

ORDINANCE NO. _____

An ordinance amending Title 22 – Planning and Zoning of the Los Angeles County Code to implement the South Bay Area Plan, which will update land use policy and zoning maps and new land use regulations and permitting requirements for the South Bay Planning Area communities, and include minor, technical corrections to Title 22 for clarification of code language for ease of implementation.

SECTION 1. Section 22.300.030 is hereby amended to read as follows:

22.300.030 Planning Area and Community Standards Districts Established.

Planning Area Standards Districts (PASDs) and Community Standards Districts (CSDs) are hereby established for the following unincorporated areas of Los Angeles County, the boundaries of which shall be identified on the Official County Zoning Map:

TABLE 22.300.030-A: PLANNING AREA STANDARDS DISTRICTS

Planning Area Standards District	Chapter	PASD Adoption Date
South Bay Planning Area	22.320	Xx/xx/xxxx

TABLE 22.300.030-B: COMMUNITY STANDARDS DISTRICTS

Community Standards District	Chapter	CSD Adoption Date
Del Aire	22.320.080	Xx/xx/xxxx
El Camino Village	22.320.090	Xx/xx/xxxx
Lennox	22.320.100	Xx/xx/xxxx
West Carson	22.320.110	Xx/xx/xxxx
Wiseburn	22.320.120	Xx/xx/xxxx

SECTION 2. Chapter 22.320 is hereby added to read as follows:

Chapter 22.320 SOUTH BAY PLANNING AREA STANDARDS DISTRICT

22.320.010 Purpose.

22.320.020 Definitions.

22.320.030 Planning Area Standards District Map.

22.320.040 Applicability.

22.320.050 Application and Review Procedures.

22.320.060 PASD Area-Wide Development Standards.

22.320.070 PASD Zone-Specific Development Standards.

22.320.080 Del Aire Community Standards District

22.320.090 El Camino Village Community Standards District

22.320.100 Lennox Community Standards District.

22.320.110 West Carson Community Standards District

22.320.120 Wiseburn Community Standards District

22.320.010 Purpose.

The South Bay Planning Area Standards District (PASD) is established to implement specific development standards for the unincorporated communities of the South Bay Planning Area: Del Aire, El Camino Village, Hawthorne Island, La Rambla, Lennox, West Carson, Westfield/Academy Hills, and Wiseburn. The PASD is necessary to ensure that the goals and policies of the adopted South Bay Area Plan (Area Plan) and the community-specific regulations for each community are accomplished in a manner

which protects the health, safety, and general welfare of the community.

