properties, and that a permanent shadow on an adjacent residence would not be cast;
2. Adequate common and private recreation space to be accessible to all residents of the development; and
3. A variety of architectural elements and landscaping that would contribute to an active pedestrian-oriented streetscape, and not cast a towering or monotonous effect on the streetscape.

**22.40.490 Performance Standards for All Developments.** All developments shall comply with the following performance standards:

A. Hours of operation. The hours of operation for commercial uses shall be no earlier than 6:00 a.m. and no later than 11:00 p.m. daily, unless modified by a conditional use permit.

B. Loading. Loading, unloading and all maintenance activities shall be conducted within the hours of operation noted in subsection A above, and in such a fashion so as to prevent annoyance to adjacent residents and tenants.

C. Noise. Noise generated by activities on the premises shall be controlled in such a manner so as not to create a nuisance or hazard on any adjacent property, in accordance with the Noise Ordinance in Title 12 (Environmental Protection) of the County Code.

D. Operating activities prohibited. The following operating activities shall be prohibited in commercial uses located within mixed use developments:

1. Storage or shipping of flammable liquids or hazardous materials beyond that normally associated with a residential use; and
2. Welding, machining, or open flame work.

E. Graffiti. To encourage the maintenance of exterior walls free from graffiti that would impact pedestrian views, the following shall apply to all properties:

1. All structures, walls, and fences open to public view shall remain free of graffiti; and
2. In the event of such graffiti occurring, the property owner, tenant, or their agent shall remove or cover said graffiti within 72 hours, weather permitting. Paint utilized in covering such graffiti shall be a color that matches, as closely as possible, the color of the adjacent surfaces.



**22.40.495 Lot Consolidation.** To encourage consolidation of two or more small lots to make it economically viable to build a mixed use development, the applicant may be granted an incentive bonus on FAR and height per the following table:

Total Lot Size (square feet)	FAR Bonus	Height Bonus*
0.5 acre or more	0.10	-
1.0 acre or more	0.25	5 ft
2 acres or more	0.50	10 ft

\* The height bonus shall comply with the daylight plane requirement for lots abutting Zone R-1 or R-2 per Section 22.40.485.D unless modified per Section 22.40.485.O.

**SECTION 4.** Part 8 of Chapter 22.44 (Transit Oriented Districts) is hereby deleted in its entirety.

**SECTION 5.** Section 22.52.2010 is hereby amended to read as follows:

**22.52.2010 Permitted aAreas.**

A. Subject to the limitations set forth in subsection B below, and the standards set forth in this chapter, joint live and work units shall be permitted in zZones C-H (Commercial Highway), C-1 (Restricted Business), C-2 (Neighborhood Business), C-3 (Unlimited Commercial), ~~and~~ C-M (Commercial Manufacturing), C-MJ (Major Commercial), and MXD (Mixed Use Development), provided that the applicant obtains one of the following:

1. A ministerial director's review and approval, as provided in Part 12 of Chapter 22.56, for joint live and work units in zZones C-H, C-1, C-2, ~~or~~ C-3, C-MJ or MXD; or

2. A minor conditional use permit as provided in Section 22.56.085 for joint live and work units in zZones C-M.

B. ...

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**SECTION 1.** Part 5 of Chapter 22.28 is hereby amended to read as follows:

**Part 5**

**C-3 ~~UNLIMITED~~ GENERAL COMMERCIAL ZONE**

**SECTION 2.** Part 12 of Chapter 22.28 is hereby added as follows:

**Part 10**

**C-MJ MAJOR COMMERCIAL ZONE**

**Sections:**

- 22.28.410 Purpose.
- 22.28.420 Permitted Uses.
- 22.28.430 Accessory Uses.
- 22.28.440 Uses Subject to Director's Review and Approval.
- 22.28.450 Uses Subject to Permits.
- 22.28.460 Project Review and Evaluation.
- 22.28.470 Development Standards for All Developments.
- 22.28.480 Development Standards for Mixed Use Developments.
- 22.28.490 Performance Standards for Mixed Use Developments.

**22.28.410 Purpose.** The Major Commercial Zone (C-MJ) provides for regional-scale commercial and recreation uses, hotels, multi-family residential and residential-commercial mixed uses.

**22.28.420 Permitted Uses.** Premises in Zone C-MJ may be used for the following uses:

1. *Sales.*
  - Appliance stores, household.

- Art galleries.
- Art supply stores.
- Auction houses, excluding animal auctions.
- Automobile sales and rental of new and used motor vehicles, with incidental service and repair, provided that all repair are conducted within an enclosed building.
- Automobile supply stores, provided all incidental repair activities are conducted within an enclosed building.
- Bakery shops.
- Bicycle shops.
- Boat and other marine sales and rentals, excluding storage.
- Bookstores.
- Ceramics shops, including manufacturing incidental to retail sale from the premises, provided that total volume of kiln space does not exceed 16 cubic feet.
- Clothing stores.
- Confectionery or candy stores.
- Delicatessens.
- Department stores.
- Dress shops.
- Drugstores.
- Florist shops.

- Furniture stores.
- Furrier shops.
- Gift shops.
- Grocery stores.
- Hardware stores, including the sale of lumber and other building supplies, but excluding milling or woodworking other than incidental cutting of lumber to size, provided that all sale, display, storage and incidental cutting is within an enclosed building.
- Health food stores.
- Hobby supply stores.
- Ice cream shops.
- Jewelry stores.
- Leather goods stores.
- Meat markets, excluding slaughtering.
- Millinery shops.
- Model home display centers and sales offices, provided that such models shall not be used for residential purposes unless a conditional use permit is first obtained pursuant to the provisions of Part 1 of Chapter 22.56.
- Motorcycle, motorscooter and trail bike sales and rentals.
- Music stores.

- Newsstands.
  - Notions or novelty stores.
  - Nurseries, including the growing of nursery stock.
  - Office machines and equipment sales.
  - Paint and wallpaper stores.
  - Pet stores, within an enclosed building only.
  - Pet supply stores.
  - Photographic equipment and supply stores.
  - Radio and television stores.
  - Recreational vehicle sales and rentals.
  - Retail stores.
  - Shoe stores.
  - Silver shops.
  - Sporting goods stores.
  - Stationery stores.
  - Tobacco shops.
  - Toy stores.
  - Trailer sales, box and utility.
  - Yarn and yardage stores.
2. *Services.*
- Air-pollution sampling stations.

- Automobile service station including incidental repair, and rental of utility trailers subject to the provisions of subsection B of Section 22.28.090.
- Banks, savings and loans, credit unions and finance companies.
- Barbershops.
- Beauty shops.
- Bicycle rentals.
- Child care centers.
- Colleges and universities, including appurtenant facilities, giving advanced academic instruction approved by the State Board of Education or other recognized accrediting agency, but excluding trade schools.
- Communication equipment buildings.
- Community gardens.
- Costume rentals.
- Dental clinics and laboratories.
- Dry cleaning establishments, excluding wholesale dry cleaning plants provided that the building is so constructed and the equipment is so conducted that all noise, vibration, dust, odor and all other objectionable factors will be confined or reduced to the extent that no annoyance or injury will result

to persons or property in the vicinity.

- Employment agencies.
- Fire stations.
- Furniture and appliance rentals.
- Gymnasiums.
- Health clubs or centers, including swimming pools, saunas and steam baths.
- Hospital equipment and supply rentals.
- Hotels without restaurants or banquet facilities.
- Interior decorating studios.
- Laundries, hand.
- Laundries, retail, subject to the limitations and conditions specified in subsection C of Section 22.28.190.
- Libraries.
- Locksmith shops.
- Lodge halls.
- Medical clinics and laboratories.
- Motion picture studios and indoor sets, including the temporary use of domestic and wild animals in motion picture and television production, provided said animals are kept or maintained pursuant to all regulations of the Los Angeles County Department of Animal Care and Control, and are



retained on the premises for a period not exceeding 60 days.

The Director may extend such time period for not to exceed 30 additional days subject to the provisions of Part 12 of Chapter 22.56, on director's review.

- Motion picture processing, reconstruction and synchronizing of film with sound tracks.
- Museums.
- Observatories.
- Offices, business or professional.
- Parking lots and parking buildings.
- Party equipment rentals.
- Pet grooming, excluding overnight boarding.
- Photocopying and duplicating services.
- Photoengravers and lithographers.
- Photography studios.
- Police stations.
- Post offices.
- Public utility service centers.
- Radio and television broadcasting studios.
- Real estate offices.
- Recording studios.
- Repair shops, household and fix-it.

- Restaurants and other eating establishments, including food take-out and outdoor dining.
- Restroom facilities.
- Schools, business and professional, including art, barber, beauty, dance, drama and music, but not including any school specializing in manual training, shop work, or in the repair and maintenance of machinery or mechanical equipment.
- Shoe repair shops.
- Shoeshine stands.
- Sightseeing agencies.
- Stations—Bus, railroad and taxi.
- Tailor shops.
- Telephone repeater stations.
- Tool rentals, including rototillers, power mowers, sanders and saws, cement mixers and other equipment, but excluding heavy machinery or trucks exceeding two tons' capacity, with all equipment stored indoors.
- Tourist information centers.
- Trailer rentals, box and utility only.
- Truck rentals, excluding trucks exceeding two tons' capacity.
- Veterinary clinics, small animals.
- Watch repair shops.

- Wedding chapels.
- 3. Recreation and Amusement.
  - Amusement rides and devices, including merry-go-rounds, Ferris wheels, swings, toboggans, slides, rebound-tumbling and similar equipment operated at one particular location not longer than seven days in any six-month period.
  - Arboretums and horticultural gardens.
  - Athletic fields.
  - Carnivals, commercial, including pony rides, operated at one particular location not longer than seven days in any six-month period.
  - Circuses and animal exhibitions for a period not exceeding seven days, including the temporary use of domestic and wild animals in conjunction therewith, provided said animals are kept or maintained pursuant to all regulations of the Los Angeles County Department of Animal Care and Control.
  - Miniature golf courses.
  - Parks, playgrounds and beaches, with all appurtenant facilities customarily found in conjunction therewith.
  - Recreation clubs, commercial, including tennis, polo, swimming and similar outdoor recreational activities, together with appurtenant clubhouse.

- Riding and hiking trails, excluding trails for motor vehicles.
- Swimming pools.
- Tennis, volleyball, badminton, croquet, lawn bowling and similar courts.

**22.28.430 Accessory Uses.**

A. Premises in Zone C-MJ may be used for the following accessory uses:

- Accessory buildings and structures.
- Building materials, storage of, used in the construction of a building or building project, during the construction and 30 days thereafter, including the contractor's temporary office, provided that any lot or parcel of land so used shall be part of the building project, or on property adjoining the construction site.
- Signs, as provided in Part 10 of Chapter 22.52 for Zone C-3.

B. The following accessory uses subject to the same limitations and conditions provided in Section 22.28.090 (Zone C-1):

- Rental, leasing and repair of articles sold on the premises.

**22.28.440 Uses Subject to Director's Review and Approval.** If site plans are first submitted to and approved by the director pursuant to Part 12 of Chapter 22.56, premises in Zone C-MJ may be used for:

- Access to property lawfully used for a purpose not permitted in Zone C-MJ where such access will not alter the character of the premises in respect to permitted uses in Zone C-MJ.
- Christmas trees and wreaths, the sale of, between December 1st and

December 25th, both dates inclusive, to the extent permitted by other statutory and ordinance provisions. Any structures, facilities and materials used for the sale of trees and wreaths shall be removed from the premises by December 31st of the same calendar year, and the property restored to a neat condition.

- Domestic violence shelters, subject to the standards and limitations specified in Section 22.56.1758.
- Family day care homes, large.
- Family day care homes, small.
- Farmers' markets.
- Foster family homes.
- Grading projects, off-site transport less than 100,000 cubic yards subject to the standards and limitations specified in Sections 22.56.1710, 22.56.1752 and 22.56.1753.
- Home-based occupations, subject to the limitations, standards and conditions contained in Section 22.20.020.
- Joint live and work units, as provided in Part 19 of Chapter 22.52
- Live entertainment, accessory, in a legally established bar, cocktail lounge or restaurant having an occupant load of less than 200 people, where in full compliance with the conditions of Section 22.56.1754.
- Shared parking programs.
- Signs, as provided in Part 10 of Chapter 22.52 for Zone C-3.
- Small family homes, children.

**22.28.450 Uses subject to Permits.** Property in Zone C-MJ may be used for, provided that a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit:

- Adult day care facilities.
- Adult residential facilities.
- Alcoholic beverages, the sale of, for either on-site or off-site consumption, subject to the requirements of Section 22.56.195.
- Ambulance service facilities.
- Apartment houses.
- Amphitheaters.
- Amusement rides and devices, including merry-go-rounds, Ferris wheels, swings, toboggans, slides, rebound-tumbling and similar equipment for longer than seven days.
- Arcades, game or movie.
- Archery ranges.
- Bars and cocktail lounges, excluding cabarets.
- Beer and wine, the concurrent sale of, with motor vehicle fuel, subject to the requirements of Sections 22.56.195 and 22.56.245.
- Billiard halls.
- Body piercing parlor.
- Bowling alleys.

- Boxing arenas.
- Butane and propane service stations.
- Cardrooms or clubs.
- Caretakers' residences.
- Carnivals, commercial, including pony rides, for longer than seven days.
- Car washes, automatic, coin-operated and hand wash.
- Churches, temples, or other places used exclusively for religious worship, including customary incidental educational and social activities in conjunction therewith.
- Circuses, for longer than seven days.
- Community centers.
- Dance halls.
- Earth stations.
- Electric transmission substations and generating plants, including microwave facilities used in conjunction with any one thereof.
- Electric distribution substations including microwave facilities, provided:
  - a. That all such installations are completely surrounded by a masonry wall to a height of not less than eight feet. The director may approve the substitution of a chain-link or other industrial-type fence with screen planting where he deems it appropriate. All such substitutions shall be subject to the provisions of Part 12 of Chapter

22.56; and

b. That the area between the fence or wall and the property line is landscaped and maintained while such use exists.

- Games of skill.
- Golf driving ranges.
- Grading projects, off site transport, where more than 100,000 cubic yards of material is to be transported, subject to the conditions and limitations of Sections 22.56.210 and 22.56.230.
- Grading projects, on-site, but excluding projects where the hearing officer or the commission or the board of supervisors have previously considered such grading proposal as indicated by approval of an environmental document incorporating consideration of such grading project.
- Group homes, children.
- Helistops.
- Homeless shelters, subject to the requirements of Section 22.56.1760.
- Hotels, with restaurants, incidental sales, and banquet facilities.
- Land reclamation projects.
- Live entertainment, accessory, in a legally established bar, cocktail lounge or restaurant having an occupant load of less than 200 people where the conditions of Section 22.56.1754 have not or cannot be met. This provision shall not be construed to authorize the modification of development standards required for establishment of such bar, cocktail



lounge or restaurant, except as otherwise provided by Part 2 of Chapter 22.56.

- Massage parlors.
- Microwave stations.
- Mixed use developments, subject to the limitations in Section 22.52.1920.
- Nightclubs.
- Outdoor dining, where the conditions of subsection G of Section 22.28.070 have not or cannot be met.
- Permanent cosmetics parlor.
- Pool halls.
- Publicly owned uses necessary to the maintenance of the public health, convenience or general welfare in addition to those specifically listed in this section.
- Real estate tract offices, temporary.
- Residential care facilities, subject to the same conditions and limitations of Section 22.20.090.
- Rooming and boarding houses.
- Shooting galleries.
- Signs, as provided in Part 10 of Chapter 22.52 for Zone M-1
- Skating rinks, ice or roller.
- Solid fill projects.
- Stadiums.

- Storage, temporary, of materials and construction equipment used in construction or maintenance of streets and highways, sewers, storm drains, underground conduits, flood control works, pipelines and similar uses, for a period not to exceed one year.
- Swap meets.
- Tasting rooms, remote, subject to the applicable provisions of Part 23 of Chapter 22.52.
- Tattoo parlor.
- Theaters and other auditoriums.
- Townhouses.
- Youth hostels.

B. The following uses, provided the specified permit has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Qualified projects, as provided in Part 17 of Chapter 22.52 and Part 18 of Chapter 22.56.
- Temporary uses as provided in Part 14 of Chapter 22.56.

**22.28.460 Project Review and Evaluation.**

A. An application for new construction or expansion may be referred to the Department of Public Works for review. In addition to the requirements of Section 22.48.250, the application may be required to include, at the discretion of the Director of

Public Works, technical studies in accordance with current County guidelines, or other information, including but not limited to the following:

1. A traffic impact analysis;
2. Certification from the public water purveyor that indicates water facilities in the area are adequate to meet the demands of the project and all other properties served by the same water facility; and
3. A sewer area study to determine the adequacy of the sewage system that will serve the project.

B. Where the Director of Public Works so finds that based on the traffic, water or sewer studies that the existing infrastructure is inadequate to serve a project, the Director may require the applicant construct, install, or provide additional funds to construct or install the necessary infrastructure to protect public health, safety, and welfare. Furthermore, the Director, in consultation with the Director of Public Works, may require that the application successfully demonstrate on a site plan that adequate sightlines are maintained from the vehicular access points of the site to the public right-of-way, and that the proposed layout of the site does not impede vehicular movement in the public right-of-way.

**22.28.470 Development Standards for All Developments.** Premises in Zone C-MJ shall be subject to the following development standards:

- A. Minimum project area. The minimum project area on one or more contiguous lots under the same ownership or control shall be two acres.
- B. Maximum floor area ratio (FAR). If the property is located in an area, community, or neighborhood plan, the maximum FAR shall be determined by such

plan. If the property is not located in an area, community, or neighborhood plan, the maximum FAR shall be 3.0.

C. Maximum height. The maximum height shall be 65 feet. Buildings may extend up to 75 feet with the approval of a conditional use permit.

D. Maximum density. If the property is located in an area, community, or neighborhood plan, the maximum residential density shall be determined by such plan. If the property is not located in an area, community, or neighborhood plan, the maximum residential density shall be 150 dwelling units per acre.

E. Minimum landscaped area. A minimum of 10 percent of the net lot area shall be landscaped with lawn, shrubbery, flowers and/or trees, and shall be continuously maintained in good condition. Incidental walkways, if needed, may be developed in the landscaped area.

F. Side and rear yards. New development shall provide a minimum yard depth of 30 feet to separate, screen and buffer buildings from abutting residential and agricultural zones along side and rear lot lines. The yards may contain driveways, surface parking spaces, landscaping, and trees. No yard depths are necessary if the project area is separated from adjacent residential and agricultural zones by a street or highway. Walls along side and rear yards shall comply with the requirements in Section 22.52.1060.D.2.

G. Parking. Parking and bicycle parking facilities shall be provided as required by Part 11 of Chapter 22.52. Shared parking may be approved through a Director's Review, except that parking for commercial and residential uses shall be provided separately and designated by posting, pavement marking, and/or physical

separation.

H. Sign Program. For multi-tenant retail centers containing three or more businesses, a sign program shall be required to coordinate all business signs within the development. The program shall establish uniform standards for sign location, style, size, color, font, materials, and other applicable sign features, so that all business signs in the development will be compatible with each other and in compliance with the sign requirements of this Title 22.

I. Trash enclosures. Trash enclosures for refuse and recycling bins shall be:

1. Located within parking areas or structures, or at the rear or side of buildings, or between buildings;
2. Located not farther than 150 feet from the building;
3. Not placed in any public right-of-way; and
4. Screened by masonry walls between five and six feet in height, if located outside.

J. Outdoor storage. Outdoor storage is permitted on the rear or side of a lot, when such storage is strictly incidental to the primary use on the lot, but shall not be nearer than 50 feet to the front property line. Any outdoor area used for storage shall be completely enclosed by a solid masonry wall and solid gate between five to six feet in height, and such storage shall not be higher than the enclosed walls. The Director may approve the substitution of a fence or decorative wall that will adequately comply with the provisions of this subsection. All such requests for substitution shall be subject to the provisions of Part 12 of Chapter 22.56, on director's review.

K. Outside display. Except for the following uses, all display in Zone C-MJ

shall be located entirely within an enclosed building unless otherwise authorized by a temporary use permit:

- Automobile sales, new and used, limited to automobiles and trucks under two tons held for sale or rental only.
- Automobile service stations, limited to automobile accessories and facilities necessary to dispensing petroleum products only.
- Boat sales, limited to boats held for sale or rental only.
- Electric distribution substations.
- Parking lots.
- Recreational vehicle sales, limited to recreational vehicles held for sale or rental only.
- Restaurants and other eating establishments, including food take-out and outdoor dining.

**22.28.480 Development Standards for Mixed Use Developments.**

A. Recreational spaces for mixed use developments:

1. Areas defined.

a. Common recreational space. Such space is for the exclusive

use of the residents in the development, and may include:

- Atriums,
- Barbecue and picnic areas,
- Community or multipurpose rooms,
- Courtyards,

- Gardens, including rooftop gardens,
- Indoor or outdoor exercise areas and rooms,
- Lawns,
- Playgrounds,
- Pool decks,
- Swimming pools and spas,
- Tennis, volleyball and other ball courts, and
- Terraces.
- Interior side and rear yards exclusive of vehicular access.

b. Private recreational space. Such space may include atriums, balconies, patios, porches or terraces attached to and accessed from within individual dwelling units.

c. Usable recreational space. Off-street parking and loading areas, driveways and other vehicular access, perimeter landscaping with a width up to two feet, planters, and service areas shall not be counted as usable recreational space.

2 Minimum dimensions. For every dwelling unit in a mixed use development, a minimum of 100 square feet shall be used towards private and common recreational space. This requirement may overlap with the landscaping requirement as long as the landscaping is part of usable recreational space.

3. Additional standards for common recreational space.

a. Accessibility. Common recreational space shall be located on the same property as the units served, and shall be available exclusively for the use of all residents of the development.

b. Roof top common recreational space. Where a roof top is to be used for common recreational space, the roof top shall incorporate landscaping, decorative paving materials, and recreational amenities listed in Subsection A.1.a, above. Mechanical equipment storage shall not be counted towards this space.

B. Other residential amenities for mixed use developments. Any development that includes dwelling units shall provide adequate private or common laundry facilities that are reserved for the exclusive use of the residents residing in the development.

**22.28.490 Performance Standards for Mixed Use Developments.** All mixed use developments shall comply with the following performance standards:

A. Hours of operation. The hours of operation for commercial uses shall be no earlier than 6:00 a.m. and no later than 12:00 a.m. daily, unless modified by a conditional use permit.

B. Loading. Off-street loading areas shall be located towards the rear of the structure(s) where feasible and shall not be visible from the street. Loading, unloading and all maintenance activities shall be conducted within the hours of operation noted in subsection A, above, and in such a fashion so as to prevent annoyance to adjacent residents and tenants.

C. Noise. Noise shall be controlled in such a manner so as not to create a nuisance or hazard on any adjacent property.

D. Operating activities prohibited. The following operating activities shall be prohibited:

1. Storage or shipping of flammable liquids or hazardous materials



beyond that normally associated with a residential use; and

2. Welding, machining, or open flame work.

DRAFT

**SECTION 1.** Part 13 of Chapter 22.40 has been deleted in its entirety.

**SECTION 2.** Part 13 of Chapter 22.40 has been added as follows:

**Chapter 22.40**

**Part 13**

**( )-IP Industrial Preservation Zone**

**Sections:**

22.40.600 Established for Certain Zones.

22.40.610 Purpose.

22.40.620 Prohibited Uses.

**22.40.600 Established for Certain Zones.** Zone ( )-IP (Industrial Preservation) is established as a combining zone to pair with certain Zone M-1, M-1.5, M-2, M-2.5, M-3, MPD, B-1, B-2 and P-R properties.

**22.40.610 Purpose.** Zone ( )-IP is intended to preserve industrially-zoned properties specifically for current and future industrial uses, labor-intensive activities, wholesale sales of goods manufactured on-site, major centers of employment, and limited employee-serving commercial uses. The combining zone serves to expressively prohibit uses that do not align with the purpose of this zone.

**22.40.620 Prohibited Uses.** In addition to Section 22.32.032, premises in Zone ( )-IP shall not be used for the following uses:

- Amphitheaters, theaters and other auditoriums, as primary uses.
- Amusement rides and devices, including merry-go-rounds, Ferris wheels, swings, toboggans, slides, rebound-tumbling and similar equipment for recreational use.

- Animal breeding facilities.
- Animal kennels, shelters and pounds.
- Antique shops.
- Appliance stores, household.
- Aquaria, menageries, zoos, animal exhibitions or other facilities for the keeping or maintaining of wild animals.
- Arboretums and horticultural gardens.
- Arcades, game or movie.
- Archery ranges.
- Art galleries.
- Art supply stores.
- Athletic fields and stadiums.
- Auction houses.
- Barber shops.
- Bars and cocktail lounges.
- Baseball parks.
- Beauty shops.
- Bicycle, motorcycle and motorscooter sales and rentals.
- Billiard halls.
- Boat and other marine sales and rentals.
- Body piercing parlors.
- Bookstores.

- Bowling alleys.
- Boxing arenas.
- Candy stores and confectioneries.
- Car washes, automatic, coin-operated and hand wash.
- Cardrooms or clubs.
- Carnivals, commercial or otherwise.
- Cattle sales yards.
- Ceramics shops, retail only.
- Christmas trees and wreath sales.
- Churches, temples or other places of religious worship.
- Circuses and wild animal exhibitions.
- Clothing stores.
- Comfort stations.
- Community centers.
- Community gardens.
- Correctional institutions, including jails, farms and camps.
- Costume rentals.
- Crops.
- Dairies.
- Dance halls and pavilions.
- Dental clinics.
- Department stores.

- Dog training schools.
- Domestic violence shelters.
- Dress shops.
- Drugstores.
- Escort bureaus.
- Farmers' markets.
- Farmworker housing complexes and dwelling units.
- Feed and grain sales.
- Florist shops.
- Furniture and appliance sales and rentals.
- Furrier shops.
- Games of skill.
- Gift shops.
- Glass and mirror sales.
- Golf courses and driving ranges, including miniature golf courses.
- Grange halls.
- Greenhouses.
- Gymnasiums.
- Health food stores.
- Hobby supply stores.
- Homeless shelters.
- Hospital equipment and supply rentals.

- Humane societies.
- Ice cream shops.
- Ice sales, retail only.
- Jail or honor farms.
- Jewelry stores.
- Juvenile halls.
- Lapidary shops.
- Laundries, hand, retail, or self-service.
- Leather goods stores.
- Libraries.
- Live entertainment, accessory.
- Livestock breeding, feeding, grazing, keeping and raising, including pigs and hogs.
- Locksmith shops.
- Lodge halls.
- Massage parlors.
- Millinery shops.
- Mobilehome sales.
- Model home display centers and sales offices.
- Mortuaries.
- Museums.
- Music stores.

- Nightclubs.
- Notions or novelty stores.
- Observatories.
- Outdoor dance pavilions.
- Outdoor festivals.
- Outdoor skating rinks.
- Paint and wallpaper stores.
- Pawnshops.
- Permanent cosmetics parlors.
- Pet cemeteries and crematories.
- Pet grooming services.
- Pet stores, including supply sales.
- Photographic equipment and supply stores.
- Plant nurseries, including the growing of nursery stock.
- Pool halls.
- Race tracks of any kind.
- Radio and television stores.
- Raising of poultry, fowl, birds, rabbits, chinchilla, nutria, mice, frogs, fish, bees, earthworms, and other similar animals of comparable nature, form and size, including hatching, fattening, marketing, sale, and including eggs, honey or similar products derived therefrom.

- Recreation clubs, including tennis, polo, swimming and similar outdoor recreational activities.
- Recreational vehicle sales and rentals.
- Retail stores, as primary uses.
- Revival meetings in tents.
- Riding academies.
- Riding and hiking trails.
- Rifle, pistol, skeet or trap ranges.
- Secondhand stores.
- Self-service storage facilities.
- Shoe stores.
- Shoe repair shops.
- Shooting galleries.
- Sightseeing agencies.
- Silver shops.
- Skating rinks, ice or roller.
- Sporting goods stores.
- Stables for the boarding, raising, or training, of horses.
- Stamp redemption centers.
- Stationary stores.
- Steam or sauna baths.
- Swap meets.



- Swimming pools.
- Tasting rooms, remote.
- Tattoo parlors.
- Tennis, volleyball, badminton, croquet, lawn bowling and similar courts.
- Theaters, drive-in.
- Tobacco shops.
- Tourist information centers.
- Toy stores.
- Watch repair shops.
- Wedding chapels.
- Yarn and yardage stores.

**SECTION 1.** Chapter 22.32 is hereby amended to read as follows:

**INDUSTRIAL ZONES**

Parts:

1. General Regulations
2. M-1 Light Manufacturing Zone
3. D-2 Desert-Mountain Zone
- ~~4. M-1 ½ M-1.5 Restricted Heavy Manufacturing Zone~~
- ~~5. MPD Manufacturing – Industrial Planned Zone~~
- ~~6.5. M-2 Heavy Manufacturing Zone and M-4 Unlimited Manufacturing Zone~~
6. M-2.5 Aircraft and Heavy Manufacturing Zone
7. M-3 Unclassified Zone
- ~~8. M-2 ½ Aircraft, Heavy Industrial Zone~~
8. MPD Manufacturing – Industrial Planned Zone
9. B-1 Buffer Strip Zone
10. B-2 Corner Buffer Zone

**SECTION 2.** Part 1 of Chapter 22.32 is hereby amended to read as follows:

Sections:

- 22.32.010 Industrial ~~z~~Zones ~~d~~Designated.
- 22.32.020 Use ~~r~~Restrictions.
- 22.32.030 Wild ~~a~~Animals ~~p~~Prohibited – Exceptions.
- 22.32.032 Prohibited Uses.

**22.32.010 Industrial ~~z~~Zones ~~d~~Designated.**

As used in this Title 22, “industrial zones” means Zones M-1, ~~M-1 1/2~~, M-1.5, M-2, ~~M-2 1/2~~, M-2.5, M-3, M-4, MPD, B-1, and B-2.

