

NOTE: FORMATTING, REFERENCES, AND LANGUAGE IN THIS DRAFT ARE SUBJECT TO CHANGE.

ORDINANCE NO. _____

An ordinance amending Title 22 – Planning and Zoning of the Los Angeles County Code to implement the goals and policies of the West San Gabriel Valley Area Plan by reorganizing existing standards into the new areawide West San Gabriel Valley Planning Area Standards District, adding new regulations, updating existing standards and permitting requirements, and making technical corrections to Title 22 for clarification and ease of implementation.

SECTION 1 Chapter 22.72 is hereby amended to read as follows:

...

22.72.020 - Front Yard Setback Districts.

Established Front Yard Setback Districts are listed in Table 22.72.020-A, below. Front Yard Setback Districts are shown on the Zoning Map and are incorporated with all provisions specified in each respective ordinance of adoption.

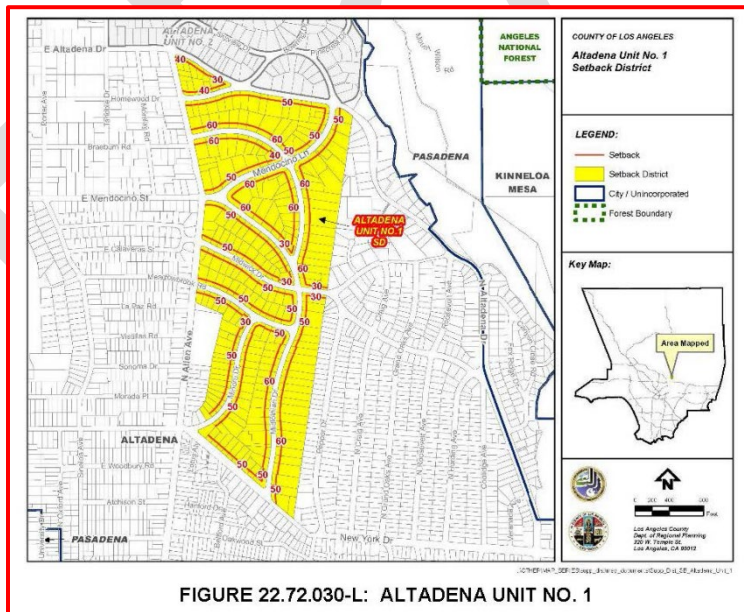
TABLE 22.72.020-A: FRONT YARD SETBACK DISTRICTS			
District Number	District Name	Ordinance of Adoption	Date of Adoption
1	City Terrace	2179	11-25-1932
3	Walnut Park	2189	12-12-1932
4	Southwest	2190	12-12-1932
5	Second Unit Eastside	2191	12-12-1932
6	First Unit Eastside	2426	3-5-1934
7	Altadena Unit No. 1	3757	4-14-1941
8	Altadena Unit No. 2	3854	5-20-1941

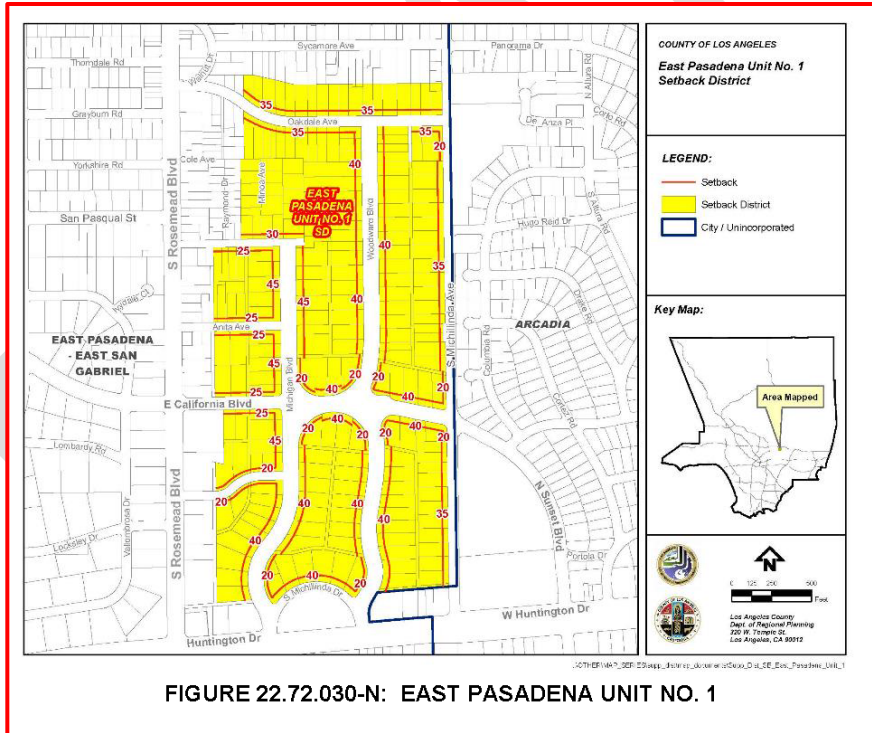
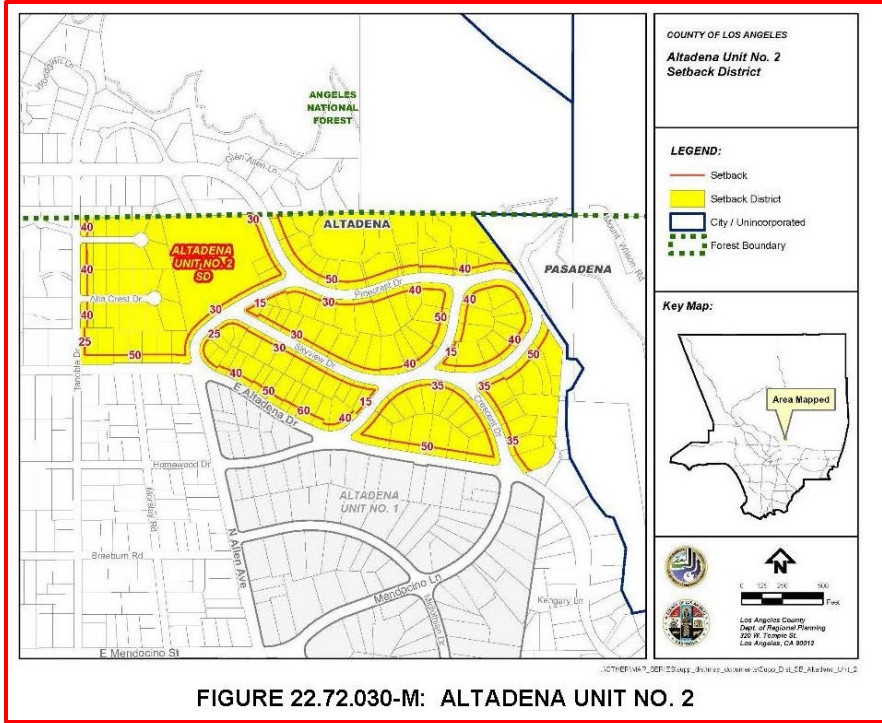
TABLE 22.72.020-A: FRONT YARD SETBACK DISTRICTS			
District Number	District Name	Ordinance of Adoption	Date of Adoption
9	E. Pasadena Unit No. 1	3900	7-15-1941
12	Altadena Unit No. 3	5541	5-9-1950
13	Whittier Downs, Dist. No. 43, Tr. No. 10411	5600	9-19-1950
14	Southwest Puente	6526	8-24-1954

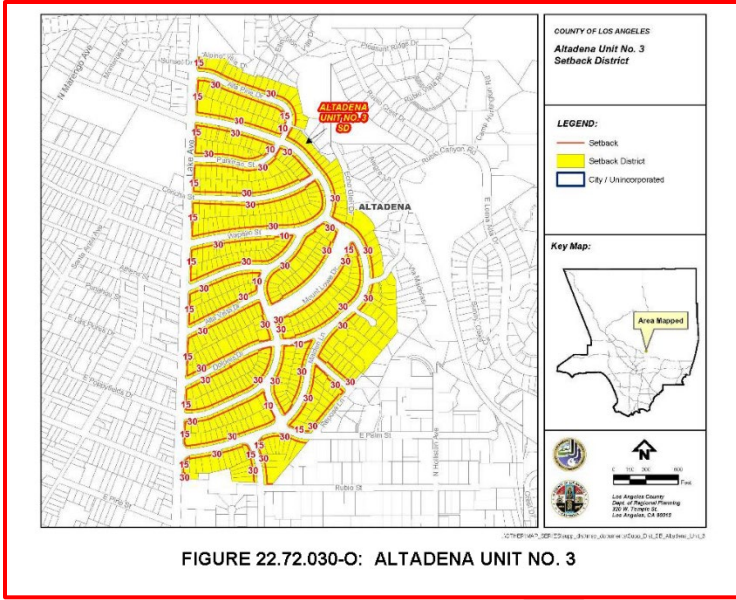
22.72.030 - District Maps.

The boundaries of the Setback Districts are shown on Figures 22.72.030-A through P, at the end of this Chapter.

...







SECTION 2 Chapter 22.300 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:

<u>TABLE 22.300.030-A: PLANNING AREA STANDARDS DISTRICTS</u>		
<u>Planning Area Standards District</u>	<u>Chapter</u>	<u>PASD Adoption Date</u>
<u>Metro Planning Area</u>	<u>22.364</u>	<u>Xx/xx/2023</u>
<u>East San Gabriel Valley Area</u>	<u>22.366</u>	<u>Xx/xx/2023</u>
<u>West San Gabriel Valley Area</u>	<u>22.999</u>	<u>Xx/xx/2024</u>

TABLE 22.300.030-AB: COMMUNITY STANDARDS DISTRICTS

<i>Community Standards District</i>	<i>Chapter</i>	<i>CSD Adoption Date</i>
Acton	22.302	11/21/1995
Agua Dulce	22.304	7/30/1985
Altadena	22.306	8/11/1998
Avocado Heights	22.308	10/28/2003
Baldwin Hills	22.310	10/28/2008
Castaic Area	22.312	11/30/2004
Cerritos Island	22.314	7/31/2010
Chapman Woods	22.362	11/21/2023
East Los Angeles	22.316	4/28/1988
East Pasadena — East San Gabriel	22.318	7/23/2002
East Rancho Dominguez	22.320	5/21/1985
Elizabeth Lake and Lake Hughes	22.322	6/30/2009
Green Valley	22.354	8/10/2021
Florence-Firestone	22.324	6/22/2004
Juniper Hills	22.326	6/26/2007
La Crescenta-Montrose	22.328	1/30/2007

TABLE 22.300.030-AB: COMMUNITY STANDARDS DISTRICTS

Lake Los Angeles	22.360	12/19/2023
Leona Valley	22.330	2/16/1993
<u>Pearblossom</u>	<u>22.356</u>	<u>###/###/###</u>
Rowland Heights	22.332	11/27/2001
San Francisquito Canyon	22.334	11/10/2009
Santa Monica Mountains North Area	22.336	8/20/2002
South San Gabriel	22.338	2/27/2001
Southeast Antelope Valley	22.340	6/26/2007
Stonyvale	22.342	8/23/2011
Three Points – Liebre Mountain	22.358	1/11/2022
Twin Lakes	22.344	5/9/1991
Walnut Park	22.346	9/24/1987
West Athens-Westmont	22.348	7/31/1990
West Rancho Dominguez-Victoria	22.350	11/14/2000
Willowbrook	22.352	3/15/1994

SECTION 3 Chapter 22.306 is hereby deleted in its entirety:

Chapter 22.306 **(Reserved) ALTADENA COMMUNITY STANDARDS DISTRICT**

SECTION 4 Chapter 22.318 is hereby deleted in its entirety:

Chapter 22.318 **(Reserved) EAST PASADENA – EAST SAN GABRIEL COMMUNITY STANDARDS DISTRICT**

SECTION 5 Chapter 22.328 is hereby deleted in its entirety:

Chapter 22.328 **(Reserved) LA CRESCENTA-MONTROSE COMMUNITY STANDARDS DISTRICT**

SECTION 6 Chapter 22.338 is hereby deleted in its entirety:

Chapter 22.338 **(Reserved) SOUTH SAN GABRIEL COMMUNITY STANDARDS DISTRICT**

SECTION 7 Chapter 22.362 is hereby deleted in its entirety:

Chapter 22.362 **(Reserved) CHAPMAN WOODS COMMUNITY STANDARDS DISTRICT**

SECTION 8 Chapter 22.999 is hereby added to read as follows:

Chapter 22.999 WEST SAN GABRIEL VALLEY PLANNING AREA STANDARDS DISTRICT

22.999.010 – Purpose.

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 consistent with the communities' vision for sustainable natural environment, vibrant commercial corridors, attractive built environment and community character, and walkable, pleasant neighborhoods.

22.999.020 – Definitions. (Reserved.)

22.999.030 – Planning Area Standards District Map.

The boundaries of this PASD are shown on Figure 22.999.030-A: West San Gabriel Valley PASD Boundary.

Figure 22.999.030-A: West San Gabriel Valley PASD Boundary.

22.999.040 – Applicability.

- A. General. Except as specified otherwise, this Chapter shall apply to any application for development, expansion, or change of use on lots within the boundaries of the West San Gabriel Valley PASD (Figure map WSGV Planning Area) filed after XX/XX/XXXX, the effective date of this ordinance.
- B. Exemptions. The following projects and types of development are exempt from the PASD.
1. Normal Maintenance, Repair, and Replacement. Projects involving the normal maintenance or repair to an existing building or structure that is necessary to ensure its safe and habitable condition for ordinary and intended use, and do not result in any of the following:
 - a. Increase or decrease of gross floor area;
 - b. Changes to existing roofs or roof structures beyond normal maintenance, repair, and replacement that result in changes to the existing rooflines, roof pitches, or underlying roof structure, such as converting a gabled roof to a flat roof;
 - c. Remodels that exceed or change more than 50 square feet of surface area on primary or secondary façades; and
 - d. The Director has the authority to review any proposed maintenance or repair exemption deemed necessary.
- C. Nonconforming Structures - Additions, Repairs, or Modifications. Notwithstanding the provisions of Section 22.172.020 (Additions to a Building or Structure Nonconforming Due to Standards), The PASD regulations shall apply to any new additions, repairs, or renovations of existing buildings or structures are allowed for customary maintenance and upkeep as follows:

1. Additions shall not increase the square footage of nonresidential structures and shall not result in the decrease in the number of existing windows.
2. The entire building or structure is subject to this PASD if an addition cumulatively increases the existing floor area of any building or structure by more than 50 percent.
3. Any structure which is nonconforming to standards as a result of damage or partial destruction of the structure may be restored to the condition of the structure as it existed immediately prior to the occurrence of such damage or destruction, provided that the cost of reconstruction does not exceed 100 percent of the total market value of the structure, as determined by the methods set forth in Sections 22.172.020.G.1.a and 22.172.020.G.1.b and provided the reconstruction complies with the provisions of Section 22.172.020.G.2.