22.320.020 Definitions.

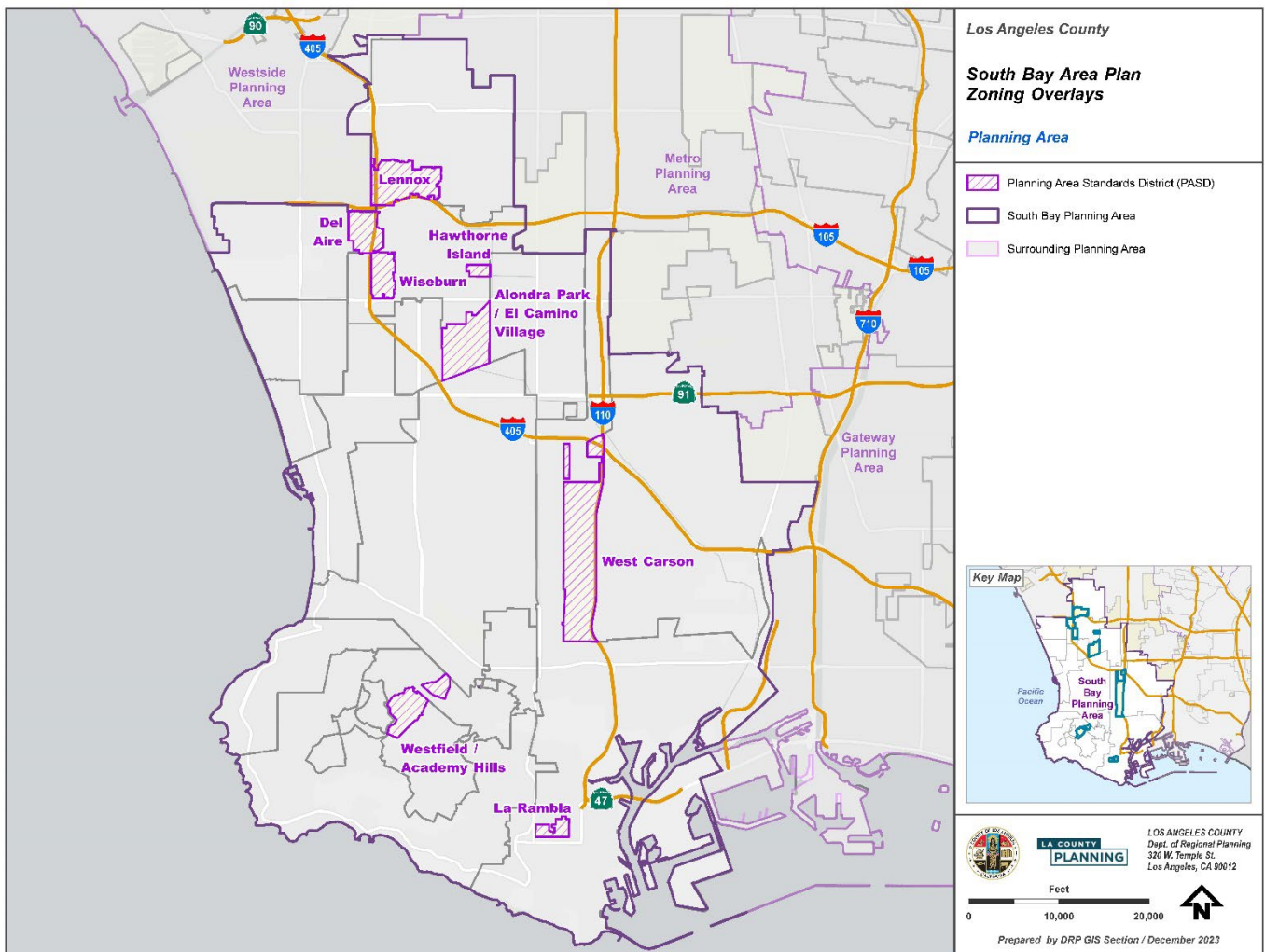
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22.320.030 Planning Area Standards District Map.

The boundaries of this PASD are shown on Figure 22.320-A: South Bay PASD

Boundary, below.

Figure 22.320-A: South Bay PASD Boundary



22.320.040 Applicability.

A. General. Except as specified otherwise, this Chapter, in conjunction with Section 22.300.020 (Application of Planning Area Standards Districts and Community Standards Districts to Property), shall apply to any application for development, expansion, or change of use on lots within the boundaries of the South Bay PASD pursuant to Section 22.246.020 (Applicability of Zone Changes and Ordinance Amendments).

B. Relationship to other Title 22 Provisions.

1. Specific Plans. Regulations in a Specific Plan shall supersede any contrary provisions in this Division 10.

2. Except as otherwise expressly provided in a Specific Plan, property within the boundary of a Specific Plan may be subject to all of the standards and requirements of the basic zone and other provisions of this Title 22.

3. Planning Area Standards Districts (PASDs) and Community Standards Districts. Except as specified otherwise, regulations in a Specific Plan shall supersede any contrary provisions in Division 10.

C. Exception. Notwithstanding Section 22.172.020.H (Maintenance of Buildings or Structures Nonconforming Due to Use), a building or structure nonconforming due to use, or a building or structure nonconforming due to standards which is subject to termination by operation of law as specified in Section 22.172.050.B (Termination by Operation of Law), shall not be made to conform to the requirements for new buildings or structures as specified by this Chapter if alterations to the building or structure are proposed due to seismic retrofitting as required by Chapters 95 and 96 of Title 26 (Building

Code) of the County Code.

22.320.050 Application and Review Procedures.

Notification. All permits requiring notification by mail shall be consistent with Section 22.222.160 (Notification Radius).

22.320.060 PASD Area-Wide Development Standards.

A. Land Use Operations. All zones within the Plan Area shall comply with the following:

1. No operations conducted on any property shall create objectionable and/or obnoxious dust, light, matter, mud, noise, odor, refuse, smoke, steam, vibration, maintenance needs of grounds or buildings, or other nuisance(s).