**22.32.020 Use rRestrictions.** A person shall not use any premises in any ~~i~~Industrial ~~z~~Zone except as hereinafter specifically permitted in this Title 22, and subject to all regulations and conditions enumerated in this ~~t~~Title.

**22.32.030 Wild aAnimals pProhibited – Exceptions.** A person shall not use, keep or maintain any wild animal in Zones ~~M-1 1/2~~, M-1.5, M-2, or M-3 ~~or~~ M-4, whether such animal is used, kept or maintained either individually or collectively for either private or commercial purposes, except as provided in Section 22.24.160. Notwithstanding the other provisions of this ~~s~~Section, wild animals maybe temporarily used, kept or maintained for a period of not to exceed:

...

**22.32.032 Prohibited Uses.** The following uses shall be prohibited in all Industrial Zones except Zone D-2:

- Adult day care facilities.
- Adult residential facilities.
- Business and professional schools, including art, barber, beauty, dance, drama and music.
- Colleges and universities.
- Dwelling units, except for caretaker residences and farmworker housing, as provided in this Chapter.
- Family day care homes.
- Foster family homes.

- Group homes for children.
- Hospitals.
- Hotels.
- Mobilehomes or recreational vehicles for sleeping or residential purposes, except for temporary use as caretaker residences, as provided in this Chapter.
- Mobilehome parks.
- Motels.
- Rooming and boarding houses.
- Schools, public or private, up to grade 12.
- Small family homes for children.

**SECTION 3.** Part 2 of Chapter 22.32 is hereby deleted in its entirety.

**SECTION 4.** Part 2 of Chapter 22.32 is hereby added to read as follows:

**PART 2**

**M-1 LIGHT MANUFACTURING ZONE**

**Sections:**

- 22.32.035 Purpose.
- 22.32.040 Permitted Uses.
- 22.32.050 Accessory Uses.
- 22.32.060 Uses Subject to Director’s Review and Approval.
- 22.32.070 Uses Subject to Permits.
- 22.32.080 Development Standards.

**22.32.035 Purpose.** The Light Manufacturing Zone (M-1) provides for light industry, repair, wholesale and packaging, including manufacture, assembly, distribution and storage of goods that have low nuisance impacts, but excluding raw-materials production, processing or bulk handling. The zone will also accommodate retail and service commercial uses to serve local employees and visitors.

**22.32.040 Permitted Uses.** Zone M-1 may be used for:

A. The following uses, provided that no drop hammers, automatic screw machines, and punch presses exceeding 20 tons in rated capacity shall be used:

- Acetylene; the storage of oxygen and acetylene in tanks if oxygen is stored in a room separate from acetylene, and such rooms are separated by a not less than one-hour fire-resistant wall.
- Agricultural contractor equipment sales and rentals.
- Air pollution sampling stations.
- Ambulance emergency service facilities, subject to Section 22.52.2800.
- Amusement rides and devices, including merry-go-rounds, Ferris wheels, swings, toboggans, slides, rebound-tumbling and similar equipment, operated at one particular location not longer than seven days in any six-month period.
- Animal experimental research institutes.
- Animal hospitals.
- Antique shops.
- Appliance stores, household.

- Arboretums and horticultural gardens.
- Art galleries.
- Art supply stores.
- Assaying services.
- Assembly plants.
- Athletic fields, excluding stadiums.
- Auction houses, excluding animal auctions.
- Automobile battery services, within an enclosed building.
- Automobile body and fender repair shops, within an enclosed building.
- Automobile brake repair shops, within an enclosed building.
- Automobile muffler shops, within an enclosed building.
- Automobile painting and upholstering shops, within an enclosed building.
- Automobile radiator shops, within an enclosed building.
- Automobile rental and leasing agencies.
- Automobile repair garages, within an enclosed building.
- Automobile sales of new and used vehicles.
- Automobile service stations, with incidental washing, repair and concession sales.
- Automobile sightseeing agencies.

- Automobile supply stores, with incidental repair within an enclosed building.
- Bakery goods distributors.
- Bakery shops and bakeries.
- Banks, savings and loans, credit unions and finance companies.
- Barber shops.
- Barrel storage.
- Baseball parks.
- Beauty shops.
- Bicycle, motorcycle and motorscooter sales and rentals.
- Blacksmith shops.
- Blueprint shops.
- Boat and other marine sales and rentals.
- Boat building.
- Book binderies.
- Bookstores.
- Bottling plants.
- Box factories.
- Breweries.
- Building materials storage.
- Bus storage.

- Cabinetmaking.
- Candy stores and confectioneries.
- Car barns for buses and streetcars.
- Carnivals, commercial or otherwise.
- Carpenter shops.
- Carpet cleaning services.
- Car washes, automatic, coin-operated and hand wash.
- Catering services.
- Ceramics shops.
- Cesspool pumping, cleaning and draining.
- Churches, temples or other places used exclusively for religious worship, including customary incidental educational and social activities in conjunction therewith.
- Circuses and wild animal exhibitions, including the temporary keeping or maintenance of wild animals in conjunction therewith for a period not to exceed 14 days, provided said animals are kept or maintained pursuant to and in compliance with all regulations of the Department of Animal Care and Control.
- Cleaning and dyeing establishments, wholesale.
- Clothing stores.
- Cold storage plants.
- Comfort stations.



- Communication equipment buildings.
- Community centers.
- Community gardens.
- Concrete batching, provided that the mixer is limited to one cubic yard capacity.
- Contractor's equipment yards, including farm equipment and all equipment used in building trades.
- Costume rentals.
- Crops--field, tree, bush, berry and row, including nursery stock.
- Curtain cleaning services.
- Dairy products depots.
- Delicatessens.
- Dental clinics.
- Dental laboratories.
- Department stores.
- Disability rehabilitation and training centers, limited to sheltered employment and vocational training, with assembly and manufacturing activities permitted only by this subsection A, and except that dormitories and similar structures used for living or sleeping accommodations are prohibited.
- Distributing plants.
- Dog breeding facilities.

- Dog kennels.
- Dog training schools.
- Draying yards or terminals.
- Dress shops.
- Drugstores.
- Dry cleaning establishments, provided that the building is so constructed and the equipment is so installed and maintained and the activity is so conducted that all noise, vibration, dust, odor and all other objectionable factors will be confined or reduced to the extent that no annoyance or injury will result to persons or property in the vicinity.
- Electric distribution substations, including microwave facilities, provided:
  - a. That all such installations are completely surrounded by a masonry wall to a height of not less than eight feet. The Director may approve the substitution of a chain-link or other industrial-type fence with screen planting where he deems it appropriate. All such substitutions shall be subject to the provisions of Part 12 of Chapter 22.56; and
  - b. That the area between the fence or wall and the property line is landscaped and maintained while such use exists.
- Electrical transformer substations.
- Electricians' shops.

- Employment agencies.
- Engraving; machine metal engraving.
- Fabricating, other than snap riveting or any process used in bending or shaping which produces any annoying or disagreeable noise.
- Farm equipment and machinery repair shops.
- Farmworker dwelling units, subject to the applicable provisions of Part 24 of Chapter 22.52.
- Farmworker housing complexes, subject to the applicable provisions of Part 24 of Chapter 22.52.
- Feed and grain sales.
- Film laboratories.
- Fire stations.
- Florist shops.
- Frozen food lockers.
- Fruit and vegetable markets.
- Fuel yards.
- Fumigating contractors.
- Furniture and appliance rentals.
- Furniture and household goods, transfer and storage.
- Furniture stores.
- Furrier shops.

- Gas metering and control stations, public utility.
- Gift shops.
- Glass; the production by hand of crystal glass art novelties, within a closed building of fire-resistant construction.
- Glass and mirror sales, including automobile glass installation.
- Golf courses, including customary clubhouses and appurtenant facilities.
- Greenhouses.
- Grocery stores.
- Hardware stores, including the sale of lumber and other building supplies, but excluding milling or woodworking other than incidental cutting of lumber to size, provided that all sale, display, storage and incidental cutting is within an enclosed building.
- Health food stores.
- Hobby supply stores.
- Hospital equipment and supply rentals.
- Humane societies.
- Ice cream shops.
- Ice sales, excluding ice plants.
- Interior decorating studios.
- Jewelry stores.
- Laboratories, research and testing.

- Laboratories for testing experimental motion picture film.
- Lapidary shops.
- Laundries, hand, retail, or self-service.
- Laundry agencies.
- Laundry plants, wholesale.
- Leather goods stores.
- Libraries.
- Linen and towel supply services.
- Locksmith shops.
- Lodge halls.
- Lubricating oil canning and packaging, if not more than 100 barrels are stored aboveground at any one time.
- Lumberyards, except the storage of boxes or crates.
- Machine shops.
- Machinery storage yards.
- Mail order houses.
- Manufacture, assembly, packaging and storage of finished or prepared materials, provided that, with the exception of items 6, 8 and 13, below, no manufacturing of raw natural or synthesized materials, including flammable or toxic chemicals, are conducted on-site:
  1. Agricultural products.

2. Cloth and textile products, including apparel and upholstery, but excluding leatherwork and tanning.
3. Cosmetics and drygoods products.
4. Craft products.
5. Drug and pharmaceutical products.
6. Earthen products, including ceramics, sand and stone, but excluding brick, terra cotta and tile manufacture.
7. Electric, electrical and mechanical products and parts, including appliances, computers, equipment and instruments.
8. Food, edible oil, liquor, soda and juice products, including the baking, processing, packing, canning and bottling, except meat, fish, lard, pickles, sausage, sauerkraut or vinegar.
9. Glass products and parts, provided that no individual crucible shall exceed a capacity of 16 square feet.
10. Metal products and parts, including the fabricating, engraving, spinning, storing, plating and finishing, provided that no perchloric acid is used, and excluding a foundry.
11. Paper products.
12. Plastic products, including molding and grinding within an interior room.
13. Precious and semi-precious metal products, including jewelry and lapidary.
14. Rubber products, excluding tires.

15. Wood products, including furniture, but excluding planing mills.

- Marine oil service stations.
- Meat markets, excluding slaughtering.
- Medical clinics.
- Medical laboratories.
- Microwave stations.
- Millinery shops.
- Mobilehome sales.
- Mortuaries.
- Motion picture processing, reconstruction and synchronizing of film with sound tracks.
- Motion picture studios and indoor sets, including the temporary use of domestic and wild animals in motion picture and television production, provided said animals are kept or maintained pursuant to all regulations of the Los Angeles County Department of Animal Care and Control, and are retained on the premises for a period not exceeding 60 days. The Director may extend such time period for not to exceed 30 additional days subject to the provisions of Part 12 of Chapter 22.56, on director's review.
- Moving van storage or operating yards.
- Museums.

- Music stores.
- Newsstands.
- Notions or novelty stores.
- Observatories.
- Offices, business or professional.
- Office machines and equipment sales and rentals.
- Oil wells and accessory facilities, subject to the conditions and limitations of Section 22.24.120 (Zone A-2).
- Outdoor dance pavilions, located at least 500 feet of any residential zone, Zone A-1, or any residential or agricultural zone of an adjacent city or county.
- Outdoor skating rinks, located at least 500 feet of any residential zone, Zone A-1, or any residential or agricultural zone of an adjacent city or county.
- Packaging businesses.
- Paint and wallpaper stores.
- Paint mixing, except the mixing of lacquers and synthetic enamels.
- Parcel delivery terminals.
- Parking lots and parking buildings.
- Parks, playgrounds and benches, with all appurtenant facilities customarily found in conjunction therewith.



- Party equipment rentals and storage, including the rental of items such as, but not limited to, tables, chairs, and heat lamps.
- Pawnshops.
- Pest control services, including residential termite control.
- Pet grooming services, excluding boarding.
- Pet stores.
- Pet supply stores.
- Photocopying and duplicating services.
- Photoengravers and lithographers.
- Photographic equipment and supply stores.
- Photography studios.
- Plant nurseries, including the growing of nursery stock.
- Plaster storage.
- Plumbing shops and plumbing contractor's shops.
- Police stations.
- Post offices.
- Presses; hydraulic presses for the molding of plastics.
- Printers or publishers.
- Produce yards and terminals.
- Public utility service centers.
- Radio and television broadcasting studios.

- Radio and television stores.
- Real estate offices.
- Recording studios.
- Recreational vehicle sales and rentals, with incidental repair.
- Recreation clubs, commercial, including tennis, polo, swimming and similar outdoor recreational activities, together with appurtenant clubhouses.
- Refrigeration plants.
- Repair shops, household and fix-it.
- Restaurants and other eating establishments, including food take-out and outdoor dining in compliance with Section 22.28.070.G.
- Retail stores.
- Reupholsters, furniture.
- Riding academies.
- Revival meetings in tents, for temporary use and operated at one particular location if not within 300 feet of any public park or school or area in any residential zone and not longer than seven days in any six-month period.
- Riding and hiking trails, excluding trails for motor vehicles.
- Roofing contractor's establishments.
- Rug cleaning services.
- Sand washing, to be used in sandblasting.

- Secondhand stores.
- Self-service storage facilities, subject to the provisions of Part 12 of Chapter 22.52.
- Sheet metal shops.
- Shoe stores.
- Shoe repair shops.
- Shoeshine stands.
- Shooting galleries.
- Sightseeing agencies.
- Silver shops.
- Slaughtering, dressing, processing, packing and sale of poultry, fowl and rabbits and other similar animals of comparable nature, form and size. Boarding and raising of animals for on-site slaughtering shall be limited to 20% of the floor area, however no hatcheries are permitted.
- Sporting goods stores.
- Stables for the raising and training of racehorses, provided such used is not established for commercial purposes.
- Stamp redemption centers.
- Starch mixing and bottling.
- Stationary stores.
- Stations--Bus, railroad and taxi.

- Stone, marble and granite grinding, dressing and cutting.
- Storage and rental of plows, tractors, buses, contractor's equipment and cement mixers.
- Swimming pools.
- Tailor shops.
- Taxidermists.
- Telephone repeater stations.
- Tennis, volleyball, badminton, croquet, lawn bowling and similar courts.
- Tire retreading or recapping services.
- Tobacco shops.
- Tool rentals, including rototillers, power mowers, sanders and saws, cement mixers and other equipment, but excluding heavy machinery or trucks exceeding two tons' capacity.
- Tourist information centers.
- Toy stores.
- Trailer sales and rentals, box and utility only.
- Training schools specializing in manual training, shop work, or in the repair and maintenance of machinery or mechanical equipment.
- Truck sales and rentals and storage, with incidental repair and excludes trucks over two tons' capacity.
- Union halls.

- Valves storage and repair, including oil well valves.
- Veterinary clinics, small animals.
- Warehouses, including storage warehouses.
- Watch repair shops.
- Wedding chapels.
- Welding shops.
- Wharves.
- Wineries, subject to the applicable provisions of Part 23 of Chapter 22.52.
- Wood yards.
- Yarn and yardage stores.

B. All uses listed in this subsection B shall have all buildings or structures used in conjunction with animal-keeping be located not less than 50 feet from any street or highway or any building used for human habitation:

- Grazing of cattle, horses, sheep, goats, alpacas or llamas, including the supplemental feeding of such animals, provided:
  1. That such grazing is not part of nor conducted in conjunction with any dairy, livestock feed yard, or livestock sales yard or located on the same premises; and
  2. That no buildings, structures, pens or corrals designed or intended to be used for the housing or concentrated feeding of such stock be used on the premises for such grazing other than racks for supplementary feeding, troughs for watering, or incidental fencing.

- Hogs or pigs, provided:
  1. That such animals are, as a condition of use, located not less than 150 feet from any highway and not less than 50 feet from the side or rear lines of any lot. This condition shall not apply to pygmy pigs;
  2. That such animals shall not be fed any market refuse or similar imported ingredient or anything other than table refuse from meals consumed on the same lot or parcel of land, or grain; and
  3. That not to exceed two weaned hogs or pigs are kept.
- Raising of horses and other equine, cattle, sheep, goats, alpacas, and llamas, including the breeding and training of such animals, provided that no more than eight such animals per acre of the total ground area be kept or maintained in conjunction with such use.
- Raising of poultry, fowl, birds, rabbits, chinchilla, nutria, mice, frogs, fish, bees, earthworms, and other similar animals of comparable nature, form and size, including hatching, fattening, marketing, sale, and including eggs, honey or similar products derived therefrom.

**22.32.050 Accessory Uses.** Premises in Zone M-1 may be used for the following accessory uses:

- Accessory buildings and structures customarily used in conjunction therewith.
- Boat repairs of a minor nature.

- Stands for the display and sale of any products, including products from a community garden, the production of which is permitted in either Zone A-1 or M-1, and which have lawfully been produced on such lot or parcel of land provided:
  1. That said stand shall be exclusively of wood-frame construction (except the floor);
  2. That said stand shall have a floor area of not more than 300 square feet;
  3. That said stand shall be located not nearer than 20 feet from any street or highway upon which such lot or parcel front, or adjacent residences; and
  4. That such stand will be on a parcel of land not less than two acres in area.
- Signs, as provided in Part 10 of Chapter 22.52.

**22.32.060 Uses Subject to Director’s Review and Approval.** If site plans are first submitted to and approved by the Director, premises in Zone M-1 may be used for the following uses:

- Access to property lawfully used for a purpose not permitted in Zone M-1.
- Caretaker’s residences, limited to one, in conjunction with another use legally allowed on the same premises, where continuous supervision by a caretaker and his immediate family is required, for a period not to exceed six consecutive months in any 12-month period. A mobilehome or recreational vehicle may be used for such residence.

- Christmas trees and wreaths, the sale of, between December 1<sup>st</sup> and December 25<sup>th</sup>, both dates inclusive, to the extent permitted by other statutory and ordinance provisions. Any structures, facilities and materials used for the sale of trees and wreaths shall be removed from the premises by December 31<sup>st</sup> of the same calendar year, and the property restored to a neat condition.
- Domestic violence shelters, subject to the standards and limitations specified in Section 22.56.1758.
- Farmers' markets, as provided in Part 25 of Chapter 22.52.
- Grading projects, off-site transport, where not more than 100,000 cubic yards of material is to be transported, subject to the conditions and limitations of Sections 22.56.1752 and 22.56.1753.
- Homeless shelters, subject to the requirements of Section 22.56.1760.
- Live entertainment, accessory, in a legally established bar, cocktail lounge or restaurant having an occupant load of less than 200 people, where in full compliance with the conditions of Section 22.56.1754.
- Signs, as provided in Part 10 of Chapter 22.52.

**22.32.070 Uses Subject to Permits.** Premises in Zone M-1 may be used for:

A. The following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit:

- Airports.



- Alcoholic beverages, the sale of, for either on-site or off-site consumption, subject to the requirements of Section 22.56.195.
- Ambulance service facilities.
- Amphitheaters.
- Amusement rides and devices, including merry-go-rounds, Ferris wheels, swings, toboggans, slides, rebound-tumbling and similar equipment for permanent recreational use.
- Arcades, game or movie.
- Archery ranges.
- Automobile impound yards, subject to the conditions of Part 4 of Chapter 22.52, except as otherwise prescribed by the Commission in approving an application.
- Beer and wine, the concurrent sale of, with motor vehicle fuel, subject to the provisions of Sections 22.56.195 and 22.56.245.
- Billiard halls.
- Body piercing parlors.
- Bowling alleys.
- Boxing arenas.
- Butane and propane service stations.
- Cardrooms or clubs.
- Caretakers' residences, limited to one in conjunction with another use legally allowed on the premises that requires constant

supervision for a period longer than six consecutive months in any 12-month period. A mobilehome may be used for such residence, in accordance with the provisions of Part 6 of Chapter 22.52.

- Child care centers.
- Correctional institutions, including jails, farms and camps.
- Dance halls.
- Earth stations.
- Electric distribution and transmission substations and generating plants, including microwave facilities used in conjunction with any one thereof.
- Escort bureaus.
- Games of skill.
- Gas, industrial, for storage including oxygen, acetylene, argon, carbon dioxide and similar gases in U.S. Department of Transportation approved-type cylinders.
- Gas distribution depots, public utility.
- Golf driving ranges.
- Grading projects, off-site transport, where more than 100,000 cubic yards of material is to be transported, subject to the conditions and limitations of Sections 22.56.210 and 22.56.230.
- Grading projects, on-site, but excluding projects where the Hearing Officer or the Commission or the Board of Supervisors have

previously considered such grading proposal as indicated by approval of an environmental document incorporating consideration of such grading project.

- Grange halls.
- Gymnasiums.
- Health clubs or centers.
- Heavy equipment trainingschools, on a lot or parcel of land having, as a condition of use, not less than 100 acres.
- Heliports.
- Helistops.
- Juvenile halls.
- Land reclamation projects.
- Landing strips.
- Live entertainment, accessory, in a legally established bar, cocktail lounge or restaurant having an occupant load of less than 200 people, where the conditions of Section 22.56.1754 have not or cannot be met. This provision shall not be construed to authorize the modification of development standards required for establishment of such bar, cocktail lounge or restaurant, except as otherwise provided by Part 2 of Chapter 22.56.
- Massage parlors.

- Medical marijuana dispensaries, subject to the requirements of Section 22.56.196.D through H, unless a ban is in effect for such dispensaries pursuant to Section 22.56.196.B.
- Miniature golf courses.
- Nightclubs.
- Outdoor dining, where the conditions of Section 22.28.070.G have not or cannot be met.
- Oil wells, if not in conformance with the conditions and limitations of Section 22.24.120 (Zone A-2).
- Permanent cosmetics parlors.
- Pool halls.
- Publicly owned uses necessary to the maintenance of the public health, convenience or general welfare in addition to those specifically listed in this Section.
- Public utility service yards.
- Radio and television stations and towers.
- Raising of horses and other equine, cattle, sheep, goats, alpacas, and llamas, including the breeding and training of such animals, not subject to the limitations of Section 22.32.040.B on a lot or parcel of land having, as a condition of use, not less than five acres.
- Recreation clubs, private, including tennis, polo and swimming; where specifically designated a part of an approved conditional use

permit, such use may include a pro shop, restaurant and bar as accessory uses.

- Revival meetings in tents, for longer than seven days.
- Riding and hiking trails.
- Rifle, pistol, skeet or trap ranges.
- Road construction and maintenance yards.
- Sewage treatment plants.
- Skating rinks, ice or roller.
- Signs, including outdoor advertising, subject to the provisions of Part 10 of Chapter 22.52.
- Solid fill projects.
- Stables for the boarding of horses, on a lot or parcel of land having, as a condition of use, an area of not less than five acres.
- Steam or sauna baths.
- Storage, temporary, of materials and construction equipment used in construction or maintenance of streets and highways, sewers, storm drains, underground conduits, flood control works, pipelines and similar uses.
- Swap meets.
- Tasting rooms, subject to the applicable provisions of Part 23 of Chapter 22.52.
- Tattoo parlors.

- Theaters and other auditoriums.
- Theaters, drive-in.
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B. The following uses, provided the specified permit has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Cemeteries, as provided in Part 4 of Chapter 22.56.
- Explosives storage, as provided in Part 5 of Chapter 22.56.
- Surface mining operations, as provided in Part 9 of Chapter 22.56.
- Temporary uses, as provided in Part 14 of Chapter 22.56.

**22.32.080 Development Standards.** Premises in M-1 shall be subject to the following development standards:

- A. Floor area ratio (FAR). The maximum allowable FAR shall be 1.0.
- B. Outside display and storage. Any property used for the outside storage or display of raw materials, equipment or finished products shall comply with the requirements of Part 7 of Chapter 22.52.
- C. Parking. Vehicle storage shall be provided as required by Part 11 of Chapter 22.52.
- D. Signs. Signs shall comply with the requirements of Part 10 of Chapter 22.52.

**SECTION 5.** Part 4 through Part 8 of Chapter 22.32 are hereby deleted in their entirety.

**SECTION 6.** Part 4 is hereby added to read as follows:

**PART 4****M-1.5 RESTRICTED HEAVY MANUFACTURING ZONE****Sections:**

- 22.32.090 Purpose.
- 22.32.100 Permitted Uses.
- 22.32.110 Accessory Uses.
- 22.32.120 Uses Subject to Director's Review and Approval.
- 22.32.130 Uses Subject to Permits.
- 22.32.140 Development Standards.

**22.32.090 Purpose.** The Restricted Heavy Manufacturing Zone (M-1.5) provides for light and restricted heavy industry, repair, wholesale and packaging, including manufacture, assembly, distribution and storage of goods with low to medium nuisance impacts, but excluding raw-materials production, processing or bulk handling.

**22.32.100 Permitted Uses.** Zone M-1.5 may be used for:

- A. The following uses, but this is not construed to be an exhaustive list:
  - Acetylene; the storage of oxygen and acetylene in tanks if oxygen is stored in a room separate from acetylene, and such rooms are separated by a not less than one-hour fire-resistant wall.
  - Agricultural contractor equipment sales and rentals.
  - Air pollution sampling stations.
  - Ambulance emergency service facilities.
  - Ambulance service facilities.

- Amusement rides and devices, including merry-go-rounds, Ferris wheels, swings, toboggans, slides, rebound-tumbling and similar equipment; assembly and storage only.
- Amusement rides and devices, including merry-go-rounds, Ferris wheels, swings, toboggans, slides, rebound-tumbling and similar equipment, for temporary or permanent recreational use.
- Animal experimental research institutes.
- Animal hospitals.
- Animal shelters and pounds.
- Antique shops.
- Appliance stores, household.
- Aquaria.
- Arboretums and horticultural gardens.
- Arcades, game or movie.
- Archery ranges.
- Art galleries.
- Art supply stores.
- Assaying services.
- Assembly plants.
- Athletic fields and stadiums.
- Auction houses.
- Automobile battery services.



- Automobile body and fender repair shops.
- Automobile brake repair shops.
- Automobile impound yards, subject to the conditions of Part 4 of Chapter 22.52.
- Automobile muffler shops.
- Automobile painting and upholstering shops.
- Automobile radiator shops.
- Automobile rental and leasing agencies.
- Automobile repair garages.
- Automobile sales of new and used vehicles.
- Automobile service stations, with incidental washing, repair and concession sales.
- Automobile sightseeing agencies.
- Automobile supply stores, with incidental repair within an enclosed building.
- Bakery goods distributors.
- Bakery shops and bakeries.
- Banks, savings and loans, credit unions and finance companies.
- Barber shops.
- Barrel storage.
- Bars and cocktail lounges.
- Baseball parks.

- Beauty shops.
- Bicycle, motorcycle and motorscooter sales and rentals.
- Billiard halls.
- Blacksmith shops.
- Blueprint shops.
- Boat and other marine sales and rentals.
- Boat building.
- Boat repairs.
- Book binderies.
- Bookstores.
- Bottling plants.
- Bowling alleys.
- Box factories.
- Boxing arenas.
- Breweries.
- Building materials storage.
- Bus storage.
- Butane and propane service stations.
- Cabinetmaking.
- Candy stores and confectioneries.
- Car barns for buses and streetcars.

- Carnivals, commercial or otherwise.
- Carpenter shops.
- Carpet cleaning services.
- Car washes, automatic, coin-operated and hand wash.
- Cardrooms or clubs.
- Catering services.
- Ceramics shops.
- Cesspool pumping, cleaning and draining.
- Christmas tree and wreath sales.
- Churches, temples or other places used exclusively for religious worship, including customary incidental educational and social activities in conjunction therewith.
- Circuses and wild animal exhibitions, provided the animals are kept or maintained pursuant to and in compliance with all regulations of the Department of Animal Care and Control.
- Cleaning and dyeing establishments, wholesale.
- Clothing stores.
- Cold storage plants.
- Comfort stations.
- Communication equipment buildings.
- Community centers.
- Community gardens.

- Concrete batching, provided that the mixer is limited to one cubic yard capacity.
- Contractor's equipment yards, including farm equipment and all equipment used in building trades.
- Correctional institutions, including jails, but excluding farms and camps.
- Costume rentals.
- Crops--field, tree, bush, berry and row, including nursery stock.
- Curtain cleaning services.
- Dairy products depots.
- Dance halls.
- Delicatessens.
- Dental clinics.
- Dental laboratories.
- Department stores.
- Disability rehabilitation and training centers, limited to sheltered employment and vocational training, with assembly and manufacturing activities permitted only by this subsection A, and except that dormitories and similar structures used for living or sleeping accommodations are prohibited.
- Distributing plants.
- Dog breeding facilities.

- Dog kennels.
- Dog training schools.
- Domestic violence shelters, subject to the standards and limitations specified in Section 22.56.1758.
- Draying yards or terminals.
- Dress shops.
- Drugstores.
- Dry cleaning establishments and plants.
- Dyeing and cleaning services, wholesale.
- Earth stations.
- Electrical transformer substations.
- Electric distribution and transmission substations and generating plants, including microwave facilities used in conjunction with any one thereof.
- Electricians' shops.
- Employment agencies.
- Engraving; machine metal engraving.
- Escort bureaus.
- Farm equipment storage, sales and rentals.
- Farm equipment and machinery repair shops.
- Farmers' markets.

- Farmworker dwelling units, subject to the applicable provisions of Part 24 of Chapter 22.52.
- Farmworker housing complexes, subject to the applicable provisions of Part 24 of Chapter 22.52.
- Feed and grain sales.
- Feed mills.
- Film laboratories.
- Fire stations.
- Florist shops.
- Frozen food lockers.
- Fruit and vegetable markets.
- Fuel yards.
- Fumigating contractors.
- Furniture and appliance rentals.
- Furniture and household goods, transfer and storage.
- Furniture stores.
- Furrier shops.
- Games of skill.
- Gas distribution depots, public utility.
- Gas, industrial, for storage including oxygen, acetylene, argon, carbon dioxide and similar gases in U.S. Department of Transportation approved-type cylinders.

- Gas metering and control stations, public utility.
- Gift shops.
- Glass; the production by hand of crystal glass art novelties within a closed building of fire-resistant construction.
- Glass and mirror sales, including automobile glass installation.
- Golf courses, including customary clubhouses and appurtenant facilities.
- Golf driving ranges.
- Grange halls.
- Greenhouses.
- Grocery stores.
- Gymnasiums.
- Hardware stores, including the sale of lumber and other building supplies.
- Health clubs or centers.
- Health food stores.
- Heavy equipment training schools.
- Hobby supply stores.
- Hospital equipment and supply rentals.
- Humane societies.
- Ice cream shops.
- Ice plants.