22.999.050 – Application and Review Procedures. (Reserved.)

A.999.60 – PASD Area-Wide Development Standards.

- A. Significant Ridgelines. Significant Ridgelines in West San Gabriel Valley are designated by the Director as those which, in general, are highly visible and dominate the landscape. New development is prohibited on Significant Ridgelines as depicted on West San Gabriel Valley Area Plan Significant Ridgelines Figure Map 22.999.060-A. Structures shall be located below Significant Ridgelines as follows:

1. The highest point of a structure shall be located at least 50 vertical feet and 50 horizontal feet from a Significant Ridgeline.
2. No part of a proposed structure shall block the view of a Significant Ridgeline from a designated Scenic Route.
3. Where structures on a lot cannot meet the standards prescribed by Subsection A.2 and A.3 above, a Variance (Chapter 22.194) shall be

required. In addition to the Variance requirements of Section 22.194.050 (Findings and Decision), these additional findings shall be made:

- a. Alternative sites within the project area have been considered and eliminated from consideration based on physical infeasibility or the potential for substantial habitat damage and destruction;
- b. The proposed development is limited to 18 feet in height above existing or finished grade (whichever is lower) and maintains the maximum view of the related Significant Ridgeline through site selection and use of design features that include, but are not limited to reduced building footprint area, clustered structures, shape, materials, and color which allow the structure to blend in with the natural setting, minimized grading, and locally-indigenous vegetation to soften the view of development from the identified public viewing areas;
- c. Landscaping shall consist of native species present on a site as identified in the project's biological documentation. If the site does not have appreciable native vegetation as outlines in the project's biological documentation, use of the Director maintained list of appropriate landscaping materials shall satisfy this provision;
- d. Landscape or building material screening shall not substitute for project alternatives such as re-siting or reducing the height or bulk of structures.

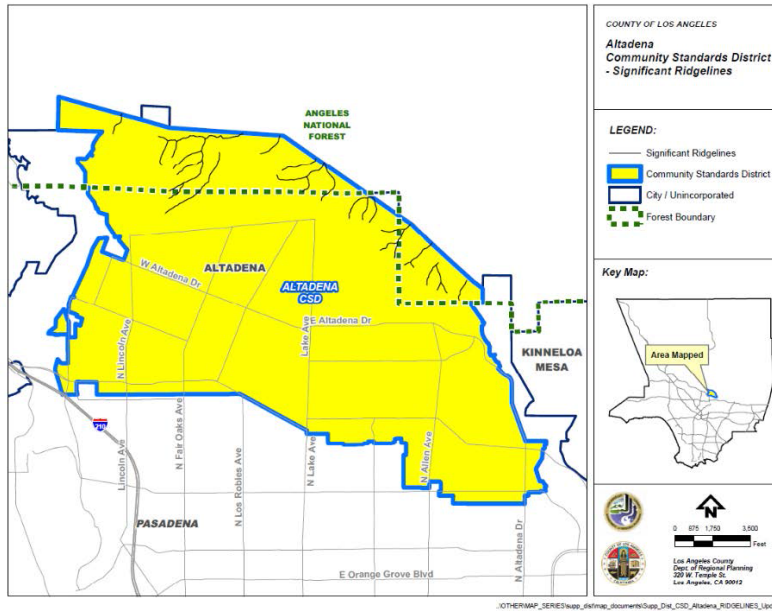


FIGURE 22.999.060-A: WEST SAN GABRIEL VALLEY SIGNIFICANT RIDGELINES

B. Biological Resources. If a property containing native vegetation is subject to a Conditional Use Permit (Chapter 22.158), a biological inventory containing the following information shall be submitted with the application:

1. Biological survey and map (drawn to scale) of biological resources and physical site features on the project site.
2. The plants, animals, and habitats found on the project site.
3. The plants, animals, and habitats likely to occur on the project site based on a California Natural Diversity Database (CNDDDB) query as well as local knowledge.
4. The plants, animals, and habitats likely to have occurred on the site based on historical records and habitat found in surrounding undisturbed areas on sites that have been subject to wildfire or unpermitted development, including but not limited to, vegetation removal or grading.

5. 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).
6. Proximity of the project site to locations of known sensitive resources within 200 feet.
7. Photo documentation of the site that includes photos of all the respective habitats on site
8. 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).

C. Native Oaks Planting. To protect the genetic diversity of populations of locally native oaks in the West San Gabriel Valley and prevent potential hybridization with nonnative oak species, the planting of an oak tree proposed with the submittal of an application or as required by section [] (Oak Tree Permit) must use a selection of oak species limited to those native to the West San Gabriel Valley. Locally native oak species consist of the following: scrub oak (*Quercus berberidifolia*), San Gabriel leather oak (*Q. durata var. gabrielensis*), Engelmann oak (*Q. engelmannii*), valley oak (*Q. lobata*), canyon oak (*Q. chrysolepis*), coast live oak (*Q. agrifolia*), and interior live oak (*Q. wislizenii*). The planting of oak species other than those listed here is prohibited.

D. Landscaping. Where landscaping is required by this PASD, it shall be maintained in a healthy condition through appropriate watering, regular pruning, weeding, fertilizing, litter removal, and replacement of plants as necessary.

E. Notification. Notwithstanding Section 22.222.160 (Notification Radius), for any application that requires a public hearing, notice shall be mailed to all owners of

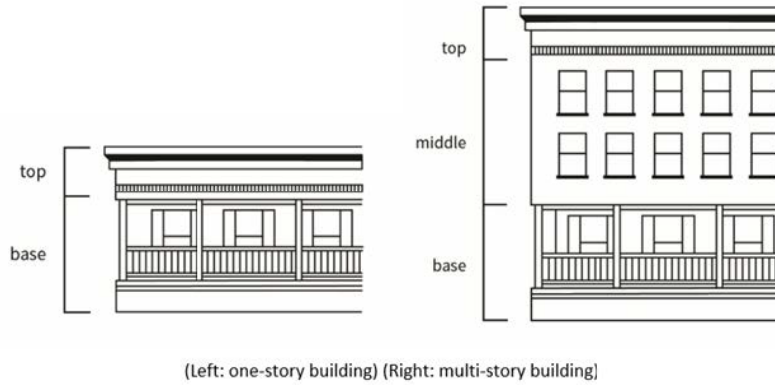
property located within a 1,000-foot radius of the exterior boundaries of the subject property.

22.999.070 – PASD Zone-Specific Development Standards.

A. Commercial and Mixed-Use Zones: C-H, C-1, C-2, C-3, C-M, C-MJ, C-R, and CPD and MXD.

1. Form and massing. Building shall be designed to provide visual interest through variations in form, massing, and roof line. Long, unbroken building outlines are prohibited.
2. Façade Composition. Building façades shall be differentiated into building top, building middle, and building base through architectural elements such as windows, column, balconies, moldings, cupolas, cornices, dormers, pediments, and frieze, to add visual interest to multi-story buildings as provided below. (See **Figure 22.999.070 - A: Example of Façade Height Composition**).
 - a. Building Top. The building top, which includes the upper most portion of the building including a roof, shall be differentiated from the rest of the building through variations in color, materials, ornamentation or shape. The roof is subject to the requirements of Subsection A.2 (Roof), below, and shall consist of a molding that crowns the building, such as an eave, cornice, parapet, or other such projection.
 - b. Building Middle. The building middle may be one or more stories. The building middle shall be articulated through elements, such as windows, lintels, columns, horizontal differentiation, recesses, stepbacks, materials, and color. These treatments shall be consistent.
 - c. Building Base. A building base consists of the floor at ground-level where most of the pedestrian interactions and commerce take place.

FIGURE 22.999.070-A: EXAMPLE OF FAÇADE HEIGHT COMPOSITION



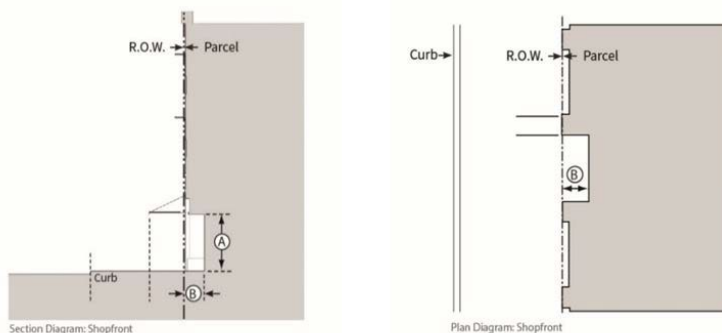
3. Roofs.

- a. A roof shall have a gable, arc raised center, or if a flat roof, consist of molding that crowns the building, such as an eave, cornice, parapet or other such projection.
- b. Roof-mounted equipment shall be screened from view on all sides by roof forms, roof projections, or architectural screening.

4. Entrances. A pedestrian-accessible entrance shall be required facing and directly accessible to pedestrians from at least one public sidewalk abutting the property.

- a. Shop Front Entrances. The following standards apply to public entrances to shop fronts located on the ground floor. Shop front entrances shall be recessed façades consisting of a door, transom lights and sidelights (see Figure 22.999.070-C , below).

FIGURE 22.999.070-B: SHOP FRONT ENTRANCE DESIGN



Design Standards (see Figure 22.999.070-B):

<u>A</u>	<u>Recessed Area Height, Clear</u>	<u>10 ft. min.</u>
<u>B</u>	<u>Recessed Entry Depth</u>	<u>3 ft. min.</u>
<u>Recessed Entry Transparency</u>		<u>60 % min.</u>

FIGURE 22.999.070-C: EXAMPLES OF SHOP FRONT ENTRANCE (LEFT) AND CORNER ENTRANCE (RIGHT)



- b. Main Entrances. A multi-tenant building with a lobby at the ground floor shall provide a main entrance at the street level for pedestrian use. A main entrance is the widest entrance that opens into a lobby or primary circulation space of a building. In addition to the standards provided in Subsection A.3.a (Shop Front Entrances), a main entrance shall be easily identifiable and distinguishable from other ground floor entrances through the use of one of the following:
- i. Marked by a taller mass above, such as a tower, or within a volume that projects from the rest of the building surface.
 - ii. Accented by columns or ornamental light fixtures.
 - iii. Marked or accented by a change in the roofline or change in the roof type.

- c. Corner Entrances. Buildings located on a corner lot shall provide a corner entrance that complies with Subsection A.3.a (Shop Front Entrances) or 3.b (Main Entrances), above, as applicable.
- 5. Articulation. In addition to complying with the following requirements, a building façade shall be differentiated, as provided in Subsection A.1 (Façade Composition).
 - a. Types of Articulation. Horizontal and vertical articulations shall be produced by variations in rooflines, window groupings, applied façade elements, such as piers or pilasters, bay windows, rough textured wood beams, headers, siding, pre-cast headers, casements, cornices, balconies, entrance stoops, porches, and/or changes in materials and horizontal and vertical planes that create shadow lines and textural differences. The articulation shall be such that there is consistency and uniformity in the overall design.
 - b. Roof Drainage. The location, spacing, materials, and colors of exposed downspouts, gutters, scuppers, and other visible roof drainage components shall be incorporated into the architectural composition of the façade and roof.
- 6. Windows.
 - a. At least 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.
 - b. Flashing lights or similar flashing devices shall not be visible from the outside.

- c. Entrances, mirrored or highly reflective materials, false windows, densely tinted glass, or displays of materials offering no views of the interior shall not be deemed to be in compliance with the requirements of this Section.
 - d. Transparent or lightly tinted material, such as glass, shall be used at or near the street level to allow maximum visual interaction between pedestrian areas and the interior of the building.
 - e. Not more than 10 percent of the building facade at ground level shall consist of mirrored or densely tinted glass.
7. Mechanical Equipment. All mechanical equipment shall be located in a manner that avoids obstructing the architectural design of a building.
- a. Air Conditioning Units.
 - i. Ground-mounted air conditioning units shall be screened or enclosed with landscaping or screening so as to not be visible from public areas at ground level, and shall be screened with appropriate sound and vibration isolating mounts and barriers.
 - ii. Roof-mounted air conditioning units shall be screened by architectural features so that the equipment will not be visible from public areas at ground level.
 - iii. Window-mounted or wall-mounted air conditioning units shall be placed to minimize overhang and impacts to the design of the building. Casements shall match the design of the facade.
 - b. Other mechanical equipment shall be screened from view using architectural features or screening materials so as to not be visible from public areas at ground level.
8. Landscaping and Buffering.
- a. 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.

- b. 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.

9. Exterior Lighting.

- a. Light trespass. Fully shielded fixtures shall be used for exterior and directional lighting to prevent light trespass to adjacent uses. Perimeter luminaries shall be located at least five feet from any adjacent residential lot line.
- b. Lighting. Exterior lighting shall be of top-shielded or hooded design intended to direct light away from adjacent parcels and prevent off-site illumination. Street lighting shall be consistent with the neighborhood pattern except where Public Works determines that a different street lighting configuration is required for the protection of public health and safety.
- c. Lighting shall be provided at building access points or along pedestrian accessible walkways to enhance pedestrian safety.
- d. Lighting shall be designed to minimize or prevent shadows or glare, such that visibility is not impaired. Examples include illumination of recessed entryways, and lighting evenly distributed along the store frontage or walkways such that near uniform foot-candles are registered along any pedestrian accessible area.
- e. Prohibited outdoor lighting. The following types of outdoor lighting shall be prohibited unless otherwise required by a government agency for safety:
 - i. Drop-down lenses, defined as a lens or diffuser that extends below a horizontal plane passing through the lowest point of the opaque portion of a light fixture.