2. No land use shall be detrimental to the health and welfare of the surrounding community. See applicable use standards for further requirements.

B. Graffiti.

1. General Requirements. All structures, walls, and fences that are publicly visible shall be maintained free of graffiti. Any property owner, lessee, or other person responsible for the maintenance of a property shall remove graffiti within 72 hours of receiving written notice from a Zoning Enforcement officer that graffiti exists on the property. Paint used to cover graffiti shall match, as near as possible, the underlying color of the structure or of the surrounding surfaces.

2. Other Requirements. Where other sections of the County Code require shorter timeframes for graffiti removal, those requirements shall control.

C. Service Areas and Mechanical Equipment. Service areas and mechanical equipment for all uses in all zones shall be visually unobtrusive and integrated with the

design of the site and building, and shall meet the following development standards:

1. Service entrances, utility boxes, waste disposal areas, and similar uses shall be located adjacent to alleys where the subject lot is abutting one, and away from the streets to the greatest extent feasible;

2. Utility access and services such as back-flow preventers, transformer boxes, gas electric meters, and other utilities, shall be located adjacent to alleys where the subject lot abuts one, subject to the requirements and approval of the associated utility company;

3. Rooftop equipment shall be screened by a parapet or other architectural features that integrate with the design of the building;

4. Air intake and exhaust systems or other mechanical equipment that generate noise, smoke, or odors shall not be located on or within 10 feet from the frontage of buildings; and

5. Service entrances which are visible from a street or open space shall be designed to be architecturally compatible with the building it serves.

D. Building Height Limit – Exceptions. In addition to Section 22.110.060.C (Exceptions from Height Limit), elevator shafts and stairwells shall be excluded from the maximum permitted height limits stated by this Title 22.

E. Site Maintenance. Except as specified otherwise in this Title 22, all exterior areas within the premises shall remain free of garbage, trash, debris, or junk and salvage.

F. Landscaped Buffer and Screening. Where a new non-residential primary use or an expansion in floor area of an existing non-residential primary use abuts a residence

or residentially-zoned lot, the following shall be required:

1. A landscaped buffer strip at least five feet wide;
2. One 15-gallon tree for every 50 square feet of the landscaped buffer strip, which shall be equally spaced within said buffer strip; and
3. A solid masonry wall not less than six feet nor more than eight feet in height shall be provided along the common lot line, provided that Section 22.110.180 (Sight Distance) is satisfied.

G. Parkway/Street Tree Requirements. Private development in MXD, Commercial, and Industrial zones over 6,000 square feet in GFA, shall install street trees consistent with the following:

1. Street Tree Requirement. One street tree shall be required per every 30 feet of street frontage measured from the center of the tree well. Public Works shall have the discretion to eliminate, relocate, or add, based on field conditions. Street trees shall be installed by private development in the Furniture Zone of the public ROW.
2. Maintenance. All street trees shall be maintained by Public Works.

H. Standards for Specific Uses.

1. All Residential Uses.
 - a. Landscaping.
 - i. The required front yard, excluding driveways and walkways to residence entrances shall be landscaped subject to the applicable provisions of Chapter 22.126 (Tree Planting Requirements), and shall be maintained with drought tolerant or low water use, native, or non-invasive plants, grasses, shrubbery, or trees and include an on-site irrigation system such as a drip system.

ii. All required landscaping shall comply with Chapter 12.84 (Low-Impact Development) of Title 12 of the County Code. Other hardscaping shall not be counted toward the required landscaping.

b. Fences and walls. Fences and walls shall be subject to Section 22.110.070, except that fences and walls within a required front yard shall not exceed three and one-half feet in height where located 10 feet or less from the highway line, nor exceed six feet in height where located more than 10 feet from said highway line.