- Ice sales.
- Institutions of philanthropic or charitable nature.
- Interior decorating studios.
- Jewelry stores.
- Juvenile halls.
- Laboratories, research and testing.
- Laboratories for testing experimental motion picture film.
- Land reclamation projects.
- Lapidary shops.
- Laundries, hand, retail, or self-service.
- Laundry agencies.
- Laundry plants, wholesale.
- Leather goods stores.
- Libraries.
- Linen and towel supply services.
- Locksmith shops.
- Lodge halls.
- Lubricating oil canning and packaging, if not more than 100 barrels are stored aboveground at any one time.
- Lumberyards.
- Machine shops.



- Machinery storage yards.
- Mail order houses.
- Manufacture, assembly, packaging and storage of finished or prepared materials, provided that, with the exception of items 6, 8 and 13, below, no manufacturing of raw natural or synthesized materials, including flammable or toxic chemicals, are conducted on-site:
  1. Agricultural products.
  2. Cloth and textile products, including apparel and upholstery, but excluding tanning.
  3. Cosmetics and drygoods products.
  4. Craft products.
  5. Drug and pharmaceutical products.
  6. Earthen products, including pottery.
  7. Electric, electrical and mechanical products and parts, including appliances, equipment and instruments, including computers.
  8. Food, edible oil, liquor, soda and juice products, including the baking, processing, packing, canning and bottling, except meat, fish, lard, pickles, sausage, sauerkraut or vinegar.
  9. Glass products and parts, provided that no individual crucible shall exceed a capacity of 16 square feet.

10. Metal products and parts, including the fabricating, engraving, spinning, storing, plating and finishing, provided that no perchloric acid is used, and excluding a foundry.
  11. Paper products.
  12. Plastic products, including molding and grinding within an interior room.
  13. Precious and semi-precious metal products.
  14. Rubber products, excluding tires.
  15. Wood products, including furniture.
- Marine oil service stations.
  - Meat markets, excluding slaughtering.
  - Medical clinics.
  - Medical laboratories.
  - Microwave stations.
  - Millinery shops.
  - Miniature golf courses.
  - Mobilehome sales.
  - Mortuaries.
  - Motion picture processing, reconstruction and synchronizing of film with sound tracks.
  - Motion picture studios and indoor sets, including the temporary use of domestic and wild animals in motion picture and television

production, provided said animals are kept or maintained pursuant to all regulations of the Los Angeles County Department of Animal Care and Control, and are retained on the premises for a period not exceeding 60 days. The Director may extend such time period for not to exceed 30 additional days subject to the provisions of Part 12 of Chapter 22.56, on director's review.

- Moving van storage or operating yards.
- Museums.
- Music stores.
- Newsstands.
- Nightclubs.
- Notions or novelty stores.
- Observatories.
- Offices, business or professional.
- Office machines and equipment sales and rentals.
- Oil wells and accessory facilities, subject to the conditions and limitations of Section 22.24.120 (Zone A-2).
- Outdoor dance pavilions, located at least 500 feet of any residential zone, Zone A-1, or any residential or agricultural zone of an adjacent city or county.

- Outdoor skating rinks, located at least 500 feet of any residential zone, Zone A-1, or any residential or agricultural zone of an adjacent city or county.
- Packaging businesses.
- Paint and wallpaper stores.
- Paint mixing, except the mixing of lacquers and synthetic enamels.
- Parcel delivery terminals.
- Parking lots and parking buildings.
- Parks, playgrounds and benches, with all appurtenant facilities customarily found in conjunction therewith.
- Party equipment rentals and storage, including the rental of items such as, but not limited to, tables, chairs, and heat lamps.
- Pawnshops.
- Pest control services, including residential termite control.
- Pet grooming services.
- Pet stores.
- Pet supply stores.
- Photocopying and duplicating services.
- Photoengravers and lithographers.
- Photographic equipment and supply stores.
- Photography studios.
- Plant nurseries, including the growing of nursery stock.

- Plaster storage.
- Plumbing shops and plumbing contractor's shops.
- Police stations.
- Pool halls.
- Post offices.
- Presses; hydraulic presses for the molding of plastics.
- Printers or publishers.
- Produce yards and terminals.
- Publicly owned uses necessary to the maintenance of the public health, convenience or general welfare in addition to those specifically listed in this Section.
- Public utility service centers.
- Public utility service yards.
- Radio and television broadcasting studios.
- Radio and television stations and towers.
- Radio and television stores.
- Real estate offices.
- Recording studios.
- Recreational vehicle sales and rentals, with incidental repair.
- Recreation clubs, commercial or private, including tennis, polo, swimming and similar outdoor recreational activities, together with appurtenant clubhouses, pro shops, and restaurants or bars.

- Refreshment stands.
- Refrigeration plants.
- Repair shops, household and fix-it.
- Restaurants and other eating establishments, including food take-out and outdoor dining in compliance with Section 22.28.070.G.
- Retail stores.
- Reupholsters, furniture.
- Revival meetings in tents.
- Road construction and maintenance yards.
- Roofing contractor's establishments.
- Rug cleaning services.
- Sand washing, to be used in sandblasting.
- Secondhand stores.
- Self-service storage facilities, subject to the provisions of Part 12 of Chapter 22.52.
- Sheet metal shops.
- Shoe stores.
- Shoe repair shops.
- Shoeshine stands.
- Shooting galleries.
- Sightseeing agencies.

- Silkscreening shops.
- Silver shops.
- Skating rinks, ice or roller.
- Slaughtering, dressing, processing, packing and sale of poultry, fowl and rabbits and other similar animals of comparable nature, form and size, within an enclosed building.
- Solid fill projects.
- Sporting goods stores.
- Stamp redemption centers.
- Starch mixing and bottling.
- Stationery stores.
- Stations--Bus, railroad and taxi.
- Steam or sauna baths.
- Stone, marble and granite grinding, dressing and cutting.
- Storage and rental of plows, tractors, buses, contractor's equipment and cement mixers.
- Storage, temporary, of materials and construction equipment used in construction or maintenance of streets and highways, sewers, storm drains, underground conduits, flood control works, pipelines and similar uses.
- Swap meets.
- Swimming pools.

- Tailor shops.
- Taxidermists.
- Telephone repeater stations.
- Tennis, volleyball, badminton, croquet, lawn bowling and similar courts.
- Theaters and other auditoriums having a seating capacity up to 3,000 seats.
- Theaters, drive-in.
- Tire retreading or recapping services.
- Tobacco shops.
- Tool rentals, including rototillers, power mowers, sanders and saws, cement mixers and other equipment, but excluding heavy machinery or trucks exceeding two tons' capacity.
- Tourist information centers.
- Toy stores.
- Trailer sales and rentals, box and utility only.
- Training schools specializing in manual training, shop work, or in the repair and maintenance of machinery or mechanical equipment.
- Truck sales and rentals and storage, with incidental repair.
- Union halls.
- Valves storage and repair, including oil well valves.
- Veterinary clinics, small animals.



- Warehouses, including storage warehouses.
- Watch repair shops.
- Wedding chapels.
- Welding shops.
- Wharves.
- Wineries, subject to the applicable provisions of Part 23 of Chapter 22.52.
- Wood yards.
- Yarn and yardage stores.

B. Other similar light industrial uses that do not store hazardous or combustible materials, and are not listed in Section 22.32.190 (Uses subject to permits in Zone M-2).

C. The following uses, provided that all buildings or structures used in conjunction therewith shall be located not less than 50 feet from any street or highway or any building used for human habitation.

- Commercial horse stables.
- Grazing of cattle, horses, sheep, goats, alpacas or llamas, including the supplemental feeding of such animals, provided:
  1. That such grazing is not part of nor conducted in conjunction with any dairy, livestock feed yard, or livestock sales yard or located on the same premises; and
  2. That no buildings, structures, pens or corrals designed or intended to be used for the housing or concentrated feeding of such

stock be used on the premises for such grazing other than racks for supplementary feeding, troughs for watering, or incidental fencing.

- Hogs or pigs for raising or keeping, limited to two, provided that all buildings or structures used in conjunction therewith shall be located not less than 150 feet from any street or highway or any building used for human habitation, and not less than 50 feet from the side or rear lot lines of any lot.
- Menageries, zoos, animal exhibitions or other facilities for the keeping or maintaining of wild animals.
- Raising of horses and other equine, cattle, sheep, goats, alpacas, and llamas, including the breeding and training of such animals.
- Raising of poultry, fowl, birds, rabbits, chinchilla, nutria, mice, frogs, fish, bees, earthworms, and other similar animals of comparable nature, form and size, including hatching, fattening, marketing, sale, and including eggs, honey or similar products derived therefrom.
- Riding academies.
- Stables for the boarding of horses.
- Stables for the raising and training of racehorses.

**22.32.110 Accessory Uses.** Premises in Zone M-1.5 may be used for the following accessory uses:

- Accessory buildings and structures customarily used in conjunction therewith.
- Live entertainment, accessory.

- Signs, as provided in Part 10 of Chapter 22.52.
- Stands for the display and sale of any products, including products from a community garden, the production of which is permitted in either Zone A-1 or M-1.5, and which have lawfully been produced on such lot or parcel of land.

**22.32.120 Uses Subject to Director’s Review and Approval.** If site plans are first submitted to and approved by the Director, premises in Zone M-1.5 may be used for the following uses:

- Caretaker’s residences, limited to one, in conjunction with another use legally allowed on the same premises, where continuous supervision by a caretaker and his immediate family is required, for a period not to exceed six consecutive months in any 12-month period. A mobilehome or recreational vehicle may be used for such residence.
- Grading projects, off-site transport, where not more than 100,000 cubic yards of material is to be transported, subject to the conditions and limitations of Sections 22.56.1752 and 22.56.1753.
- Homeless shelters, subject to the requirements of Section 22.56.1760.
- Signs, as provided in Part 10 of Chapter 22.52.

**22.32.130 Uses Subject to Permits.** Premises in Zone M-1.5 may be used for:

A. The following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit:

- Airports.

- Alcoholic beverages, the sale of, for either on-site or off-site consumption, subject to the requirements of Section 22.56.195.
- Amphitheaters.
- Beer and wine, the concurrent sale of, with motor vehicle fuel, subject to the requirements of Sections 22.56.195 and 22.56.245.
- Body piercing parlors.
- Caretakers' residences, limited to one in conjunction with another use legally allowed on the premises that requires constant supervision for a period longer than six consecutive months in any 12-month period. A mobilehome may be used for such residence, in accordance with the provisions of Part 6 of Chapter 22.52.
- Child care centers.
- Grading projects, on-site, but excluding projects where the Hearing Officer or the Commission or the Board of Supervisors have previously considered such grading proposal as indicated by approval of an environmental document incorporating consideration of such grading project.
- Grading projects, off-site transport, where more than 100,000 cubic yards of material is to be transported, subject to the conditions and limitations of Sections 22.56.210 and 22.56.230.
- Heliports.
- Helistops.
- Landing strips.

- Land reclamation projects.
- Massage parlors.
- Medical marijuana dispensaries, subject to the requirements of Section 22.56.196.D through H, unless a ban is in effect for such dispensaries pursuant to Section 22.56.196.B.
- Outdoor dining, where the conditions of Section 22.28.070.G have not or cannot be met.
- Permanent cosmetics parlors.
- Rifle, pistol or skeet ranges.
- Sewage disposal plants.
- Sewage treatment plants.
- Signs, including outdoor advertising, subject to the provisions of Part 10 of Chapter 22.52.
- Solid fill projects.
- Tasting rooms, subject to the applicable provisions of Part 23 of Chapter 22.52.
- Tattoo parlors.
- Theaters and other auditoriums having a seating capacity exceeding 3,000 seats.

B. The following uses, provided the specified permit has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Cemeteries, as provided in Part 4 of Chapter 22.56.

- Explosives storage as provided in Part 5 of Chapter 22.56.
- Surface mining operations, as provided in Part 9 of Chapter 22.56.
- Temporary uses, as provided in Part 14 of Chapter 22.56.

**22.32.140 Development Standards.** Premises in M-1.5 shall be subject to the following development standards:

- A. Floor area ratio (FAR). The maximum allowable FAR shall be 1.0.
- B. Outside display and storage. Any property used for the outside storage or display of raw materials, equipment or finished products shall comply with the requirements of Part 7 of Chapter 22.52.
- C. Parking. Vehicle storage shall be provided as required by Part 11 of Chapter 22.52.
- D. Signs. Signs shall comply with the requirements of Part 10 of Chapter 22.52.

**SECTION 7.** Part 5 of Chapter 22.32 is hereby added to read as follows:

**PART 5**

**M-2 HEAVY MANUFACTURING ZONE**

**Sections:**

- 22.32.150 Purpose.
- 22.32.160 Permitted Uses.
- 22.32.170 Accessory Uses.
- 22.32.180 Uses Subject to Director's Review and Approval.
- 22.32.190 Uses Subject to Permits.
- 22.32.200 Development Standards.

**22.32.150 Purpose.** The Heavy Manufacturing Zone (M-2) provides for intensive manufacturing, mineral extraction and refining, processing, assembly, research, wholesale, and storage uses, trucking terminals, railroad and freight stations, and similar activities that require separation from residential uses due to noise, vibration, odors, or other negative characteristics. This zone also accommodates warehousing, distribution and port-related uses.

**22.32.160 Permitted Uses.** Premises in Zone M-2 may be used for:

- A. The following uses, but this is not construed to be an exhaustive list:
- Acetylene; the storage of oxygen and acetylene in tanks if oxygen is stored in a room separate from acetylene, and such rooms are separated by a not less than one-hour fire-resistant wall.
  - Agricultural contractor equipment sales and rentals.
  - Air pollution sampling stations.
  - Ambulance emergency service facilities.
  - Ambulance service facilities.
  - Amusement rides and devices, including merry-go-rounds, Ferris wheels, swings, toboggans, slides, rebound-tumbling and similar equipment; assembly and storage only.
  - Amusement rides and devices, including merry-go-rounds, Ferris wheels, swings, toboggans, slides, rebound-tumbling and similar equipment, for temporary or permanent recreational use.
  - Animal experimental research institutes.
  - Animal hospitals.

- Animal shelters and pounds.
- Antique shops.
- Appliance stores, household.
- Aquaria.
- Arboretums and horticultural gardens.
- Arcades, game or movie.
- Archery ranges.
- Art galleries.
- Art supply stores.
- Assaying services.
- Assembly plants.
- Athletic fields and stadiums.
- Auction houses.
- Automobile battery services.
- Automobile body and fender repair shops.
- Automobile brake repair shops.
- Automobile impound yards, subject to the conditions of Part 4 of Chapter 22.52.
- Automobile muffler shops.
- Automobile painting and upholstering shops.
- Automobile radiator shops.
- Automobile rental and leasing agencies.
- Automobile repair garages.



- Automobile sales of new and used vehicles.
- Automobile sightseeing agencies.
- Automobile supply stores, with incidental repair within an enclosed building.
- Automobile service stations, with incidental washing, repair and concession sales.
- Bakery goods distributors.
- Bakery shops and bakeries.
- Banks, savings and loans, credit unions, and finance companies.
- Barber shops.
- Barrel storage.
- Bars and cocktail lounges.
- Baseball parks.
- Beauty shops.
- Bicycle, motorcycle and motorscooter sales and rentals.
- Billiard halls.
- Blacksmith shops.
- Blueprint shops.
- Boat and other marine sales and rentals.
- Boat building.
- Boat repairs.
- Book binderies.
- Bookstores.

- Bottling plants.
- Bowling alleys.
- Box factories.
- Boxing arenas.
- Breweries.
- Building materials storage.
- Bus storage.
- Butane and propane service stations.
- Cabinetmaking.
- Candy stores and confectioneries.
- Car barns for buses and streetcars.
- Cardrooms or clubs.
- Carnivals, commercial or otherwise.
- Carpenter shops.
- Carpet cleaning services.
- Car washes, automatic, coin-operated and hand wash.
- Catering services.
- Ceramic shops.
- Cesspool pumping, cleaning and draining.
- Christmas tree and wreath sales.
- Churches, temples or other places used exclusively for religious worship, including customary incidental educational and social activities in conjunction therewith.

- Circuses and wild animal exhibitions, provided the animals are kept or maintained pursuant to and in compliance with all regulations of the Department of Animal Care and Control.
- Cleaning and dyeing establishments, wholesale.
- Clothing stores.
- Cold-storage plants.
- Comfort stations.
- Commercial horse stables.
- Communication equipment buildings.
- Community centers.
- Community gardens.
- Concrete batching, provided that the mixer is limited to one cubic yard capacity.
- Contractor's equipment yards, including farm equipment and all equipment used in building trades.
- Correctional institutions, including jails, but excluding farms and camps.
- Costume rentals.
- Crops--field, tree, bush, berry and row, including nursery stock.
- Curtain cleaning services.
- Dairy products depots.
- Dance halls.
- Delicatessens.

- Dental clinics, including laboratories in conjunction therewith.
- Dental laboratories.
- Department stores.
- Disability rehabilitation and training centers, limited to sheltered employment and vocational training, with assembly and manufacturing activities permitted only by this subsection A, and except that dormitories and similar structures used for living or sleeping accommodations are prohibited.
- Distributing plants.
- Dog breeding facilities.
- Dog kennels.
- Dog training schools.
- Domestic violence shelters, subject to the standards and limitations specified in Section 22.56.1758..
- Draying yards or terminals.
- Dress shops.
- Drugstores.
- Dry cleaning establishments and plants.
- Dyeing and cleaning services, wholesale.
- Earth stations.
- Electrical transformer substations.

- Electric distribution and transmission substations and generating plants, including microwave facilities used in conjunction with any one thereof.
- Electricians' shops.
- Employment agencies.
- Engraving; machine metal engraving.
- Escort bureaus.
- Farm equipment and machinery repair shops.
- Farm equipment storage, sales and rentals.
- Farmers' markets.
- Farmworker dwelling units, subject to the applicable provisions of Part 24 of Chapter 22.52.
- Farmworker housing complexes, subject to the applicable provisions of Part 24 of Chapter 22.52.
- Feed and grain sales.
- Feed mills.
- Film laboratories.
- Fire stations.
- Florist shops.
- Frozen food lockers.
- Fruit and vegetable markets.
- Fuel yards.
- Fumigating contractors.

- Furniture and appliance rentals.
- Furniture and household goods, transfer and storage.
- Furniture stores.
- Furrier shops.
- Games of skill.
- Gas distribution depots, public utility.
- Gas, industrial for storage, including oxygen, acetylene, argon, carbon dioxide and similar gases in U.S. Department of Transportation approved-type cylinders.
- Gas metering and control stations, public utility.
- Gift shops.
- Glass and mirror sales, including automobile glass installation.
- Glass; the production by hand of crystal glass art novelties within a closed building of fire-resistant construction.
- Golf courses, including customary clubhouses and appurtenant facilities.
- Golf driving ranges.
- Grange halls.
- Greenhouses.
- Grocery stores.
- Gymnasiums.
- Hardware stores, including the sale of lumber and other building supplies.

- Health clubs or centers.
- Health food stores.
- Heavy equipment trainingschools.
- Hobby supply stores.
- Hospital equipment and supply rentals.
- Humane societies.
- Ice cream shops.
- Ice plants.
- Ice sales.
- Institutions of philanthropic or charitable nature.
- Interior decorating studios.
- Iron; ornamental iron works, but not including a foundry.
- Jewelry stores.
- Juvenile halls.
- Laboratories for testing experimental motion picture film.
- Laboratories, research and testing.
- Land reclamation projects.
- Lapidary shops.
- Laundries, hand, retail or self-service.
- Laundry agencies.
- Laundry plants, wholesale.
- Leather goods stores.
- Libraries.

- Linen and towel supply services.
- Locksmith shops.
- Lodge halls.
- Lubricating oil canning and packaging, if not more than 100 barrels are stored above ground at any one time.
- Lumberyards.
- Machine shops.
- Machinery storage yards.
- Mail order houses.
- Manufacture, assembly, packaging and storage of finished or prepared materials, provided that, with the exception of items 6, 8 and 13, below, no manufacture or storage of raw natural or synthesized materials, including flammable or toxic chemicals, are conducted on-site:
  1. Agricultural products.
  2. Cloth and textile products, including apparel and upholstery, but excluding tanning.
  3. Cosmetics and drygoods products.
  4. Craft products.
  5. Drug and pharmaceutical products.
  6. Earthen products, including pottery.



7. Electric, electrical and mechanical products and parts, including appliances, equipment and instruments, including computers.
  8. Food, edible oil, liquor, soda and juice products, including the baking, processing, packing, canning and bottling, except meat, fish, lard, pickles, sausage, sauerkraut or vinegar.
  9. Glass products and parts, provided that no individual crucible shall exceed a capacity of 16 square feet.
  10. Metal products and parts, including the fabricating, engraving, spinning, storing, plating and finishing, provided that no perchloric acid is used, and excluding a foundry.
  11. Paper products.
  12. Plastic products, including molding and grinding within an interior room.
  13. Precious and semi-precious metal products.
  14. Rubber products, excluding tires.
  15. Wood products, including furniture.
- Manure, the spreading, drying and sale of, provided no shaking or pulverizing machinery is used in connection therewith.
  - Marine oil service stations.
  - Meat markets, excluding slaughtering.
  - Medical clinics.

- Medical laboratories.
- Microwave stations.
- Millinery shops.
- Miniature golf courses.
- Mobilehome sales.
- Mortuaries.
- Motion picture processing, reconstruction and synchronizing of film with sound tracks.
- Motion picture studios and indoor sets, including the temporary use of domestic and wild animals in motion picture and television production, provided said animals are kept or maintained pursuant to all regulations of the Los Angeles County Department of Animal Care and Control, and are retained on the premises for a period not exceeding 60 days. The Director may extend such time period for not to exceed 30 additional days subject to the provisions of Part 12 of Chapter 22.56, on director's review.
- Moving van storage or operating yards.
- Museums.
- Music stores.
- Newsstands.
- Nightclubs.
- Notions or novelty stores.
- Observatories.

- Office machines and equipment sales and rentals.
- Offices, business or professional.
- Oil wells, if located at least 300 feet of any public school or park, or any residential zone or Zone A-1.
- Outdoor dance pavilions, located at least 500 feet of any residential zone, Zone A-1, or any residential or agricultural zone of an adjacent city or county.
- Outdoor skating rinks, located at least 500 feet of any residential zone, Zone A-1, or any residential or agricultural zone of an adjacent city or county.
- Packaging businesses.
- Paint and wallpaper stores.
- Paint mixing, except the mixing of lacquers and synthetic enamels.
- Parcel delivery terminals.
- Parking lots and parking buildings.
- Parks, playgrounds and benches, with all appurtenant facilities customarily found in conjunction therewith.
- Party equipment rentals and storage, including the rentals of items such as, not limited to, tables, chairs, and heat lamps.
- Pawnshops.
- Pest control services, including residential termite control.
- Pet grooming services, excluding boarding.
- Pet stores.

- Pet supply stores.
- Photocopying and duplicating services.
- Photoengravers and lithographers.
- Photographic equipment and supply stores.
- Photography studios.
- Plant nurseries, including the growing of nursery stock.
- Plaster storage.
- Plumbing shops and plumbing contractor's shops.
- Police stations.
- Pool halls.
- Post offices.
- Presses; hydraulic presses for the molding of plastics.
- Printers or publishers.
- Produce yards and terminals.
- Public utility service centers.
- Public utility service yards.
- Publicly owned uses necessary to the maintenance of the public health, convenience or general welfare in addition to those specifically listed in this Section.
- Radio and television broadcasting studios.
- Radio and television stations and towers.
- Radio and television stores.
- Real estate offices.

- Recording studios.
- Recreational vehicle sales and rentals, with incidental repair.
- Recreation clubs, commercial or private, including tennis, polo, swimming and similar outdoor recreational activities, together with appurtenant clubhouses, pro shops, and restaurants or bars.
- Refreshment stands.
- Refrigeration plants.
- Repair shops, household and fix-it.
- Restaurants and other eating establishments, including food take-out and outdoor dining in compliance with Section 22.28.070.G.
- Retail stores.
- Reupholsters, furniture.
- Revival meetings in tents.
- Riding and hiking trails.
- Road construction and maintenance yards.
- Roofing contractor's establishments.
- Rug cleaning services.
- Sand washing, to be used in sandblasting.
- Secondhand stores.
- Self-service storage facilities, subject to the provisions of Part 12 of Chapter 22.52.
- Sheet metal shops.
- Shoe repair shops.

- Shoe stores.
- Shoeshine stands.
- Shooting galleries.
- Sightseeing agencies.
- Silkscreening shops.
- Silver shops.
- Skating rinks, ice or roller.
- Slaughtering, dressing, processing, packing and sale of poultry, fowl and rabbits and other similar animals of comparable nature, form and size, within an enclosed building.
- Solid fill projects.
- Sporting goods stores.
- Stamp redemption centers.
- Starch mixing and bottling.
- Stationery stores.
- Stations--Bus, railroad and taxi.
- Steam or sauna baths.
- Stone, marble and granite grinding, dressing and cutting.
- Storage and rental of plows, tractors, buses, contractor's equipment and cement mixers.
- Storage, temporary, of materials and construction equipment used in construction or maintenance of streets and highways, sewers,

storm drains, underground conduits, flood control works, pipelines and similar uses.

- Swap meets.
- Swimming pools.
- Tailor shops.
- Taxidermists.
- Telephone repeater stations.
- Tennis, volleyball, badminton, croquet, lawn bowling and similar courts.
- Theaters and other auditoriums having a seating capacity up to 3,000 seats.
- Theaters, drive-in.
- Tire retreading or recapping services.
- Tobacco shops.
- Tool rentals, including rototillers, power mowers, sanders and saws, cement mixers and other equipment, but excluding heavy machinery or trucks exceeding two tons' capacity.
- Tourist information centers.
- Toy stores.
- Trailer sales and rentals, box and utility only.
- Training schools specializing in manual training, shop work, or in the repair and maintenance of machinery or mechanical equipment.
- Truck sales and rentals and storage, with incidental repair.

- Union halls.
- Valves storage and repair, including oil well valves.
- Veterinary clinics, small animals.
- Warehouses, including storage warehouses.
- Watch repair shops.
- Wedding chapels.
- Welding shops.
- Wharves.
- Wineries, subject to the applicable provisions of Part 23 of Chapter 22.52.
- Wood yards.
- Yarn and yardage stores.

B. Other similar light industrial uses that do not store hazardous or combustible materials, and are not listed in Section 22.32.190 (Uses Subject to Permits), below.

C. The following uses, provided that all buildings or structures used in conjunction therewith shall be located not less than 50 feet from any street or highway or any building used for human habitation:

- Commercial horse stables.
- Grazing of cattle, horses, sheep, goats, alpacas or llamas, including the supplemental feeding of such animals, provided:



1. That such grazing is not part of nor conducted in conjunction with any dairy, livestock feed yard, or livestock sales yard or located on the same premises; and
  2. That no buildings, structures, pens or corrals designed or intended to be used for the housing or concentrated feeding of such stock be used on the premises for such grazing other than racks for supplementary feeding, troughs for watering, or incidental fencing.
  3. However, the two restrictions above may be waived with the filing of a Conditional Use Permit application.
- Hogs or pigs for raising or keeping, limited to two, provided that all buildings or structures used in conjunction therewith shall be located not less than 150 feet from any street or highway or any building used for human habitation, and not less than 50 feet from the side or rear lot lines of any lot.
  - Menageries, zoos, animal exhibitions or other facilities for the keeping or maintaining of wild animals.
  - Raising of horses and other equine, cattle, sheep, goats, alpacas, and llamas, including the breeding and training of such animals.
  - Raising of poultry, fowl, birds, rabbits, chinchilla, nutria, mice, frogs, fish, bees, earthworms, and other similar animals of comparable nature, form and size, including hatching, fattening, marketing, sale, and including eggs, honey or similar products derived therefrom,

- Riding academies.
- Stables for the boarding of horses.
- Stables for the raising and training of racehorses.

**22.32.170 Accessory Uses.** Premises in Zone M-2 may be used for the following accessory uses:

- Accessory buildings and structures customarily used in conjunction therewith.
- Live entertainment, accessory.
- Signs, as provided in Part 10 of Chapter 22.52.
- Stands for the display and sale of any products, including products from a community garden, the production of which is permitted in either Zone A-1 or M-2, and which have lawfully been produced on such lot or parcel of land.

**22.32.180 Uses Subject to Director's Review and Approval.** If site plans are first submitted to and approved by the Director, premises in Zone M-2 may be used for the following uses:

- Caretaker's residences, limited to one, in conjunction with another use legally allowed on the same premises, where continuous supervision by a caretaker and his immediate family is required, for a period not to exceed six consecutive months in any 12-month period. A mobilehome or recreational vehicle may be used for such residence.

- Grading projects, off-site transport, where not more than 100,000 cubic yards of material is to be transported, subject to the conditions and limitations of Sections 22.56.1752 and 22.56.1753.
- Homeless shelters, subject to the requirements of Section 22.56.1760.
- Signs, as provided in Part 10 of Chapter 22.52.

**22.32.190 Uses Subject to Permits.** Premises in Zone M-2 may be used for:

A. The following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit:

- Airports.
- Alcoholic beverages, the sale of, for either on-site or off-site consumption, subject to the requirements of Section 22.56.195.
- Amphitheaters.
- Asphalt plants.
- Automobile dismantling yards, subject to the requirements of Part 4 of Chapter 22.52 and such other conditions and the Commission may require.
- Beer and wine, the concurrent sale of, with motor vehicle fuel, subject to the requirements of Sections 22.56.195 and 22.56.245.
- Blast furnaces.
- Body piercing parlors.
- Boiler works.
- Borrow pits to a depth of over three feet.

- Caretakers' residences, limited to one in conjunction with another use legally allowed on the premises that requires constant supervision for a period longer than six consecutive months in any 12-month period. A mobilehome may be used for such residence, in accordance with the provisions of Part 6 of Chapter 22.52.
- Cattle sales yards.
- Child care centers.
- Coke ovens.
- Concrete batching, where the mixer exceeds a capacity of one cubic yard.
- Creosote plants.
- Dairies, provided no permit is required for an enlargement, alteration or addition where such enlargement, alteration or addition is located on the lot or parcel of land upon which a dairy was established on or before July 16, 1936.
- Distillation of bones.
- Drop hammers.
- Fat rendering.
- Fish processing, including fish canneries.
- Forging works.
- Foundries, other than an aluminum foundry employing only electric or low-pressure crucibles.