- ii. Mercury vapor lights.
 - iii. Ultraviolet lights.
 - iv. Searchlights, laser lights, or other outdoor lighting that flashes, blinks, alternates, or moves. This applies to lighting behind display windows visible from the public right-of-way.
10. Signs. Signs shall be provided in accordance with Chapter 22.114 (Signs), except as specified in this PASD below. The sign regulations contained herein shall not affect existing signs, which were legally established according to this Title 22.
- a. With the exception of company logos, sign colors, shape, size, location, and lettering shall be coordinated with other business signs within the commercial center
 - b. All signs in a state of disrepair shall be repaired or removed within 30 days from receipt of notification that a state of disrepair exists.
11. Drive-through facilities. Drive-through Facilities, as defined in Division 2 (Definitions), accessory to food service establishments are prohibited.
12. Parking. In addition to the requirements of Chapter 22.112 (Parking), the following requirements shall apply:
- a. Parking Location.
 - i. Except for fully subterranean structures or roof parking, and parking structures as a primary use, all parking shall be provided in the rear of the commercial structure, and fully screened from view from the street and any adjacent residentially-zoned property. Screening materials shall include decorative walls, decorative wrought-iron fencing, and/or landscaping. Unadorned concrete masonry walls and chain-link fencing shall be prohibited.
 - ii. Where a parking structure is designated as the primary use of a site, the parking structure shall be fully screened from view from the

street and any adjacent residentially-zoned property. Screening materials shall include decorative walls, decorative wrought-iron fencing, and/or landscaping. Unadorned concrete masonry walls and chain-link fencing shall be prohibited.

- b. Vehicle Access. For every 100 feet of lot frontage, no more than 20 feet of a property frontage shall be devoted to parking access, such as driveways, unless otherwise required by the County.
- c. Oversize Vehicles. Parking for vehicles that exceed 20 feet in length or nine feet in width shall be located away from any abutting residentially-zoned lots.
- d. Loading Spaces. In addition to the standards of Section 22.112.120 (Loading Spaces), the following standards shall apply:
 - i. Loading spaces shall be located in the rear of the structure, away from adjoining residentially-zoned lots, and shall be screened with decorative walls, decorative fencing, and/or landscaping. Unadorned concrete masonry walls and chain-link fencing shall be prohibited.
 - ii. Loading and unloading operations shall not be conducted between the hours of 10:00 p.m. and 6:00 a.m. in such a manner as to cause noise disturbance specified by the County's Noise Control Ordinance (Chapter 12.08 of Title 12) for adjacent residentially-zoned properties.
- e. Off-site and Shared Parking. When a site plan has first been approved, off-site or shared parking arrangements may be provided to meet required parking for commercial uses, provided that the following are met. In the event the applicant does not or cannot comply with the following after approval of the site plan, approval of parking areas shall be revoked, and parking areas shall be provided in accordance with Chapter 22.112 (Parking).

- i. Such off-site or shared parking facility shall be located within 1,320 feet (1/4 mile) from any entrance of the use to which they are provided;
- ii. Such off-site or shared parking facility is located on a lot where parking is permitted;
- iii. Such area shall be clearly marked as being made available for parking for the subject use(s); and
- iv. The applicant:
 1. Is the owner of the lot where such off-site or shared parking facility is located; or
 2. Has control of such off-site or shared parking facility through leasing or other arrangement for a specified term, and in such a way as to prevent multiple leasing of the same spaces or cancellation without providing alternate spaces. Such leasing or other arrangement shall contain other guarantees assuring continued availability of the spaces.

13. Height Limit. Notwithstanding the base zone standards in Title 22, a building or structure in Zone C-3 or MXD shall not exceed a height of 50 feet above grade, excluding elevator shafts, stairwells, chimneys, rooftop antennas, rooftop mechanical equipment, structure-mounted renewable energy systems, and rooftop recreational spaces, except that the portion of any building sharing a common side or rear lot line with property located within a residential zone shall have a stepback from the common side or rear lot line so that the height of the building in Zone MXD is no greater than 25 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 50 feet.

22.999.00 – Modification of PASD Development Standards.

- A. Applicability. The modification of PASD standards in this Chapter, including the PASD area wide and CSD standards are subject to a minor conditional use permit (section xxxxxxxx minor conditional use permit) unless otherwise specified by a CSD. Notwithstanding subsection A above, the following modification of PASD area wide standards are subject to a Variance.

- a. Biological Resources as provided in subsection xxxxxxxx
- b. Native Oaks Planting as provided in subsection xxxxxxxx
- c. Zone C-3 and MXD Height as provided in subsection B of section 22.999.070.
- d. Significant Ridgelines as provided in subsection xxxxxxxx

22.999.080 – Altadena Community Standards District

- A. Purpose. The Altadena Community Standards District ("CSD") is established to ensure that new and expanded structures are compatible in size and scale with the characteristics of surrounding residential neighborhoods, protecting the light, air, and privacy of existing single-family residences from negative impacts while providing certain flexibility within residential areas. The CSD is also established to revitalize commercial centers, improve the pedestrian nature of commercial streets, and to minimize the visual and environmental impacts of development in hillside management areas.
- B. District Map. The boundaries of this CSD are shown on Figure 22.999.080-A, at the end of this Chapter.
- C. Community-wide Development Standards.
 - 1. Hillside Management.
 - a. This Subsection C.1 shall apply in hillside management areas, as defined in Division 2 (Definitions), except for:
 - i. Applications submitted to the Department and deemed complete prior to January 11, 2018, the effective date of the ordinance establishing this Subsection C.1, provided that plans submitted with the application depict all proposed grading and structures.
 - ii. Changes to applications approved by the Department prior to the effective date of the ordinance establishing this Subsection C.1, provided that such changes:
 - (1) Do not cumulatively increase the previously approved floor area or height of any structure by more than 10 percent; and

- (2) Do not cumulatively increase the previously approved amount of grading to more than 2,500 total cubic yards of cut plus fill material.
 - iii. Applications to repair or reconstruct a damaged or destroyed structure that were legally established prior to the effective date of the ordinance establishing this Subsection C.1.
 - b. Permits Required.
 - i. Minor Conditional Use Permit. A Minor Conditional Use Permit (Chapter 22.160) shall be required for any development within a Hillside Management Area that is not otherwise subject to a Conditional Use Permit (Chapter 22.158), pursuant to Chapter 22.104 (Hillside Management Areas), or per Subsection C.2.b.ii, below, except for:
 - (1) Additions to a structure that were legally established prior to the effective date of the ordinance establishing this Subsection C.1;
 - (2) New accessory structures; and
 - (3) Development designed so that all areas with a natural slope of 25 percent or greater remain in a natural state.
 - ii. Conditional Use Permit. A Conditional Use Permit (Chapter 22.158) shall be required for any grading on a lot that cumulatively exceeds 2,500 total cubic yards of cut plus fill material, excluding any grading approved prior to the effective date of the ordinance establishing this Subsection C.1.
 - c. Development Standards
 - i. Any application for grading involving the off-site transport of 1,000 or more cubic yards of material, shall include a haul route, subject to Section 22.140.240 (Grading Projects);
 - ii. Any grading occurring during the rainy season, defined as October 15 of any year through April 15 of the subsequent year, shall be subject to the requirements deemed necessary by Public Works to prevent runoff and erosion;
 - iii. Additional Development Standards for Conditional Use Permits. In addition to the development standards in this Subsection C.1.c and

Chapter 22.104 (Hillside Management Areas), the development shall comply with Table 22.999.080 -A, below, where applicable:

<u>TABLE 22.999.080-A: HILLSIDE DESIGN</u> <u>DEVELOPMENT STANDARDS</u>	
<u>Grading and Topography</u>	<ul style="list-style-type: none"> • <u>Grading is not conducted uniformly across the entirety of the project and is limited to the pads required of individual structures.</u> • <u>Terracing and retention walls, if unshielded by landscaping and visible from downslope, are designed with varied gradients and curvilinear shapes that mimic or blend into surrounding contours.</u>
<u>Views and Screening</u>	<ul style="list-style-type: none"> • <u>Structures, retention walls, and graded areas are screened by landscaping and vegetation.</u> • <u>Structures are placed to minimize their visibility from surrounding parcels or public viewpoints downslope.</u>
<u>Surfaces and Reflectance</u>	<ul style="list-style-type: none"> • <u>Structures incorporate articulated surface faces instead of flat blank walls.</u> • <u>Structures incorporate colors, materials, and textures with an average Light Reflectance Value of 35 percent or less.</u>
<u>Landscaping</u>	<ul style="list-style-type: none"> • <u>Where new tree planting occurs, new trees blend with surrounding vegetation.</u>
<u>Trails</u>	<ul style="list-style-type: none"> • <u>Existing trail right-of-ways or trail heads within the project, dedicated to the County as of the effective date of the ordinance establishing this Subsection C.1, are improved if necessary to ensure their ongoing use.</u>

iv. Additional Findings for Conditional Use Permits.

(1) In addition to the findings required under Chapter 22.158 (Conditional Use Permits) and Chapter 22.104 (Hillside Management Areas), the Commission or Hearing Officer shall approve the application where the

information submitted by the applicant or presented at public hearing substantiates that the project complies with the additional development standards in this Subsection C.1.c.

(2) The Commission or Hearing Officer may require that the applicant incorporate additional design standards which would further the intent and purpose of this CSD in minimizing the visual and environmental impacts of development in hillside management areas. Such standards may include, but are not limited to, requiring that visible topsoils used as grading fill match the color and texture of rocks and soils naturally occurring on site, requiring that project structures use matte or rough surfacing to diminish reflectances, requiring that stands of native vegetation are preserved or expanded, and requiring that mature trees are preserved.

2. Historical Preservation

a. Significant Properties. Any application for the expansion, addition, alteration, or demolition of significant properties is subject to the provisions of this Altadena CSD. Notice of such an application shall be sent to Altadena Heritage 30 days prior to the issuance of a permit by the applicable department that approves, with or without conditions, or denies the application. The following structures may be of historic or architectural significance:

- i. 1849-1879 Lake Avenue: Saint Elizabeth's Catholic Church. Map Book 5848, page 1, Parcels 8, 10, 11, and 15. Map 1 Altadena, all of Lot 30;
- ii. 2184 Lake Avenue: Eliot School. Map 5845, page 9, Lots 1-14 of Lake Avenue Heights, and Lot 900, a portion of Grogan Tract;
- iii. 2245 Lake Avenue: Pacific Electric Railway Substation No. 8. Map Book 5845, page 21, Parcel 35. Map 1 Altadena, portions of Lot 8 and Lot 9;
- iv. 2366 Lake Avenue: Altadena Library. Map Book 5845, page 5, Parcel 32. Tract No. 7832, Lots 66, 67, 68 and 69; and

- v. 2455 Lake Avenue, 835-875 Mariposa Street and 2520 and 2526 El Molino Avenue: Woodbury Building. Map Book 5845, page 17, Parcels 10 and 14. Map 1 Altadena, portions of Lots 3 and 4.
- b. Designated Landmarks and Historic Districts. Notwithstanding the provisions herein, any building or structure designated as a landmark or within a historic district shall be regulated under Chapter 22.124 (Historic Preservation).
- 3. Setback Districts. Setbacks as established in Chapter 22.72 (Setback Districts) and this CSD shall take precedence over any other standards established by this CSD.

D. Zone Specific Development Standards

1. Zone R-1

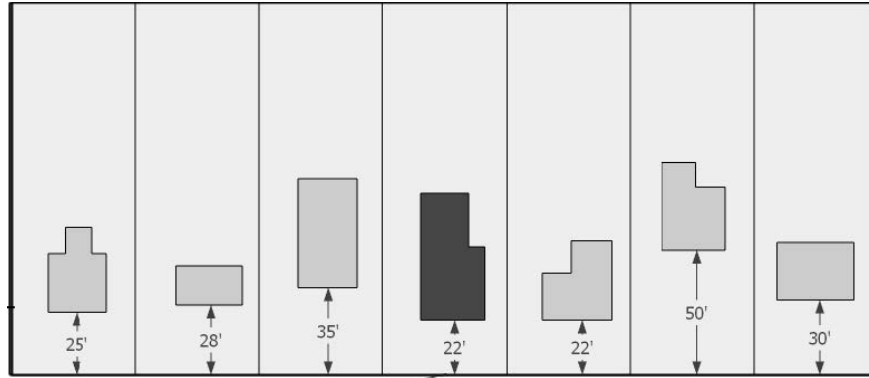
a. Yard Requirements.

- i. Except as established in Chapter 22.72 (Setback Districts), this Subsection D.1.a shall supersede Section 22.18.040.B (Required Yards) as depicted in Table 22.999.080-A:

TABLE 22.999.080 -A: YARD REQUIREMENTS				
Lot Size (net square feet)	Minimum Yard Dimensions (linear feet): Front	Minimum Yard Dimensions (linear feet): Rear	Minimum Yard Dimensions (linear feet): Side Interior and Corner	Minimum Yard Dimensions (linear feet): Side Reverse Corner
≥20,000	Smallest front yard on same block (min. 20)	35	10 percent of average lot width (min. 5)	10 percent of average lot width (min. 10)
<20,000	Smallest front yard on same block (min. 20)	25	10 percent of average lot width (min. 5)	10 percent of average lot width (min. 10)

- ii. The front yard shall not be less than the smallest front yard of a legally established residence on the same side of the street on the same block, but in no case less than 20 feet. For example, see Figure 22.999.080.070-A, below:

FIGURE 22.999.080 -A: EXAMPLE OF MINIMUM FRONT YARD SETBACKS



The minimum front yard setback is equal to the smallest legally established front yard on the same side of the street on the same block, but no less than 20 feet.

