

Chapter 22.338 SOUTH SAN GABRIEL COMMUNITY STANDARDS DISTRICT

22.338.010 Purpose.

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

(Ord. 2019-0004 § 1, 2019.)

22.338.020 Definitions.

The following terms are defined solely for this CSD:

Gross Structural Area (GSA). The total floor area of all enclosed areas of a residence, including storage, but excluding cellars and garages or carports designed and used for the storage of automobiles.

Lot Coverage. The total area of that portion of a lot covered by all structures erected on the property.

(Ord. 2019-0004 § 1, 2019.)

22.338.030 District Map.

The boundaries of this CSD are shown on Figure 22.338-A: South San Gabriel CSD Boundary, at the end of this Chapter.

(Ord. 2019-0004 § 1, 2019.)

22.338.040 Applicability.

(Reserved)

22.338.050 Application and Review Procedures.

~~Notwithstanding Section 22.222.160 (Notification Radius), for any application that requires a public hearing, notice shall be mailed to all owners of property located within a 1,000 foot radius of the exterior boundaries of the subject property.~~

(Ord. 2019-0004 § 1, 2019.)

Commented [JD1]: Definitions are moved in-line in the sections below where relevant.

Commented [JD2]: Section deleted, as the South San Gabriel Zoned District is already covered by the 1,000 foot radius standard in 22.22.160 of Title 22.

~~22.338.060 Community Wide Development Standards.~~

(Reserved)

22.338.070 Zone Specific Development Standards.

A. Zone R-1.

1. The required front yard shall contain a minimum of 50 percent landscaping.
2. The front yard shall not be less than the average depth of all of the front yards on the same side of the street on the same block, but in no case less than required in Section 22.18.040 (Development Standards). A vacant lot shall not be included in the computation for this purpose.
3. Each side yard shall not be less than 10 percent of the average width of the lot or parcel, but in no case less than five feet for interior and corner side yards and 10 feet for reverse corner side yards.
4. Each required side yard shall not be less than 10 feet where any portion of a residence or other structure exceeds 20 feet in height.
5. Each required rear yard shall not be less than 20 feet where any portion of a residence or other structure exceeds 20 feet in height.
6. Where fill material has been placed on a lot or parcel after such lot or parcel was legally created, height shall be measured from the previously existing grade.
7. The maximum number of stories above grade shall be two. As provided in Division 2 (Definitions), "story" includes a basement but not a cellar.
8. Gross Structural Area and Lot Coverage.
 - a. Gross Structural Area (GSA). The Gross Structural Area (GSA) consists of the total floor area of all enclosed areas of a residence, including storage, but excluding cellars and garages or carports designed and used for the storage of automobiles.
 - b. Lot Coverage consists of the total area of that portion of a lot covered by all structures erected on the property.
 - b. Neither the maximum GSA nor the maximum lot coverage shall exceed the following: $(0.25 \times \text{net area of a lot}) + 1,000$ square feet.
 - b. In no event shall the maximum GSA or the maximum lot coverage exceed 7,000 square feet. Lot coverage shall include all enclosed buildings. If there are multiple main residential buildings on the same lot, the total maximum lot coverage shall be 50 percent of the net lot area.

Commented [JD3]: Definitions are moved in-line in the sections where relevant.

Commented [JD4]: This standard is under review for compliance with SB330.

B. Zone R-2.

1. The required front yard shall contain a minimum of 50 percent landscaping.
2. The front yard shall not be less than the average depth of all of the front yards on the same side of the street on the same block, but no less than required in Section 22.18.040 (Development Standards). A vacant lot shall not be included in the computation for this purpose.

C. Zone R-3. The required front yard shall contain a minimum of 50 percent landscaping.

D. Zone R-A. Refer to the standards prescribed for Zone R-1, as contained in Subsection A, above, for all zone specific development standards.

E. Zone A-1. Refer to the standards prescribed for Zone R-1, as contained in Subsection A, above, for all zone specific development standards.