- Gas, above-surface storage of illumination in excess of 500,000 cubic feet.
- Grading projects, on-site, but excluding projects where the Hearing Officer or the Commission or the Board of Supervisors have previously considered such grading proposal as indicated by approval of an environmental document incorporating consideration of such grading project.
- Grading projects, off-site transport, where more than 100,000 cubic yards of material is to be transported, subject to the conditions and limitations of Sections 22.56.210 and 22.56.230.
- Grinding of nonmetallic ore.
- Heliports.
- Helistops.
- Hog ranches.
- Jail or honor farms, publicly owned, use for the rehabilitation of prisoners.
- Junk and salvage yards, including the baling of cardboard, cardboard boxes, paper and paper cartons, subject to the requirements of Part 4 of Chapter 22.52 and such other conditions as the Commission may require.
- Landing strips.

- Living quarters for persons employed and driving a major portion of their income on the premises, if occupied by such persons and their immediate families.
- Livestock feed yards.
- Manufacturing of:
  1. Ammonia.
  2. Bleaching powder.
  3. Byproducts or scrap from the handling or utilization of fish, meat or animals.
  4. Brick.
  5. Caustic soda, by electrolysis.
  6. Celluloid.
  7. Cellulose.
  8. Cement.
  9. Chlorine gas.
  10. Coal tar product, including the distillation of coal tar.
  11. Creosote.
  12. Explosives.
  13. Fertilizer.
  14. Fireworks.
  15. Gas.
  16. Gelatin.
  17. Glue.

18. Grease.
  19. Guncotton products.
  20. Gypsum.
  21. Hydrocyanic acid products.
  22. Lamp black.
  23. Lard.
  24. Lime.
  25. Phenol.
  26. Potash.
  27. Pyroxylin plastic materials.
  28. Rubber.
  29. Size.
  30. Soda ash.
  31. Synthetic ammonia.
  32. Tallow.
  33. Terra cotta.
  34. Tile (with outdoor kiln).
  35. Tobacco, chewing tobacco.
  36. Vinegar.
- Massage parlors.
  - Meat packing plants.

- Medical marijuana dispensaries, subject to the requirements of Section 22.56.196.D through H, unless a ban is in effect for such dispensaries pursuant to Section 22.56.196.B.
- Oil reclaiming plants.
- Oil wells, if within 300 feet of any public school or park, or any residential zone or Zone A-1.
- Ore reduction plants.
- Outdoor dining, where the conditions of Section 22.28.070.G have not or cannot be met.
- Outdoor festivals.
- Permanent cosmetics parlors.
- Petroleum refineries.
- Pet cemeteries and crematories.
- Race tracks of any kind, except a race track used exclusively for contests of speed, skill or endurance between human beings only.
- Radio transmitter stations or towers.
- Rifle, pistol or skeet ranges.
- Rock and gravel storage in excess of 2,000 tons.
- Roundhouses.
- Rubber reclaiming plants.
- Sandblasting plants.



- Scrap metal processing yards, subject to the requirements of Part 9 of Chapter 22.52 and such other conditions as the Commission may require.
- Sewage treatment plants.
- Sewer farms or sewage disposal plants not operated by or under control of the County.
- Signs, including outdoor advertising, subject to the provisions of Part 10 of Chapter 22.52.
- Smelters.
- Storage of oil, gasoline or petroleum products, in any quantity exceeding 2,500 barrels on any one lot or parcel of land, except oil storage in conjunction with an oil well being drilled or in production not exceeding 6,000 barrels per each such well on the same lot or parcel of land upon which such well is located.
- Tanneries.
- Tasting rooms, subject to the applicable provisions of Part 23 of Chapter 22.52.
- Tattoo parlors.
- Theaters and other auditoriums having a seating capacity exceeding 3,000 seats.
- Waste disposal facilities.
- Wool-pulling plants.

2. Any other industrial uses not listed in Section 22.36.165, 22.36.170, or 22.36.180, that may include heavy manufacturing processes and/or store hazardous materials.

3. This Section does not require a conditional use permit for the use of any property for access to any lawfully maintained use.

B. The following uses, provided the specified permit has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Cemeteries, as provided in Part 4 of Chapter 22.56.
- Explosives storage as provided in Part 5 of Chapter 22.56.
- Surface mining operations, as provided in Part 9 of Chapter 22.56.
- Temporary uses, as provided in Part 14 of Chapter 22.56.

**22.32.200 Development Standards.** Premises in M-2 shall be subject to the following development standards:

A. Floor area ratio (FAR). The maximum allowable FAR shall be 1.0.

Outside display and storage. Any property used for the outside storage or display of raw materials, equipment or finished products shall comply with the requirements of Part 7 of Chapter 22.52.

B. Parking. Vehicle storage shall be provided as required by Part 11 of Chapter 22.52.

C. Signs. Signs shall comply with the requirements of Part 10 of Chapter 22.52.

**SECTION 8.** Part 6 of Chapter 22.32 is hereby added to read as follows:

## Part 6

### M-2.5 AIRCRAFT AND HEAVY MANUFACTURING ZONE

#### Sections:

- 22.32.210 Purpose.
- 22.32.220 Permitted Uses.
- 22.32.230 Accessory Uses.
- 22.32.240 Uses Subject to Director's Review and Approval.
- 22.32.250 Uses Subject to Permits.
- 22.32.260 Conditional Use Permit--Special Findings and Conditions.
- 22.32.270 Development Standards.

**22.32.210 Purpose.** The Aircraft and Heavy Manufacturing Zone (M-2.5) is to be used for the operation of large airports, aircraft manufacturing plants, aircraft modification, overhaul, repair plants, and aircraft power-plant testing stations (hereinafter collectively referred to as "zone aircraft uses"), as well as other heavy industrial uses which cause loud noises, heavy vibrations, or other similar conditions. Zone M-2.5 shall prohibit uses which will detrimentally affect, or be detrimentally affected by, such aircraft or other heavy uses for which Zone M-2.5 is designed. Zone M-2.5 also serves as a buffer zone to protect government-owned airports, aircraft manufacturing plants, aircraft modification, overhaul or repair plants, and aircraft power testing stations (hereinafter referred to as "unzoned lawful aircraft uses") that are not subject to the zoning jurisdiction of Los Angeles County but are contiguous or adjacent to any parcel that are subject to the County's jurisdiction.

**22.32.220 Permitted Uses.** Premises in Zone M-2.5 may be used for:

- Administrative offices in conjunction with an airport.
- Aircraft taxiways.
- Airports.
- Facilities to supply water, gas, electricity, telephone service or other utility service, except communication equipment buildings.
- Ground operation and testing of aircraft power plants, including, without limitation, reciprocating and jet power plants.
- Heliports.
- Helistops.
- Landing strips.
- Manufacture, storage, maintenance, repair or overhaul of aircraft components, parts, accessories, equipment and power plants.
- Manufacture, storage, maintenance, repair or overhaul of missiles, missile components, parts, accessories, equipment and power plants.
- Storage of aircraft fuels, lubricants and propellants.

**22.32.230 Accessory Uses.** Premises in Zone M-2.5 may be used for the following accessory uses:

- Accessory buildings, structures and uses customarily used in conjunction therewith.
- Signs, as provided in Part 10 of Chapter 22.52.

**22.32.240 Uses Subject to Director's Review and Approval.** If site plans are first submitted to and approved by the Director, premises in Zone M-2.5 may be used for:

- Grading projects, off-site transport, where not more than 100,000 cubic yards of material is to be transported, subject to the conditions and limitations of Sections 22.56.1752 and 22.56.1753.
- Signs, as provided in Part 10 of Chapter 22.52.

**22.32.250 Uses Subject to Permits.** Premises in Zone M-2.5 may be used for:

A. Any use not prohibited in Zone M-2 nor listed in Sections 22.32.220, 22.32.230 and 22.32.240 of this Part 6, provided a conditional use permit has first been obtained as provided in Section 22.32.260 and Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit.

B. The following uses, provided the specified permit has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Cemeteries, as provided in Part 4 of Chapter 22.56.
- Explosives storage, as provided in Part 5 of Chapter 22.56.
- Surface mining operations, as provided in Part 9 of Chapter 22.56.
- Temporary uses, as provided in Part 14 of Chapter 22.56.

**22.32.260 Conditional Use Permit--Special Findings and Conditions.**

A. Notwithstanding the provisions of Part 1 of Chapter 22.56, the Commission shall grant a conditional use permit unless it finds:

1. Such use will be a menace to or endanger the public health, safety or general welfare;
2. Such use will detrimentally affect such zoned aircraft or other heavy uses or such unzoned lawful aircraft uses; or

3. Such zoned aircraft or other heavy uses or such unzoned lawful aircraft uses would detrimentally affect such use.

B. Every conditional use permit granted in Zone M-2.5 shall, in addition to any other conditions which may be imposed, contain conditions which will prevent the authorized use from detrimentally affecting or being detrimentally affected by any zoned aircraft or other heavy use, or any unzoned lawful aircraft use.

C. A conditional use permit shall be of no force or effect until all persons having any right, title or interest in the property for which such permit is granted, or any portion thereof, execute and record with the Recorder-Registrar/County Clerk an instrument reading substantially as follows:

“Whereas we have sought and have been granted a conditional use permit, permitting the use of the following described property (name of use permitted) to wit, (describe property); and

“Whereas the whole of the said property (or a substantial portion thereof, if that be the fact) is in the unincorporated area of the County of Los Angeles and in Zone M-2.5, under this Title 22, the Zoning Ordinance, which zone is designed to be used for the operation of large airports, aircraft manufacturing plants, aircraft modification, overhaul or repair plants, aircraft power plant testing stations, or other heavy industrial uses which cause loud noises, heavy vibrations, or other conditions which may be very detrimental to such trades and industries, and as a buffer zone for certain unzoned lawful aircraft uses referred to in this Title 22; and

“Whereas we have assured the County of Los Angeles that such heavy industrial uses will not be in any way detrimental to the use requested by us;

“NOW, THEREFORE, as a condition (or one of the conditions) of the granting of said conditional permit, we hereby covenant and agree, both for ourselves and for our successors in interest, and assigns, that we will not, nor will any of us or any of our successors in interest, or assigns, seek damages for, or attempt to enjoin or complain of, the reasonable and necessary operation of any use permitted in Zone M-2.5, or of any unzoned lawful aircraft use and which use is not in violation of this Title 22, or of any other ordinance or law.”

D. The execution of or promise to execute such instrument may be deemed to be evidence that zoned aircraft or other heavy uses permitted in Zone M-2.5, or unzoned lawful aircraft uses, will not detrimentally affect such use.

**22.32.270 Development Standards.** Premises in Zone M-2.5 shall be subject to the following development standards:

- A. Floor area ratio (FAR). The maximum allowable FAR shall be 1.0.
- B. Outside display and storage. Any property used for the outside storage or display of raw materials, equipment or finished products shall comply with the requirements of Part 7 of Chapter 22.52.
- C. Parking. Vehicle storage shall be provided as required by Part 11 of Chapter 22.52.
- D. Signs. Signs, as provided in Part 10 of Chapter 22.52.

**SECTION 9.** Part 7 of Chapter 22.32 is hereby added to read as follows:

## **PART 7**

## M-3 UNCLASSIFIED ZONE

### Sections

- 22.32.280 Purpose.
- 22.32.290 Permitted Uses.
- 22.32.300 Uses Subject to Director's Review and Approval.
- 22.32.310 Uses Subject to Permits.
- 22.32.320 Development Standards.

**22.32.280 Purpose.** Any remaining unzoned land that fall within the unincorporated territory of the County of Los Angeles shall be zoned as Unclassified Zone (M-3).

**22.32.290 Permitted Uses.** Premises in Zone M-3 may be used for any use, except that a use listed in Sections 22.32.300 or 22.32.310 is permitted only as provided in such sections, below, and the following uses are prohibited:

- Mobilehomes or recreational vehicles used for sleeping or residential purposes, except one mobilehome or recreational vehicle on the same lot or parcel of land which is legally being used so as to require the continuous supervision of a caretaker, may be permitted for up to six consecutive months in any 12-month period.
- Mobilehome parks.

**22.32.300 Uses Subject to Director's Review and Approval.** If site plans are first submitted to and approved by the Director, premises in Zone M-3 may be used for:



- Grading projects, off-site transport, where not more than 100,000 cubic yards of material is to be transported, subject to the conditions and limitations of Sections 22.56.1752 and 22.56.1753.
- Signs, as provided in Part 10 of Chapter 22.52.

**22.32.310 Uses Subject to Permits.** Premises in Zone M-3 may be used for:

A. The following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit:

1. Any use listed in Section 22.32.190 (Uses subject to permits in Zone M-2), subject to the limitations and conditions set forth therein.

2. Mobilehomes for use by a caretaker and his immediate family where continuous supervision is required for a period of longer than six consecutive months in any 12-month period, in accordance with the provisions of Part 6 of Chapter 22.52.

3. This section does not require a conditional use permit for the use of any property for access to any lawfully maintained use.

B. The following uses, provided the specified permit has first been obtained and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Cemeteries, as provided in Part 4 of Chapter 22.56.
- Explosives storage, as provided in Part 5 of Chapter 22.56.
- Surface mining operations, as provided in Part 9 of Chapter 22.56.

**22.32.320 Development Standards.** Premises in Zone M-3 shall be subject to the following development standards:

- A. Floor area ratio (FAR). The maximum allowable FAR shall be 1.0.
- B. Outside display and storage. Any property used for the outside storage or display of raw materials, equipment or finished products shall comply with the requirements of Part 7 of Chapter 22.52.
- C. Parking. Vehicle storage shall be provided as required by Part 11 of Chapter 22.52.
- D. Signs. Signs, as provided in Part 10 of Chapter 22.52.

**SECTION 10.** Part 8 of Chapter 22.32 is hereby added to read as follows:

**Part 8**

**MPD MANUFACTURING – INDUSTRIAL PLANNED ZONE**

**Sections:**

32.32.322 Purpose.

22.32.325 Permitted and Conditional Uses – Development Standards.

**22.32.322 Purpose.**

The Industrial Planned Zone (MPD) provides for intensive manufacturing, mineral extraction and refining, processing, assembly, research, wholesale, and storage uses, trucking terminals, railroad and freight stations, and similar activities that require separation from residential uses due to noise, vibration, odors, or other negative characteristics. This zone also accommodates warehousing, distribution and port-related uses. With the exception of accessory retail and service and ancillary office uses serving local employees and visitors, there shall

be no new commercial uses within buildings constructed after the effective date of this ordinance amendment and located in this zone.

**22.32.325 Permitted and Conditional Uses--Development Standards.**

Premises shall not be used in Zone MPD except for:

A. Any use permitted in Zone SR-D, and any nonresidential use permitted in Zone R-A under the same limitations and conditions, including auxiliary and transitional uses, front, side and rear yards, parking standards, height limits and other development requirements specified in the respective zones.

B. If a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, property in Zone MPD may be used for a planned industrial development in which the Hearing Officer or the Commission may approve any use permitted in Zone M-1.5, subject to all of the following provisions:

1. Area. The proposed development plan shall include a parcel of land having, as a condition of use, not less than five acres. A development plan may be considered on a parcel of land less than five acres in area when such property is in Zone MPD and has a common boundary with property which has been developed under an approved plan pursuant to this subsection B. In such case, the plan shall indicate that the proposed development will constitute an orderly extension in arrangement of buildings, facilities and improvements throughout the combined parcels of land in addition to all the other requirements for approval of a conditional use permit.

2. Compatibility. The proposed development, including the specific industrial uses proposed, shall not be in conflict with the objectives of the general plan for the area.

3. Design. The structural improvements shall not detract from the established or anticipated character of the surrounding area, as indicated by schematic drawings and renderings to scale showing the architectural design of buildings and structures to be established.

4. Access and Parking. Adequate provision shall be made for vehicular access, parking and loading so as to prevent undue traffic congestion on adjacent streets or highways, particularly local streets.

5. Building Density. The floor area ratio shall not be greater than 1.0, and the ground-floor area of buildings shall not exceed 60 percent of the gross area of the lot or parcel of land. This does not permit a reduction in the parking requirement specified in this Title 22. In calculating "gross area," any streets or highways on the perimeter of the parcel of land, or any major or secondary highway or parkway that traverses the property, or any area which is required to be dedicated or a private easement given for any such street or highway, shall be excluded.

6. Utilities. The applicant shall submit to the Hearing Officer or the Commission, and it shall be made a condition of approval, satisfactory evidence that the applicant has made arrangements with the serving utilities to install underground all new facilities necessary to furnish service in the development. This requirement may be waived where it would cause undue hardship or constitute an unreasonable requirement.

7. Signs. The Hearing Officer or the Commission, in granting the conditional use permit, may allow signs which it finds will be in keeping with the concept of planned development.

8. Development Features. The development plan shall include yards, walls, walks, landscaping and other such features as may be needed to make the industrial development attractive, adequately buffered from adjacent more restrictive uses, and in keeping with the established or anticipated development of the surrounding area.

9. Development Schedule. The Hearing Officer or the Commission shall approve a progress schedule, including all phases of development, and indicating that the improvements described in the development plan will be made prior to occupancy of industrial buildings. The Hearing Officer or the Commission may modify without a hearing this condition pertaining to the development schedule based upon an affirmative showing, in writing, of hardship.

10. Tentative Subdivision Map. A tentative map shall be filed and made a condition of approval.

C. If a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, property in Zone MPD may be used for child care centers.

**SECTION 1.** Part 11 of Chapter 22.40 is hereby added to read as follows:

**Part 11**

**MXD-RU RURAL MIXED USE DEVELOPMENT ZONE**

**Sections:**

- 22.40.500 Purpose.
- 22.40.505 Permitted Uses.
- 22.40.510 Accessory Uses.
- 22.40.515 Uses Subject to Director's Review and Approval.
- 22.40.520 Uses Subject to Permits.
- 22.40.525 Development Standards.

**22.40.500 Purpose.** The Rural Mixed Use Development Zone (MXD-RU) is established to implement the MU-R (Mixed Use-Rural) land use designation in areas of the County mapped in the General Plan. The zone provides for an appropriate mix of a limited range of commercial uses and low-density residential uses within town centers. The zone encourages development of projects that serve as social and economic focal points for town centers, while maintaining compatibility with surrounding Rural Commercial, Residential and Agricultural Zones.

**22.40.505 Permitted uses.** Premises in Zone MXD-RU may be used for:

- A. The following commercial uses:
  - 1. Sales.
    - Antique shops, genuine antiques only.

- Appliance stores, household.
- Art galleries.
- Art supply stores.
- Automobile sales, new and used.
- Automobile supply stores, with no installation of parts.
- Bait and tackle shops.
- Bakery shops, including baking only when incidental to retail sales from the premises.
- Bicycle shops.
- Boat and other marine sales.
- Bookstores.
- Ceramic shops, excluding a kiln or manufacture.
- Clothing stores.
- Confectionery or candy stores, including making only when incidental to retail sales from the premises.
- Delicatessens.
- Dress shops.
- Drugstores.
- Feed and grain sales.
- Fine arts galleries.
- Firewood, sale of, but excluding the incidental cutting of firewood to

size.

- Florist shops.
- Fruit and vegetable markets.
- Furniture stores.
- Furrier shops.
- Gift shops.
- Glass and mirror sales, including automobile glass installation only when conducted within an enclosed building.
- Grocery stores.
- Hardware stores, including the sale of lumber and other building materials and supplies but excluding milling or woodworking other than incidental cutting of lumber to size.
- Health food stores.
- Hobby supply stores.
- Ice cream shops.
- Ice sales, excluding ice plants.
- Jewelry stores.
- Lapidary shops.
- Leather goods stores.
- Meat markets, excluding slaughtering.
- Millinery shops.



- Motorcycle, motorscooter and trail bike sales.
  - Music stores.
  - Newstands.
  - Notion or novelty stores.
  - Office machines and equipment sales.
  - Paint and wallpaper stores.
  - Pet supply stores, excluding the sale of pets other than tropical fish or goldfish.
  - Photographic equipment and supply stores.
  - Radio and television stores.
  - Retail stores.
  - Secondhand stores.
  - Shoe stores.
  - Silver shops.
  - Souvenir shops.
  - Sporting goods stores.
  - Stationery stores.
  - Tobacco shops.
  - Toy stores.
  - Yarn and yardage stores.
2. Services.

- Air pollution sampling stations.
- Arboretums and horticultural gardens.
- Automobile rental and leasing agencies.
- Automobile service stations, including oil and lube, incidental repair, washing and rental of utility trailers subject to the provisions of Section 22.40.405.
- Banks, savings and loans, credit unions and finance companies.
- Barber shops, provided that such shops comply with American Society of Heating, Refrigerating and Air Conditioning Engineers (ASHRAE) 62-2001 Indoor Air Quality Standards.
- Beauty shops, provided that such shops comply with American Society of Heating, Refrigerating and Air Conditioning Engineers (ASHRAE) 62-2001 Indoor Air Quality Standards.
- Bicycle and motor scooter rentals.
- Blueprint shops.
- Catering services.
- Catalog and internet order businesses.
- Child care centers.
- Churches, temples, or other places used exclusively for religious worship.
- Communication equipment buildings.

- Community centers.
- Costume rentals.
- Dental clinics, including laboratories in conjunction therewith.
- Dry cleaning establishments, excluding wholesale dry cleaning plants, provided that such shops comply with American Society of Heating, Refrigerating and Air Conditioning Engineers (ASHRAE) 62-2001 Indoor Air Quality Standards.
- Earth stations.
- Electric distribution substations including microwave facilities, provided:
  - a. That all such installations are completely surrounded by a masonry wall to a height of not less than eight feet. The director may approve the substitution of a chain-link or other industrial-type fence with screen planting where he deems it appropriate. All such substitutions shall be subject to the provisions of Part 12 of Chapter 22.56 on the director's review; and
  - b. That the area between the fence or wall and the lot line is landscaped and maintained while such use exists.
- Electricians' shops.
- Employment agencies.
- Family child care homes, large.

- Family child care homes, small.
- Fire stations.
- First aid stations.
- Foster family homes.
- Furniture and appliance rentals.
- Gas metering and control stations.
- Hospital equipment and supply rentals.
- Interior decorating studios.
- Laundries, self-service.
- Libraries.
- Locksmith shops.
- Lodge halls.
- Medical clinics, including laboratories in conjunction therewith.
- Microwave stations.
- Motorcycle, motorscooter and trail bike rentals.
- Offices, business or professional.
- Party equipment rentals.
- Pet grooming, excluding boarding.
- Photocopying and duplicating services.
- Photography studios.

- Picture mounting and framing.
- Plumbing shops and plumbing contractor's shops.
- Police stations.
- Post offices.
- Printers or publishers.
- Public utility service centers.
- Real estate offices.
- Recreational equipment rentals.
- Repair shops, household and fixit.
- Restaurants and other eating establishments including food take-out and outdoor dining.
- Schools through grade 12, accredited, including appurtenant facilities, which offer instruction required to be taught in the public schools by the state of California, but excluding trade schools.
- Schools, business and professional, including art, barber, beauty, dance, drama and music, but not including any school specializing in manual training, shop work, or in the repair and maintenance of machinery or mechanical equipment.
- Shoe repair shops.
- Shoeshine stands.
- Sightseeing agencies.

- Small family homes, children.
- Tailor shops.
- Telephone repeater stations.
- Tourist information centers.
- Truck rentals, excluding trucks exceeding two tons' capacity, provided:
  1. That a specific parking area for fleet trucks is designated and located to the rear or the side of the lot, separated from the customer parking areas; and
  2. That a customer drop-off parking area shall be designated in front of the lot and shall be clearly marked for customer drop off parking.
- Union halls.
- Veterinary clinics, small animal.
- Watch repair shops.

**B. Recreation and amusement.**

- Amusement rides and devices, operated at one particular location not longer than seven days in any six-month period.
- Parks, playgrounds and beaches, with all appurtenant facilities.
- Riding and hiking trails, excluding trails for motor vehicles.

**C. Agricultural uses.**

- Crops--Field, tree, bush, berry and row, including the growing of nursery stock.

- Greenhouses.
- Nurseries.
- D. Residential uses.
  - Farm worker dwelling units, subject to the applicable provisions of Part 24 of Chapter 22.52.
  - Farm worker housing complexes, subject to the applicable provisions of Part 24 of Chapter 22.52.
  - Group homes for children, limited to six or fewer persons.
  - Joint live/work units, subject to the requirements of Section 22.56.1754.
  - Single-family residences, in conjunction with a commercial use listed in Subsections A.1 and A.2 of this Section, provided that the commercial use is legally established on the same lot. The residence shall be subject to the provisions of Sections 22.20.105 (Development Standards for Single Family Residences), 22.20.110 (Height Limits) and 22.20.130 (Parking). The residence shall not be located in the setback areas provided in Section 22.20.120 (Yard Requirements). These provisions shall not apply to commercial developments on the same lot.
  - The following residential uses, provided that the residential uses are developed as a mixed use development with commercial components:
    1. Apartments with five or less dwelling units;
    2. Duplexes;
    3. Townhouses

E. Other uses.

- Signs, as provided in Part 10 of Chapter 22.52.

**22.40.510 Accessory Uses.** Premises in Zone MXD-RU may be used for the following accessory uses:

- Accessory buildings and structures.
- Automobile repair and parts installation incidental to the automobile service stations and automobile supply stores, provided:
  1. That such automobile repair activities do not include body and fender work, painting, major engine overhaul, or transmission repair;
  2. That all repair and installation activities are conducted within an enclosed building only;
  3. That a masonry wall is established and maintained along an abutting boundary with property in a Residential or Agricultural Zone, as if the area was developed for parking pursuant to Section 22.52.1060;
  4. That all repair or installation activities are confined to the hours between 7:00 a.m. and 9:00 p.m. daily; and
  5. That no automobile awaiting repair or installation service shall be parked or stored for a period exceeding 24 hours except within an enclosed building.
- Automobile washing, waxing and polishing, accessory only to the sale of new automobiles, automobile service stations and automobile supply stores.
- Boats, minor repair of, incidental to the sale of boats, provided all operations,



other than the storage of boats held for sale, are conducted within an enclosed building.

- Building materials, storage of, used in the construction of a building or building project, during the construction and 30 days thereafter, including the contractor's temporary office, provided that any lot so used shall be part of the building project or on property adjoining the construction site.
- Cargo shipping containers, limited to one.
- Home-based occupations, subject to the limitations, standards and conditions contained in Section 22.20.020.
- Rental, leasing and repair of articles sold on the premises, incidental to retail sales.
- Rooms in a single-family residence, where permitted, may be rented to four or fewer residents, with or without table board, unless the residence is also used as an adult residential facility or a group home for children and either use has a capacity of more than six persons.
- Signs, as provided in Part 10 of Chapter 22.52.
- Used merchandise, retail sale of, taken in as trade-in on the sale of new merchandise when such new merchandise is sold from the premises.

**22.40.515 Uses Subject to Director's Review and Approval.** If site plans are first submitted to and approved by the Director pursuant to Part 12 of Chapter 22.56 premises in Zone MXD-RU may be used for:

- Access to property lawfully used for a purpose not permitted in Zone MXD-RU

where such access will not alter the character of the premises in respect to permitted uses in Zone MXD-RU.

- Christmas trees and wreaths, the sale of, between December 1st and December 25th, both dates inclusive, to the extent permitted by other statutory and ordinance provisions. Any structures, facilities and materials used for the sale of trees and wreaths shall be removed from the premises by December 31st of the same calendar year, and the property restored to a neat condition.
- Domestic violence shelters.
- Grading projects, off-site transport, where no more than 100,000 cubic yards of materials is to be transported, subject to the standards and limitations specified in Sections 22.56.1710, 22.56.1752 and 22.56.1753.
- Homeless shelters, subject to the requirements of Section 22.56.1760.
- Live entertainment, accessory, in a legally established bar, cocktail lounge or restaurant having an occupant load of less than 200 people, where in full compliance with the conditions of Section 22.56.1754.
- Model home display centers and sales offices.
- Signs, as provided in Part 10 of Chapter 22.52.
- Temporary uses as provided in Part 14 of Chapter 22.56.

**22.40.520 Uses Subject to Permits.** Premises in Zone MXD-RU may be used for the following uses, provided that a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is full force and effect in

conformity with the conditions of such permit:

- Adult day care facilities.
- Airports.
- Alcoholic beverage sales.
- Ambulance emergency service facilities.
- Amphitheaters.
- Apartment houses that are not part of a mixed use development or are part of a mixed use development but with more than five dwelling units.
- Arcades, games or movies.
- Assaying.
- Auction houses, excluding animal auctions.
- Automobile battery service.
- Automobile brake repair shops.
- Automobile muffler shops.
- Automobile radiator shops.
- Automobile repair garages, excluding body and fender work, painting and upholstery.
- Bars and cocktail lounges, but excluding cabarets.
- Beer and wine, the concurrent sale of, with motor vehicle fuel, subject to the requirements of Sections 22.56.195 and 22.56.245.
- Billiard halls.

- Boat rentals.
- Body piercing parlors.
- Book binderies.
- Bowling alleys.
- Bus or freight terminals.
- Car washes, automatic, coin-operated and hand wash.
- Cardrooms or clubs.
- Carpet and rug cleaners.
- Colleges and universities, including appurtenant facilities, giving advanced academic instruction approved by the State Board of Education or other recognized accrediting agencies, but excluding trade schools.
- Convents and monasteries.
- Dance halls.
- Drive-through services.
- Golf driving ranges.
- Grading projects, off-site transport, where more than 100,000 cubic yards of material is to be transported, subject to the conditions and limitations of Section 22.56.210 and 22.56.230.
- Grading projects, on-site, but excluding projects where the hearing officer or the commission or the board of supervisors have previously considered such grading proposal as indicated by approval of an environmental document

incorporating consideration of such grading project.