2. Schools, Grades K-12.

TABLE 22.320.060-A: PRINCIPAL USE REGULATIONS FOR RESIDENTIAL ZONES							
	R-A	R-1	R-2	R-3	R-4	R-5	Additional Regulations
...							
Cultural, Educational, and Institutional Uses							
...							
Schools							
...							
Colleges and universities, accredited, excluding trade or commercial schools	-	-	-	-	CUP	-	
Schools, grades K-12, accredited by the State of California, excluding trade or commercial schools	CUP	CUP	CUP	CUP	SPR / CUP	-	

TABLE 22.320.060-A: PRINCIPAL USE REGULATIONS FOR RESIDENTIAL ZONES

	R-A	R-1	R-2	R-3	R-4	R-5	Additional Regulations
...							

a. Applicability. This Subsection E .2 applies to schools, grades K- 12, accredited by the State of California, excluding trade or commercial schools, in all zones where conditionally permitted.

b. Traffic Impact and Improvement.

i. Applications for schools, grades K-12 shall be referred to Public Works for review. In addition to the requirements of Section 22.116.030.B (Improvements), applications may be required to include, at the discretion of the Director of Public Works, a traffic impact analysis in accordance with current County guidelines.

ii. Where the Director of Public Works finds that based on the traffic impact analysis, the existing infrastructure is inadequate to serve a project, the Director may require the applicant to 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 applicant demonstrate on a site plan that adequate sightlines are maintained from the vehicular access points of the project 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.

c. Student Loading and Unloading. Student loading and unloading shall be restricted to designated areas to the satisfaction of the Director of

Public Works.

d. Signage. A sign prohibiting student loading and unloading outside of designated areas shall be placed on site along the property line adjacent to any school frontages along a major highway or secondary highway. Signage shall be displayed on site designating the student loading and unloading areas as well as any parking designated for student loading and unloading.

e. Parking. Except as specified otherwise by State law, one parking space per staff member shall be provided in addition to the on-site parking spaces required by Section 22.112.070 (Required Parking Spaces).

22.320.070 PASD Zone-Specific Development Standards.

A. All Mixed Use Development Zones. A building or structure shall not exceed 45 feet above grade in all MXD zones in the communities of Alondra Park/El Camino Village, Del Aire, Lennox, West Carson and Wiseburn.

B. All Industrial Zones. The following development standards shall apply to lots in all Industrial Zones except for those within the boundaries of the West Carson TOD Specific Plan:

1. Buffers. Properties that abut a Residential Zone or sensitive use shall have a minimum ten-foot wide landscaped strip with a minimum eight-foot masonry wall along the common property line. One 15-gallon tree for every 100 square feet of landscaped area shall be planted equally spaced in the buffer strip. The landscaping shall be maintained with regular watering, pruning, weeding, fertilizing, litter removal, and replacement of plants when necessary.

2. In addition to the standards of Section 22.112.120 (Loading Spaces) in Section 22.418.080.C (Loading Areas), no loading space shall be permitted along a property line that adjoins a Residential Zone.

3. Truck Access. Industrial properties with multiple street frontages shall permit truck access only from the street that is furthest from any adjacent or nearby Residential Zone.

C. All Residential Zones.

1. Development Standards. The following development standards shall apply to lots in all residential zones in the South Bay PASD:

a. Lighting. Lighting used on site shall not impact surrounding or neighboring properties, with the exception of sidewalks or pedestrian accessible walkways within a right of way. The type and location of site and building lighting shall preclude direct glare into adjoining property, or skyward.

b. Mechanical Equipment.

i. Mechanical equipment shall be completely screened from street view with walls or landscaping.

c. Outdoor Storage. Outdoor storage is prohibited.

2. Standards for Specific Uses.

a. Accessory Commercial Units.

i. Applicability. This Subsection A.2.a applies to accessory commercial units (ACUs) in all zones where permitted.

ii. Permitted Zones. Accessory Commercial Units are not permitted in Residential Zones in Del Aire and Wiseburn.

iii. Permitted Uses. An ACU shall only include one of the

following commercial uses listed in Table 22.320.070-A, below.