- iii. Except as provided in Section 22.110.090 (Projections into Yards), no portion of any structure shall exceed 23 feet in height where located within 15 feet of any property line.
- iv. On irregularly shaped lots with lot frontage less than that required by Section 21.24.300 (Minimum Frontage) of Title 21 (Subdivisions) of the County Code, the front yard shall be measured from street frontage.
- b. Height Limits.
 - i. Except as provided below, Section 22.18.040.C (Maximum Height) shall remain applicable. This Subsection D.1.b shall supersede Section 22.18.040.C as depicted in Table 22.999.080.070-B:

TABLE 22.999.080.070-B: HEIGHT LIMITS	
Lot Size (net square feet)	Maximum Height (linear feet)
≥20,000	35
<20,000	30
Flag lots	30

- ii. Where fill material has been placed on a lot after such lot was legally created, height of a structure built on the lot shall be measured from the previously existing grade on which the structure is located. Where material has been cut on a lot after such lot was legally created, height shall be measured from the grade that results from such cut; and
- iii. The maximum number of stories above grade shall be two. A "basement" as defined in Section 22.14.020 of Division 2 (Definitions) shall be considered a story above grade, while a "cellar" as defined in Section

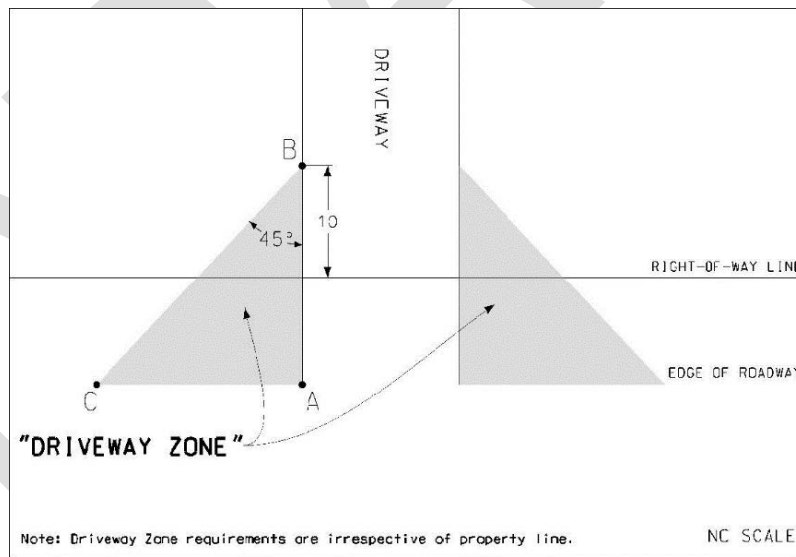
22.14.030 of Division 2 (Definitions) shall not be considered a story above grade.

c. Fences, Walls, and Landscaping.

i. For the purposes of this subsection D.1.c (Fences, Walls, and Landscaping), a Driveway Zone shall be defined as the triangular areas created on both sides of a driveway delineated by the following three points, notwithstanding the location of the property line:

- (1) Point "A" is the point at which the existing edge of the driveway meets the edge of roadway or top of curb, if present;
- (2) Point "B" is the point along the edge of the driveway located 10 feet back from the highway line towards the property; and
- (3) Point "C" is the point at which a line that is extended away from the driveway from Point "B" at a 45 degree angle meets the edge of the roadway or top of curb, if present, as illustrated by Figure 22.999.080.020-A, below.

E. FIGURE 22.999.080.020-A: DRIVEWAY ZONE



i. Maximum Height. Except as provided herein, Section 22.110.070 (Fences and Walls) relating to fences and walls shall remain applicable. In addition to Section 22.110.070.A (Measuring Height of Fences and Walls), the height of a fence or wall shall be measured inclusive of any architectural

feature, fixture, or support element attached to, or part of, said fence or wall;

- ii. Front Yards. This Subsection D.1.c shall supersede Section 22.110.070 (Fences and Walls) as follows, as depicted in Tables 22.999.080.070-C and 22.999.080.070-D:

- (1) Corner or Reversed-Corner Lots. Table 22.999.080.070-C, below identifies the maximum height for fences, walls, and landscaping for corner or reversed-corner lots. Where such fence or wall exceeds 42 inches in height, such front yard shall maintain live plants in the portion of the yard between the fence or wall, and the street. Such plants shall comply with this Subsection D.1.c.

TABLE 22.999.080.070-C: FENCES, WALLS, AND LANDSCAPING HEIGHT LIMITS FOR CORNER OR REVERSED-CORNER LOTS		
Location	Maximum Height	
	Fences and Walls	Trees*, Shrubs*, Flowers* and Plants*, including Hedges*
Area between the edge of roadway or top of curb, if present, and the right-of-way line	See Subsection D.1.c.iv.(2), below	See Subsection D.1.c.iv.(2), below
Area between right-of-way line and 10 feet back from the right-of-way line towards the property	42 inches	42 inches
> 10 feet back from the right-of-way line towards the property	6 feet	6 feet
*where forming a barrier serving the same purpose as a fence or wall		

- (2) All Other Lots. Table 22.999.080.070-D, below, identifies the maximum height for fences, walls, and landscaping for all other lots.

TABLE 22.999.080.070-D: FENCES, WALLS, AND LANDSCAPING HEIGHT LIMITS FOR ALL OTHER LOTS		
Location	Maximum Height	
	Fences and Walls	Trees,* Shrubs,* Flowers* and Plants,* including Hedges*

Area between the edge of roadway or top of curb, if present, and the right-of-way line	See Subsection D.1.c.iv.(2), below	See Subsection D.1.c.iv.(2), below
Area within a driveway zone between the right-of-way line and 10 feet back from the right-of-way line towards the property	42 inches	42 inches
Area outside a driveway zone between the right-of-way line and 10 feet back from the right-of-way line towards the property	6 feet pursuant to Subsection D.1.c.ii.(2).(i), below	42 inches
>10 feet from the right-of-way line towards the property	6 feet	6 feet
*where forming a barrier serving the same purpose as a fence or wall		

- (i) When located within an area outside a driveway zone between the right-of-way line and 10 feet from the right-of-way line towards the property, fences and walls shall be open and non-view obscuring for any portion of the fence or wall greater than 42 inches in height. A fence or wall, or portion thereof, shall be considered open and non-view obscuring when:
1. A minimum of 80 percent of that fence or wall or portion thereof, evenly distributed horizontally along the entire length of said fence or wall or portion thereof, is transparent or permits views. Chain link fencing with live plant material shall not be considered open and non-view obscuring; and
 2. Vertical support elements maintain a minimum distance of five feet apart.
- (ii) Where such fence or wall exceeds 42 inches in height, such front yard shall maintain live plants in the portion of the yard between the fence or wall, and the street. Such plants shall comply with this Subsection D.1.c.

- iii. Corner Side Yards. Fences, walls, and hedges and landscaping within a required corner side yard shall comply with Section 22.110.070.B.3 (Corner Side Yards).
 - iv. Location.
 - (1) Notwithstanding the provisions of this CSD, any fence, wall, hedge or landscaping shall comply with Section 22.110.080.E (Limited Secondary Highways) and Section 22.110.040 (Accessory Structures and Equipment); and
 - (2) Notwithstanding the provisions of this CSD, any encroachment within the public right-of-way shall comply with Title 16 (Highways) of the County Code.
 - v. Prohibited Materials. All portions of new or replacement fences and walls in required front yards shall not be composed of barbed wire, concertina wire, razor wire, or broken glass. Chain link fencing taller than 42 inches in height shall not be permitted unless covered and visually obscured with live plant material, and shall comply with all other provisions of this Subsection D.1.c .
 - vi. Compliance Implementation Program. An existing fence, wall, or hedge not in compliance the provisions of this CSD upon January 11, 2018, the effective date of the ordinance establishing this Subsection D.1.c, may apply to register in the voluntary compliance implementation program until January 1, 2019. Notwithstanding the provisions of this CSD, participants in the compliance implementation program shall secure compliance with the County Code prior to January 1, 2034, by modifying the existing fence, wall, or hedge, or obtaining approval for a Variance (Chapter 22.194).
- d. Gross Structural Area and Lot Coverage.
- vii. The gross structural area (GSA) of a property includes the total floor area of all enclosed areas, including storage, but excluding cellars and garages or carports designed and used for the storage of automobiles. Lot coverage shall include all structures erected on the property.

viii. The maximum GSA or lot coverage shall be determined by the following formula: GSA or Lot Coverage = (.25 × net lot area) + 1,000 square feet

ix. The maximum GSA or maximum lot coverage shall not exceed 9,000 square feet.

e. Parking.

1. Except as provided in this Subsection A.5, Chapter 22.112 (Parking), including required onsite parking together with a maneuvering area (maneuvering aisle) and driveway, shall remain applicable. This Subsection A.5 shall supersede Section 22.112.060 (Required Parking Spaces) as follows, as depicted in Table 22.999.080.070-E:

TABLE 22.999.080.070-E: RESIDENTIAL PARKING	
Number of Bedrooms	Number of Parking Spaces
1 to 4	2
5 or 6	3
7 or more	4 (plus 1 space for every 2 additional bedrooms)

2. For the purposes of this subsection A.5 (Parking), a bedroom shall be defined as any habitable room or space with a closet, which is designed to be capable of being used for sleeping purposes, excluding rooms commonly used for living, cooking, or dining purposes.
 3. Where three or more parking spaces are required per Subsection A.5.a, above, such spaces may be uncovered and developed in tandem.
- ii. The provisions of this CSD do not supersede Chapter 22.172 (Nonconforming Uses, Buildings and Structures), except that: Section 22.172.020.G.1 relating to repair of damage shall be superseded by the following: any single-family residence building or structure nonconforming due to use and/or standards which is damaged or destroyed may be restored to the condition in which it was immediately prior to the occurrence of such damage or destruction, provided that the cost of reconstruction does not exceed 100 percent of the total market

value of the building or structure as determined by the methods set forth in Section 22.172.020.G.1.a and b.

iii. Home-Based Occupations. Except as provided below, Section 22.140.290 (Home-Based Occupations) shall remain applicable:

1. Number of Home-Based Occupations. A maximum of two home-based occupations is permitted per property, where no more than one client visit or one client vehicle per hour per property shall be permitted;
2. Number of Employees. No more than two persons not residing on the property may be employed, either for pay or as a volunteer, to work on the property as part of a home-based occupation, for a maximum total of two non-resident employees per property;
3. Notwithstanding Section 22.140.290.D (Prohibitions), the following home-based occupations may be permitted:
 - a. Photography laboratories, digital, where:
 - i. Any non-digital photography or film laboratory activities or materials, other than for occupant's own use, shall be prohibited; and
 - ii. All processing operations of the home-based occupation activity shall be conducted in an approved indoor space.
 - b. Picture framing, where:
 - i. Only assembly of finished wood or other finished products shall be permitted;
 - ii. All paints, stains and varnishes shall be used in a properly-ventilated area, and shall cause no odors or toxic chemicals to be detected beyond the property; and
 - iii. All home-based occupation activity must be conducted in an approved indoor space.

- c. Seamstress or tailor, where:
 - i. A maximum of four sewing machines shall be permitted for the home-based occupation;
 - ii. Such sewing machine shall be non-commercial, non-industrial and domestic only; and
 - iii. All home-based occupation activity shall be conducted in an approved indoor space.

- iv. Bed and Breakfast Establishments. Bed and breakfast establishment means a residence containing guest rooms used for short-term rental accommodations, which provides breakfast for guests of the facility. If a Conditional Use Permit (Chapter 22.158) application has first been approved, property in Zone R-1 may be used for a bed and breakfast establishment with three or more rooms made available for guests, if the Commission or Hearing Officer additionally finds that the facility will not have a disruptive effect on the neighborhood. In addition to Section 22.158.060 (Conditions of Approval), the following development standards shall be conditions of each grant, unless otherwise modified by the Commission or Hearing Officer:
 - 1. The property shall have an area of not less than 10,000 square feet;
 - 2. The facility shall be operated and maintained by the owner or lessee of the property, and it shall constitute the primary residence of the owner or lessee;
 - 3. All guest rooms shall be located within the primary residence;
 - 4. Stays for any paying guests shall not exceed 14 consecutive days, and shall be not more than 30 days for such guest in any calendar year;
 - 5. Kitchens and other cooking facilities shall be prohibited in any guest room within the establishment;

6. There shall be one onsite parking space, which may be uncovered, served by all-weather access, for each guest room available for paying guests;
7. The serving or consumption of food or beverages, including any alcoholic beverages, shall be restricted to residents and guests of the facility. No restaurant or similar activity that is open to the general public shall be permitted;
8. Any use of the establishment for commercial special events shall be specifically authorized by a Conditional Use Permit; and
9. One wall-mounted or freestanding sign shall be permitted, provided that such sign does not exceed four square feet in sign area or eight square feet in total sign area, and does not exceed a height of 42 inches measured vertically from ground level at the base of the sign.

b. Zone R-2.

i. Height Limits

1. Where fill material will be placed beneath a proposed structure, the height of the structure shall be measured from the previously existing grade.
2. On lots with a size of 20,000 square feet or less, the maximum height of any structure shall be 30 feet.

ii. Front Yards. At least 50 percent of any required front yard shall be landscaped.

iii. Building Design.

1. Rooflines on any side of a structure exceeding 30 feet in length shall be broken into smaller sections by use of decorative elements such as dormers, gables, eyebrows, parapets, mansards, or other design features.
2. The floor area of any story above the first story shall be at least 20 percent less than the floor area of the first story and the reduced footprint of such story shall be set back from the side

and/or rear of the first story's structure, but not from the front of the first story's structure. Attached garages and other attached non-living areas shall be included in computing the floor area of the first story.

iv. Bed and Breakfast Establishments. If a Conditional Use Permit (Chapter 22.158) application has first been approved, property in Zone R-2 may be used for a bed and breakfast establishment, pursuant to Subsection A.8, above.

c. Zone R-3.

i. Height Limits. Where fill material will be placed beneath a proposed structure, the height of the structure shall be measured from the previously existing grade.

ii. Interior Side Yards.

1. Any required interior side yard that adjoins a single-family or two-family residentially zoned lot shall be landscaped, which landscaping shall include shrubbery and/or trees to shield the adjoining property.

2. No driveway, walkway, patio slab, or other area constructed of concrete, asphalt, or similar material shall be permitted in any required interior side yard that adjoins a single-family or two-family residentially zoned lot.