- Group homes for children, having seven or more children.
- Gymnasiums.
- Health clubs or centers.
- Heliport.
- Helistop.
- Hospitals.
- Hospitals, small animal.
- Hotels.
- Live entertainment not in conformance with the requirements of Section 22.56.1754.
- Massage parlors.
- Menageries, zoos, animal exhibitions or other facilities for the keeping or maintaining of wild animals.
- Miniature golf courses.
- Mobilehome parks, as provided in Part 6 of Chapter 22.52.
- Motels.
- Motion picture processing, reconstruction, and synchronizing of film with sound tracks.
- Museums.
- Nightclubs.

- Observatories.
- Outdoor dining, where the conditions of Subsection G of Section 22.28.070 have not or cannot be met.
- Packaging businesses.
- Pawnshops.
- Permanent cosmetics parlor.
- Photoengravers and lithographers.
- Pool halls.
- Publicly owned uses necessary for the maintenance of public health, convenience, or general welfare in addition to those uses listed in this Section.
- Recording studios.
- Residences, caretaker, for use by a caretaker or supervisor and his immediate family where continuous supervision is required.
- Rooming and boarding houses.
- Schools, trade and manual training, including shop work, repair and maintenance of machinery or mechanical equipment.
- Skating rinks, ice or roller.
- Stations, bus, railroad and taxi.
- Steam or sauna baths.
- Swap meets.

- Tasting rooms, remote, subject to the applicable provisions of Part 23 of Chapter 22.52.
- Tattoo parlors.
- Tennis, volleyball, badminton, croquet, lawn bowling and similar courts.
- Theaters and other auditoriums.
- Tool rentals, including rototellers, power mowers, sanders and saws, cement mixers and other equipment, but excluding heavy machinery or trucks exceeding two tons' capacity.
- Travel trailer parks, as provided in Part 6 of Chapter 22.52.
- Wedding chapels.
- Youth hostels.

B. The following uses, provided the specified permit has first been obtained and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Qualified projects, as provided in Part 17 of Chapter 22.52 and Part 18 of Chapter 22.56
- Temporary uses, as provided in Part 14 of Chapter 22.56.

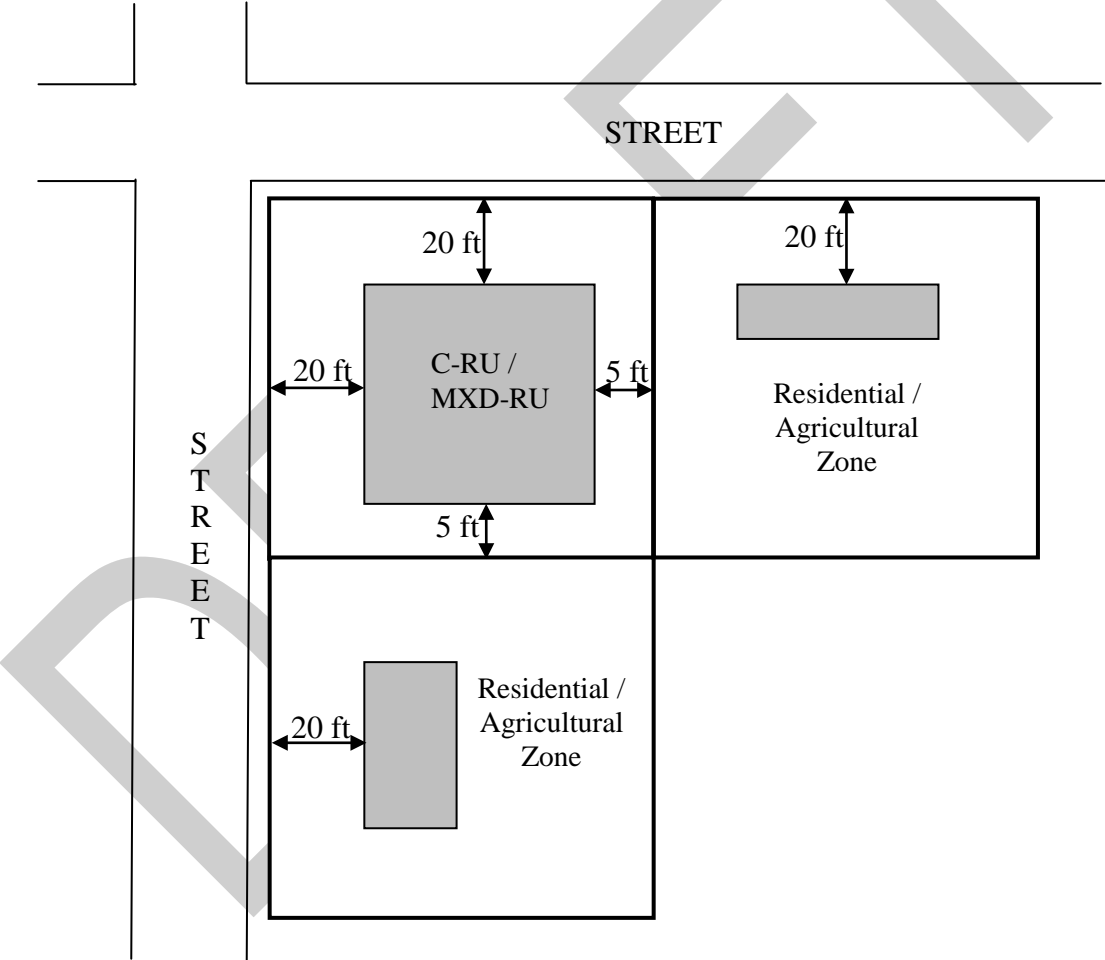
**22.40.525 Development Standards.** Premises in Zone MXD-RU shall be subject to the following development standards:

- A. Minimum yards.
  1. Minimum front or corner side yards shall be equal to the front yard required on any contiguous Residential or Agricultural Zone where the property adjoins

a street.

2. Properties adjoining a Residential or Agricultural Zone shall have a minimum side or rear yard of five feet from the lot line adjoining the Residential or Agricultural Zone.

3. Any required yards shall be also subject to the general provisions and exceptions contained in Chapter 22.48, as specified.



B. Maximum Floor Area Ratio (FAR). The maximum commercial FAR shall be 0.5.

C. Maximum density. The maximum density for residential projects in Zone



MXD-RU is five dwelling units per acre.

D. Maximum height. The maximum building height shall be 35 feet above grade or two stories, excluding chimneys and rooftop antennas, except as otherwise provided by an applicable Community Standards District.

E. Maximum lot coverage. The gross area occupied by buildings shall not exceed 90 percent of net lot area.

F. Minimum landscaped area.

1. Required landscaping. A minimum of 10 percent of the net lot area devoted to commercial use, including parking and other appurtenant uses, shall be landscaped with drought-tolerant landscaping and hardscaping, which shall be continuously maintained in good condition. Incidental walkways may be developed in the landscaped area.

G. Parking requirements. Bicycle and vehicle parking facilities shall be provided as required by Part 11 of Chapter 22.52, except as amended by this Subsection G. In addition, all vehicle parking facilities shall have the following requirements:

1. Parking areas shall be set back a minimum of five feet from any adjacent Residential or Agricultural Zone. The setback area shall be landscaped with at least one 24 inch box tree for every 20 linear feet of street frontage.

2. Parking spaces shall be used only by visitors, customers, owners or tenants of a legally established use on the premises.

3. Vehicles shall not be parked in the required parking spaces on the

premises for more than 24 hours.

4. Parking spaces for recreational vehicles and trailers and semi-trucks shall be designed as pull-through parking spaces.

5. Different types of parking spaces shall not be placed within the same row.

6. Driveways for recreational vehicles and semi-trucks shall be separate from driveways for passenger vehicles wherever feasible. However, if a shared driveway is to be used where large vehicles cross into identified pedestrian walkways, pavement markers, paint schemes or signs shall be used to indicate caution that pedestrians may be in the area.

7. Adequate turning spaces shall be provided on site so that vehicles shall enter into and exit out of the parking lot head first.

8. All requirements for ingress and egress to public rights of way shall be designed to the satisfaction of the Department of Public Works.

H. Vehicle Parking Incentives. A maximum of 40 percent of the total required vehicle parking spaces may be converted to Large Vehicle; Recreational Vehicle and Trailer; and Semi-truck parking spaces, in any combination thereof, in accordance with the following provisions:

1. The parking spaces shall be developed with the minimum dimensions specified below and shall count towards compliance with the required number of parking spaces equivalent to the number of standard parking spaces specified in the table below:

Parking Type	Minimum Dimensions (based on a 90 degree angle)	Equivalent in Counting Towards Required Parking Spaces
Large Vehicles (Classes 2 through 6, based on Gross Vehicle Weight Rating)	13 ft x 23 ft	2 standard parking spaces
Recreational Vehicles and Trailers	13 ft x 50 ft	4 standard parking spaces
Semi-trucks	13 ft x 70 ft	5 standard parking spaces

2. Incentives for semi-truck parking spaces shall be applied only in Special Parking Districts identified by the local Area Plan.

3. If the parking incentives listed in subsection G.1, above, are requested, then any compact parking spaces pursuant to Section 22.52.1082 shall be prohibited.

I. Screening. All mechanical equipment, trash containers, and dumpsters shall be completely screened from view from adjacent streets, walkways, and residences through the use of walls and/or landscaping. Standards for trash and recycling containers shall be in conformance with Subsection C of Section 22.52.1930.

J. Storage

1. Outside storage. Outside storage is permitted on the rear of a lot when such storage is strictly incidental to the permitted use on the same lot. Any outside area used for storage shall be completely enclosed by a solid masonry wall and solid gate, not less than five feet nor more than six feet in height, except that the Director may approve the substitution of a fence or decorative wall that will adequately comply with the provisions of this section. All such requests for substitution shall be

subject to the provisions of Part 12 of Chapter 22.56.

2. Cargo shipping containers. One cargo shipping container not exceeding 10 feet in height, 10 feet in width, and 40 feet in length, may be used for storage, provided that the cargo shipping container shall:

- a. Be incidental to a permitted primary use on the same lot;
  - b. Be placed at least six feet from a legally established primary structure;
  - c. Be painted one uniform color and the sides of containers shall not display images or lettering, except for signs providing safety information related to the contents stored within, if required by the County Code or other applicable regulations; and
  - d. Be maintained in compliance with the Building Code Manual of the Department of Public Works, including the issuance of a Miscellaneous Permit by Public Works.
- d. Additional cargo shipping containers on the same lot shall require a conditional use permit per Section 22.40.520, and shall comply with Subsections J.2.a, b and c of this Section, above, and also the following:
- i. The containers shall not be stacked on top of each other; and
  - ii. The containers shall be placed at least six feet apart from each other, unless otherwise indicated on an approved site plan.

K. Outside display. Except for the following uses, all display in Zone MXD-RU

shall be located entirely within an enclosed building unless otherwise authorized by a temporary use permit, provided that no vehicle or equipment shall be stacked on top of another:

- Antique shops.
- Automobile sales and rentals.
- Automobile service stations.
- Boat and other marine vehicle sales and rentals.
- Ceramic shops.
- Crops--field, tree, bush, berry and row, including nursery stock.
- Electric distribution substations.
- Feed and grain sales, up to a maximum of eight feet in height, provided that no product is displayed within 10 feet of all lot lines.
- Firewood sales, up to a maximum of eight feet in height, provided that no product is displayed within 10 feet of all lot lines.
- Florist shops.
- Fruit and vegetable markets, displayed up to a maximum of eight feet in height, provided that no product is displayed within 10 feet of all lot lines.
- Gas metering and control stations, public utility.
- Motorcycle, motorscooter and trail bike sales and rentals.
- Newstands.
- Restaurants and other eating establishments, including food take-out, subject

to the standards specified by Subsection G of Section 22.28.070.

- Truck rentals, excluding trucks exceeding two tons' capacity.

K. Signs. All sign regulations for Zone MXD-RU shall be the same as for Zone C-1 in Part 10 of Chapter 22.52 (Signs).

L. Standards for mixed use developments. Combined residential and/or commercial uses on the same lot shall be developed in either arrangement; however they shall conform to the maximum building height:

e. Vertical. Vertical mixed use developments shall be subject to the requirements and restrictions of Part 18 of Chapter 22.52 (Mixed Use Developments).

f. Horizontal. Horizontal mixed use development shall be subject to the following requirements and restrictions:

i. All restrictions and standards listed in Subsection B of Section 22.52.1910 (Permitted Areas), Subsections B and C of Section 22.52.1940 (Performance Standards) and Section 22.52.1950 (Covenant and Agreement) shall apply.

ii. Notwithstanding the provisions of Section 22.48.130, a minimum distance of 10 feet shall be required between all residential buildings and all commercial buildings established on the same lot, unless otherwise approved by a conditional use permit.

iii. Conversion from a mixed use development to an exclusively residential use pursuant to Section 22.52.1960 (Conversion of uses subject to permit) shall not be permitted in this zone.

iv. Separate vehicular access shall be provided for commercial and residential uses.

g. Prohibited Activities. In addition to the activities listed in Section 22.52.1920 (Use Exceptions), the following activities shall be prohibited in mixed use developments in the zone:

- i. Amphitheaters.
- ii. Bus or freight terminals.
- iii. Dry cleaning establishments, except that drop of and pick up sites may still be permitted in a mixed use development if the clothes are cleaned at a different location.
- iv. Earth stations.
- v. Feed and grain sales.
- vi. Firewood sales.
- vii. Golf driving ranges.
- viii. Hospitals.
- ix. Hospitals, small animal.
- x. Meat markets.
- xi. Menageries, zoos, animal exhibitions or other facilities for the keeping or maintaining of wild animals.
- xii. Nightclubs.
- xiii. Paint and wallpaper stores.
- xiv. Travel trailer parks.

xv. Veterinary clinics.

DRAFT



**SECTION 1.** Part 4 of Chapter 22.20 is hereby amended to read as follows:

**Part 4**

**R-3-( )U LIMITED DENSITY MULTIPLE RESIDENCE ZONE**

**SECTION 2.** Part 4 of Chapter 22.20 is hereby amended to read as follows:

**Part 5**

**R-4-( )U UNLIMITED MEDIUM DENSITY MULTIPLE RESIDENCE ZONE**

**SECTION 3.** Part 8 of Chapter 22.20 is hereby added to read as follows:

**Part 8**

**R-5-( )U HIGH DENSITY MULTIPLE RESIDENCE ZONE**

**Sections:**

- 22.20.480 Purpose.
- 22.20.490 Permitted Uses.
- 22.20.500 Accessory Uses.
- 22.20.510 Uses Subject to Director's Review and Approval.
- 22.20.520 Uses Subject to Permits.
- 22.20.530 Project Review and Evaluation.
- 22.20.540 Development Standards.

**22.20.480 Purpose.** The High Density Multiple Residence Zone (R-5) provides areas for maximum density residential development and implements the H100 and H150 land use categories of the General Plan. The zone allows for all types of multifamily housing at various densities up to 150 units per net acre.

**22.20.490 Permitted Uses.** Property in Zone R-5-( )U may be used for:

- Adult residential facilities, limited to six or fewer persons.

- Apartment houses.
- Child care centers.
- Community gardens.
- Family child care homes, large.
- Family child care homes, small.
- Foster family homes.
- Fraternity and sorority houses.
- Group homes for children, limited to six or fewer children.
- Rooming and boarding houses.
- Small family homes for children.
- Townhouses.

**22.20.500 Accessory Uses.** Property in Zone R-5-( )U may be used for:

A. The following accessory uses subject to the same limitations and conditions provided in Section 22.20.080 (Zone R-1):

- Accessory buildings and structures.
- Animals, domestic and wild, maintained or kept as pets or for personal use as provided in Part 3 of Chapter 22.52.
- Building materials, storage of.
- Home-based occupations, subject to the limitations, standards and conditions contained in Section 22.20.020.
- Room rentals.

B. Signs, which shall have the same regulations as for Zone R-4, as provided in Part 10 of Chapter 22.52.

**22.20.510 Uses Subject to Director's Review and Approval.** If site plans are first submitted to and approved by the Director, premises in Zone R-5-( )U may be used for:

- Access to property lawfully used for a purpose not permitted in Zone R-5-( )U.
- Convents and monasteries.
- Domestic violence shelters, subject to the standards and limitations specified in Section 22.56.1758.
- Grading projects, off-site transport, where not more than 100,000 cubic yards of material is to be transported, subject to the standards and limitations specified in Sections 22.56.1710, 22.56.1752 and 22.56.1753.
- Homeless shelters, subject to the requirements of Section 22.56.1760.
- Meteorological towers, temporary, in conformance with the standards and requirements specified in Part 15 of Chapter 22.52.
- Model homes.
- Parking lots as a transitional use.
- Parks, playgrounds and beaches, with all appurtenant facilities customarily found in conjunction therewith.
- Real estate tract offices, temporary.
- Residential care facilities.

- Restaurants and incidental concessions stands offering newspapers, tobacco, notions, grocery and similar items in apartment house developments and hotels having not less than 100 dwelling units or guest rooms, provided:
  1. That such facilities are no more than 500 square feet;
  2. That such facilities are designed and operated for the convenience of the residents and are not more extensive than is necessary to service the development;
  3. That all public entrances to such facilities are from a lobby, hallway or other interior portion of the development;
  4. That such facilities are located so as not to be visible from the outside of the development; and
  5. That no sign advertising or identifying such facilities is visible from outside of the building.
- Signs, which shall have the same regulations as for Zone R-4, as provided in Part 10 of Chapter 22.52.

**22.20.520 Uses Subject to Permits.** Property in Zone R-5-( )U may be used for:

- A. The following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit for:
  - Adult day care facilities.
  - Adult residential facilities, having seven or more persons.

- Churches, temples and other places used exclusively for religious worship, including customary incidental educational and social activities in conjunction therewith. Such provision shall not be deemed to authorize activities otherwise specifically classified in this zone.
- Communication equipment buildings.
- Community centers, where developed as an integral part of a building project and on a nonprofit basis for the use of surrounding residents. This provision shall not be interpreted to permit commercial enterprises.
- Earth stations.
- Electric distribution substations, including microwave facilities used in conjunction therewith.
- Farmers' markets, as provided in Part 25 of Chapter 22.52.
- Fire stations.
- Gas metering and control stations, public utility.
- Grading projects, off-site transport, where more than 100,000 cubic yards of material is to be transported, subject to the conditions and limitations of Sections 22.56.210 and 22.56.230.
- Grading projects, on-site, but excluding projects where the Hearing Officer or the Commission or the Board of Supervisors have previously considered such grading proposal as indicated by approval of an environmental document incorporating consideration of such grading project.

- Group homes for children, having seven or more children.
- Helistops.
- Hospitals.
- Hotels, subject to the conditions of Section 22.56.220.
- Institutions of educational, philanthropic or charitable nature, not including any commercial or industrial enterprise sponsored or operated by such institution.
- Juvenile halls.
- Libraries.
- Microwave stations.
- Mobilehome parks, subject to the conditions of Part 6 of Chapter 22.52.
- Museums.
- Parking lots and buildings, but excluding commercial parking lots or structures.
- Police stations.
- Post offices.
- Publicly owned uses necessary to the maintenance of the public health, convenience or general welfare in addition to those specifically listed in this section.
- Recreation facilities, neighborhood, not accessory to a principal use, including tennis, polo and swimming, where operated as a nonprofit

corporation for the use of the surrounding residents. This provision shall not be interpreted to permit commercial enterprises.

- Signs, which shall have the same regulations as for Zone R-4, as provided in Part 10 of Chapter 22.52.
- Solid fill projects.
- Stations—Bus, railroad and taxi.
- Storage, temporary, of materials and construction equipment used in construction or maintenance of streets and highways, sewers, storm drains, underground conduits, flood control works, pipelines and similar uses for a period not to exceed one year.
- Subdivision directional signs, subject to the limitations and conditions of Part 8 of Chapter 22.56.
- Telephone repeater stations.
- Water reservoirs, dams, treatment plants, gaging stations, pumping stations, wells, and any use normal and appurtenant to the storage and distribution of water.
- Wind energy conversion systems, non-commercial, in conformance with the standards and requirements specified in Part 15 of Chapter 22.52.

B. The following uses, provided the specified permit has first been obtained and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Qualified projects, as provided in Part 17 of Chapter 22.52 and Part 18 of Chapter 22.56.

- Temporary uses, as provided in Part 14 of Chapter 22.56.

### **22.20.530 Project Review and Evaluation.**

A. An application for new construction or expansion may be referred to the Department of Public Works for review. In addition to the requirements of Section 22.48.250, the application may be required to include, at the discretion of the Director of Public Works, technical studies in accordance with current County guidelines, or other information, including but not limited to the following:

1. A traffic impact analysis;
2. Certification from the public water purveyor that indicates water facilities in the area are adequate to meet the demands of the project and all other properties served by the same water facility; and
3. A sewer area study to determine the adequacy of the sewage system that will serve the project.

B. Where the Director of Public Works so finds that based on the traffic, water or sewer studies that the existing infrastructure is inadequate to serve a project, the Director may require the applicant construct, install, or provide additional funds to construct or install the necessary infrastructure to protect public health, safety, and welfare. Furthermore, the Director, in consultation with the Director of Public Works, may require that the application successfully demonstrate on a site plan that adequate sightlines are maintained from the vehicular access points of the site to the public right-of-way, and that the proposed layout of the site does not impede vehicular movement in the public right-of-way.



**22.20.540 Development Standards.**

## A. Maximum density.

1. Property in Zone R-5-( )U developed for any residential use shall not exceed the number preceding the letter U specified in the suffix to the zoning symbol. Depending on the land use category of the General Plan prescribed for the property, such required area per dwelling unit shall not exceed 100 or 150 units per net acre.

2. The provisions of Section 22.20.060 shall apply on lots containing fractional parts of an acre.

B. Yard requirements. Premises in Zone R-5-( )U shall be subject to the yard requirements provided herein:

1. Front yards. Each lot or parcel of land shall have a front yard of not less than five feet in depth, and which shall be fully landscaped.

2. Other yards. Side and rear yards abutting Zone R-1 or R-2 shall have a minimum depth of 15 feet. If the side or rear lot line is separated from either zone by a highway, street, alley or easement of at least 30 feet in width, the side or rear yard depth need not apply.

C. Height. A building shall have a maximum height of 65 feet above grade, excluding chimneys, rooftop antennas, and rooftop recreational spaces, however the portion of the building facing Zone R-1 or R-2 and sharing a common side or rear lot line with either zone shall have a setback with a height of no greater than 45 feet at the

building wall facing that common lot line, and be recessed back one foot for every foot increase in height, up to a maximum height of 65 feet.

D. Building articulation. At least 50% of the building façade shall incorporate varying articulation and architectural detailing to visually break up massing, such as recessed windows, balconies, offset planes, stepbacks, vertical or horizontal modulations or other architectural or decorative accents that create visual interest in lieu of long unarticulated walls.

E. Signs. All sign regulations shall be the same as for Zone R-4.

F. Parking. Premises in Zone R-5-( )U shall provide parking and bicycle parking facilities as required by Part 11 of Chapter 22.52.

G. Screening.

1. Façades and windows. If the building's frontage faces a street, not more than 25 percent of landscaping or fencing shall screen from public view the façade or windows on the ground floor of the building's frontage facing that street.

2. Trash bin enclosures. Trash enclosures for refuse and recycling bins shall be:

- a. Located within parking areas or structures, or at the rear or side of buildings, or between buildings, and shall not be between a building and a street;
- b. Located no farther than 150 feet from the building;
- c. Not placed in any public right-of-way; and
- d. Screened by masonry walls between five and six feet in height, if located outside.

3. Mechanical equipment. Mechanical equipment shall be completely screened from view through the use of walls and/or landscaping.

H. Recreational spaces for residential developments:

1. Areas defined.

a. Common recreational space. Such space is for the exclusive use of the residents living in the development, and may include:

- Atriums,
- Barbecue and picnic areas,
- Community or multipurpose rooms,
- Courtyards,
- Gardens, including rooftop gardens,
- Indoor or outdoor exercise areas and rooms,
- Lawns,
- Playgrounds,
- Pool decks,
- Swimming pools and spas,
- Tennis, volleyball and other ball courts, and
- Terraces.

– Interior side and rear yards exclusive of vehicular access.

b. Private recreational space. Such space may include atriums, balconies, patios, porches or terraces attached to and accessed from within individual dwelling units.

c. Usable recreational space. Off-street parking and loading areas, driveways and other vehicular access, perimeter landscaping with a width up to two feet, planters, and service areas shall not be counted as usable recreational space.

## 2 Minimum dimensions.

a. For all new residential developments up to 60,000 square feet of total floor area: At least 10% of the project area shall be maintained as recreational space, either for common or private use of the residents of the development. This requirement may overlap with the landscaping requirement as long as the landscaping is part of usable recreational space.

b. For all new residential developments over 60,000 square feet of total floor area: For every dwelling unit, a minimum of 100 square feet shall be used towards private and common recreational space. This requirement may overlap with the landscaping requirement as long as the landscaping is part of usable recreational space.

## 3. Additional standards for common recreational space.

a. Accessibility. Common recreational space shall be located on the same property as the units served, and shall be available exclusively for the use of all residents of the development.

b. Roof top common recreational space. Where a roof top is to be used for common recreational space, the roof top shall incorporate landscaping, decorative paving materials, and recreational amenities listed in Subsection H.1.a, above. Mechanical equipment storage shall not be counted towards this space.

I. Other residential amenities. Adequate private or common laundry facilities shall be provided and reserved for the exclusive use of the residents residing in the development.

DRAFT

**SECTION 1.** Part 9 of Chapter 22.28 is hereby added to read as follows:

**Part 9**

**C-RU RURAL COMMERCIAL ZONE**

**Sections:**

- 22.28.350 Purpose.
- 22.28.360 Permitted Uses.
- 22.28.370 Accessory Uses.
- 22.28.380 Uses Subject to Director's Review and Approval.
- 22.28.390 Uses Subject to Permits.
- 22.28.400 Development Standards.

**22.28.350 Purpose.** The Rural Commercial Zone (C-RU) is established to implement the CR (Rural Commercial) land use designation in areas of the County mapped in the General Plan. The zone provides for an appropriate mix of a limited range of commercial uses that are compatible with rural, agricultural, and low-density residential uses. The zone regulates both the type and intensity of development in order to protect natural resources, promote economic self-sufficiency, maintain compatibility, with surrounding Residential and Agricultural Zones, and preserve the rural character of the community.

**22.28.360 Permitted Uses.** Except as provided in Section 22.28.390.B below, premises in Zone C-RU may be used for:

- A. The following commercial uses:
  - 1. Sales.

- Antique shops, genuine antiques only.
- Appliance stores, household.
- Art galleries.
- Art supply stores.
- Automobile supply stores, including incidental installation of parts, subject to the provisions of Subsection B of Section 22.28.380.
- Automobile sales, sale of new and used motor vehicles.
- Bait and tackle shops.
- Bakery shops, including baking only when incidental to retail sales from the premises.
- Bicycle shops.
- Boat and other marine sales.
- Bookstores.
- Ceramic shops, excluding a kiln or manufacture.
- Clothing stores.
- Confectionery or candy stores, including making only when incidental to retail sales from the premises.
- Delicatessens.
- Dress shops.
- Drugstores.
- Farm equipment – Storage, sales and rental.
- Feed and grain sales.

- Fine arts galleries.
- Firewood, sale of, including the incidental cutting of firewood to size.
- Florist shops.
- Fruit and vegetable markets.
- Furniture stores.
- Furrier shops.
- Gift shops.
- Glass and mirror sales, including automobile glass installation only when conducted within an enclosed building.
- Grocery stores.
- Hardware stores, including the sale of lumber and other building materials and supplies, but excluding milling or woodworking other than incidental cutting of lumber to size.
- Health food stores.
- Hobby supply stores.
- Ice cream shops.
- Ice sales, excluding ice plants.
- Jewelry stores.
- Lapidary shops.
- Leather goods stores.
- Meat markets, excluding slaughtering.
- Millinery shops.



- Mobilehome sales.
- Motorcycle, motorscooter and trail bike sales.
- Music stores.
- Newstands.
- Notion or novelty stores.
- Office machines and equipment sales.
- Paint and wallpaper stores.
- Pet supply stores, excluding the sale of pets other than tropical fish or goldfish.
- Photographic equipment and supply stores.
- Radio and television stores.
- Recreational vehicle sales.
- Retail stores.
- Secondhand stores.
- Shoe stores.
- Silver shops.
- Souvenir shops.
- Sporting goods stores.
- Stationery stores.
- Tobacco shops.
- Toy stores.

- Yarn and yardage stores.

2. Services.

- Air pollution sampling stations.
- Arboretums and horticultural gardens.
- Ambulance emergency service facilities.
- Automobile battery service.
- Automobile brake repair shops.
- Automobile muffler shops.
- Automobile repair garages, excluding body and fender work, painting and upholstery.
- Automobile service stations, including oil and lube, incidental repair, washing, and rental of utility trailers subject to the provisions of Section 22.28.380.
- Automobile radiator shops.
- Automobile rental and leasing agencies.
- Banks, savings and loans, credit unions and finance companies.
- Barber shops.
- Beauty shops.
- Bicycle and motor scooter rentals.
- Blueprint shops.
- Boat rentals.
- Book binderies.

- Butane and propane service stations.
- Carpet and rug cleaners.
- Catering services.
- Catalog and internet order businesses.
- Child day care centers.
- Churches, temples, and other places used exclusively for religious worship.
- Comfort stations.
- Communication equipment buildings.
- Community centers.
- Costume rentals.
- Dental clinics, including laboratories in conjunction therewith.
- Dry cleaning establishments, excluding wholesale dry cleaning plants, provided that the building is so constructed and the equipment is so installed and maintained and the activity is so conducted that all noise, vibration, dust, odor and all other objectionable factors will be confined or reduced to the extent that no annoyance or injury will result to persons or property in the vicinity.
- Earth stations.
- Electric distribution substations including microwave facilities, provided:

- a. That all such installations are completely surrounded by a masonry wall to a height of not less than eight feet. The Director may approve the substitution of a chain-link or other industrial-type fence with screen planting where he deems it appropriate. All such substitutions shall be subject to the provisions of Part 12 of Chapter 22.56 on the director's review; and
- b. That the area between the fence or wall and the property line is landscaped and maintained while such use exists.
  - Electrician's shops.
  - Employment agencies.
  - Family child care homes, large.
  - Family child care homes, small.
  - Fire stations.
  - First aid stations.
  - Foster family homes.
  - Furniture and appliance rentals.
  - Furniture and household goods, transfer and storage.
  - Gas metering and control stations.
  - Grange halls.
  - Hospital equipment and supply rentals.
  - Interior decorating studios.
  - Laundries, self service.