TABLE 22.320.070-A: PERMITTED USES IN ACCESSORY COMMERCIAL UNITS	
Bakery shops, including baking only when accessory to retail sales from the premises	Medical physician office, as a secondary office that is not used for the general practice of medicine, but may be used for consultation and emergency treatment as an adjunct to a principal office located elsewhere
Beautician or barber services, excluding permanent cosmetics parlor	Neighborhood-serving grocery, corner store, or meat market, excluding slaughtering and alcohol beverages sales.
Confectioneries and candy stores, including making only when accessory to retail sales from the premises	Neighborhood-serving retail stores ¹ , with sales limited to new goods only
Delicatessens	Party supply store, including incidental rental of party equipment
Dentist, as a secondary office not used for the general practice of dentistry but may be used for consultation and emergency treatment as an adjunct to a principal office located elsewhere	Restaurants and other eating establishments, including food take-out, and excluding outdoor dining and alcohol beverages sales.
Ice cream shops	
<p>Note:</p> <p>1. Excluding the following: alcoholic beverage sales, art galleries, art supply stores, feed and grain sales, furniture stores, furrier shops, glass and mirror sales, gun dealer, household appliance stores, hardware stores, hobby supply stores, ice sales, lapidary shops, office machines and equipment sales, paint and wallpaper stores, pet stores, sporting goods stores, and tobacco shops.</p>	

iv. Development Standards.

i. Required Yards.

(1) The depth of a yard between an existing, legally built structure and an existing lot line shall be deemed the required yard depth where an ACU is the result of the conversion of the existing, legally built structure, or a portion thereof.

(2) Any new ACU, or expanded portion of an existing, legally built structure that is part of a proposed ACU, shall comply with all applicable setback requirements in this Title 22, with the following exceptions:

(i) Front yard: 10 feet if a greater setback is otherwise required by other provisions in this Title 22; and

(ii) Reversed corner side yard: 7.5 feet if a greater setback is otherwise required by other provisions in this Title 22.

ii. Orientation. An ACU shall front upon and be oriented to a street.

iii. Pedestrian Access. An ACU shall have at least one pedestrian accessible entrance fronting and directly accessible to pedestrians on the street.

iv. Separate Entrance. An ACU shall have a separate entrance from the main entrances to the residential buildings.

v. Floor Area. An ACU shall be limited to 1,000 square feet or 40% of the gross floor area of the residential buildings, whichever is less.

vi. Height. An ACU shall be limited to one story in height.

vii. Ground Floors. An ACU shall be located on the ground floor only.

viii. Maximum Number of ACU. A maximum of one ACU is permitted per lot.

ix. Outdoor Lighting. Lighting provided for the ACU shall be full cutoff. Lighting used on site shall not impact surrounding or neighboring properties. The type and location of site and building lighting shall preclude direct glare onto adjoining property, streets, or skyward. All lighting fixtures must be fully shielded to confine light spread on-site as much as possible.

x. Parking. No parking shall be required for an ACU.

xi. Signage.

(1) One wall or projecting business sign, not to exceed six square feet in sign area, shall be permitted, provided that no illumination is used.

(2) Roof and freestanding business signs are prohibited.

(3) Temporary signs or banners shall not be displayed on the exterior walls, windows or fascia of the building, or on any fence or wall.

(4) The placement of portable signs on the lot or in the public right-of-way is prohibited.

v. Performance Standards.

i. Hours of Operation. Hours of operations shall be limited to 7am to 9 pm, daily. Loading, unloading, and all maintenance activities shall be

conducted within the hours of operation.

ii. Designated Trash Collection Enclosures.

Garbage and trash shall be stored in designated trash collection containers and enclosures which are not visible from the street.

iii. Music. No outdoor music shall be permitted

at any time.

iv. Outdoor Activity. No outdoor activity shall be

permitted.

b. Existing Nonconforming Neighborhood-Serving Commercial Uses in Residential Zones.

i. Notwithstanding Section 22.172.060 (Review of Amortization Schedule or Substitution of Use), an existing neighborhood-serving commercial use in a residential zone may request extension of the time within which said use must be discontinued, and continue operation, subject to a Ministerial Site Plan Review (Chapter 22.186), if the use meets all of the following:

i. The existing commercial use is one of the uses listed in Table 22.320.070-A, above;

ii. The building in which the existing commercial use is located was legally built;

iii. None of the following is proposed:

(i) Extension, expansion, or enlargement of the area of the lot or the area within the building devoted to existing commercial use;

(ii) Enlargement of or addition to the building

devoted to the existing commercial use; or

(iii) Addition of land, buildings, or structures used

in conjunction with the existing commercial use.