F. Zone C-2.

1. Permitted Uses. All uses described in Zone C-2 are allowed, except that the following uses require a Conditional Use Permit (Chapter 22.158):

a. Sales.

- Automobile sales, sale of new motor vehicles, including incidental repair and washing.
- Automobile supply stores, including incidental installation of parts.
- Boat and other marine sales.
- Department stores of more than 5,000 square feet.
- Grocery stores of more than 5,000 square feet.
- Hardware stores of more than 5,000 square feet.

b. Services.

- Air-pollution sampling stations.
- Automobile rental and leasing agencies.
- Automobile service stations, including incidental repair, washing, and rental of utility trailers.
- Comfort stations.
- Communications equipment buildings.
- Electric distribution substations, including microwave facilities.
- Parking buildings.
- Rental services of heavy machinery or trucks.
- Stations—Bus, railroad and taxi.
- Telephone repeater stations.
- Wholesale dry cleaning plants.

c. Recreation and Amusement.

- Golf courses, including the customary clubhouse and accessory facilities.

2. Development Standards. Premises in Zone C-2 shall be subject to the following development standards:

a. ~~Landscaping and Buffering of Commercial Uses from Residential Uses.~~

- i. ~~Where a Commercial Zone is adjacent to a residence or Residential Zone, a landscaped buffer strip at least five feet wide shall be provided. Landscaping shall be provided and maintained in a neat and orderly manner. A 15-gallon tree shall be provided for every 100 square feet of landscaped area, to be equally spaced along the buffer strip. The landscaping materials shall be approved by the Director. Permanent irrigation systems shall be required and maintained in good working order.~~

Commented [JD5]: This section is moving to the Planning Area Standards District, but will still apply to the CSD area in the same way as it is existing.

ii. ~~For properties adjoining a residence or Residential Zone, a solid masonry wall or solid fence in compliance with Section 22.140.430 (Outdoor Storage) shall be erected along the property lines separating the two uses.~~

iii. ~~The Director may modify the foregoing requirements for landscaping and buffering where their strict application is determined to be impractical because of physical, topographical, title, or other limitations. Any such modification may include substitution of landscaping or fencing materials. In granting any such modification, the Director shall find that the intent and spirit of this Chapter is being carried out.~~

b. ~~Parking. Whenever abutting a residence or Residential Zone and to the extent possible, surface parking lots or open spaces shall be developed in the area closest to the Residential Zone.~~

c. ~~Loading. To mitigate noise, all loading docks shall be located as far distant as possible from a residence or Residential Zone.~~

d. ~~The hours of operation for a commercial use shall be limited to the hours of 7 a.m. to 11 p.m., seven days a week.~~

e. ~~A Ministerial Site Plan Review (Chapter 22.186) application shall be submitted to and approved by the Director, to ensure that the use will comply with the provisions of this Subsection F.2.~~

3. ~~Outdoor Advertising Signs. Outdoor advertising signs (billboards) shall require a Conditional Use Permit (Chapter 22.158). In addition, outdoor advertising signs shall comply with the following requirements:~~

a. ~~Outdoor advertising signs with more than 100 square feet of sign area on any face are prohibited.~~

b. ~~The total sign area of each outdoor advertising sign on any lot shall not exceed 200 square feet.~~

c. ~~Outdoor advertising signs shall not be erected or maintained within 150 feet of an existing or approved outdoor advertising sign.~~

d. ~~Outdoor advertising signs shall not be erected or maintained within 600 feet of a Residential Zone located on the same side of the street or highway. For the purpose of this Subsection F.3, Residential Zones include Zones R-1, R-2, R-3, R-A, and A-1.~~

e. ~~Outdoor advertising signs shall be oriented away from a Residential Zone, in accordance with Subsection F.3.d, above.~~

f. ~~The height of outdoor advertising signs shall not exceed 35 feet measured from the ground level at the base of the sign.~~

G. Zone C-3.

1. Permitted Uses. All uses described in Zone C-3 are allowed, except that the following uses require a Conditional Use Permit (Chapter 22.158):

a. Sales.