- Libraries.
- Locksmith shops.
- Lodge halls.
- Medical clinics, including laboratories in conjunction therewith.
- Microwave stations.
- Motorcycle, motorscooter and trail bike rentals.
- Offices, business or professional.
- Packaging businesses.
- Party equipment rentals.
- Pet grooming, excluding boarding.
- Photocopying and duplicating services.
- Photoengravers and lithographers.
- Photography studios.
- Picture mounting and framing.
- Plumbing shops and plumbing contractor's shops.
- Police stations.
- Post offices.
- Printers or publishers.
- Public utility service centers.
- Real estate offices.
- Recreational equipment rentals.

- Recreational vehicle rentals.
- Repair shops, household and fix-it.
- Restaurants and other eating establishments including food take-out and outdoor dining.
- Reupholsters, furniture.
- Schools, through grade 12, accredited, including appurtenant facilities, which offer instruction required to be taught in the public schools by the state of California, but excluding trade schools.
- Schools, business and professional, including art, barber, beauty, dance, drama and music, but not including any school specializing in manual training, shop work, or in the repair and maintenance of machinery or mechanical equipment.
- Shoe repair shops.
- Shoeshine stands.
- Sightseeing agencies.
- Tailor shops.
- Taxidermists.
- Telephone repeater stations.
- Tool rentals, including rototillers, power mowers, sanders and saws, cement mixers and other equipment, but excluding heavy machinery or trucks exceeding two tons' capacity.
- Tourist information centers.

- Truck rentals, excluding trucks exceeding two tons' capacity, provided:
  - a. That a specific parking area for fleet trucks is designated and located to the rear or the side of the lot, separated from the customer parking areas,
  - b. That a customer drop-off parking area shall be designated in front of the lot and shall be clearly marked for customer drop off parking.
- Union halls.
- Veterinary clinics, small animal.
- Watch repair shops.
- 3. Recreation and amusement.
  - Amusement rides and devices, operated at one particular location not longer than seven days in any six-month period.
  - Athletic fields, excluding stadiums.
  - Gymnasiums.
  - Parks, playgrounds and beaches, with all appurtenant facilities.
  - Riding and hiking trails, excluding trails for motor vehicles.
- 4. Agricultural uses.
  - Crops--Field, tree, bush, berry and row, including the growing of nursery stock.
  - Greenhouses.
  - Nurseries, including the growing of nursery stock.

5. Residential uses.

- Farm worker dwelling units, subject to the applicable provisions of Part 24 of Chapter 22.52.
- Farm worker housing complexes, subject to the applicable provisions of Part 24 of Chapter 22.52.
- Single family residences, limited to one on a lot with a gross area of not less than one acre in conjunction with a commercial use listed in Subsections A.1 and A.2 of this Section, provided that the commercial use is legally established on the same lot. The residence shall be subject to the provisions of Sections 22.20.105 (Development Standards for Single Family Residences), 22.20.110 (Height limits) and 22.20.130 (Parking). The residence shall not be located in the setback areas provided in Section 22.20.120 (Yard Requirements). These provisions shall not apply to commercial developments on the same lot.

**22.28.370 Accessory Uses.** Premises in Zone C-RU may be used for the following accessory uses:

- Accessory buildings and structures.
- Automobile repair and parts installation incidental to the automobile service stations and automobile supply stores, provided:
  1. That such automobile repair activities do not include body and fender work, painting, major engine overhaul, or transmission repair;



2. That all repair and installation activities are conducted within an enclosed building only;
  3. That a masonry wall is established and maintained along an abutting boundary with property in a Residential or Agricultural Zone, as if the area was developed for parking pursuant to Section 22.52.1060;
  4. That all repair or installation activities are confined to the hours between 7:00 a.m. and 9:00 p.m. daily; and
  5. That no automobile awaiting repair or installation service shall be parked or stored for a period exceeding 24 hours except within an enclosed building.
- Automobile washing, waxing, and polishing, accessory only to the sale of new automobiles, automobile service stations, and automobile supply stores.
  - Boats, minor repair of, incidental to the sale of boats, provided all operations, other than the storage of boats held for sale, are conducted within an enclosed building.
  - Building materials, storage of, used in the construction of a building or building project, during the construction and 30 days thereafter, including the contractor's temporary office, provided that any lot so used shall be part of the building project or on property adjoining the construction site.
  - Cargo shipping containers, limited to one.
  - Home-based occupations, subject to the limitations, standards and conditions contained in Section 22.20.020.
  - Processing, small scale accessory to agriculture.

- Rental, leasing and repair of articles sold on the premises, incidental to retail sales.
- Rooms in a single-family residence, where permitted, may be rented to four or fewer residents, with or without table board, unless the residence is also used as an adult residential facility or a group home for children and either use has a capacity of more than six persons.
- Signs, as provided in Part 10 of Chapter 22.52.
- Used merchandise, retail sale of, taken as trade-in on the sale of new merchandise when such new merchandise is sold from the premises.

**22.28.380 Uses Subject to Director's Review and Approval.** If site plans are first submitted to and approved by the Director pursuant to Part 12 of Chapter 22.56, premises in Zone C-RU may be used for:

- Access to property lawfully used for a purpose not permitted in Zone C-RU where such access will not alter the character of the premises in respect to permitted uses in Zone C-RU.
- Christmas trees and wreaths, the sale of, between December 1st and December 25th, both dates inclusive, to the extent permitted by other statutory and ordinance provisions. Any structures, facilities and materials used for the sale of trees and wreaths shall be removed from the premises by December 31st of the same calendar year, and the property restored to a neat condition.
- Circuses and animal exhibitions.

- Domestic violence shelters, subject to the requirements of Section 22.56.1758.
- Grading projects, off-site transport, where no more than 100,000 cubic yards of materials is to be transported, subject to the standards and limitations specified in Sections 22.56.1710, 22.56.1752 and 22.56.1753.
- Homeless shelters, subject to the requirements of Section 22.56.1760.
- Joint live and work units, subject to the requirements of Section 22.56.1754.
- Live entertainment, accessory, in a legally established bar, cocktail lounge or restaurant having an occupant load of less than 200 people, where in full compliance with the conditions of Section 22.56.1754.
- Meteorological towers, temporary, in conformance with the standards and requirements specified in Part 15 of Chapter 22.52.
- Model home display centers and sales offices.
- Signs, as provided in Part 10 of Chapter 22.52.

**22.28.390 Uses Subject to Permits.**

**A.** Premises in Zone C-RU may be used for the following uses, provided that a conditional use permit has first be obtained as provided in Part 1 of Chapter 22.56, and while such permit is full force and effect in conformity with the conditions of such permit:

- Adult day care facilities.
- Airports.
- Alcoholic beverages, the sale of.

- Ambulance service facilities.
- Amphitheaters.
- Amusement rides and devices, including merry-go-rounds, Ferris wheels, swings, toboggans, slides, rebound-tumbling and similar equipment operated at one particular location for longer than seven days.
- Arcades, game or movie.
- Archery ranges.
- Assaying.
- Auction houses.
- Automobile body and fender repair shops.
- Automobile painting and upholstering shops.
- Bars and cocktail lounges, but excluding cabarets.
- Beer and wine, the concurrent sale of, with motor vehicle fuel, subject to the requirements of Sections 22.56.195 and 22.56.245.
- Billiard halls.
- Body piercing parlors.
- Bowling alleys.
- Bus or freight terminals.
- Cabins.
- Car washes, automatic, coin-operated and hand wash.
- Cardrooms or clubs.
- Cargo shipping containers, in excess of one.

- Carnivals, commercial, including pony rides, for longer than seven days.
- Colleges and universities, including appurtenant facilities, giving advanced academic instruction approved by the State Board of Education or other recognized accrediting agencies, but excluding trade schools.
- Convents and monasteries.
- Dance halls.
- Dance pavilions, outdoor.
- Dog training schools.
- Drive-through services.
- Foster family homes.
- Games of skill.
- Golf courses, including customary clubhouse and appurtenant facilities.
- Golf driving ranges.
- Grading projects, off-site transport, where more than 100,000 cubic yards of material is to be transported, subject to the conditions and limitations of Sections 22.56.210 and 22.56.230.
- Grading projects, on-site, but excluding projects where the Director has previously considered such grading proposal as indicated by approval of an environmental document incorporating consideration of such grading project.
- Health clubs or centers.
- Helistops.
- Heliports.

- Hospitals.
- Hospitals, small animal.
- Hotels.
- Live entertainment not in conformance with the requirements of Section 22.56.1754.
- Massage parlors.
- Menageries, zoos, animal exhibitions, or other facilities for the keeping or maintaining of wild animals, except as otherwise provided in Section 22.24.160.
- Miniature golf courses.
- Mobilehome parks, as provided in Part 6 of Chapter 22.52.
- Motion picture processing, reconstruction and synchronizing of film with soundtracks.
- Motor recreational facilities.
- Mortuaries.
- Motels.
- Museums.
- Nightclubs.
- Observatories.
- Oil wells.
- Outdoor dining, where the conditions of 22.28.070.G have not or cannot be met.

- Pawnshops.
- Permanent cosmetics parlor.
- Pipeline or transmission line.
- Pool halls.
- Public utility service yards.
- Publicly owned uses necessary for the maintenance of public health, convenience, or general welfare in addition to those uses listed in this section.
- Racetracks.
- Recording studios.
- Recreation clubs, commercial, including tennis, polo, swimming and similar outdoor recreational activities, together with appurtenant clubhouse.
- Residences, caretaker, for use by a caretaker or supervisor and his immediate family where continuous supervision is required.
- Riding academies and stables, including boarding.
- Rifle, pistol or skeet ranges.
- Rodeos, excluding horse racing.
- Rooming and boarding houses.
- Schools, trade and manual training, including shop work, repair and maintenance of machinery or mechanical equipment.
- Shooting galleries.
- Skating rinks, ice or roller.
- Ski lifts, tows, runs and warming huts.

- Stations, bus, railroad, and taxi.
- Steam or sauna baths.
- Swap meets.
- Tasting rooms, remote, subject to the applicable provisions of Part 23 of Chapter 22.52.
- Tattoo parlors.
- Tennis, volleyball, badminton, croquet, lawn bowling and similar courts.
- Theaters and other auditoriums.
- Tire retreading or recapping.
- Travel trailer parks, as provided in Part 6 of Chapter 22.52.
- Wedding chapels.
- Youth hostels.

B. Any use listed in Section 22.28.360 that would generate vehicular traffic as to require the provision of new or additional traffic lights shall be subject to a conditional use permit.

C. The following uses, provided that the specified permit has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit for:

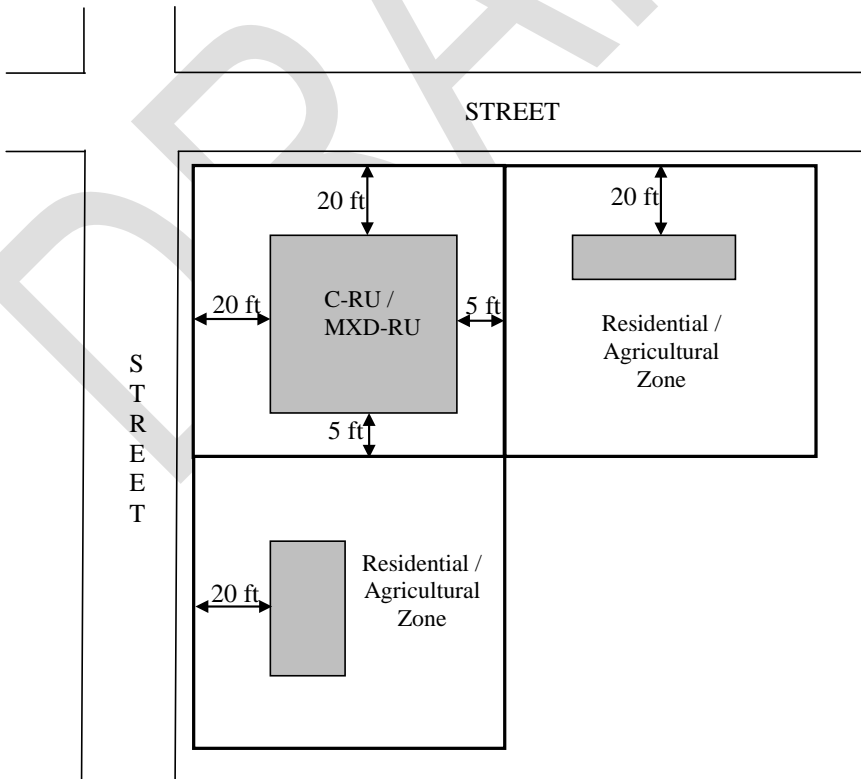
- Rehabilitation facilities for small wild animals, as provided in Part 3 of Chapter 22.56.
- Temporary uses as provided in Part 14 of Chapter 22.56.



**22.28.400 Development Standards.** Premises in Zone C-RU shall be subject to the following development standards:

A. Minimum yards.

1. Minimum front or corner side yards shall be equal to the front yard required on any contiguous Residential or Agricultural Zone where the property adjoins a street.
2. Properties adjoining a Residential or Agricultural zone shall have a minimum side or rear yard of five feet from the lot line adjoining the Residential or Agricultural Zone.
3. Any required yards shall also be subject to the general provisions and exceptions contained in Chapter 22.48, as specified.



B. Maximum Floor Area (FAR) ratio. The maximum commercial FAR shall be 0.5.

C. Maximum density. The maximum density for residential projects in Zone C-RU is five dwelling units per acre.

**Comment [as1]:** Do we want to be specific by saying "mobilehome parks" here because we don't want this misconstrued to mean that all residential projects are allowed?

D. Maximum height. The maximum building height shall be 35 feet above grade, excluding signs which are permitted by Part 10 of Chapter 22.52, chimneys, and rooftop antennas, except as otherwise provided by an applicable Community Standards District.

E. Maximum lot coverage. The gross area occupied by buildings shall not exceed 50 percent of net lot area;

F. Minimum landscaped area.

1. Required landscaping. A minimum of 10 percent of the net lot area devoted to commercial use, including parking and other appurtenant uses, shall be landscaped with drought-tolerant landscaping and hardscaping, which shall be continuously maintained in good condition. Incidental walkways may be developed in the landscaped area.

G. Parking requirements. Bicycle and vehicle parking facilities shall be provided as required by Part 11 of Chapter 22.52, except as amended by this Subsection G. In addition, all vehicle parking facilities shall have the following requirements:

1. Parking areas shall be set back a minimum of five feet from any adjacent Residential or Agricultural Zone. The setback area shall be landscaped with at least one 24-inch box tree for every 20 linear feet of street frontage.

2. Parking spaces shall be used only by visitors, customers, owners or tenants of a legally established use on the premises.

3. Vehicles shall not be parked in the required parking spaces on the premises for more than 24 hours.

4. Parking spaces for recreational vehicles and trailers and semi-trucks shall be designed as pull-through parking spaces.

5. Different types of parking spaces shall not be placed within the same row.

a. Driveways for recreational vehicles and semi-trucks shall be separate from driveways for passenger vehicles wherever feasible. However, if a shared driveway is to be used where large vehicles would cross into identified pedestrian walkways, pavement markers, paint schemes or signs shall be used to indicate caution that pedestrians may be in the area.

7. Adequate turning spaces shall be provided on site so that vehicles shall enter into and exit out of the parking lot head first.

8. All requirements for ingress and egress to public rights of way shall be designed to the satisfaction of the Department of Public Works.

9. For ambulance emergency services facilities, no more than two ambulances may be on site at any one time and a designated parking space shall be provided for each ambulance on site.

H. Vehicle Parking Incentives. A maximum of 40 percent of the total required vehicle parking spaces may be converted to Large Vehicle, Recreational Vehicle and

Trailer, and Semi-truck parking spaces, in any combination thereof, in accordance with the following provisions:

1. The parking spaces shall be developed with the minimum dimensions specified below and shall count towards compliance with the required number of parking spaces equivalent to the number of standard parking spaces specified in the table below:

Parking Type	Minimum Dimensions (based on a 90 degree angle)	Equivalent in Counting Towards Required Parking Spaces
Large Vehicles (Classes 2 through 6, based on Gross Vehicle Weight Rating)	13 x 23 ft	2 standard parking spaces
Recreational Vehicles and Trailers	13 x 50 ft	4 standard parking spaces
Semi-trucks	13 x 70 ft	5 standard parking spaces

2. Incentives for semi-truck parking spaces shall be applied only in Special Parking Districts identified by the local Area Plan.

3. If the parking incentives listed in subsection H.1, above, are requested, then any compact parking spaces pursuant to Section 22.52.1082 shall be prohibited.

I. Screening. All mechanical equipment, trash containers, and dumpsters shall be completely screened from view from adjacent streets, walkways, and residences through the use of walls and/or landscaping. Standards for trash and recycling containers shall be in conformance with Subsection C of Section 22.52.1930.

J. Storage.

1. Outside storage. Outdoor storage is permitted on the rear of a lot when such storage is strictly incidental to the permitted use on the same lot. Any

outside area used for storage shall be completely enclosed by a solid masonry wall and solid gate, not less than five feet nor more than six feet in height, except that the Director may approve the substitution of a fence or decorative wall that will adequately comply with the provisions of this section. All such requests for substitution shall be subject to the provisions of Part 12 of Chapter 22.56.

2. Cargo shipping containers. One cargo shipping container not exceeding 10 feet in height, 10 feet in width, and 40 feet in length, may be used for storage, provided that the cargo shipping container shall:

- a. Be incidental to a permitted primary use on the same lot;
- b. Be placed at least six feet from a legally established primary structure;
- c. Be painted one uniform color and the sides of containers shall not display images or lettering, except for signs providing safety information related to the contents stored within, if required by the County Code or other applicable regulations; and
- d. Be maintained in compliance with the Building Code Manual of the Department of Public Works, including the issuance of a Miscellaneous Permit by Public Works.
- e. Additional cargo shipping containers on the same lot shall require a conditional use permit per Section 22.28.400, and shall comply with Subsections J.2.a, b and c of this Section, above, and also the following:
  - i. The containers shall not be stacked on top of each other; and

ii. The containers shall be placed at least six feet apart from each other, unless otherwise indicated on an approved site plan.

K. Outside display. Except for the following uses, all display in Zone C-RU shall be located entirely within an enclosed building unless otherwise authorized by a temporary use permit, provided that no vehicle or equipment shall be stacked on top of another:

- Antique shops.
- Automobile sales and rentals.
- Automobile service stations.
- Boat and other marine vehicle sales and rentals.
- Carnivals, temporary.
- Ceramic shops.
- Crops--field, tree, bush, berry and row, including nursery stock.
- Electric distribution substations.
- Farm equipment – storage, sales and rentals.
- Feed and grain sales, up to a maximum of eight feet in height, provided that no product is displayed within 10 feet of all property lines.
- Firewood sales, up to a maximum of eight feet in height, provided that no product is displayed or stored within 10 feet of all property lines.
- Florist shops.
- Fruit and vegetable markets, displayed up to a maximum eight feet in height, provided that no product is displayed within 10 feet of all property lines.

- Gas metering and control stations, public utility.
- Mobilehome sales.
- Motorcycle, motorscooter and trail bike sales and rentals.
- Newsstands.
- Recreational vehicles sales and rentals.
- Restaurants and other eating establishments, including food take-out, subject to the standards specified by Subsection G of Section 22.28.070.
- Truck rentals, excluding trucks exceeding two tons' capacity.

L. Signs. All sign regulations for Zone C-RU shall be the same as for Zone C-2 in Part 10 of Chapter 22.52 (Signs).

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

An ordinance amending Title 22 – Planning and Zoning – of the Los Angeles County Code related to the update of additional regulations for Hillside Management Areas.

**SECTION 1.** Section 22.08.080 is hereby amended to read as follows:

...

~~— Hillside Management Area, Nonurban. "Nonurban Hillside Management Area (HMA)" means these areas any portion of a lot or parcel of land which contains terrain having with a natural slope of 25 percent or more greater included within the nonurban classification of the general development policy map of the General Plan.~~

~~— Hillside Management Area, Urban. "Urban hillside management area" means those areas having a natural slope of 25 percent or more included within the urban classification of the general development policy map of the General Plan.~~

...

**SECTION 2.** Section 22.56.215 is hereby repealed in its entirety.

**SECTION 3.** Section 22.56.215 is hereby added to read as follows:

**22.56.215 Hillside Management Areas -- Additional Regulations.**

A. Purpose.

1. This Section is established to ensure that development preserves the physical integrity and scenic value of Hillside Management Areas ("HMA"s), provides open space, and is compatible with community character. These goals are to be accomplished by:



- a. Locating development outside of HMAs to the extent feasible;
- b. Locating development in the portions of HMAs with the fewest hillside constraints; and
- c. Using sensitive hillside design techniques.

2. This Section does not determine maximum allowable density or intensity for a proposed development. Maximum allowable density or intensity for a proposed development shall be determined by the adopted Area, Community, Neighborhood, or Specific Plan. Where there is no adopted Area, Community, Neighborhood, or Specific Plan, the maximum density or intensity for a proposed development shall be determined by the Land Use Element of the General Plan.

B. Definitions. For purposes of this Section the following definitions apply:

1. "Development" means on-site or off-site activity as follows:
  - a. Construction or expansion of any structure or impervious surface, such as hardscape;
  - b. Construction or expansion of any street, highway, or other access road;
  - c. Construction or expansion of any infrastructure, such as water and sewerage lines, drainage facilities, telephone lines, and electrical power transmission and distribution lines;
  - d. Grading, such as cut, fill, or combination thereof, including off-site grading;
  - e. Removal of any vegetation, including fuel modification;

- f. Subdivisions; or
  - g. Lot line adjustments.
2. “Hillside Constraints” mean topographic features such as slopes, hilltops, and ridgelines that may contain hazards and, when developed, cause visible alteration of the topographic feature and its views.
3. “Hillside Design Guidelines” means the document maintained by the Department, as approved by the Director, that provides guidance on best practices and recommended approaches for development in HMAs;
4. “Improved Open Space” means:
- a. Parks, playgrounds, golf courses, and other recreational facilities;
  - b. Riding, hiking, and mountain biking trails;
  - c. Community gardens;
  - d. Manufactured slopes;
  - e. Vegetated swales;
  - f. Water quality basins and debris basins, provided that such basins are not concrete; or
  - g. Any open space that is subject to fuel modification.
5. “Natural Open Space” means any open space that will remain in an undisturbed natural state or any area that will be restored to a natural state to the satisfaction of the Director.
6. “Rural Land Use Designation” means any designation in the General Plan or in any adopted Area, Community, Neighborhood, or Specific Plan, such

as Open Space and National Forest land use designations, that allows residential development at a maximum density of one dwelling unit per acre or less or rural commercial and industrial development.

7. "Rural Transition Site" means a project site where at least 51 percent of the project boundary adjoins land within a rural land use designation.

8. "Sensitive Hillside Design Techniques" means any site planning, engineering, landscaping, and/or architectural design technique(s) that, individually or combined, minimize horizontal and vertical cut or fill hillside disturbance; minimize the total volume of grading; minimize impact to scenic hillside views; and are compatible with community character. Such techniques may be found in the Hillside Design Guidelines.

C. Applicability.

1. Pending Applications. The following provisions shall apply to complete applications filed prior to the effective date of the ordinance updating this Section:

a. The applicant may choose whether the application will be reviewed for compliance with this updated Section or with Section 22.56.215 as it existed prior to the effective date of the ordinance updating this Section. In either case, approval of the application is not guaranteed.

b. If an application is reviewed for compliance with Section 22.56.215 as it existed prior to the effective date of the ordinance updating this Section, the applicant may modify the application prior to consideration by the Hearing Officer. The modification may necessitate the submittal of revised, updated, or additional

materials and reports. The modification may be reviewed for compliance with Section 22.56.215 as it existed prior to the effective date of the ordinance updating this Section if it does not change the housing type (e.g. from single-family to two-family or multi-family) nor increase:

- i. The residential density;
- ii. The floor area or lot coverage of non-residential space;
- iii. The amount of grading; or
- iv. The area of ground disturbance.

c. A modification to an approved valid application, including modifications pursuant to Part 11 of Chapter 22.56, may be reviewed for compliance with Section 22.56.215 as it existed prior to the effective date of the ordinance updating this Section, unless the development footprint is being expanded or the modified project is considered a new application. In such cases, a modification shall be reviewed for compliance with this Section.

D. Permit Required. A Conditional Use Permit shall be required for any development located wholly or partially in an HMA, except for:

- 1. Development on a single lot or parcel of land, provided that grading in connection with the development does not exceed 15,000 cubic yards of total cut plus total fill material. This exception shall not apply when two or more lots or parcels of land are developed in a coordinated effort, regardless of the ownership of the involved lots or parcels of land and regardless of whether the developments are applied for concurrently or through multiple successive applications.

2. Lot line adjustment(s) of property line(s) between two lots or parcels of land. This exception shall not apply to the adjustment of two or more property lines between three or more contiguous lots or parcels of land in a coordinated effort, regardless of the ownership of the involved lots or parcels of land and regardless of whether the adjustments are applied for concurrently or through multiple successive applications.

3. Development in one contiguous HMA, provided that the HMA is:

a. Within a rural land use designation, one half acre or less in size (as measured from base of slopes to slopes 25 percent or greater) and not contiguous with any other terrain with a natural slope of 25 percent or greater; or

b. Within a land use designation other than rural, one quarter acre or less in size (as measured from base of slopes to slopes of 25 percent or greater) and not contiguous with any other terrain with a natural slope of 25 percent or greater.

4. Development designed such that all HMAs on the development site remain in a natural state or are restored to a natural state to the satisfaction of the Director, and are designated as Open Space - Restricted Use Areas on a recorded final map or parcel map waiver, or on a recorded covenant if not associated with a land division.

5. Development to be undertaken by or for the County or a special district, provided that such development complies with subsection H.

6. Development located within any adopted Specific Plan, provided that such development complies with the provisions of that Specific Plan.

7. Development related to drilling for and production of oil and gas within the Baldwin Hills Community Standards District (“CSD”), provided that such development complies with the provisions of that CSD.

8. Any of the following activities required, requested, authorized, or performed by a governmental agency:

a. Removal or thinning of vegetation, including trees for fire/public/roadway/bridge safety (including under bridge hydraulic vegetation reduction) in response to an emergency;

b. Operations and maintenance of flood, water supply, water conservation, and roadway infrastructure that includes the removal or thinning of vegetation, including trees; or

c. Hazard management activities in response to an emergency or other public safety concerns including maintenance, preservation, or restoration of existing roadways, bridges, or flood protection facilities involving adjacent slopes, shoulders, drains, and appurtenant structures (e.g. guardrail, rail and timber walls, head walls, etc.) located near or within dedicated public right of way or associated easements.

E. Application Materials. If a Conditional Use Permit is required by this Section, the applicant shall submit the following:

1. All materials and information required by Section 22.56.030 and a Burden of Proof statement that substantiates the findings required by subsection G.

2. Site Photographs. Six panoramic or composite color photographs taken from each corner of the development site and from the highest elevated points

within the development site, taken no more than 90 days prior to application submission, along with a photograph key. Additional photographs may be required if the Director determines such materials are necessary for adequate evaluation.

3. Proposed Development Exhibits. The following exhibits, each of the same size and scale, showing the natural topography of the site in accordance with the Hillside Design Guidelines:

a. A slope map that includes the following:

i. The land use designation(s) and all existing and proposed development as defined in subsection B.1;

ii. The following slope categories as determined by a licensed civil engineer, licensed land surveyor, or a registered geologist; and associated color for: Zero to 24.99 percent natural slope (green), 25 to 49.99 percent natural slope (yellow), and 50 percent or greater natural slope (red); and

iii. A table listing the number of gross and net acres, land use designation(s), proposed non-residential square footage and/or proposed number of units, and proposed grading amounts within each slope category and within the overall project boundary.

b. An open space exhibit that includes the following:

i. A site plan depicting proposed lot configuration, proposed streets, proposed grading design, and proposed open space areas. The site plan shall number and label each proposed open space area. The site plan shall also indicate natural open space or improved open space, and within an open space lot or

within an Open Space - Restricted Use Area. The site plan shall also depict and describe the type of improved open space within each improved open space area, and

ii. A table listing the acreage and percentage of natural open space areas and improved open space areas on each proposed lot, the total acreage and percentage of natural open space areas, and the total acreage and percentage of improved open space areas.

c. A map showing hillside constraints as defined in subsection B.2.

d. A vegetation exhibit showing existing groundcover, shrubs, and trees;

4. Information on Proposed Structures. If a new structure is proposed, exterior elevation cross sections at a scale satisfactory to the Director, indicating proposed building, retaining wall heights and proposed retaining wall construction materials; and

5. Additional Materials. The Director may request additional materials at the time of application submission or during review by the Department if the Director determines such materials are necessary for adequate evaluation. These materials may include the exhibits listed in the Hillside Design Guidelines, such as a site profile exhibit, a block elevation exhibit, a proposed landscape plan, a fuel modification plan, a viewshed analysis, or a line of sight exhibit.