iv. Except as exempted by State law, existing on-site parking, if any, shall continue to be maintained;

v. Existing wall or projecting business signs legally erected for the existing commercial use may be maintained, repaired or replaced, provided that the existing number, sign areas, and locations of such signs shall remain unchanged;

vi. Roof and freestanding business signs are prohibited;

vii. Temporary signs or banners shall not be displayed on the exterior walls, windows or fascia of the building, or on any fence or wall;

viii. The placement of portable signs on the lot or in the public right-of-way is prohibited; and

ix. The existing commercial use shall be subject to Subsection A.2.a.iv (Performance Standards), above.

x. Termination by Discontinuance. The right to operate the existing nonconforming neighborhood-serving commercial use pursuant to this Subsection A.2.b shall be terminated subject to the same regulations set forth in Section 22.172.050.A (Termination by Discontinuance).

D. All Commercial Zones.

1. Mixed-Use Development. The following development standards shall apply to mixed-use developments in the communities of Alondra Park/El Camino

Village, Del Aire, Lennox, West Carson, and Wiseburn:

a. Building Height. Mixed use developments in commercial zones shall be subject to all applicable regulations in Section 22.140.350 (Mixed Use Developments in Commercial Zones), except that the maximum height of a mixed use development shall be 45 feet.

2. Development Standards. The following development standards shall apply to lots in all commercial zones in the South Bay PASD:

a. Building and Site Design

i. Commercial buildings adjacent to or across a street or alley from residentially zoned property or property development with a residential use shall provide a minimum 15-foot setback along all common property line boundaries.

ii. Buildings shall be oriented parallel to the public right-of-way and shall be placed as close to those streets as established setbacks permit to allow buildings rather than parking areas to define the commercial corridor.

iii. Main building entrances shall be well defined, visually distinct, and pedestrian-oriented to face the public right-of-way. This may be achieved by, but not limited to:

(1) Provision of seating areas, by providing landscaping in combination with enhanced hardscape materials;

(2) Creating an arcade by the use of bollards and accent materials.

b. Loading.

i. Loading spaces shall be located away from residential zones and primary pedestrian ingress and egress areas to the greatest extent possible.

ii. Wherever feasible, loading areas shall be located at the rear of the building.

c. Parking for Existing Structures. Except as specified otherwise by State law, the following requirements shall apply to existing structures:

i. If a new commercial use is one of the uses listed in Table 22.320.070-A, above, and it is proposed in an existing building that was legally constructed prior to September 22, 1970, existing on-site parking, if any, shall be deemed in compliance with this Title 22 for said use;

ii. For other uses not subject to Subsection B.1.b.i, above, so long as the gross floor area of the existing legally-built building is not increased, no additional parking or loading spaces shall be required for intensification of use on the ground floor of said existing building unless accessible parking spaces for persons with disabilities are required by Section 22.112.090 (Accessible Parking for Persons with Disabilities); and

iii. In the event that the gross floor area of the existing legally-built building is increased, additional parking spaces and landscaping shall be developed for the increased gross floor area as required by Chapter 22.112 (Parking).

d. Mechanical Equipment.

i. Individual air conditioning units for a structure shall be located to avoid interference with architectural detail and the overall building design.

ii. If air conditioning units must be located in the storefront, window units shall be neutral in appearance and shall not project outward from the façade. If possible, air-conditioning units shall be screened or enclosed by using an awning or landscaping.

iii. Mechanical equipment located on roofs shall be screened by parapet walls or other materials so that the equipment will not be visible by pedestrians at street level or by adjacent residential property.

e. Security.

i. Chain link, barbed, and concertina wire fences are prohibited. In place of such fencing, tubular steel or wrought iron fences are permitted.

ii. All security bars and grilles, including folding accordion grilles, shall be installed on the inside of a building.

iii. Roll-up shutters should be open, decorative grilles and concealed within the architectural elements of the building. Solid shutters are prohibited.

f. Lighting. Lighting used on site shall not impact surrounding or neighboring properties.

i. Outdoor Lighting. All exterior light fixtures shall be energy efficient, produce warm-white light, avoid light pollution, and spill-over to

neighboring properties, and (with the exception of architectural or landscape lighting) be pedestrian scaled, fully shielded, and directed toward the ground.

ii. The type and location of site and building lighting shall preclude direct glare onto adjoining property, streets, or skyward.

iii. All exterior lighting fixtures shall be fully shielded to confine light spread on-site as much as possible.

iv. Blinking, flashing, or oscillating lights of any type visible on the exterior are prohibited.

g. Signage. All new business signs shall be subject to all applicable regulations in Section 22.144 (Signs), except as modified by this Subsection B.1.f.

i. Monument Signs. Monument Signs shall comply with the standards in Table 22.320.070-B, below.

