

West San Gabriel Valley Area Plan

Planning Area Standards District Summary

The following information outlines proposed sections of the Planning Areas Standards District (PASD) for the West San Gabriel Valley. This update to Title 22 is proposed as part of the West San Gabriel Valley Area Plan.

Hierarchy of Standards

Except as otherwise indicated in Title 22 or in State law, the following hierarchy applies. Each standard listed below supersedes the standard in the category above it.

1. Base-zone standard (Title 22)
2. PASD Area-Wide Development Standards.
3. PASD Zone-Specific Development Standards.
4. CSD Area-Wide Development Standard.
5. CSD Zone-Specific Development Standard.
6. Sub-Area-Wide Specific Development Standards.
7. Sub-Area-Wide Zone-Specific Development Standards.

Purpose of the PASD:

The West San Gabriel Valley Planning Area Standards District (PASD) is established to enhance the character of the 9 unincorporated communities within the West San Gabriel Valley Planning Area. The PASD implements the goals and policies of the West San Gabriel Valley Area Plan (Area Plan) to achieve growth and development harmonious with the communities' vision for sustainable natural environment, thriving commercial areas, attractive built environment and community character, and walkable, pleasant neighborhoods.

PASD Area-Wide Development Standards

- **Significant Ridgelines**
 - Significant Ridgelines in West San Gabriel Valley are designated, mapped by the Director as those which, in general, are highly visible and dominate the landscape. The highest point of a structure shall be located at least 50 vertical feet and 50 horizontal feet from a Significant Ridgeline.
 - Existing significant ridgelines are mapped in the Altadena community. These standards are moved into the PASD in order to address future mapped significant ridgelines.
- **Biological Resources.**
 - Projects subject to a Conditional Use Permit (Chapter 22.158) on a property containing native vegetation shall prepare a biological inventory containing the following information
 - Biological survey and map (drawn to scale) of biological resources and physical site features on the project site.
 - The plants, animals, and habitats found on the project site.
 - The plants, animals, and habitats likely to occur on the project site based on a California Natural Diversity Database (CNDDB) query as well as local knowledge.
 - On sites that have been subject to wildfire or unpermitted development, including but not limited to, vegetation removal or grading, the plants,

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animals, and habitats likely to have occurred on the site based on historical records and habitat found in surrounding undisturbed areas.

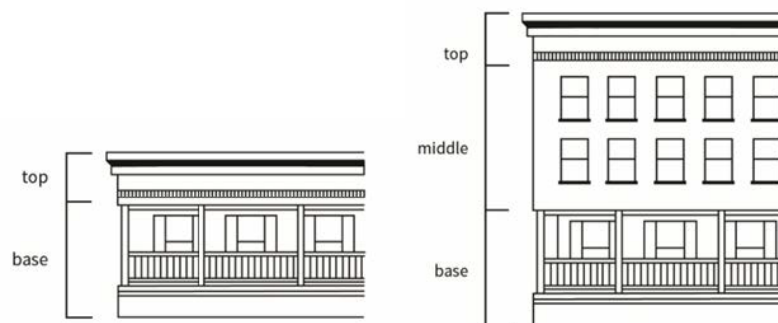
- Assessment of need for additional surveys due to timing/season of initial survey (potential for missing sensitive species) and assessment for need of protocol level species surveys (based on CNDDDB query results and local knowledge).
- Proximity of the project site to locations of known sensitive resources within 200 feet.
- Photo documentation of the site that includes photos of all the respective habitats on site.
- Native tree survey and map (drawn to scale) if oak, sycamore, walnut, bay, or toyon trees are present on the project site. Sites containing native oak trees shall provide the information required in Chapter 22.174 (Oak Tree Permits).

- **Parking.**

- Parking location. New standards that would require parking to be screened from views of the street or residentially-zoned property.
- Vehicle Access. New standards that limit curb cuts along sidewalks and property frontage
- Oversize vehicles. New standards that locate oversize vehicles away from residentially-zoned lots
- Loading spaces. New standards that require screening of loading spaces and specific loading and unloading operations.

PASD Zone-Specific Development Standards (Commercial / Mixed-use Zones)

- **Façade Composition.** New and/or consolidated standards requiring structures to differentiate the building top, middle, and base to ensure new buildings are appropriately scaled.



(Left: one-story building) (Right: multi-story building)

- _____
- **Roofs.** New and/or consolidated standards that require specific roof designs and the screening of roof-mounted equipment.
- **Entrances**

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- New and/or consolidated design standards for shop front entrances, main entrances, and corner entrances in order to make entries easier to see and more accessible.
- **Articulation.**
 - New and/or consolidated standards that require building facades to be differentiated through horizontal and vertical articulations including rooflines, window groupings, and applied façade elements.
- **Windows.**
 - New and/or consolidated standard that would require that 60 percent of the total width and 40 percent of the total area of the building façade fronting a street at ground level shall be devoted to windows, interior views, or interior displays visible to pedestrians. The bottom of any such window shall be no more than three feet above the sidewalk or grade.
 - New standards limiting the use of mirrored or densely tinted glass along the building façade.
- **Mechanical Equipment.**
 - New and/or consolidated standards requiring the screening of mechanical equipment, such as air conditioning units, using architectural features.
- **Exterior Lighting.**
 - New and/or consolidated standards requiring fully shielded light fixtures for exterior and directional lighting.
 - New and/or consolidated standards would prohibit drop-down lenses, mercury vapor lights, ultraviolet lights, and searchlights for outdoor lighting purposes unless otherwise required by a government agency for safety
- **Master Sign Program.**
 - New and/or consolidated standards that would require a coordinated sign program for properties with four or more business signs on the same lot.
 - This master sign program application shall be the same as that for a Ministerial Site Plan Review and shall require new business signs to comply, where applicable, with Chapter 22.114 (Signs), and shall establish standards for sign location, style, size, color, font, materials, and any other applicable sign features, so that all new business signs in a commercial center meet this threshold until the required sign program has been approved by the Department.
- **Height Limit for Commercial and Mixed-Use Zones.**
 - New height-limit standard. Notwithstanding the base zone standards in Title 22 or the height limits of an existing CSD, a building or structure in Zone C-3 or MXD shall not exceed a height of 50 feet above grade.
 - This height limit excludes elevator shafts, stairwells, chimneys, rooftop antennas, rooftop mechanical equipment, structure-mounted renewable energy systems, and rooftop recreational spaces
 - The portion of any building sharing a common side or rear lot line with property located within a residential zone shall have a setback from the common side or rear lot line so that the height of the building in Zone C-3 or MXD is no greater than 25 feet at the edge of the

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building wall facing that common lot line, and shall be recessed back one foot for every one foot increase in building height, up to a maximum height of 50 feet.

Areawide Modification Section.

- **Modifying standards in the Planning Area Standards District.** Modifying a Planning Area standard is subject to a Minor Conditional-Use Permit, a Type II review (22.300.020), except that standards related to significant ridgelines or height along commercial corridors are modifiable through a Variance (22.194) unless otherwise specified.
- **Reorganization of Community Standards District (CSD) modification procedures.** Consolidate, reorganize, and move CSD modification sections into the PASD, including findings, except community-specific modification procedures.

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