3. No uncovered porch, platform, landing, deck, or balcony may project into a required interior side yard that adjoins a single-family or two-family residentially zoned lot.

iii. Rear Yards. Rear yards that adjoin a single-family or two-family residentially zoned lot, shall include a landscaped area with a minimum depth of 10 feet measured from the rear property line. Such landscaped area shall include shrubbery and/or trees to shield the adjoining property. At least one tree, with a minimum size of 15 gallons, shall be provided for every 250 square feet of landscaped area.

- iv. Building Design. Rooflines on any side of a structure exceeding 30 feet in length shall be broken into smaller sections by use of decorative elements such as dormers, gables, eyebrows, parapets, mansards, or other design features.
 - v. Structure Height and Setback. For structures exceeding 25 feet in height that are located on a lot adjoining a single-family or two-family residentially zoned lot:
 - 1. The maximum height of the structure at the inside boundary of the interior side yard adjoining the single-family or two-family residentially zoned lot shall be 25 feet, and any portion of the structure exceeding 25 feet in height shall be set back an additional foot from the inside boundary of said interior side yard for every two feet in height; and
 - 2. The maximum height of the structure at the inside boundary of the rear yard adjoining the single-family or two-family residentially zoned lot shall be 25 feet, and any portion of the structure exceeding 25 feet in height shall be set back an additional foot from the inside boundary of said rear yard for every foot in height.
 - vi. Residentially Zoned Property Outside Unincorporated Area. For purposes of Subsections C.2 through C.5, above, all requirements related to a structure and/or property adjoining a single-family or two-family residentially zoned lot shall apply to such structure and/or property regardless of whether or not the single-family or two-family residentially zoned lot is located within incorporated or unincorporated area.
- d. All Commercial and Mixed-Use Zones.
- i. Permitted Uses.
 - 1. Restaurants and Other Eating Establishments, Including Food Take-Out and Outdoor Dining. In addition to Section 22.140.410

(Outdoor Dining), restaurants and other eating establishments, including food take-out, may have outdoor dining where:

- a. Outdoor dining is established as accessory to the restaurant or other eating establishment; and
- b. Automobile parking is provided in accordance with Chapter 22.112 (Parking) except as modified in Subsection D.3.a, below, for outdoor dining.

2. Auto Repair Uses. Where auto repair uses are permitted as a primary or incidental use, the following development standards shall apply:

- a. Any auto repair use shall comply with Section 22.140.110 (Automobile Body and Fender Repair, Painting, and Upholstering as an Accessory Use);
- b. There shall be no more than three service bays; and
- c. Any required customer parking area shall not be used to store vehicles for repair.

ii. Uses Subject to Permit.

1. Drive-through Facilities. Drive-through facilities shall be permitted, provided a Conditional Use Permit has first been obtained. In addition to Section 22.158.060 (Conditions of Approval), the Commission or Hearing Officer may modify any of the prescribed development standards, below:

- a. The drive-through facility shall comply with the maintenance plan submitted as part of the application;
- b. The location of the drive-through area, including cashier microphone, speakers and drive-through lane, shall be a minimum 20 feet from the property line of any adjacent residentially zoned lot, and speakers and lighted menus shall be oriented away from such lots;
- c. Hours of operation for the drive-through area shall be no earlier than 6:00 a.m. and no later than 12:00 a.m.; and

d. A buffer, which may include a six-foot solid wall, as depicted on the site plan, shall be provided to reduce noise trespass from the drive-through to any adjacent residentially zoned lot.

iii. Development Standards.

1. Parking. Automobile parking shall be provided in accordance with Chapter 22.112 (Parking) and comply with current requirements for accessible parking for people with disabilities, except that the following requirements shall apply:

a. Retail, or Restaurants and Other Eating Establishments, Including Food Take-Out and Outdoor Dining. Automobile parking shall comply with Table 22.999.080.070-F, below, where applicable. Where such retail or restaurant and other eating establishment includes a drive-through facility or banquet facility, Chapter 22.112 (Parking) shall supersede this Subsection D.3.a:

TABLE 22.999.080.070-F: PARKING FOR RETAIL, OR RESTAURANT OR OTHER EATING ESTABLISHMENT USES				
Lot Size (net square feet)	New Building Construction ²	Existing Buildings ³		
		Change of Use	Additions ⁶	Outdoor Dining
< 2,500 ¹	None	None	None	None
2,500— < 5,000 ¹	30 percent reduction of that required under Chapter 22.112 (Parking)	No additional parking required ⁴	No additional parking required ⁴	30 percent reduction of that required for outdoor dining ⁵
≥ 5,000	That required under Chapter 22.112 (Parking)	No additional parking required ⁴	That required for increased gross floor area, including landscaping, bicycle parking and loading spaces	30 percent reduction of that required for outdoor dining ⁵

1. Legal nonconforming lots
2. Constructed on or after September 22, 1970
3. Constructed prior to September 22, 1970
4. Beyond parking currently existing on site
5. One space per three persons, based on occupancy load of outdoor dining area
6. Where the square footage of the addition is less than total square footage of the existing structure before the addition

2. Height. Except in the Lake Avenue Mixed-Use 'Center' Area, referenced in Figure 22.999.080.080-A at the end of this Chapter, the maximum height for any commercial structure shall be 35 feet, except that a portion or portions of the building, not to exceed a total 20 percent of the building footprint, may be up to three stories or 45 feet in height to provide design flexibility for architectural accent(s) or to accommodate mechanical equipment;
3. Floor Area Ratio. Except in Zone C-M, Zone M-1, and the Lake Avenue Mixed-Use 'Center' Area referenced in Figure 22.999.080.080-A, at the end of this Chapter, the total gross floor area of a lot shall not exceed 1.8 times the total area of such lot;
4. Signage. New signage shall be provided in accordance with Chapter 22.114 (Signs), except as specified below. The sign regulations contained herein shall not affect existing signs, which were legally established according to this Title 22.
 - a. Size. Maximum height of letters shall be restricted to 18 inches.
 - b. Wall Business Signs. Wall Business Signs shall comply with Section 22.114.110 (Wall Business Signs), except where modified below:
 - i. The wall business sign shall be mounted flush and affixed securely to a building wall and may project a maximum of 12 inches from the building wall or

permanent roofed structure to which they are mounted;

- ii. In addition to the standards in Section 22.114.110.C (Height Permitted), the wall business sign may not extend above the roofline and may not extend into the right-of-way beyond the building face or the soffit line of the building;
- iii. Each business in a building may be permitted a maximum of one wall-mounted sign. Businesses with more than one frontage or entry may have one sign for each frontage or entry;
- iv. Each ground-floor business establishment fronting on or oriented toward one or more public street, highway, or parkway shall be permitted as follows:
 - 1. Where the public right-of-way has a minimum width of 80 feet, a maximum of one square foot of wall sign area for each linear foot of building frontage;
 - 2. Where the public right-of-way has a width of less than 80 feet, a maximum of one-half square foot of wall sign area for each linear foot of building frontage.
- v. Where a ground floor business establishment fronts a parking lot hidden from the street, alley, open mall, landscaped open space, or other public way, the exterior building wall facing such parking lot, alley, open mall, landscaped open space, or other public way shall be considered a building frontage for purposes of computing the sign's permitted sign area.

- c. Freestanding Signs. Except as provided below, Section 22.114.120 (Roof and Freestanding Business Signs), relating to freestanding signs shall remain applicable. On lots with 100 feet or more of street frontage, freestanding business signs with a solid base that rests directly on the ground may be permitted, provided:
 - i. Said sign shall not exceed five feet in height as measured vertically from ground level to the top of the sign; and
 - ii. Said sign shall not exceed 40 square feet of sign area.
- d. Projecting Signs. One projecting business sign shall be permitted per building frontage for the same business. The area of the projecting sign faces shall be subtracted from the total allowable signage area.
- e. Window Signs.
 - i. Window signs shall be displayed only on the interior of windows or door windows of ground-floor or second-floor businesses; and
 - ii. Maximum area shall not exceed 25 percent per transparent glass area of the window (total window area visible from the exterior of the building).
- f. Awning Signs. Awning signs, which are considered the same as a projecting sign for purposes of regulation, shall comply with the following:
 - i. The maximum area of awning signs, which are allowed in addition to business wall signage, shall not exceed 20 percent of the exterior surface of each awning for the ground floor and the second floor level;

- ii. Awning signs shall not be permitted above the second floor level; and
 - iii. Maximum letter height for awning signs shall not exceed 10 inches.
- g. Building Tenant Information/Identification Signs.
- i. Multi-tenant buildings and businesses with entrances located within building pass-through may list the names of tenants on a building directory located near each major building or pass-through entrance;
 - ii. Each tenant is allowed a maximum of two square feet of signage per directory, in addition to wall signage;
 - iii. New building identification signage applied to new construction or existing buildings shall be limited to one sign per principal entrance per frontage, not exceeding a maximum of 15 square feet each;
 - iv. All existing built-in signs (permanent signs that are constructed as an integral part of the building fabric which they identify) in good repair are exempt from these sign provisions. Marquees and canopies shall not be considered to be built-in signs;
 - v. Metal plaques listing the building name and/or historical information permanently affixed in a flush manner to the building and in good repair are exempt from these sign provisions; and
 - vi. The height and placement of signs shall be similar for each business or storefront.
- h. Prohibited Signs:
- i. Flashing, animated or audible signs, except marquee signs which display time and temperature;

- ii. Signs which rotate, move, or simulate motion;
 - iii. Signs with exposed bracing, guy wires, conduits, or similar devices;
 - iv. Roof signs (any sign erected and maintained upon or over the roof of any building);
 - v. Outdoor advertising signs (billboards); and
 - vi. Box signs.
5. Design Standards. Proposed improvements, renovations of existing buildings, and changes to buildings shall conform to the following design standards:
- a. Materials, Colors, and Equipment.
 - i. Any building elevation shall be architecturally treated in a consistent manner, including the incorporation within the side and rear building elevations of some or all of the design elements used for the primary facades;
 - ii. Neon Colors. The use of neon colors shall be limited to architectural accent features and not exceed 20 percent of a building frontage surface; and
 - iii. Concrete Masonry Unit ("CMU") walls shall be constructed in such a manner as to not permit the CMU blocks to be visible to pedestrians.
 - b. Awnings. Awnings shall be architecturally compatible with the related buildings in regards to color and style.
 - c. Mechanical Equipment.
 - i. Individual air conditioning units for a building or storefront shall be located to avoid interference with architectural detail and the overall design;
 - ii. Storefront air conditioning units shall be neutral in appearance and not project outward from the

facade. The housing color of the air conditioning unit shall be compatible with the colors of the storefront; and

- iii. Mechanical equipment located on roofs shall be screened by parapet walls or architectural features so that the equipment will not be visible from normal public view up to 300 feet away.

d. Security.

- i. Chain-link, barbed, and concertina wire fences are prohibited;
- ii. All security bars or grilles shall be installed on the inside of the building;
- iii. Vertically or horizontally folding accordion grilles installed in front of a storefront are prohibited; and
- iv. Building security grilles shall be side-storing, concealed interior grilles, which are not visible from the exterior of the building when not in use (during business hours), or grilles which can be concealed in the architectural elements of the building.

6. Buffers. When a parking lot or commercial structure is adjacent to a side yard or rear yard of a residentially zoned lot, the following development standards shall apply:

- a. Landscaping. A five foot landscaped buffer shall be provided.
- b. Encroachment Plane. An encroachment plane shall be defined as an inclined plane, beginning at a stated height above average grade parallel to the property line, and extending into the interior of the site at a stated upward angle to the horizontal average grade perpendicular to the property line. A 45-degree encroachment plane shall be required for new construction. The encroachment plane

shall extend from a six foot height at the edge of the required landscaped buffer pursuant to Subsection D.3.f.i, above, adjacent to the side yard or rear yard of a residentially zoned lot. Excluding landscaping, no portion of a structure shall extend beyond the encroachment plane.

7. Pedestrian Character.

- i. Commercial Corridor. A commercial corridor shall mean a street which has a commercial focus, and which is identified below as having a special pedestrian potential near commercial zones. Designated Commercial Corridors for the purposes of this Section are Lake Avenue, Fair Oaks Avenue, Lincoln Avenue, North Allen Drive, and New York Drive near the intersection of North Allen Drive and New York Drive, Mariposa Street between El Molino Avenue and Lake Avenue, and East Washington Boulevard.
- ii. Pedestrian Entrance. Where a lot abuts a Commercial Corridor, as identified in Subsection D.3.g.i, above, a pedestrian accessible entrance to the commercial structure shall be provided at or within 10 feet of the property line along, at sidewalk level, facing, and directly accessible to the Commercial Corridor. The entrance shall be oriented towards the Commercial Corridor, directly accessible to pedestrians off the street, and angled no more than 45 degrees askew of the property line delineating the edge of the Commercial Corridor, as measured along the base of the entrance.

- iii. Visual Interaction. To encourage pedestrian activity and improve the quality of visual interaction offered to pedestrians, the following standards apply:
1. At least 55 percent of the total length and 40 percent of the total area of the facade of the building at ground floor shall be devoted to windows, interior views, or interior displays, visible to pedestrians. Entrances, mirrored or highly reflective materials, densely tinted glass, displays or materials offering no view of the interior, or false windows shall not meet the requirements of this Subsection D.3.g.iii;
 2. Transparent or lightly tinted material, such as glass, shall be used at or near the street level to allow maximum visual interaction between sidewalk areas and the interior of buildings. Mirrored, highly reflective glass or densely tinted glass shall not be used except as an architectural or decorative accent totaling a maximum of 20 percent of the building facade; and
 3. All entrances or windows provided for the purposes of meeting the requirements of this Subsection D.3.g.iii shall be located at sidewalk level, here defined as being no more than three feet above or below the sidewalk, as measured vertically from the midpoint of the base of the entrance or window. Where a window exceeds 20 feet in length, the measurement shall be taken at

increments of 20 feet. Where a window base is located lower than three feet from the sidewalk, only the width or area of that portion within three feet of the sidewalk shall be counted towards the requirements of this Subsection D.3.g.iii.