F. Conditions of Approval. Every Conditional Use Permit required by this Section shall be subject to the following conditions. Each condition shall specify whether it applies to the entire development, to the portion of the development within



HMA(s), or to an individual lot or parcel of land. The Hearing Officer, in granting the HMA Conditional Use Permit may impose additional conditions. Other than as provided herein, any other modification to conditions required by this Section may be granted pursuant to Part 2 of Chapter 22.56:

1. Open Space Requirement.

a. Rural Land Use Designation.

i. Required Open Space. At least 70 percent of the gross area of the development site shall be provided as required open space.

ii. Type of Open Space. Up to 33 percent of total required open space may be provided as improved open space. The Hearing Officer may approve a greater percentage of improved open space if the Hearing Officer finds that improvement of open space is necessary for public safety or is aesthetically superior.

b. Other Land Use Designations.

i. Required Open Space. At least 25 percent of the net area of the development site shall be provided as required open space. Development in a Residential Planned Development Zone shall also comply with open space requirements in accordance with Section 22.20.460.B.4.

ii. Type of Open Space. The Hearing Officer may approve up to 100 percent of total required open space as improved open space. In a Rural Transition site, up to 50 percent of the required open space may be improved open space. In determining the required amount of improved open space, the Hearing

Officer shall consider the characteristics of the development site and the surrounding area.

2. Open Space Use and Configuration.

a. Required open space areas shall not be used for residential, commercial, industrial or agricultural activities, except community gardens and golf courses.

b. At least 51 percent of required natural open space shall be configured into one contiguous area. Land with hillside constraints shall be prioritized for inclusion as required open space.

c. A street may be placed within the contiguous natural open space area if Hearing Officer finds such street is necessary to ensure adequate circulation or access. Such a street shall not be counted as a portion of the total required open space provided.

d. The contiguous natural open space area shall be contiguous with dedicated natural open space area(s) on adjoining lots or parcels of land as feasible.

e. If the development is located on a Rural Transition Site, the contiguous natural space area shall also be contiguous with the portions of the site perimeter that adjoin land within a rural land use designation as feasible.

f. For a land division:

i. The following types of improved open space shall be configured into, or contained within open space lots, unless owned in common and maintained by a home owner's or property owner's association:

(a) Parks, playgrounds, golf courses, and other recreational facilities;

(b) Riding, hiking, and mountain biking trails; and

(c) Community gardens.

ii. Natural open space shall be configured into separate open space lots if the land division is a density-controlled development as defined by Section 22.08.040, or if the land division is in a rural land use designation with 20 or more dwelling units and residential lots of 15,000 square feet or smaller.

4. Open Space Recordation.

a. If the development is a land division, required open space areas shall be shown on the tentative map and the final map or parcel map waiver, and shall be subsequently recorded on the final map or parcel map waiver as a fee lot or as an Open Space – Restricted Use Area in the office of the County Registrar-Recorder/County Clerk.

b. If the development is not a land division, required open space areas shall be shown on the site plan or lot line adjustment exhibit. All required open space shall be labeled as Open Space – Restricted Use Area in a covenant recorded in the office of the County Registrar-Recorder/County Clerk.

5. Open Space Ownership and Management. If the development is a land division and open space lots are provided or required by subsection F.2.f, a condition of approval shall be provided for ownership and management of the open space lots. This may be established through one or more of the following:

a. Dedication to a government entity, such as a county, city, state, federal, or joint powers authority;

b. Dedication to a non-profit land conservation organization that meets the Statement of Qualifications of Non-Profits Requesting to Hold Mitigation Land according to Government Code Section 65965;

c. A conservation easement that requires the open space to remain in perpetuity and extinguishes all future development rights; or

d. A maintenance agreement with a Home Owners' Association or Property Owner's Association where demonstrated that dedication to the entities above or a conservation easement is infeasible.

6. Design. The Hearing Officer may impose additional conditions pertaining to sensitive hillside design techniques.

7. Land Division. For a land division, the conditions may specify that any subsequent applications to modify the Conditional Use Permit pursuant to Part 11 of Chapter 22.56 need only relate to the lots or parcels of land affected by such modification.

G. Findings. The Hearing Officer shall approve an application for a Conditional Use Permit if the Hearing Officer finds that the application substantiates, in addition to those required by Section 22.56.090, the following findings:

1. That the proposed development preserves the physical integrity of HMAs to the greatest extent feasible, resulting in the least amount of impact to hillside resources, by:

a. Locating development outside of HMAs to the extent feasible,

b. Locating development in the portions of HMAs with the fewest hillside constraints, and

c. Using sensitive hillside design techniques;

2. That the proposed development preserves the scenic value of HMAs to the greatest extent feasible, resulting in the least amount of impact to on-site and off-site scenic views of slopes and ridgelines as well as views of other unique, site-specific aesthetic features of the hillside, by:

a. Locating development outside of HMAs to the extent feasible,

b. Locating development in the portions of HMAs with the fewest hillside constraints, and

c. Using sensitive hillside design techniques;

3. That the proposed development is compatible with community character, and provides required open space compatible with the characteristics of the development site and the surrounding area. Where modified:

a. For development in a rural land use designation, a greater percentage of improved open space is necessary for public safety or is aesthetically superior,

b. For streets within a natural open space area, such street is necessary to ensure adequate circulation or access, or

c. For ownership and maintenance by a home owner's or property owner's association, dedication or a conservation easement as provided herein is infeasible; and

4. That the proposed development is in substantial compliance with the Hillside Design Guidelines.

H. Development by the County or special district. The lead County department or the district shall prepare a written report that documents substantial compliance with the Hillside Design Guidelines. This report shall be included as part of the development's publicly available documents and included as part of any subsequent project reports to the Board of Supervisors and its attendant commissions. A report shall not be required for maintenance or operations activities or any activities listed in subsection D.8 above.

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

An ordinance amending Title 22 – Planning and Zoning – of the Los Angeles County Code related to the update of regulations for Significant Ecological Areas.

...

**SECTION 1.** Section 22.08.030 is hereby amended to read as follows:

...

-- “Coastal Resource Area (CRA)” means any portion of a lot or parcel of land located within the County’s coastal zone and identified as a CRA on the significant ecological areas and coastal resource areas policy map of the General Plan. The regulations applicable to uses in CRAs are established in Part 2 of Chapter 22.46 (the Santa Catalina Island Specific Plan), Part 3 of Chapter 22.46 (the Marina del Rey Specific Plan), and Part 6 of Chapter 22.44 (the Malibu Coastal Program District). The regulations in Part 28 of Chapter 22.52 (Significant Ecological Areas) shall not apply.

...

**SECTION 2.** Section 22.08.190 is hereby amended to read as follows:

...

-- “Significant eEcological aArea tTechnical aAdvisory eCommittee (SEATAC)” means an expert advisory committee which assists the Department and the Commission in their administration of Part 28 of Chapter 22.52. The members of the committee are appointed by the Director and confirmed by the Board of Supervisors.

...

-- “sSignificant eEcological aArea (SEA)” means: any portion of a lot or parcel of land identified as a significant ecological area on the significant ecological

areas and coastal resource areas policy map of the General Plan. The regulations applicable to SEAs are established in Part 28 of Chapter 22.52.

~~A. Significant ecological areas/habitat management areas designated on the special management areas map of the general plan.~~

~~B. Environmentally sensitive habitat areas, sensitive environmental resource areas, and rare plant habitat areas, identified in the Santa Catalina Island Local Coastal Program depicting any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments.~~

...

-- “Staff Biologist” means a biologist employed by, or under contract to, the Department.

...

**SECTION 3.** Section 22.44.100 is hereby amended to read as follows:

A. Except as otherwise expressly provided within a community standards district, property may be used for any purpose permitted in the basic zone to which this district is added, subject to the same limitations and conditions. Where the regulations of a community standards district differ from any provisions in this Title 22, with the exception of qualified projects allowed by Part 17 of Chapter 22.52, Part 28 of Chapter 22.52, and Part 18 of Chapter 22.56, such regulations shall supercede any contrary provisions as specified in this district.

...



**SECTION 4.** Section 22.44.520 is hereby amended to read as follows:

A. General Applicability. The provisions of this Part 9 shall apply within the rural outdoor lighting district, as depicted on the map following this Part 9 except as otherwise noted herein, to the following:

...

C. Applicability within Significant Ecological Areas. For all uses within a Significant Ecological Area and subject to the provisions of Part 28 of Chapter 22.52, the provisions of this Part 9 shall apply.

**SECTION 5.** Part 28 of Chapter 22.52 is hereby added to read as follows:

**PART 28**

**SIGNIFICANT ECOLOGICAL AREAS**

**SECTIONS:**

**22.52.2900 Purpose.**

**22.52.2905 Definitions.**

**22.52.2910 Applicability.**

**22.52.2915 Permitted Uses.**

**22.52.2920 Permitted Uses -- Review Procedures.**

**22.52.2925 Development Standards.**

**22.52.2930 Uses Subject to Permits.**

**22.52.2935 Uses Subject to Permits -- Application Procedures.**

**22.52.2940 Uses Subject to Permits -- Review and Hearing Procedures.**

**22.52.2945 Uses Subject to Permits -- Conditions of Approval or Issuance.**

**22.52.2950 Uses Subject to Permits – Findings.**

**22.52.2955 County Development Review Procedures.**

**22.52.2960 Voluntary Review Procedures.**

**22.52.2900 Purpose.**

The purpose of this Part 28 is to regulate development within Significant Ecological Areas (“SEAs”) by:

A. Reconciling and balancing potential conflicts between conservation and development within the SEAs through the use of environmentally sensitive development standards and design, and identifying and assessing biological resources and potential impacts to such resources; and

B. Ensuring that development conserves biological diversity, habitat quality, and connectivity to sustain species populations and habitats within the SEAs.

**22.52.2905 Definitions.** For purposes of this Part 28, the following definitions shall apply:

A. “Agricultural Developed Area” means areas that have been developed for agricultural purposes as depicted on the SEA Development Map.

B. “Connectivity Area” means narrowed, primarily undisturbed areas within a SEA that are necessary for maintaining habitat connectivity within a SEA, as depicted on the SEA Connectivity and Constriction Areas Map. Connectivity Areas are 700 feet to 1,500 feet in width.

C. “Constriction Area” means primarily undisturbed areas smaller than a Connectivity Area, that maintain habitat connectivity at critical points between two large

undisturbed areas within a SEA as depicted on the SEA Connectivity and Constriction Areas Map. Constriction Areas are less than 700 feet in width.

D. “Developed Area” means areas that have been developed, except those that have been developed for agricultural purposes as depicted on the SEA Development Map.

E. “Development” means on-site or off-site activity as follows:

1. Construction, modification, expansion, or demolition of any structure, including all associated construction staging;

2. Construction, expansion, or demolition of any driveway, access road, street or highway, including all associated construction staging;

3. Construction, expansion, or demolition of any infrastructure, such as water and sewerage lines, drainage facilities, telephone lines, and electrical power transmission and distribution lines, including all associated construction staging;

4. Alteration to topography, including excavation; drilling; blasting; dredging; tillage and disking; earthworks; and any grading amount, such as cut, fill, or combination thereof;

5. Alteration to existing vegetation, including removal and planting, such as fuel modification and landscaping;

6. Land division; or

7. Lot line adjustment.

F. “Habitat Preservation Area” means a Natural Open Space area that will be provided to offset SEA Habitat Type development.

G. “Impermeable Fencing” means a fence, wall, or gate that prevents the bypass of animals.

H. “Natural Open Space” means any open space that will remain in an undisturbed natural state.

I. “Rural Land Use Designation” means any designation in the General Plan that allows residential development at a maximum density that does not exceed one dwelling unit per acre.

J. “SEA Connectivity and Constriction Areas Map” means the map maintained by the Department that depicts Connectivity Areas and Constriction Areas within SEAs. The map also depicts potential Connectivity Areas and Constriction Areas within SEAs that could be restored if new developments provide for improvements to wildlife crossing areas in accordance with Section 22.52.2940.A.3.

K. “SEA Development Map” means the map maintained by the Department that depicts all Developed Areas and Agricultural Developed Areas within SEAs approved for development pursuant to this Part 28, including areas developed prior to the effective date of this ordinance.

L. “SEA Habitat Type” means an area within a SEA that contains a major plant community supporting a species population characteristic of that SEA, as listed in the Appendix following this Part 28.

M. “SEA Program Guide” means the document maintained by the Director that includes species lists and report requirements referenced in this Part 28.

N. “Type A SEA Conditional Use Permit” means a conditional use permit for those uses expected to have fewer potential impacts to a SEA.

O. “Type B SEA Conditional Use Permit” means a conditional use permit for those uses expected to have greater potential impacts to a SEA.

P. “Water Resources” means the sources of surface water, including but not limited to lakes, reservoirs, ponds, rivers, streams, marshes, seeps, springs, vernal pools, and playas. Additional information about specific water resources is provided in the SEA Program Guide.

Q. “Wildlife Permeable Fencing” means a fence or gate that may be bypassed by wild animals.

**22.52.2910 Applicability.**

A. Use Restrictions. A person shall use any lot or parcel of land wholly or partially located within a SEA only as specifically permitted by this Part 28 and subject to all regulations and conditions enumerated herein.

B. Applicability of Zone and Supplemental District Regulations. If this Part 28 applies to a development, all provisions of the zone and any supplemental district in which such development is located shall also apply. Where a provision of the zone or supplemental district regulates the same matter as this Part 28, whichever provision is more restrictive shall apply.

C. Exemptions. The following uses shall be exempt from the provisions of this Part 28:

1. Any development located entirely outside the SEA boundaries;
2. Any development authorized by a valid SEA Conditional Use Permit granted in accordance with Section 22.56.215 as it existed prior to the effective date of the ordinance establishing this Part 28. In such cases, the development shall be

governed by the SEA Conditional Use Permit during the life of that permit. Any modifications that require a new SEA Conditional Use Permit shall be subject to the provisions of this Part 28;

3. Any development authorized by a valid land use approval or permit authorized by this Title 22 that was not subject to Section 22.56.215 as it existed prior to the effective date of the ordinance establishing this Part 28. In such cases, the development shall be governed by the land use approval or permit during the life of that grant. Any modifications that require a new land use approval or permit shall be subject to the provisions of this Part 28;

4. Lot line adjustment(s) of property line(s) between two lots or parcels of land. This exception shall not apply to the adjustment of two or more property lines between three or more contiguous lots or parcels of land in a coordinated effort, regardless of the ownership of the involved lots or parcels of land and regardless of whether the adjustments are applied for concurrently or through multiple successive applications;

5. Development related to any adopted Specific Plan, provided that such development complies with the provisions of that Specific Plan; and

6. Any of the following activities required, requested, authorized, or permitted by a governmental agency:

a. Removal or thinning of vegetation for fire or public safety, or in response to an emergency; and

b. Hazard management activities in response to an emergency or other public safety concerns.

c. Testing and survey activities required for pending applications, to the satisfaction of a Staff Biologist.

D. Pending Applications. The following provisions shall apply to complete applications prior to the effective date of the ordinance establishing this Part 28:

1. The applicant may choose whether the application will be reviewed for compliance with this Part 28 or with Title 22 as it existed prior to the effective date of the ordinance establishing this Part 28. In either case, approval of the application is not guaranteed.

2. If an application is reviewed for compliance with Title 22 as it existed prior to the effective date of the ordinance establishing this Part 28, the applicant may modify the application prior to consideration by the Director or the Hearing Officer. The modification may necessitate the submittal of revised, updated, or additional materials and reports. The modification may be revised for compliance with Title 22 as it existed prior to the effective date of the ordinance establishing this Part 28 if it does not change the housing type (e.g. from single-family to two-family or multi-family) nor increase:

- a. The residential density;
- b. The floor area or lot coverage of non-residential space;
- c. The amount of grading; or
- d. The area of ground disturbance.

3. A modification to an approved valid application, including modifications pursuant to Part 11 of Chapter 22.56, may be reviewed for compliance with Title 22 as it existed prior to the effective date of the ordinance establishing this

Part 28, unless the development footprint is being expanded or the modified project is considered a new application. In such cases where the development footprint is being expanded or the modified project is considered a new application, the development shall be reviewed for compliance with this Part 28.

**22.52.2915 Permitted Uses.** Property may be used for the following, provided that an observed or likely to occur species of special status officially listed by the State or Federal Governments as Endangered, Threatened or Rare is not discovered; and a ministerial Site Plan Review application is approved pursuant to Section 22.52.2920, except as modified herein:

A. Individual single-family residences, accessory structures, and additions to individual single-family residences and accessory structures, including all related development, on a lot or parcel of land, subject to the development standards provided in Section 22.52.2925, except new single-family residences on two or more lots or parcels of land in a coordinated effort as determined by the Director.

B. Any development located entirely within Developed Areas depicted on the SEA Development Map, subject to compliance with the provisions of Section 22.04.110 and the development standards provided in Sections 22.52.2925.A, 22.52.2925.B, and 22.52.2925.C.

C. Any development that is located entirely within Agricultural Developed Areas depicted on the SEA Development Map, subject to the development standard provided in Section 22.52.2925.B. If the development entails the conversion of land in a natural state or used for outdoor, unpaved agricultural activities, into land characterized by permanent hardscaping (including but not limited to pavement, parking lots, concrete



drainage structures, or building pads) or into land characterized by multiple man-made structures (including but not limited to poles and towers), such development shall be subject to the following provisions:

1. The development site shall be limited to 10 percent of the gross area of the lot or parcel of land, not to exceed a total of three gross acres. If more than one lot of contiguous land is owned by the same entity, the areas permitted for development on each lot may be combined into a single development site on one of the lots, provided that prior to approval of the Site Plan Review application, a covenant and agreement is recorded in the office of the County Registrar-Recorder/County Clerk, agreeing to hold the lots as a single parcel of land;

2. The development site shall be depicted as a Developed Area on the SEA Development Map;

3. The development shall be subject to the development standards provided in Sections 22.52.2925.A, 22.52.2925.B, and 22.52.2925.C; and

4. Prior to approval of the Site Plan Review application, the property owner shall file a covenant and agreement, to be recorded in the office of the County Registrar-Recorder/County Clerk, agreeing that any additional development on the lot or parcel of land shall be considered a conditional use and shall be subject to all provisions in this Part 28 relating to conditional uses.

D. Any development requiring a Variance (Part 2 of Chapter 22.56), Conditional Use Permit (Part 1 of Chapter 22.56), Cemetery Permit (Part 4 of Chapter 22.56), Mobilehome Permit (Part 6 of Chapter 22.56), Director's Review (Part 12 of Chapter 22.56) or Housing Permit (Part 18 of Chapter 22.56) on a site where a

previously granted Variance, Conditional Use Permit, Cemetery Permit, Mobilehome Permit, Director's Review or Housing Permit has expired, provided that the development is deemed fundamentally similar in use and scale as authorized by the previous grant and the expiration occurred no more than two years prior to the date of pending application submittal. Such development shall be subject to all applicable development standards provided in Section 22.52.2925.

E. Modifications to any development previously authorized by a valid Site Plan Review, Director's Review, Variance, Conditional Use Permit, Cemetery Permit, Mobilehome Permit, Director's Review, Oak Tree Permit, or Housing Permit, unless considered a new application, shall be subject to the applicable development standards provided in Section 22.52.2925.

F. Any of the following activities to improve the quality of biological or water resources in a SEA conducted by a governmental agency or a non-profit land conservation organization that meets the Statement of Qualifications of Non-Profits Requesting to Hold Mitigation Land as defined in Government Code Section 65965 to the satisfaction of the Director:

1. Non-native vegetation removal programs;
2. Native habitat restoration programs; and
3. Construction of wildlife crossing structures;

G. Any development undertaken by the County, in accordance with Section 22.52.2955.

**22.52.2920 Permitted Uses -- Review Procedures.**

A. Information Required For SEA Site Plan Reviews. Any application for ministerial Site Plan Review required by Section 22.52.2915, excepting subsection G shall contain the following information:

1. Name and address of the applicant and of all persons owning any or all of the property proposed to be used;
2. Evidence that the applicant:
  - a. Is the owner of the premises involved, or
  - b. Has written permission of the owner or owners to make such application, or
  - c. Is or will be the plaintiff in an action in eminent domain to acquire the premises involved, or any portion thereof, or
  - d. In the case of a public agency, is negotiating to acquire a portion of the premises involved;
3. Location of subject property (address or vicinity);
4. Legal description of property;
5. Proposed development or use;
6. A site plan drawn to a scale satisfactory to and in the number of copies prescribed by the Director, indicating the use, location, and size of all buildings and structures, yards, driveways, access areas, vehicle and bicycle parking areas, pedestrian facilities, landscaping, walls or fences, and other similar features;
7. Such other data, including plans, drawings, diagrams or pictures, as may be required to determine compliance with the provisions of this Title 22; and

8. A fee for a site plan review as specified in subsection A of Section 22.60.100.

B. Staff Biologist Site Review.

1. A Staff Biologist shall conduct a site review which may include a site visit, as determined by the Director, to assess the location of biological resources and physical conditions at the development site prior to approval of the Site Plan Review application. Such development site review shall include identification and delineation of the following, which are subject to the applicable development standards provided in Section 22.52.2925:

a. SEA Habitat Types, including acreage;

b. Tree species listed in the SEA Program Guide; and

c. Water Resources, including the width, depth and location of all natural and artificial watercourses; drains; or conduits for stormwater drainage located on or on an adjoining lot or parcel of land. The extent of Water Resources shall be determined using the methodologies provided in the SEA Program Guide.

2. During the Staff Biologist site review, if instances of an observed or likely to occur species of special status officially listed by the State or Federal Governments as Endangered, Threatened or Rare are discovered, the application shall be referred to the California Department of Fish and Wildlife and the applicant shall comply with all relevant State and Federal laws and obtain all necessary State and Federal permits and shall be required to file a SEA conditional use permit.

C. SEA Site Plan Expiration Where Not Used. An approved site plan which is not used within the time specified in the approval, or if no time is specified, within two

years after the granting of such approval, becomes null and void and of no effect, except that where an application requesting an extension is filed prior to such expiration date, the Director may extend such time once for a period not to exceed one year.

**22.52.2925 Development Standards.** The following development standards shall apply to, except where otherwise noted:

A. Landscaping. Landscaped areas within a SEA shall not include invasive species listed on the Invasive Species List provided in the SEA Program Guide.

B. Outdoor Lighting. Outdoor lighting within a SEA is only permitted in areas to be developed. All outdoor lighting in a SEA shall comply with the standards established in Part 9 of Chapter 22.44.

C. Fencing. All fencing within a SEA shall be constructed with materials that are not harmful to wildlife. Prohibited materials include, but are not limited to, spikes, glass, or razor wire. All hollow fence posts or fences with top holes, such as metal pipes, shall be capped to prevent the entrapment of bird species.

1. Impermeable Fencing. Impermeable fencing is permitted in areas to be developed in order to protect structures and residences from wildlife incursions and to prevent livestock and companion animals from accessing undisturbed natural areas.

2. Wildlife Permeable Fencing. Wildlife permeable fencing is permitted to delineate lot boundaries or to section off development features such as streets or trails. The maximum permitted height for wildlife permeable fencing is 42 inches and such fencing shall include a minimum of 18 inches clearance at the base of the fence, as measured from the finished grade. The horizontal and vertical elements of

wildlife permeable fencing may be constructed of rails, boards, or wires. All vertical elements in a wildlife permeable fence shall be spaced a minimum of 24 inches apart. Horizontal elements consisting of boards or rails shall be spaced a minimum of 24 inches apart. Horizontal elements consisting of at least one wire shall be spaced a minimum of 12 inches apart. If the top horizontal element is not rail or board, the top wire shall utilize visibility treatments, such as specifically treated wire, wire covered with PVC, or wires that are flagged.

D. Construction. Construction activities shall comply with the following State and Federal regulations, as applicable:

1. The Migratory Bird Treaty Act (16 U.S.C. Section 703); and
2. California Fish and Game Code Sections 3503 and 3513.

E. Brush Clearance for Fire Safety. The following standards shall apply when areas of brush clearance are required by a governmental agency for fire safety:

1. New structures and infrastructure requiring areas of brush clearance shall share such brush clearance areas with those already created for existing structures and infrastructure on the same lot or parcel of land or on adjoining lots or parcel of land; and

2. New structures and infrastructure requiring areas of brush clearance shall not be located in such a way that any portion of the required areas includes dedicated open space areas on the lot or parcel of land or on adjoining or adjacent lots or parcels of land. In addition, such structures or infrastructure shall not be located in a way that any portion of the required areas of brush clearance will include undisturbed natural areas on adjoining or adjacent lots or parcels of land.

F. SEA Connectivity Areas. Development within a Connectivity Area shall not be located within portions that are less than 1,000 feet in width; or reduce the width of a Connectivity Area to less than 1,000 feet at any point.

G. SEA Constriction Areas. Development within a Constriction Area shall not be located within portions that are less than 200 feet in width; or reduce the width of a Constriction Area to less than 200 feet at any point.

H. Habitat Preservation Areas.

1. Habitat Preservation Areas shall be provided as calculated through the Staff Biologist site review and in accordance with the SEA Habitat Preservation Areas Ratio in the Appendix following this Part 28.

2. Habitat Preservation Areas shall be contiguous for each SEA Habitat Type.

3. Prior to approval of the Site Plan Review, a covenant and agreement shall be recorded in the office of the County Registrar-Recorder/County Clerk, agreeing to set aside the Habitat Preservation Areas as Natural Open Space in perpetuity. Habitat Preservation Areas shall also be depicted on the SEA Development Map.

I. Trees. New structures and infrastructure shall be set back at least 50 feet from the dripline of any mature tree on the Tree Species List provided in the SEA Program Guide identified during the Staff Biologist site review.

J. Water Resources.

1. Water Resources Impacts. The applicant shall demonstrate to the satisfaction of the Director that runoff created by the development will not increase or

diminish the supply of the water resources or add pollutants to the Water Resources identified through the Staff Biologist site review. The Director may consult with the County Department of Public Works prior to making this determination; and

2. Water Resources Setback. All development shall be set back from any Water Resources identified through the Staff Biologist site review and in accordance with the following chart:

Water Resource	Water Resource Size	Setback
Lakes, reservoirs & ponds	Any Size	150 feet or the watershed boundary, whichever is greater
Rivers & streams	Less than 50 feet wide in a wet year	75 feet
	50 to 100 feet wide in a wet year	150 feet
	Greater than 100 feet wide in a wet year	300 feet
Marshes, seeps and springs	Less than one half acre	75 feet
	One half acre up to one acre	150 feet
	Greater than one acre	300 feet
Vernal pools, and playas	Any size	150 feet or the watershed boundary, whichever is greater

**22.52.2930 Uses Subject to Permits.** Property may be used for:

A. The following uses, provided a SEA conditional use permit (“SEA CUP”) has first been obtained, and while such permit is in full force and effect in conformity with the conditions of each permit, subject to the provisions of this Part 28 and Part 1 of Chapter 22.56:



1. Development of new single-family residences on two or more lots or parcels of land in a coordinated effort, regardless of the ownership of the involved lots or parcels and regardless of whether the developments are applied for concurrently or through multiple successive applications as determined by the Director.

2. Any development permitted by Section 22.52.2915, excepting subsection G, but does not comply with all applicable development standards.

3. Any development that is otherwise permitted by Section 22.52.2915, excepting subsection G, but; as determined during the Staff Biologist site review; would occur at the site of the habitat for an undiscovered or previously thought extinct species; or the site of the habitat for a species special status officially listed by the State or Federal Governments as Endangered, Threatened or Rare.

B. The following uses, provided the specified permit has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit, subject to the provisions of this Part 28, for:

1. Temporary uses subject to the provisions of Part 14 of Chapter 22.56; in accordance with Section 22.52.2940.B.

2. Surface mining operations, provided that reclamation plans, as required by Section 22.56.1290 are also reviewed in accordance with Section 22.52.2940.C.

**22.52.2935 Uses Subject to Permits -- Application Procedures.** The following shall apply to uses subject to a SEA CUP:

A. Initial Project Appraisal. 1. Required When. An initial project appraisal shall be required before a SEA CUP application may be submitted to

the Director.

2. Review. An initial project appraisal consists of a preliminary review meeting with a Staff Biologist and a Department staff planner to discuss the prospective development, and ensure that the prospective applicant is clearly advised of the requirements of this Part 28.

3. Information Required. For an initial project appraisal, the prospective applicant shall prepare and submit to the Director the following information:

a. All information required by Sections 22.56.030.A.1, 22.56.030.A.3, 22.56.030.A.5, and 22.56.030.A.6, including identification of any anticipated site design and construction measures intended to protect biological and ecological resources;

b. The number of acres on the development site located within the SEA;

c. The number of acres on the development site located within the SEA that may be retained as Natural Open Space and any associated management provisions;

d. Panoramic or composite photographs taken from each corner of the development site and from the highest elevated points within the development site, taken no more than 90 days prior to application submission, with a photograph key; and

e. A fee equivalent to One Stop Counseling.

B. SEA CUP Application Materials.

1. A complete SEA CUP application shall contain the following:

- a. Documentation that an initial project appraisal has been completed, including information submitted for the initial project appraisal;
- b. All information required by Section 22.56.030;
- c. Statement as to whether any modifications to the SEA development standards or SEA CUP conditions of approval, is requested;
- d. A burden of proof statement that substantiates the findings required by Sections 22.52.2950 and 22.56.040;
- e. A SEA Site Assessment Report detailing the habitat, species of special interest, or water resources located on the development site, as described in the SEA Program Guide;
- f. A SEA Site Impacts Report detailing the anticipated impacts to the habitat, species of special interest, or water resources located on the development site, as described in the SEA Program Guide; and
- g. The filing fee required by Section 22.60.100 for a SEA CUP Determination. If an initial project appraisal has been completed within the 12 months prior to the application submission date, the fee paid for the initial project appraisal shall be credited against the filing fee.

2. Additional information may be required by the Director as necessary for adequate evaluation with the provisions of this Part 28.

3. The Director may accept information and materials submitted for another permit required by State or Federal regulations if determined that such information and materials are sufficient for the adequate evaluation with the provisions of this Part 28.

C. Staff Biologist Site Review. After a complete SEA CUP application is submitted, a Staff Biologist may conduct a site review including a site visit, as determined by the Director, to assess the location of biological resources and physical conditions at development site prior to a SEA CUP Determination. Such development site review may include identification and delineation of the following, which are subject to the applicable development standards provided in Section 22.52.2925:

1. SEA Habitats, including acreage;
2. Tree species listed in the SEA Program Guide; and
3. Water Resources, including the width, depth and location of all natural and artificial watercourses; drains; or conduits for stormwater drainage located on or on an adjoining lot or parcel of land. The extent of Water Resources shall be determined using the methodologies provided in the SEA Program Guide.