TABLE 22.320.070-B: MONUMENT SIGN STANDARDS	
Total Sign Area	Max. 60 square feet
Height	Max. 6 linear feet, measured from base of sign, structure, or grade of sidewalk or pedestrian walkway, whichever is lowest.
Depth/Thickness	Max. 1 foot

ii. Awning Signs. Awning signs shall be permitted on the ground floor of any non-residential use, provided that such signs have no internal illumination and comply with the standards in Table 22.320.070-C, below.

TABLE 22.320.070-C: AWNING SIGN STANDARDS	
Sloping (non-vertical portion of the awning sign that is projected outward from the building)	
Sign Area	Max. 30 percent of awning coverage
Letter Height ¹	Max. 18 inches
Awning Valence or Vertical Component	
Sign Height	Max. 12 inches

Letter Height ¹	Max. 12 inches
Note: 1. Excluding any logo.	

iii. Projecting Signs. Projecting signs shall be permitted on the ground floor or over a pedestrian walkway, provided that such signs comply with the standards in Table 22.320.070-D, below.

TABLE 22.320.070-D: PROJECTING SIGN STANDARDS	
Clearance	Min. 8 feet in height from the edge of any sidewalk or pedestrian walkway
Sign Height	Max. 5 feet
Location	Not extending beyond the roof line or cornice of a building or the building wall
Projection	Max. 5 feet from the edge of the building
Spacing	Min. 15 feet from any other projecting sign on the same lot

iv. Wall Signs. Wall signs shall comply with the standards in Table 22.320.070-E, below.

TABLE 22.320.070-E: WALL SIGN STANDARDS	
Letter Height ¹	Max. 2 feet
Location	Not extending beyond the roof line or cornice of a building or the building wall
Note: 1. Excluding any logo.	

v. Prohibited Signage or Sign Elements.

(1) Roof signs.

(2) Digital or Electronic Signs, or signs including

any internal or external illumination that is capable of changing the message or copy on the sign.

(3) Free Standing Signs, not including monument signs subject to the standards in Table 22.320.070-B, above.

(4) Outdoor Advertising Signs. (Billboards).

(5) Signs using any continuous or sequential flashing operation, including electronic reader boards and signage that includes crawling displays or flashing illuminations.

(6) Signs using video components.

vi. Sign Program. A sign program is intended to integrate the design of multiple signs proposed for a development project and provide a means for applying common sign regulations for multi-tenant projects.

(1) Applicability. A sign program shall be established whenever any of the following circumstances exist.

a. The property owner or applicant requests a master sign program.

b. Any new multi-tenant development project that includes four or more businesses on the same lot in the same structure.

vii. Requirements. The sign program shall establish standards for sign location, style, size, color, font, materials, and any other applicable sign feature, so that all new business signs in the commercial center will be compatible with each other.

viii. Maintenance. The display surface of all signs permitted pursuant to this Subsection B.1.f shall be kept clean, neatly painted, and free from rust or corrosion. Any cracks, broken surfaces, malfunctioning lights, missing

parts, or other unmaintained or damaged portion of such signs shall be repaired or replaced or removed within 30 days of notification from the Department that a state of disrepair exists.

ix. Additional Findings for Modifications. Deviation from the sign area standards or required dimensions specified in Subsection B.1.f.i. may be permitted with a Minor Conditional Use Permit (Chapter 22.160) application, subject to the additional findings:

(1) The requested modification does not result in additional glare, light trespass, or nuisance to neighboring properties or surrounding uses; and

(2) With the exception of the requested modification, the proposed sign complies with all other applicable standards in this Title 22.

h. Vehicular Access. The following shall apply to new construction of any principal building on a lot with no other principal buildings:

i. Where the lot is adjacent to an alley, parking shall be accessed through the alley unless alley access is determined to be inadequate due to an alley width, limited sight distance, or otherwise as determined by the Director in consultation with Public Works and the Fire Department; and

ii. For corner lots without alley access, parking shall be accessed from the corner or reverse corner side of the property.