- iv. Pedestrian Flow. Walk-up facilities shall be recessed and provide adequate queuing space to avoid interruption of the pedestrian flow.
- v. Building Facade. A minimum of 50 percent of the building frontage above the first story shall be differentiated by recessed windows, balconies, offset planes, or other architectural details which provide dimensional relief. Long, unbroken building facades are to be avoided.
- vi. Roof Design. New buildings or additions resulting in 100 feet or more of frontage shall incorporate varying roof designs and types.
- vii. Paving Materials. Pedestrian exclusive circulation areas within the boundaries of the private property shall be improved with permeable paving materials, such as brick, paver tile, or pervious concrete.
- viii. Architectural Elements. Buildings shall incorporate at least three of the following architectural elements or desirable uses, as listed in Table 22.999.080.070-G, below. Where a building frontage exceeds 50 feet in length, an additional instance of the following architectural elements shall be used for each segment of 20 feet of frontage and distributed throughout the width of the building facade.

TABLE 22.999.080.070-G: ARCHITECTURAL ELEMENTS	
Arcading or arched passageways	Decorative iron fences
Arche	Decorative iron grilles
Awnings	Forecourt, accessible to pedestrians
Balconies	Outdoor dining
Bay windows	Plazas, accessible to the public
Benches or seating for pedestrians	Raised planters
Colonnades	Recessed upper floor loggias or pergolas
Courtyards, accessible to pedestrians	Tile or masonry water fountains
Decorative exterior stairs	

- ix. Building Setback. Buildings shall be set back a minimum of two feet from the property line adjoining a commercial corridor. The two-foot setback area shall be designed as an extension to any abutting sidewalk, if existing, and hardscaped or landscaped with plants, seating, or other architectural features.
- x. Parking Access. Not more than 20 feet of the commercial frontage shall be devoted to parking access, such as driveways. Where additional driveway width is required for fire access or other legal requirements, no more than the minimum specified shall be provided.
- xi. Parking Areas. Except fully subterranean structures or roof parking, completely screened from view from the street, all parking shall be provided in the rear of the commercial structure, and completely screened from view from the street. Screening materials may include walls and/or landscaping.
- xii. Landscape Plan. New commercial structures or additions to commercial structures exceeding 500 square feet in gross floor area shall provide a landscape/irrigation plan. Said plan shall depict

- required landscaping, including one 15-gallon tree for every 50 square feet of planter area.
- xiii. Trash Enclosure. The required trash bin shall be enclosed by a minimum five-foot to a maximum six-foot-high decorative wall, have solid doors, and be located in the rear of the lot.
- b. Vacant lots. Vacant lots shall be maintained free of debris, overgrown weeds, or junk or garbage.
- e. Zone C-2. In addition to the uses and requirements under Subsection D, above, and for Zone C-2 in Chapter 22.20 (Commercial Zones), the following uses are permitted as follows:
- i. Permitted Uses.
1. Sales
- a. Multi-tenant commercial, when more than five tenants conduct business in a building which does not separate the businesses by permanent floor-to-ceiling walls.
- ii. Conditional Use Permit. A Conditional Use Permit (Chapter 22.158) application is required to establish, operate, and maintain the following:
1. Services.
- a. Air pollution sampling stations;
- b. Automobile service stations, including incidental repair, washing and rental of utility trailers;
- c. Electric distributing substations;
- d. Microwave stations.
- f. Zone C-3. In addition to the uses and requirements under Subsection D, above, and for Zone C-3 in Chapter 22.20 (Commercial Zones), a Conditional Use Permit (Chapter 22.158) application is required to establish, operate, and maintain the following:
- i. Sales.
1. Auction houses;
2. Automobile sales, new or used;

3. Boat and other marine sales;
 4. Ice sales;
 5. Mobilehome sales;
 6. Model home display centers and sales offices;
 7. Pawnshops;
 8. Recreational vehicle sales;
 9. Secondhand stores;
 10. Stamp redemption centers;
 11. Trailer sales, box and utility.
- ii. Services.
1. Air pollution sampling stations;
 2. Automobile battery services, provided all repair activities are conducted within an enclosed building only;
 3. Automobile brake-repair shops, provided all repair activities are conducted within an enclosed building only;
 4. Automobile muffler shops, provided all repair activities are conducted within an enclosed building only;
 5. Automobile radiator shops, provided all repair activities are conducted within an enclosed building only;
 6. Automobile repair garages within an enclosed building only, and excluding body and fender work, painting, and upholstery;
 7. Automobile service stations;
 8. Bakery goods distributors;
 9. Boat rentals;
 10. Carwashes, automatic, coin-operated, and hand wash;
 11. Comfort stations;
 12. Electric distribution substations, including microwave facilities;
 13. Furniture transfer and storage;
 14. Gas metering and control stations, public utility;
 15. Homes for children, foster family;
 16. Lodge halls;

17. Microwave stations;
18. Mortuaries;
19. Motion picture studios;
20. Motorcycle, motor scooter, and trail bike rentals;
21. Parcel delivery terminals;
22. Radio and television broadcasting studios;
23. Recording studios;
24. Recreational vehicle rentals;
25. Revival meetings, tent, temporary;
26. Taxidermists;
27. Trailer rentals, box and utility;
28. Truck rentals, excluding trucks exceeding two tons capacity;
29. Wedding chapels.

iii. Recreation and Amusements.

1. Amusement rides and devices;
2. Athletic fields;
3. Carnivals;
4. Commercial recreation clubs;
5. Golf courses;
6. Swimming pools.

iv. Accessory Uses.

1. Auto body and fender repair, painting, and upholstering;
2. Storage of building materials, except during on-site construction;
3. Manufacturing.

g. Zone C-M.

- i. Conditional Use Permit. In addition to the uses and requirements under Subsection D, above, and for Zone C-M in Chapter 22.20 (Commercial Zones), a Conditional Use Permit (Chapter 22.158) application is required to establish, operate, and maintain the following:

1. Sales
 - a. Automobile sales, sale of new and used motor vehicles;

- b. Boat and other marine sales;
 - c. Mobilehome sales;
 - d. Recreational vehicle sales;
 - e. Trailer sales, box and utility.
 - 2. Services
 - a. Car washes, automatic, coin-operated, and hand wash;
 - b. Revival meetings, tent, temporary;
 - c. Tire retreading or recapping.
 - 3. Accessory Uses.
 - a. Storage of building materials, except during on-site construction.
 - ii. Floor Area Ratio. The total gross floor area ratio of a lot shall not exceed 1.0 times the total net of such lot
 - h. Zone M-1.
 - i. Floor Area Ratio. The total gross floor area ratio of a lot shall not exceed 1.0 times the total area of such lot.
 - F. Area Specific Development Standards.
 - 1. Lake Avenue Mixed-Use 'Center' Area.
 - a. Purpose. The Lake Avenue Mixed Use 'Center' Area specific development standards are established to provide a means of implementing the Altadena Community Plan. The standards are necessary to ensure that the goals and policies of the Community Plan are accomplished in a manner which protects the health, safety, and welfare of the community, thereby strengthening the physical and economic character of the Lake Avenue Commercial District of Altadena.
 - b. Description of Area. The boundaries of the Lake Avenue Mixed Use 'Center' Area are shown on Figure 22.999.080.080-A, at the end of this Chapter.
 - c. Area-Specific Development Standards.
 - i. Height Limits. The maximum height permitted in the area for a commercially zoned lot is 35 feet.

- ii. Floor Area Ratio. The total gross floor area ratio of a commercially zoned lot shall not exceed 2.7 times the total area of such lot.

2. Altadena Front Yard Setback Districts. Every lot within the Setback Districts (Figure Maps -) shall conform to the front yard building setbacks as established below, except as provided by 22.72.040 (Modification of Setback Requirements).

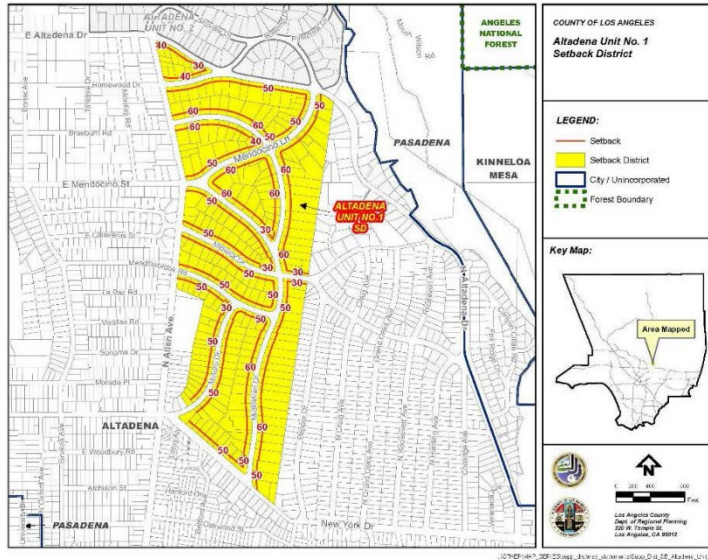


FIGURE 22.72.030-L: ALTADENA UNIT NO. 1

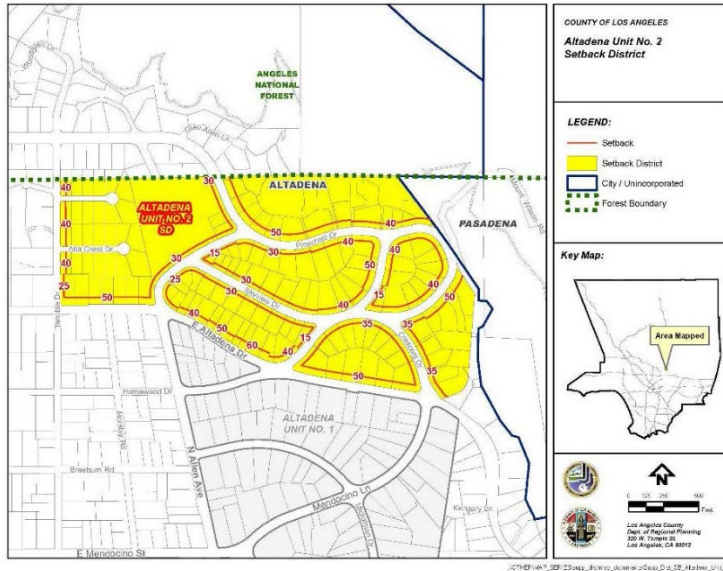


FIGURE 22.72.030-M: ALTADENA UNIT NO. 2

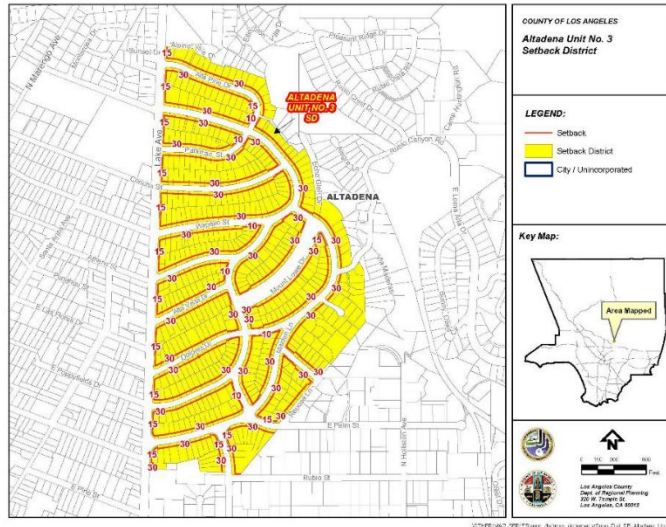


FIGURE 22.72.030-O: ALTADENA UNIT NO. 3

G. Modification of Development Standards.

1. Applicability. The development standards set forth as listed below, may be modified through a Minor Conditional Use Permit per subsection 22.300.020.C (Modifications Authorized), subject to the provisions herein:

a. Residential Zones

- i. Section 22.999.080.070.A.1 (Yard Requirements);
- ii. Sections 22.999.080.070.A.2.a and 22.999.080.070.A.2.b;
- iii. Section 22.999.080.070.A.3 (Fences, Walls, and Landscaping);
- iv. Section 22.999.080.070.A.4 (Gross Structural Area and Lot Coverage);
- v. Section 22.999.080.070.B.2 (Front Yards);
- vi. Section 22.999.080.070.B.3 (Building Design);
- vii. Section 22.999.080.070.C.2 (Interior Side Yards);
- viii. Section 22.999.080.070.C.3 (Rear Yards);
- ix. Section 22.999.080.070.C.4 (Building Design); and
- x. Section 22.999.080.070.C.5 (Structure Height and Setback).

a. Commercial Zones

- i. Section 22.999.080.070.D.3.b (Height);

- ii. Sections 22.999.080.070.D.3.c (Floor Area Ratio), 22.999.080.070.G.2 (Floor Area Ratio), and 22.999.080.070.H.1 (Floor Area Ratio);
 - iii. Section 22.999.080.070.D.3.d (Signage) related to area and number of signs;
 - iv. Section 22.999.080.070.D.3.e (Design);
 - v. Section 22.999.080.070.D.3.f (Buffers); and
 - vi. Section 22.999.080.070.D.3.g (Pedestrian Character).
- b. Lake Avenue Mixed-Use 'Center'
- i. Section 22.999.080.080.A.3.a (Height Limits); and
 - ii. Section 22.999.080.080.A.3.b (Floor Area Ratio).
- c. Modification of all other standards in the Altadena CSD shall be subject to a Variance (Chapter 22.194)
- d. Application
- i. Additional Application Materials. In addition to the application materials required for a Minor Conditional Use Permit (Chapter 22.160) application, the application shall contain the following information:
 - 1. An applicant's statement setting forth that:
 - i. The application of the standards for which modification is sought would result in practical difficulties or unnecessary hardships if not granted;
 - ii. There are topographic features, subdivision plans, or other exceptional circumstances or conditions applicable to the subject property or to the intended development of the subject property that do not apply to other properties within the area governed by this CSD; and
 - iii. That the requested modification will not be materially detrimental to properties or improvements in the area or

contrary to the purpose of this CSD or the West San Gabriel Valley Area Plan.