D. SEA CUP Type Determination.

1. Criteria. Using the application materials and information from the Staff Biologist site review, the Director shall determine that a Type B SEA CUP is required if:

a. The proposed development may create an isolated area of natural habitat;

i. For purposes of this subsection D.1.a:

(1) “Natural Habitat” means any natural area that is not proposed to be developed, including proposed Habitat Preservation Areas and Natural Open Space areas.

(2) “Isolated” means any configuration where the Natural Habitat on the development site is not contiguous to at least 30% of the perimeter of the development site, and such perimeter does not adjoin natural areas on the adjoining lots or parcels of land.

b. The development is located within the habitat of a species identified as candidate, sensitive, or special status species by the California Department of Fish and Wildlife or the United States Fish and Wildlife Service;

c. The conversion of land as described under Section 22.52.2915.C exceeds half of the proposed development site or an area one acre in size, whichever is greater;

d. The development is located within a Connectivity Area or Constriction Area identified during the Staff Biologist site review, and will reduce the mapped Area below the minimum widths required in subsections 22.52.2925.F or G; or

e. The development is located within the Water Resources setbacks provided in Section 22.52.2925.J or stormwater runoff from the development cannot be captured and retained on-site.

2. Notification. Following the determination, the Director shall send a notice to the applicant by first class mail.

a. Type A SEA CUP. If the Director determines that a Type A SEA CUP is required, the notice shall require the applicant to submit the filing fee and any deposits required by Section 22.60.100 for a Type A SEA CUP within 14 calendar days from the date of the notice.

b. Type B SEA CUP. If the Director determines that a Type B SEA CUP is required, the notice shall require the applicant to submit the filing fee and any deposits required by Section 22.60.100 for a Type B SEA CUP. The notice shall also include that an appeal may be filed pursuant to subsection D.3 below.

3. Appeal. Within 14 days of the date of notice, an applicant may file an appeal of the Director's SEA CUP type determination to the Hearing Officer. No fee shall be required for such appeal. The appeal shall be limited to whether the SEA CUP application meets the criteria provided in subsection D.1 above. The Hearing Officer shall consider such appeal during a public meeting held within 45 calendar days from the date that the appeal is filed, and shall notify the appellant of the decision by first class mail. The decision of the Hearing Officer shall be final and effective on the date of decision and shall not be subject to further appeal.

4. Subsequent Determinations.

a. If the Director determines that a Type B SEA CUP application was required and the proposed development is reconfigured or redesigned to avoid the criteria for a Type B SEA CUP before the notice of hearing is published, the Director may determine that a Type A SEA CUP shall be required. Refund of fees shall be in accordance with Section 22.60.120.B.

b. If the Director determines that a Type A SEA CUP is required and the proposed development is reconfigured or redesigned prior to consideration by the Hearing Officer, the Director may determine that the revised development requires a Type B SEA CUP. If so, the Director shall send a notice to the

applicant by first class mail pursuant to subsection D.2.b above. The notice shall also include that an appeal may be filed pursuant to subsection D.3 below. .

**22.52.2940 Uses Subject to Permit – Review and Hearing Procedures.**

A. For a SEA CUP:

1. Application Review. A SEA CUP shall be reviewed as follows:

a. Type A SEA CUP. A Type A SEA CUP shall not be subject to SEATAC review. A Type A SEA CUP may be considered by a Hearing Officer in accordance with the public hearing procedures provided in Part 4 of Chapter 22.60.

b. Type B SEA CUP. A Type B SEA CUP shall be subject to SEATAC review, and may be considered by the Commission in accordance with the public hearing procedures provided in Part 4 of Chapter 22.60.

c. Where an application is filed concurrently with an application for a SEA CUP, the Hearing Officer or Commission may consider and approve such applications concurrently. The Hearing Officer or Commission in making their findings shall consider each case individually as if separately filed.

2. SEATAC Review. SEATAC may make recommendations to the Director regarding any additional studies, site design modifications, conditions of approval, or mitigation measures to substantiate the required findings in Section 22.52.2950. SEATAC shall also provide the Director with a final recommendation of the proposed development's compatibility with the SEA based on the purpose and findings of this Part 28.

3. Staff Report.

a. General. In addition to the information required herein, a staff report shall be prepared for the Hearing Officer or Commission containing a detailed evaluation of the SEA CUP application, which includes but not limited to the following:

- i. SEA Site Assessment Report;
  - ii. SEA Site Impacts Report;
  - iii. Appraisal of measures taken to protect SEA Habitat, species, or Water Resources located on the development site;
  - iv. Any recommended changes to the proposed development necessary to substantiate the findings required by Section 22.52.2950;
- and

v. Any conditions of approval recommended in addition to those specified in Section 22.52.2940, or where recommended to be modified, that are necessary to ensure that the proposed development substantiates the findings required by Section 22.52.2950 and is consistent with the provisions of the General Plan, any relevant Area or Community Plan, and this Title 22.

b. Type A SEA CUP. The staff report for a Type A SEA CUP shall also evaluate whether provision of Natural Open Space is warranted in accordance with Section 22.52.2945.A.2.i.

c. Type B SEA CUP. The staff report for a Type B SEA CUP shall also include the following:

- i. SEATAC determination of the proposed development's compatibility with the SEA; and



ii. A summary of SEATAC recommendations pertaining to the proposed development, noting if and where the SEATAC recommendations differ from Department recommendations.

B. For temporary uses, in addition to the provisions of Part 14 of Chapter 22.56, all applications for a Temporary Use Permit within a Significant Ecological Area shall be subject to the Staff Biologist site review in accordance with Section 22.52.2935.C.

C. For surface mining operations:

1. All reclamation plans required by Part 9 of Chapter 22.56 shall be subject to SEATAC review. SEATAC may make recommendations to the Director regarding any additional studies, site design modifications, conditions of approval, or mitigation measures to substantiate the required findings in Section 22.56.1410.

2. A staff report shall be prepared for the Hearing Officer or Commission for the reclamation plan and shall include a summary of SEATAC recommendations pertaining to the reclamation plan, noting if and where the SEATAC recommendations differ from Department recommendations.

**22.52.2945 Uses Subject to Permits -- Conditions of Approval or Issuance.**

A. SEA CUP. Except as noted herein or where modified by the Hearing Officer or Commission pursuant to Section 22.52.2950, the following shall be made conditions of approval for any SEA CUP:

1. Development Standards. All applicable development standards of Section 22.52.2925 shall be made conditions of approval for any SEA CUP.

2. Open Space.

a. Natural Open Space Provision.

i. Type A SEA CUP. Natural Open Space may be required if the development is one gross acre or greater in size, and if the impacts detailed in the SEA Site Impacts Report warrant provision of Natural Open Space.

ii. Type B SEA CUP. Natural Open Space shall be required based on the area of proposed development divided by the total area of the SEA within unincorporated County, as listed in the following chart:

<b>Percent Area of Entire County SEA Proposed By Development Proposal</b>	<b>Acreage Ratio (Acres of Natural Open Space to be provided : Acres of SEA to be developed)</b>
0 to less than 5%	none required
5% to less than 10%	0.5:1
10% to less than 15%	1:1
15% to less than 20%	2:1
20% and greater	4:1

iii. The land to be provided as Natural Open Space shall be prioritized as follows from highest to lowest:

(1) Areas on the same lot or parcel of land that will preserve the same SEA Habitat Types, species, or Water Resources that will be impacted by the development;

(2) Areas on any lot or parcel of land within the same SEA that will preserve the same SEA Habitat Types, species, or Water Resources as those that will be impacted by the development;

(3) Areas on any lot or parcel of land within the same SEA that will preserve SEA Habitat Types, species, or Water Resources that are more rare in that SEA than those which will be impacted by the development;

(4) Areas on any lot or parcel of land within the same SEA that will preserve the narrowest point of any Connectivity Area or Constriction Area depicted on the SEA Connectivity and Constriction Areas Map; and

(5) If no Natural Open Space can be set aside within the same SEA, Natural Open Space may be provided within the nearest adjacent SEA. Areas within the nearest adjacent SEA shall be prioritized in the same order as this subsection 2.a.iii above.

iv. The following may be used to satisfy requirements for Natural Open Space, in accordance with subsection A.2.a.iii above:

(1) Habitat Preservation Areas required by Section 22.52.2925;

(2) Natural Open Space Areas required by Section 22.56.215 (Hillside Management Areas); or

(3) Natural Open Space Areas provided as a mitigation measure pursuant to California Environmental Quality Act review or otherwise provided to satisfy the requirements of any other County, State or Federal regulations.

b. Open Space Use and Configuration.

i. Except as otherwise permitted pursuant to Section 22.56.215, no improvements shall be constructed within required Natural Open Space areas.

ii. Required Natural Open Space areas shall be contiguous to the greatest extent feasible.

iii. Required Natural Open Space areas within a land division shall be configured into separate open space lot(s) if the land division is in a non-urban land use designation with 20 or more dwelling units and residential lots of 15,000 net square feet or smaller.

c. Open Space Recordation.

i. If the development is a land division, required Natural Open Space areas located within the land division shall be depicted on the tentative map and the final map or parcel map waiver to the satisfaction of the Director, and shall be subsequently recorded on the final map or parcel map waiver as a fee lot or as Open Space – Restricted Use Area. Required Natural Open Space areas located outside the land division shall be labeled as Open Space – Restricted Use Area on a covenant and agreement, to be recorded in the office of the County Registrar-Recorder/County Clerk, agreeing to maintain the area as Natural Open Space in perpetuity. All required Natural Open Space areas shall also be depicted on the SEA Development Map.

ii. If the development is not a land division, required Natural Open Space areas provided for the development shall be depicted on the site plan or lot line adjustment exhibit to the satisfaction of the Director. Required Natural Open Space areas located shall be labeled as Open Space – Restricted Use Area with a covenant and agreement, to be recorded in the office of the County Registrar-Recorder/County Clerk, agreeing to maintain the area as Natural Open Space in

perpetuity. All required open space areas shall also be depicted on the SEA Development Map.

d. Open Space Ownership and Management. If the development is a land division and separate open space lots are created, or if required Natural Open Space is provided on the entirety of an off-site lot or parcel of land, the following shall apply for the ownership and maintenance, in order of priority from higher to lower:

i. Dedication of the open space lot(s) to hold and manage the Natural Open Space under a mandate to protect in perpetuity to the satisfaction of the Director, to:

(1) A governmental entity such as a county, city, state, federal, or joint powers authority; or

(2) A non-profit land conservation organization that meets the Statement of Qualifications of Non-Profits Requesting to Hold Mitigation Land as defined in Government Code Section 65965, and acceptable by the Director.

ii. A covenant and agreement, agreeing to hold and manage the Natural Open Space under a mandate to protect it in perpetuity. Such covenant and agreement shall be recorded in the office of the County Registrar-Recorder/County Clerk.

iii. If a maintenance agreement is established in accordance with subsection 2.d.ii above, the ownership and management of the open space lot(s) may subsequently be dedicated to an entity listed in subsection 2.d.i above, provided that the relevant condition is modified pursuant to Part 11 of Chapter 22.56.

3. Streets and Highways. New streets or highways, or improvements to existing streets or highways that bisect Connectivity Areas or Constriction Areas, may be conditioned to include the construction of wildlife crossing structures, in accordance with designs provided in the SEA Program Guide.

4. For all applicable conditions, the requirements shall specify whether it applies to the entire development, to the portion of the development within the SEA, or to an individual lot or parcel of land.

5. For a land division, the conditions may specify that any subsequent applications to modify the SEA CUP pursuant to Part 11 of Chapter 22.56 need only relate to the lots or parcels of land affected by such modification.

B. Temporary Uses. In addition to the provisions of Part 14 of Chapter 22.56; the following conditions of issuance shall apply to temporary uses permitted by Section 22.52.2930.B:

1. Noise. The use shall not generate noise in excess of 45db(A) as measured at the subject property line;

2. Lighting. In addition to the provisions of Part 9 of Chapter 22.44, outdoor lighting required for the use shall not project into any undisturbed areas on the lot or parcel of land; and

3. Access. Access to portions of the lot or parcel of land may be restricted through the employment of security staff at the event, posting of signage, or fencing, to protect sensitive natural resources as recommended by a Staff Biologist or Department staff planner following the review required by Section 22.52.2935.C.

**22.52.2950 Uses Subject to Permits – Findings.** For a SEA CUP:

A. The Hearing Officer or Commission shall approve an application for a SEA CUP if the Hearing Officer or Commission finds that the application substantiates, in addition to those required by Section 22.56.090, the following findings:

1. The development site has been adequately surveyed; and any potential impacts to SEA Habitat Types, species of special interest, Water Resources, and Connectivity Areas and Constriction Areas, are properly disclosed;

2. Any Natural Open Space provided in conjunction with the proposed development has high ecological value because it contains Connectivity Areas and/or Constriction Areas, SEA Habitat Types, Water Resources, and/or species of special interest; and

3. The proposed development will preserve SEA viability. For purposes of this finding, SEA viability cannot be preserved when the proposed development may cause any of the following:

a. Bisection of the SEA;

b. Closing of a Connectivity or Constriction Area;

c. Removal of the entirety of a Habitat Type characteristic of the SEA;

d. Removal of habitat that is the only known location of a SEA species; or

e. Removal of habitat that is the only known location of a new or rediscovered species.

B. For any modifications to the development standards as provided in Section 22.52.2925, or conditions of approval as provided in Section 22.52.2945, the

Hearing Officer or Commission shall also find that the SEA CUP application substantiates the following:

1. Such modification is necessary to satisfy other regulations in effect for the use within the County Code, State regulations, or Federal regulations; or

2. Due to topographic or physical features of the site, compliance with all of the applicable development standards and/or conditions of approval would substantially and unreasonably interfere with any proposed development on the site, and such modifications are not contrary to the purpose of this Part 28.

**22.52.2955 County Development Review Procedures.** The following procedures are required for any development to be undertaken by the County, excluding maintenance activities. For the purposes of this Section 22.52.2955, the definition of “maintenance activities” shall be established in the SEA Program Guide.

A. Information Required. The lead County department shall provide a development description, including any relevant environmental documentation, to the Department of Regional Planning. Information and materials submitted for another permit required by State or Federal regulations may be accepted if the Director determines that such information and materials are sufficient for the adequate evaluation with the provisions of this Part 28.

B. Review.

1. Initial Project Appraisal. The development shall be reviewed at an initial project appraisal in accordance with Section 22.52.2935.A.

2. SEATAC Review. The Director may determine that SEATAC review is required based on the initial project appraisal and the criteria provided in



Section 22.52.2935.D.1. For SEATAC review pursuant to subsection B above, the lead County department shall prepare a SEA Site Assessment Report and a SEA Impacts Report in accordance with Section 22.52.2935.B.1.e and 22.52.2935.B.1.f.

C. Recommendation.

1. For projects without SEATAC review, the Director of Regional Planning may submit a report to the lead County Department that includes recommendations developed as part of the initial project appraisal.

2. For projects with SEATAC review, the Director of Regional Planning shall submit a report to the lead County department after SEATAC review. The report shall include any recommendations to improve the quality of the development's studies and design, and whether SEATAC concludes the development is compatible with the purpose of this Part 28. The report shall be included as part of the development's publicly available documents and presented as part of any subsequent reports to the Board of Supervisors and its attendant commissions.

D. Individual Departmental Procedures. Within the Program Guide, each lead County department may establish definitions and procedures applicable to their Department, including definition of maintenance activities, method of notification, information required, and process timelines. Such additional procedures may not alter the fundamental requirements of subsections 22.52.2955.A, B or C, and shall be submitted to the Director of Regional Planning for review and approval.

**22.52.2960 Voluntary Review Procedures.** Voluntary review is established to assess the biological resources on the project site and/or to ensure environmentally sensitive project design for any development that otherwise does not require a SEA

CUP pursuant to Section 22.52.2930. The applicant may request an initial project appraisal in accordance with Section 22.52.2935.A and/or SEATAC review in accordance with subsection 22.52.2940.A.2.

**APPENDIX FOR PART 28**

**SEA HABITAT TYPE LIST &**

**CORRESPONDING HABITAT PRESERVATION AREA RATIOS**

**1. Altadena Foothills and Arroyos SEA**

<b>Habitat Type</b>	<b>Formation Type</b>	<b>Habitat Value</b>
Chaparral	Chaparral	Low
Oak Woodland	Woodland	High
White Alder Riparian Forest	Stream	High

**2. Antelope Valley SEA**

<b>Habitat Type</b>	<b>Formation Type</b>	<b>Habitat Value</b>
Alkali Marsh	Wetland	High
Alluvial Scrub	Stream	High
Alluvial Wash	Stream	High
Chaparral	Chaparral	Low
Desert Scrub	Scrub	Medium
Freshwater Marsh	Wetland	High
Joshua Tree Woodland	Woodland	High
Juniper Woodland	Woodland	High
Mesquite Bosque	Wetland	High
Mixed Conifer-Oak Woodland Formations	Woodland	High
Native Grassland Communities	Herbland	High
Non-native Grassland Communities	Herbland	Medium
Southern Cottonwood-Willow Riparian Forest	Stream	High
Southern Willow Scrub	Wetland	High
Wildflower Field	Herbland	High

**3. Cruzan Mesa Vernal Pools SEA**

<b>Habitat Type</b>	<b>Formation Type</b>	<b>Habitat Value</b>
Coastal Sage Scrub	Scrub	Medium

Mainland Cherry Forest	Woodland	High
Non-native Grassland	Herbland	Medium
Vernal Pool Sites	Wetland	High

**4. East San Gabriel Valley SEA**

Habitat Type	Formation Type	Habitat Value
Chaparral	Chaparral	Low
Coastal Sage Scrub	Scrub	Medium
Freshwater Marsh	Wetland	High
Non-native Grassland	Herbland	Low
Oak Riparian Forest	Stream	High
Oak Woodland	Woodland	High
Southern Willow Scrub	Wetland	High
Walnut Woodland	Woodland	High

**5. Harbor Lake Regional Park SEA**

Habitat Type	Formation Type	Habitat Value
Chaparral	Chaparral	Low
Freshwater Marsh	Wetland	High
Mulefat Scrub	Wetland	Medium
Non-native Grassland	Herbland	Medium
Southern Cottonwood-Willow Riparian Forest	Stream	High
Southern Willow Scrub	Wetland	Medium
Vernal Pool Sites	Wetland	High

**6. Joshua Tree Woodlands SEA**

Habitat Type	Formation Type	Habitat Value
Desert Scrub	Scrub	Medium
Joshua Tree Woodland	Woodland	High
Juniper Woodland	Woodland	High
Native Grassland Communities	Herbland	High
Non-native Grassland Communities	Herbland	Medium
Wildflower Fields	Herbland	High

**7. Palos Verde Peninsula and Coastline SEA**

Habitat Type	Formation Type	Habitat Value
Chaparral	Chaparral	Low
Coastal Bluff and Dune Scrub	Scrub	High
Southern Willow Scrub	Wetland	High

Non-Native Grassland	Herbland	Medium
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**8. Puente Hills SEA**

Habitat Type	Formation Type	Habitat Value
Chaparral	Chaparral	Low
Coastal Sage Scrub	Scrub	Medium
Freshwater Marsh	Wetland	High
Non-Native Grassland	Herbland	Medium
Oak Riparian Forest	Stream	High
Oak Woodland	Woodland	High
Southern Willow Scrub	Wetland	High
Walnut Woodland	Woodland	High

**9. Rio Hondo College and Wildlife Sanctuary SEA**

Habitat Type	Formation Type	Habitat Value
Chaparral	Chaparral	Low
Coastal Sage Scrub	Scrub	Medium
Walnut Woodland	Woodland	High

**10. San Andreas SEA**

Habitat Type	Formation Type	Habitat Value
Alkali Marsh	Wetland	High
Alluvial Wash	Stream	High
Bigcone Douglas Fir-Canyon Oak Woodland	Woodland	High
Chaparral	Chaparral	Low
Desert Scrub	Scrub	Medium
Foothill Woodland	Woodland	High
Freshwater Marsh	Wetland	High
Joshua Tree Woodland	Woodland	High
Juniper Woodland:	Woodland	High
Native Grassland	Herbland	High
Non-native Grassland	Herbland	Medium
Southern Cottonwood-Willow Riparian Forest	Stream	High
Southern Willow Scrub	Wetland	High
Valley Oak Woodland	Woodland	High
Wildflower Field	Herbland	High

**11. San Dimas Canyon and San Antonio Wash SEA**

Habitat Type	Formation Type	Habitat Value
Bigcone Douglas-Fir-	Woodland	High

Canyon Oak Forest		
White Alder Riparian Forest	Stream	High
Alluvial Scrub	Stream	High
Chaparral	Chaparral	Low
Coastal Sage Scrub	Scrub	Medium
Non-Native Grassland	Herbland	Medium
Oak Woodland	Woodland	High
Oak Riparian Forest	Stream	High
Southern Willow Scrub	Wetland	High
Walnut Woodland	Woodland	High

**12. San Gabriel Canyon SEA**

Habitat Type	Formation Type	Habitat Value
Alluvial Scrub	Stream	High
Bigcone Douglas Fir–Canyon Oak Forest	Woodland	High
Chaparral	Chaparral	Low
Coastal Sage Scrub	Scrub	Medium
Non-Native Grassland	Herbland	Medium
Oak Woodland	Woodland	High
Oak Riparian Forest	Stream	High
Southern Willow Scrub	Wetland	High
Walnut Woodland	Woodland	High
White Alder Riparian Forest	Stream	High

**13. Santa Clara River SEA**

Habitat Type	Formation Type	Habitat Value
Alluvial Scrub	Stream	High
Bigcone Douglas Fir-Canyon Oak Forest	Woodland	High
Chaparral	Chaparral	Low
Coastal Sage Scrub	Scrub	Medium
Freshwater Marsh	Wetland	High
Juniper Woodland	Woodland	High
Native Grassland	Herbland	High
Non-Native Grassland	Herbland	Medium
Oak Riparian Forest	Stream	High
Oak Woodland	Woodland	High
Pinyon-Juniper Woodland	Woodland	High
Southern Cottonwood-Willow Riparian Forest	Stream	High
Southern Sycamore-Alder Woodland	Woodland	High

Southern Willow Scrub	Wetland	High
Vernal Pool Systems	Wetland	High
Wildflower Fields	Herbland	High

**14. Santa Felicia SEA**

Habitat Type	Formation Type	Habitat Value
Alluvial Scrub	Stream	High
Chaparral	Chaparral	Low
Native Grassland Communities	Herbland	High
Non-native Grassland Communities	Herbland	Medium
Oak Riparian Forest	Stream	High
Oak Woodlands	Woodland	High
Sycamore-Willow Riparian Woodland	Stream	High
Wildflower Fields	Herbland	High

**15. Santa Monica Mountains SEA**

Habitat Type	Formation Type	Habitat Value
Chaparral	Chaparral	Low
Coastal Sage Scrub	Scrub	Medium
Cottonwood-Willow Riparian Forest	Stream	High
Freshwater Marsh	Wetland	High
Native Grassland	Herbland	High
Oak Riparian Forest	Stream	High
Oak Woodland	Woodland	High
Redshank Chaparral	Chaparral	Medium
Rock Outcrop	Rockland	High
Salt Marsh	Wetland	High
Southern Willow Scrub	Wetland	High
Sycamore-Alder Riparian Woodland	Stream	High
Valley Oak Woodland	Woodland	High
Walnut Woodland	Woodland	High
Wildflower Fields	Herbland	High

**16. Santa Susana Mountains and Simi Hills SEA**

Habitat Type	Formation Type	Habitat Value
Alluvial Scrub	Stream	High
Chaparral	Chaparral	Low

Coastal Sage Scrub	Scrub	Medium
Mainland Cherry Forest	Woodland	High
Native Grassland Communities	Herbland	High
Non-native Grassland Communities	Herbland	High
Oak Woodlands	Woodland	High
Southern Cottonwood-Willow Riparian Forest	Stream	High
Southern Willow Scrub	Wetland	High
Valley Oak Woodland	Woodland	High
Wildflower Fields	Herbland	High

**17. Valley Oaks Savannah SEA**

Habitat Type	Formation Type	Habitat Value
Chaparral	Chaparral	Low
Native Grassland Communities	Herbland	High
Non-native Grassland Communities	Herbland	Medium
Valley Oak Savannah	Woodland	High
Wildflower Fields	Herbland	High

**SEA HABITAT PRESERVATION AREAS RATIO REQUIREMENTS**

The project shall provide Habitat Preservation Areas for each SEA Habitat Type that will be developed, pursuant to the following chart:

SEA Habitat Type Value	Acreage Ratio (Acres of Habitat Preservation Area to be provided : Acres of SEA Habitat to be developed)	Habitat Preservation Area Requirements
High	3:1	Same Habitat Type as the Habitat Type to be developed

Medium	2:1	May be any Habitat Type with same formation type as those to be developed
Low	1:1	May be any Habitat Type with same formation type as those to be developed

...

**SECTION 6.** Section 22.56.237 is hereby added to read as follows:

**22.56.237. Significant Ecological Areas.**

In addition to the provisions of this Part 1 of Chapter 22.56, a conditional use permit for development within a Significant Ecological Area shall be subject to the provisions of Part 28 of Chapter 22.52.

**SECTION 7.** Section 22.56.1410 is hereby amended to read as follows:

**22.56.1410 Reclamation plan—Findings prerequisite to approval.**

...

B. In approving a reclamation plan, the hearing officer:

...

6. Shall require that the mine operator file a covenant against the property with the county recorder containing the following statement before commencing operation of a new surface mine or, in the case of an existing mine as



described in subsection D of Section 22.56.1260, within 30 days following notice of approval:

This property is subject to Reclamation Plan (enter case number), requiring, together with other conditions, the completion of a reclamation program before use of the property for a purpose other than surface mining, except otherwise provided in said plan. Agents of the County of Los Angeles and the State of California may enter upon such land to enforce a reclamation plan and to effect reclamation, subject to compliance with applicable provisions of law; and

7. Shall verify that any surface mining operation located in a Significant Ecological Area, the reclamation plan was reviewed by SEATAC in accordance with Section 22.52.2940.C.

C. The hearing officer may require modification of the reclamation plan or impose such conditions that the hearing officer deems necessary to insure that the plan is in accord with the requirements of Section 22.56.1420.

**SECTION 8.** Section 22.56.1835 is hereby amended to read as follows:

**22.56.1835 List of Temporary Uses.** The following temporary uses may be established with a valid temporary use permit:

A. Temporary Uses:

-- Carnivals, exhibitions, fairs, short-term farmers' markets not otherwise governed by Part 25 of Chapter 22.52, festivals, pageants, and religious observances sponsored by a public agency or a religious, fraternal, educational, or service organization directly engaged in civic, charitable, or public service endeavors conducted

for no more than six weekends or seven days during any 12-month period except where a longer time period is approved pursuant to Section 22.56.1885. “Weekend” means Saturday and Sunday, but national holidays observed on a Friday or Monday may be included. This provision shall not include outdoor festivals and tent revival meetings.

...

B. Temporary Uses in Significant Ecological Areas:

-- Within a Significant Ecological Area any of the temporary uses listed under subsection A above; provided that in addition to the provisions of this Part 14 of Chapter 22.56; a temporary use permit for development within a Significant Ecological Area shall be subject to the provisions of Part 28 of Chapter 22.52.

**SECTION 9.** Section 22.60.010 is hereby amended to read as follows:

**22.60.010 Authority of hearing officer.** The hearing officer may approve, conditionally approve or disapprove applications for land use permits and variances, subject to the general purposes and provisions of this Title 22. ~~In addition, the~~ hearing officer may also consider an appeal from a final zoning enforcement order issued by the director in accordance with the procedures specified in Section 22.60.390, and may thereafter sustain, modify or rescind such final zoning enforcement order. In addition, the hearing officer may also consider an appeal of a Significant Ecological Area Conditional Use Permit Determination in accordance with the procedures specified in Sections 22.52.2935.D.3 and 22.52.2935.D.4.

...

**SECTION 10.** Section 22.60.100 is hereby amended to read as follows:

**22.60.100 Filing fees and deposits.**

A. For the purpose of defraying the expense involved in connection with any application or petition required or authorized by this Title 22, the following fees shall accompany the application or petition:

...

— Conditional Use Permits for Significant Ecological Areas — Determination  
— \$503.00

— Conditional Use Permits for Significant Ecological Areas — Type B—  
~~\$19,080.00~~ 18,361.00.

— Conditional Use Permits for Significant Ecological Areas — Type A, ~~for~~  
~~construction projects up to 3,500 square feet of total new building area and where no~~  
~~land division is proposed~~— ~~\$9,226.00~~ 8,619.00.

...

— Site Plan Review, Ministerial, Special Districts including CSD's, ESHA,  
SEA, SERA, etc., except Transit Oriented Districts — \$956.00.

...

**SECTION 11.** Section 22.60.120 is hereby amended to read as follows:

**22.60.120 Refund of fees or deposits.**

A. Withdrawal of applications or petitions. If any application or petition is withdrawn as provided in Section 22.60.090, the county shall refund the following fraction of the filing fee:

A1. Three-fourths of the fee shall be refunded if the case is withdrawn prior to the preparation and mailing of the notice of completeness.

~~B~~2. One-half of the fee shall be refunded if the case is withdrawn after the preparation and mailing of the notice of completeness, but prior to publication of the notice of hearing or prior to ex parte action by the hearing officer.

~~C~~3. There shall be no refund of any portion of the fee after the notice of hearing has been published or after ex parte action has been taken by the hearing officer.

B. Significant Ecological Area Conditional Use Permits-- Subsequent Determinations. If a Type B SEA CUP type determination changes in accordance with Section 22.52.2935.D.4.a the county shall refund the following fraction of the filing fee:

1. One-half of the Type B SEA CUP fee shall be refunded if the proposed development is reconfigured or redesigned to avoid the criteria for a Type B SEA CUP prior to SEATAC review.

2. One-quarter of the Type B SEA CUP fee shall be refunded if the proposed development is reconfigured or redesigned to avoid the criteria for a Type B SEA CUP after final SEATAC review, but prior to the publication of the notice of hearing.