- Auction houses, including animal auctions.
- Automobile sales, sale of new and used motor vehicles.
- Automobile supply stores with repair facilities.
- Boat and other marine sales.
- Department stores of more than 5,000 square feet.
- Grocery stores of more than 5,000 square feet.
- Hardware stores of more than 5,000 square feet.

Commented [JD6]: This section is moving to the Planning Area Standards District, but will still apply to the CSD area.

Commented [JD7]: This section is moving to the Planning Area Standards District, but will still apply to the CSD area.

Commented [JD8]: This section is moving to the Planning Area Standards District, but will still apply to the CSD area.

Commented [JD9]: This section is moving to the Planning Area Standards District, but will still apply to the CSD area.

Commented [JD10]: This section will be removed as outdoor advertising signage is not allowed in zones C-2, C-3, or zone mxd.

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- Recreational vehicle sales.
 - Trailer sales, box and utility.
- b. Services.
- Air-pollution sampling stations.
 - Automobile battery service.
 - Automobile brake repair shops.
 - Automobile muffler shops.
 - Automobile radiator shops.
 - Automobile rental and leasing agencies.
 - Automobile repair garages.
 - Comfort stations.
 - Communication equipment buildings.
 - Community centers.
 - Costume rentals.
 - Dental clinics.
 - Dental laboratories.
 - Dog training schools, excluding boarding.
 - Electric distribution substations, including microwave facilities.
 - Furniture and household goods, transfer and storage.
 - Hand wash car washes.
 - Laboratories, research, and testing.
 - Mortuaries.
 - Parcel delivery terminals.
 - Parking buildings.
 - Recreational vehicle rentals.
 - Rental services of heavy machinery or trucks.
 - Stations—Bus, railroad, and taxi.
 - Trailer rentals, box and utility only.
 - Truck rentals of trucks exceeding two-ton capacity.
 - Wholesale dry cleaning plants.
- c. Recreation and Amusement.
- Golf courses, including the customary clubhouse and accessory facilities.

~~2. Development Standards. Refer to the standards prescribed for Zone C-2, as contained in Subsection F.2, above, for all zone specific development standards.~~

Commented [JD11]: This section is moving to the Planning Area Standards District, but will still apply to the CSD area in the same way as it is existing.

3. ~~Height Limit. The maximum height of any structure in Zone C-3 shall be 35 feet.~~
4. ~~Outdoor Advertising Signs. Outdoor advertising signs (billboards) shall require a Conditional Use Permit (Chapter 22.158). In addition, outdoor advertising signs shall comply with the following requirements:~~
 - a. ~~Outdoor advertising signs with more than 100 square feet of sign area on any face are prohibited.~~
 - b. ~~The total sign area of each outdoor advertising sign on any lot or parcel shall not exceed 200 square feet.~~
 - c. ~~Outdoor advertising signs shall not be erected or maintained within 150 feet of an existing or approved outdoor advertising sign.~~
 - d. ~~Outdoor advertising signs shall not be erected or maintained within 600 feet of a Residential Zone located on the same side of the street or highway, in accordance with Subsection F.3.d, above.~~
 - e. ~~Outdoor advertising signs shall be oriented away from a Residential Zone, in accordance with Subsection F.3.d, above.~~
 - f. ~~The height of outdoor advertising signs shall not exceed 35 feet measured from the ground level at the base of the sign.~~

Commented [JD12]: This section will be removed as outdoor advertising signage is not allowed in zones C-2, C-3, or zone mxd.

(Ord. 2019-0004 § 1, 2019.)

~~22.338.080 Area Specific Development Standards.~~

~~(Reserved)~~

~~22.338.090 Modification of Development Standards.~~

~~(Reserved)~~

FIGURE 22.338-A: SOUTH SAN GABRIEL CSD BOUNDARY