2. **[RESIDENTIAL]** For a request to modify Section 22.999.080.070.A.3 (Fences, Walls, and Landscaping), the applicant shall submit the following additional information:
 - i. A site plan depicting:
 1. Location and height of the modified fence, wall, hedge or landscaping;
 2. Location and width of driveway(s) on the subject property and adjacent property on the same side of the street; and
 3. Driveway zone(s) on the subject property and if applicable, where located on adjacent property on the same side of the street;
 - ii. An elevation of the subject property and adjacent properties on the same side of the street, including the modified fence, wall, hedge, or landscaping; and
 - iii. Supporting information such as a line of sight study, demonstrating line of sight for vehicular traffic, including such factors as topographical conditions, and curvature and posted speed of the road.
3. **[COMMERCIAL]** For a request to modify the requirements of Section 22.999.080.070.D.3.g.ii (Pedestrian Entrance), in addition to the required materials in Subsection A.2.a, above:
 - i. A site plan of the proposed alternative design, detailing the required elements of Subsection A.3, below, including the proposed location of required public space identification signage;
 - ii. A lighting plan;
 - iii. A landscaping plan;
 - iv. A maintenance plan; and

- v. An applicant's statement describing the proposed alternative design and setting forth how the proposed privately owned public space would benefit or enhance the pedestrian
- ii. Fee. The applicant shall submit a filing fee equal to that required for:
 - 1. A Minor Conditional Use Permit (Chapter 22.160) Application; and
 - 2. A fee in the amount specified in Section 12.04.020.A.3.a.(3) of Title 12 (Environmental Protection) of the County Code to be applied to Public Works, when the Department determines that a CSD Modification is to be referred to Public Works for review.
- e. Additional Development Standards For Modification
 - . Residential Zones
 - ii. For any request related to height, the maximum height shall not exceed 35 feet.
 - iii. For any request related to fences, walls, and landscaping, any modified fence, wall, hedges, or landscaping shall maintain adequate line of sight for vehicular traffic, including such factors as topographical conditions, and curvature and posted speed of the road.
 - i. Commercial and Mixed-Use Zones
 - ii. Additional Development Standards for Modification. Where a CSD Modification is requested to modify Section 22.999.080.070.D.3.g.ii (Pedestrian Entrance), the following standards shall apply:
 - a. At least 75 percent of the total length and 60 percent of the total area of the facade of the building at ground floor fronting the Commercial Corridor, shall be devoted to windows, interior views, or interior displays, visible to pedestrians. Entrances, mirrored or highly reflective materials, densely tinted glass, displays or materials offering no view of the interior, or false windows shall not meet the requirements of this Subsection C.3.a.

- b. A minimum of 10 square feet of privately owned public space shall be provided for every foot of building frontage facing a Commercial Corridor. The public space shall be provided on site, along and directly accessible to the Commercial Corridor. No portion of the public space may be less than 10 feet in depth, or 25 percent of the length of the building facade as measured along the Commercial Corridor. The proposed public space shall contain at least one of the following, in addition to those required by Section 22.999.080.070.D.3.g.viii (Architectural Elements):
1. Any type of courtyard, plaza, or public circulating area which incorporates benches and pedestrian seating, landscaping, or hardscaping, including water features, and shade trees;
 2. A privately maintained garden, accessible to the public, which incorporates benches or pedestrian seating and landscaping, or hardscaping, including water features, and shade trees;
 3. Covered walkways, separate or as an extension of the sidewalk, covered by vegetation over trellis or other design, that would provide shade for pedestrians and include benches and public seating, landscaping, or hardscaping and shade trees;
 4. Any type of privately maintained, landscaped open space, including a micro-park, green space, or other urban open area that includes shade trees, and benches or public seating; or
 5. Any type of privately maintained, landscaped animal-friendly space, including a micro-park, dog run, green space, or other urban open area that includes on-site

pet waste stations, shade trees, and benches or public seating.

- iii. Signage shall be provided on-site to identify the privately owned public space as available for public use. Signage shall be at least three square feet in size, and include the following language at a minimum, subject to approval: "Open to the Public." Signage provided to meet the requirements of this Subsection C.3.c shall not be subtracted from the allowed signage area for the lot.
- f. Procedure. A CSD Modification shall be processed the same as for a Minor Conditional Use Permit (Chapter 22.160) application, except as follows:
 1. Findings for Approval. The Hearing Officer shall approve or deny the request based on the following findings:
 - a. The application of the standards for which modification is sought would result in practical difficulties or unnecessary hardships if not granted;
 - b. There are exceptional circumstances or conditions applicable to the subject property or to the intended development of the subject property that do not apply to other properties within the area governed by this CSD; and
 - c. That the requested modification will not be materially detrimental to properties or improvements in the area or contrary to the purpose of this CSD or the West San Gabriel Valley Area Plan.
 - d. [COMMERCIAL/MXD] For any request to modify the requirements of Section 22.999.080.070.D.3.g.ii (Pedestrian Entrance), that the proposed alternative meets the additional development standards in Subsection A.3.c, above, and is designed in such a manner as to enhance the pedestrian character or the use of the site by pedestrians.
 - e. Additional Conditions. In approving a request, the Hearing Officer may direct changes to be made or condition the project in order to meet the required findings.

FIGURE 22.999.080.030-A: ALTADENA CSD BOUNDARY

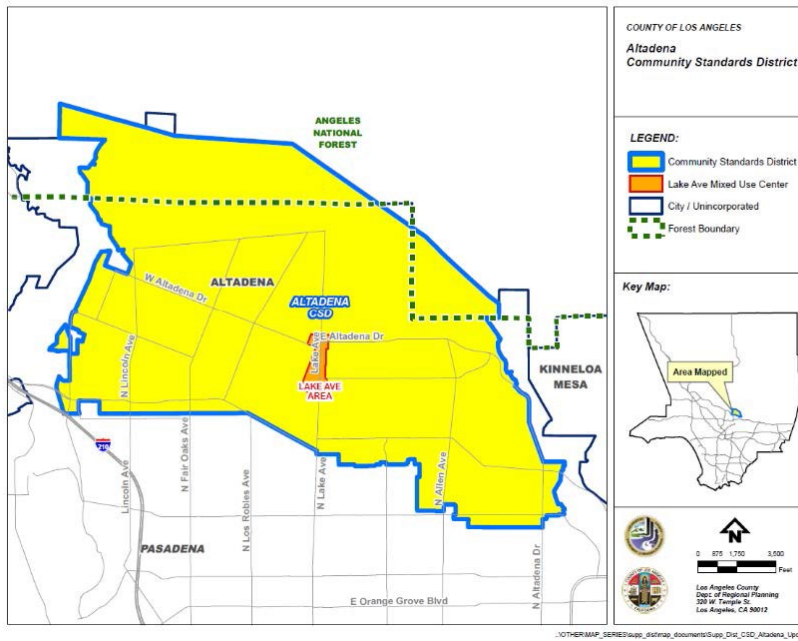
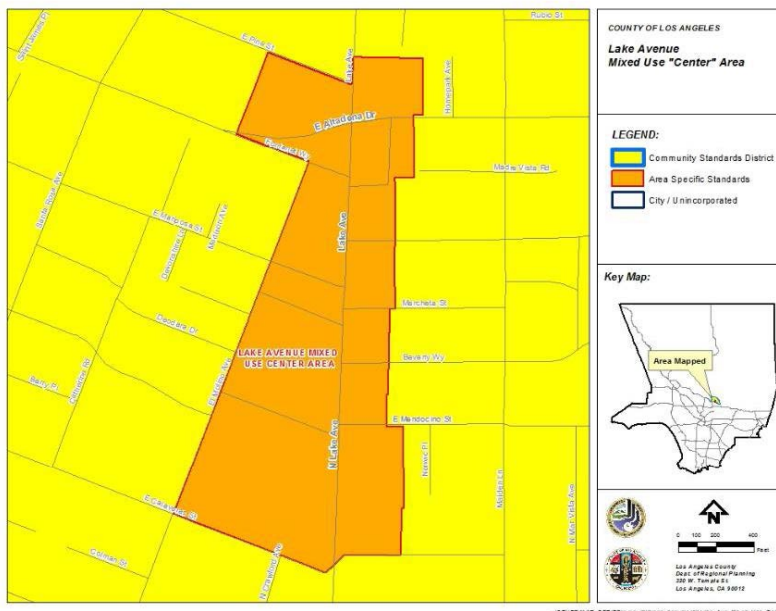


FIGURE 22.999.080.080-A: LAKE AVENUE MIXED USE 'CENTER' AREA



22.999.090 – Chapman Woods Community Standards District

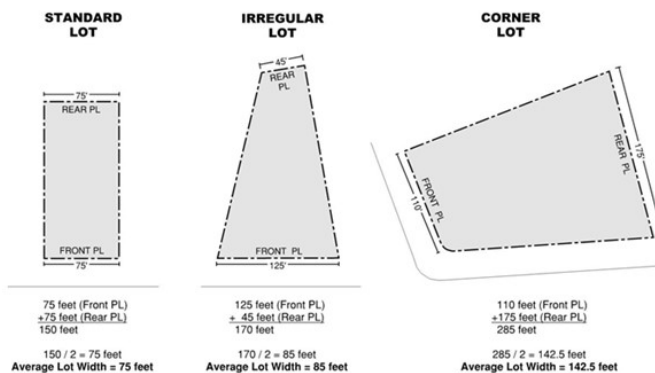
A. Purpose. The Chapman Woods Community Standards District ("CSD") is established to:

1. Provide communitywide development and design standards and guidelines that promote the preservation, maintenance, and new construction of development that is compatible with the established residential scales and architectural styles.
2. Prevent the loss of established residential structures and architectural forms that define Chapman Woods with the replacement of large-scale and out-of-context building forms (commonly referred to as "mansionization").
3. Regulate the placement of buildings on residential properties to support transitions and buffers between properties and the public right-of-way that protect the light, air, and privacy of existing residences.

B. Definitions

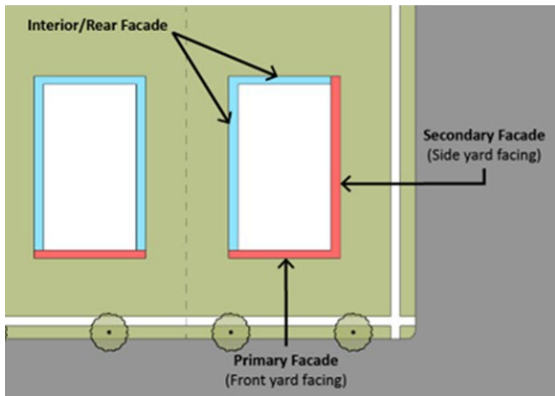
1. Average lot width. Unless otherwise described in a CSD or other overlay zone, the average lot width shall be calculated by dividing the combined sum of the front and rear property lines by two. The Director shall have the authority to determine average lot width, if it is unclear from **Figure 22.999.090-A**, below.

FIGURE 22.999.090.020-A: AVERAGE LOT WIDTH CALCULATIONS



2. Façade, primary. The primary building façade is the dominant exterior wall plane that directly faces a property's front yard and/or public right-of-way and establishes a structure's massing and scale.
3. Façade, secondary. The secondary building façade is the dominant exterior wall plane that directly faces a property's side yard and/or right-of-way.
4. Façade, interior or rear. Façade of a building that is not directly facing a public right-of-way and is often facing an abutting private property's side or rear property line.

FIGURE 22.999.090-B: BUILDING FAÇADES



5. Fully shielded downward directed light fixture. A light fixture that emits no light in the area above a horizontal plane passing through the lowest point of the light fixture and no more than 10 percent of its light in the area between zero and 10 degrees below the horizontal plane. A fully shielded downward directed light fixture has a solid barrier shielding the area where the lamp (bulb) is located. The fixture is angled so the lamp is not visible with no direct line of site below the barrier.
 6. Maximum grade. The average grade of the adjoining lots on either side of a given property. Maximum grade may be determined by the Director or Director of the Department of Public Works ("Public Works") where it is impractical due to topographic conditions.
 7. Primary residential structure or unit. The building having the largest habitable floor area located on any one lot within a residentially zoned property supporting one or more dwelling units, including duplexes.
 8. Primary street frontage. The portion of a property that abuts the public right-of-way or street and provides the property with a primary entrance, addressing, and pedestrian access.
 9. Secondary street frontage. The portion of a property that abuts a second public right-of-way or street, not including alleyways, in addition to the primary street frontage (i.e., corner lot). A secondary street frontage may, but is not required to, provide entrance and access.
- C. District Map. The boundaries of this CSD are shown on Figure 22.999.090-A: Chapman Woods CSD Boundary, at the end of this Chapter.
- D. Applicability

1. General Applicability. The regulations, requirements, and provisions of the Chapman Woods CSD shall apply to all development and construction projects for which a building permit or an application with the Department is required and filed on or after December 21, 2023.
 2. Exemptions. The following projects and types of development are exempt from the CSD as of December 21, 2023.
 - a. Nonconforming Buildings or Structures. The provisions of Chapter 22.172 (Nonconforming Uses, Buildings and Structures) shall apply to all uses and structures in this CSD that were legally entitled, approved, or permitted prior to December 21, 2023.
 - b. Existing fences, walls, outdoor lighting, landscape, and planted areas as of December 21, 2023.
- E. Application and Review Procedures. All applications as of December 21, 2023, shall be subject to the review procedures provided in Chapters 22.222 and 22.224. In addition to the checklist for the applicable review or permit, the following types of plans are required for all proposed construction and development applications, pursuant to Section 22.999.090.040. Plans must be submitted and completely illustrate the intent and scope of the project. The Department has the authority to request alternative plans or clarifications, based on the proposed application.
1. Site Plan. A site plan shall include easements and public rights-of-way, on-site parking locations, all structures, including residential and accessory buildings with use and square footages labeled, proposed grading and drainage, exterior light fixtures, trash area, fences, and walls.
 2. Window Alignment and Privacy Study. When two properties have a shared property line and the space between residential structures on each property is less than 15 feet, a window alignment and privacy study shall be required, pursuant to Section 22.999.090.060.G.5, below. The window alignments and screening shall be depicted on a site plan.
 3. Landscape Plan. Where new planting areas, trees, ground cover, and landscape areas are proposed, the site plan, or a separate sheet, shall depict the locations and species of plant(s).