C. Standards for Specific Uses – Mixed Use Developments. Mixed Use Developments in commercial zones shall be subject to all applicable regulations in

Section 22.140.350 (Mixed Use Developments in Commercial Zones), except as modified by this Subsection B.2.

1. Maximum Height. The maximum height of a mixed use development shall be 65 feet.

2. Stepback. The portion of any building in a mixed use development sharing a common side or rear lot line with a residentially zoned lot shall have a stepback from the common side or rear lot line so that the height of the building in the mixed use development is no greater than 45 feet at the edge of the 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 65 feet.

22.320.80 **Alondra Park/El Camino Village Community Standards District.**

22.320.90 **Del Aire Community Standards District.**

22.320.100 **Lennox Community Standards District.**

22.320.110 **West Carson Community Standards District.**

22.320.120 **Wiseburn Standards District.**

SECTION X. Section 22.121.010 is hereby amended to read as follows:

22.121.010 **Purpose.**

The purpose of this Chapter is to ensure the inclusion of affordable housing units in housing developments that meet certain criteria, including those in section 65583.2(c) and (h) of the California Government Code, and encourage mixed-income communities.

SECTION X. Section 22.121.030 is hereby amended to read as follows:

22.121.030 Applicability.

Notwithstanding any contrary provisions in this Title 22, the provisions of this Chapter, in conjunction with Chapter 22.166 (Housing Permits), apply to the following:

...

B. All housing developments located on lots that are in the following:

...

2. One of the Unincorporated communities as shown in Table 22.121.030-A,

below:

TABLE 22.121.030-A: UNINCORPORATED COMMUNITIES WITH SITES SUBJECT TO STATE-MANDATED INCLUSIONARY ZONING	
<u>Planning Area</u>	<u>Unincorporated Communities</u>
<u>East San Gabriel Valley</u>	<u>Avocado Heights</u> <u>Charter Oak</u> <u>East Irwindale</u> <u>Hacienda Heights</u> <u>North Whittier</u> <u>Rowland Heights</u> <u>South San Jose Hills</u> <u>Valinda</u> <u>West Puente Valley</u>
<u>Gateway</u>	<u>South Whittier-Sunshine Acres</u> <u>West Whittier-Los Nietos</u>
<u>Metro</u>	<u>East Los Angeles</u> <u>East Rancho Dominguez</u> <u>Florence-Firestone</u> <u>Walnut Park</u> <u>West Athens-Westmont</u> <u>West Rancho Dominguez-Victoria</u> <u>Willowbrook</u>

TABLE 22.121.030-A: UNINCORPORATED COMMUNITIES WITH SITES SUBJECT TO STATE-MANDATED INCLUSIONARY ZONING

<p><u>South Bay</u></p>	<p><u>Alondra Park/El Camino Village</u> <u>Del Aire</u> <u>La Rambla</u> <u>Lennox</u> <u>West Carson</u> <u>Wiseburn</u></p>
<p><u>West San Gabriel Valley</u></p>	<p><u>Altadena</u> <u>East Pasadena-East San Gabriel</u> <u>La Crescenta-Montrose</u> <u>San Pasqual</u> <u>South Monrovia Islands</u> <u>South San Gabriel</u></p>
<p><u>Westside</u></p>	<p><u>Ladera Heights/View Park - Windsor Hills</u> <u>West Fox Hills</u></p>

- a. ~~Avocado Heights;~~
- b. ~~Charter Oak;~~
- c. ~~East Irwindale;~~
- d. ~~East Los Angeles;~~
- e. ~~East Rancho Dominguez;~~
- f. ~~Florence Firestone;~~
- g. ~~Hacienda Heights;~~
- h. ~~North Whittier;~~
- i. ~~Rowland Heights;~~
- j. ~~South San Jose Hills;~~
- k. ~~South Whittier-Sunshine Acres;~~
- l. ~~Valinda;~~
- m. ~~Walnut Park;~~
- n. ~~West Athens-Westmont;~~

~~e. West Puente Valley;~~

~~p. West Rancho Dominguez-Victoria;~~

~~q. West Whittier-Los Nietos; or~~

~~r. Willowbrook.~~

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