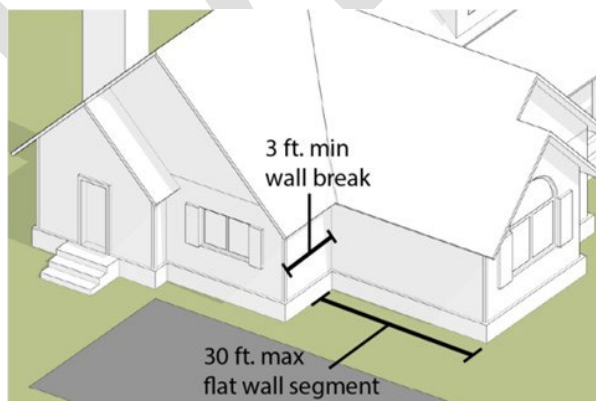
4. Floor Plans. All proposed projects, such as new construction, additions, expansions, and renovations, shall provide a floor plan showing the arrangement of rooms, room uses, and the internal connectivity of the project.
 5. Elevation Plans.
 - a. Color elevation plans shall be submitted for sides of the building where construction is proposed.
 - b. Elevation plans shall identify building materials, prominent horizontal and vertical elements, window dimensions, and color palette.
 - c. Elevation plans shall also identify the percentage of the façade covered by windows and stucco siding, where applicable.
 6. Roof Plan. All applications proposing a new roof or changes to an existing roof shall provide a roof plan showing all existing or proposed areas to remain, be demolished, or be newly constructed. Applicants shall label and include the dimensions of all roof styles, pitches, eaves and overhangs, material finishes, roof colors, and all rooftop equipment present or proposed, with a written explanation of how the roof plan is consistent with the development standards in Section 22.999.090.060.F, below.
- F. Implementation of Community Standards District. The Chapman Woods CSD is organized into standards and guidelines, as described below. For all projects subject to the CSD, applicants must review the following CSD regulations and guidelines in the order listed in Subsections A through C, below.
1. Review Development Standards Tables
 - a. Applicants shall review and comply with the Development Standards Tables in Section 22.999.090.070, below. Based on a property's land use, zoning designation, and lot size, the Development Standards Tables identify the placement and orientation of buildings with specific site calculations, such as lot coverage, setbacks, building height, etc.
 - b. To the extent State laws supersede the regulations set forth in this Chapter, such as, with respect to, floor area, setbacks, building height, or number of building stories, applicants shall comply with applicable State law.

2. Review the Communitywide Development Standards. Applicants shall review and comply with the Communitywide Development Standards in Section 22.999.090.060, below. This Section regulates general building forms, scale, massing, façade treatments, landscape and planting areas, and lighting elements that promote compatibility with the existing residential properties and built forms of the Chapman Woods community.
3. Optional Architectural Standards for Additional Incentives. If an applicant elects to follow one of the "Community Identified Architectural Styles" listed in Section 22.999.090.060.L, below, then the incentives specified in Section 22.999.090.070, below, shall be granted if all of the objective standards listed for that architectural style are met.

G. Communitywide Development Standards

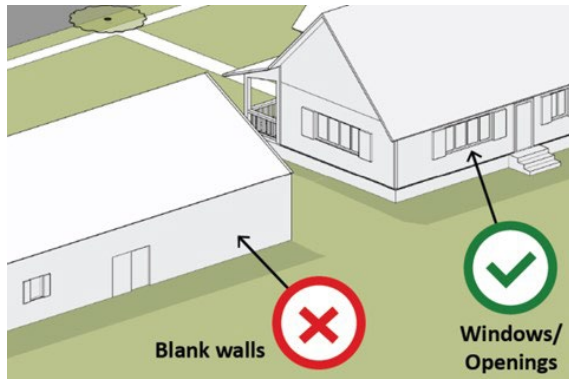
1. Limit Flat and Blank Façades. All stories of primary or secondary façades shall be articulated and designed to limit flat and blank walls.
 - a. Wall Breaks on Primary and Secondary Façades. Unless otherwise specified in Section 22.999.090.060.L, below, for a particular architectural style, walls that exceed 30 feet in length along primary or secondary façades shall be articulated by use of a wall break, including architectural recesses or protrusions, such as patios, balconies, or other form of articulation. Wall breaks shall extend or be recessed at least three feet from the primary or secondary façade.

i. **FIGURE 22.999.090.060-A: WALL BREAKS DIAGRAM**



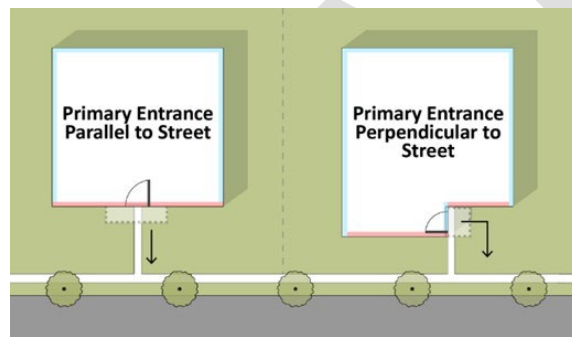
- b. Limit Blank Walls on Interior and Rear Façades. Internal and rear façades are not required to provide wall breaks; however, windows and openings shall be located to allow daylight into all sides of a building.

i. **FIGURE 22.999.090.060-B: LIMIT BLANK WALLS**



2. Prohibited Materials. The following materials are prohibited in the Chapman Woods CSD community, to encourage compatibility with existing residential structures and forms that define Chapman Woods:
- The use of highly reflective materials, with the exception of solar panels;
 - Rust-finished metal siding, such as "Corten steel";
 - Corrugated metal on exterior façades and roofs;
 - Exposed or protruding steel beams;
 - Exposed, unpainted, untreated "cinder block," or concrete masonry units (CMUs);
 - Board-formed concrete on building façades, not including foundations;
 - Heavy or glossy stone slabs or corner caps used on wall façades, except on foundations, such as marble, travertine, limestone, or similar;
 - Cargo shipping containers or portions thereof;
 - Glass walls and railing, such as glass balcony railing;
 - Asphalt paving;
 - Vinyl siding;
 - Reflective, glossy, or polished metallic roofing, except for solar energy devices and skylights; and
 - Tar and gravel roofs.

3. Alternative Materials and Construction Techniques. The Director has the authority to consider and determine alternative or sustainable materials and construction techniques, developed, or introduced after December 21, 2023, to be consistent with the existing character of the Chapman Woods community.
4. Entrances—General Regulations.
 - a. Primary Entrance. A primary entrance or porch shall be located on the primary façade of the primary residential structure providing pedestrian access from the public right-of-way.
 - b. Front Door. Front doors located on a primary entrance or porch shall be oriented parallel to the right-of-way or be turned up to 90 degrees perpendicular to the public right-of-way.
 - i. **FIGURE 22.999.090.060-C: PERMITTED FRONT DOOR ORIENTATION (TYPICAL)**

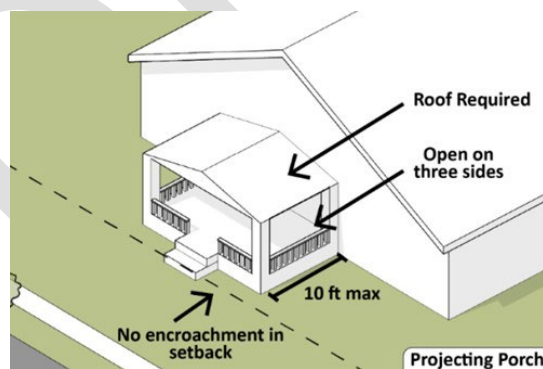


- c. Secondary Entrance. A residential building may have a secondary entrance or porch facing the side yard or rear property lines, as long as all development standards and setbacks are satisfied.
- d. Entrance Height. Entrances and porches shall have an exterior maximum height of 15 feet, as measured to the highest point or roof ridge that comprises the porch roof, in order to frame a human-scaled front entrance.
- e. Permitted Entrance Projections into Setbacks.
 - i. Stairs and ramps (including stoops) may encroach up to three feet into a required setback area where no sidewalk is present, provided a minimum three feet by three feet at-grade landing can be provided at the base of the stairs or ramp.

- ii. If there is a sidewalk present, stairs and ramps may project up to the sidewalk, provided they are necessary due to changes in grade between the sidewalk and the first-floor level but may not encroach upon the sidewalk.
5. Permitted Porch Types. The following provisions are provided for all projects providing a porch.

a. Projecting Porch

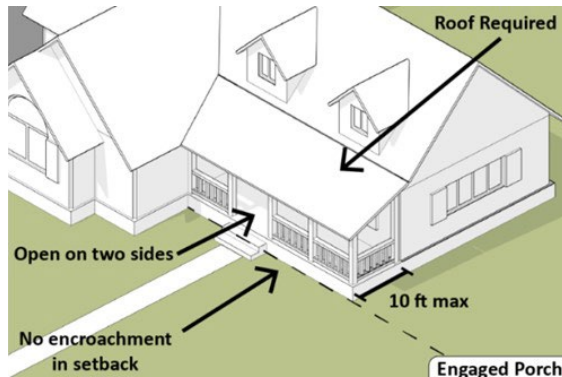
- i. A projecting porch shall be open on at least three sides and have a roof;
- ii. A projecting porch shall not encroach into required setback areas; however, stairs or ramps are permitted to encroach in accordance with Section 22.999.090.060.D.5, above;
- iii. The depth of the projecting porch shall be a minimum of five feet and a maximum of 10 feet;
- iv. The open area on the projecting porch shall provide a minimum size of 48 square feet;
- v. The minimum width of a projecting porch shall be eight feet;
- vi. The maximum width of a projecting porch shall not exceed the width of the primary façade or half the width on other façades; and
- vii. The minimum clear height of the interior porch ceiling shall be eight feet.
- viii. **FIGURE 22.999.090.060-D: PROJECTING PORCH (TYPICAL)**



b. Engaged Porch

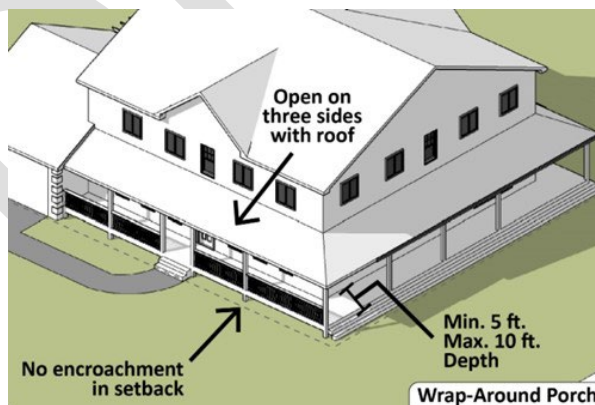
- i. An engaged porch shall be open on at least two sides and have a roof;
- ii. The depth of the engaged porch shall be a minimum of five feet and a maximum of 10 feet;

- iii. The open area on the engaged porch shall provide a minimum size of 48 square feet;
- iv. The minimum width of an engaged porch shall be eight feet; and
- v. The minimum clear height of the interior porch ceiling shall be eight feet.
- vi. **FIGURE 22.999.090.060-E: ENGAGED PORCH (TYPICAL)**



c. Wrap-around Porch

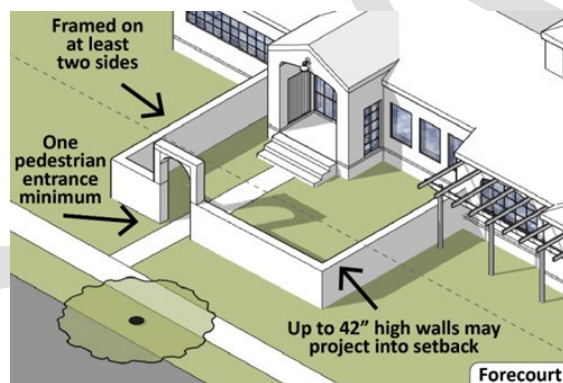
- i. A wrap-around porch shall be open on three sides and have a roof;
- ii. A wrap-around porch shall not encroach into the required setback areas;
- iii. The depth of the wrap-around porch shall be a minimum of five feet and a maximum of 10 feet; and
- iv. The clear height of the interior porch ceiling shall be between eight and 10 feet.
- v. **FIGURE 22.999.090.060-F: WRAP-AROUND PORCH (TYPICAL)**



d. Forecourt

- i. A forecourt shall be framed on at least two sides, including one framed by the primary residential structure;

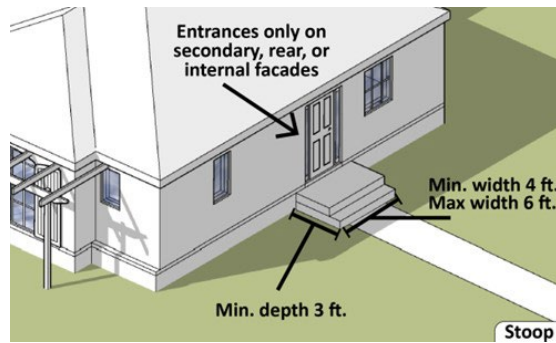
- ii. All forecourts shall incorporate a minimum of one opening to allow for a pedestrian entrance;
- iii. The pedestrian entrance may include a door, not to exceed 42 inches in height in the front yard setback area, and up to six feet outside of the front yard setback area;
- iv. Forecourt walls up to 42 inches in height may project into the required front setback area;
- v. Forecourt walls outside of the front setback area may be up to six feet in height;
- vi. Forecourt walls above 42 inches in height shall incorporate architectural breaks, such as pillars, pilasters, or wrought-iron openings, in consistent intervals of eight to 15 feet along the façade of the wall; and
- vii. All forecourt wall materials shall incorporate architectural material and colors existing in the primary residential structure.
- viii. **FIGURE 22.999.090.060-G: FORECOURT (TYPICAL)**



e. Stoop

- i. Stoop entrances shall be permitted on all façades;
- ii. Stoops may encroach into a required yard setback area, but are required to have an at-grade or bottom landing that is at least three feet by three feet;
- iii. The minimum width of a stoop shall be four feet, and the maximum shall be six feet;
- iv. The minimum depth of the stoop shall be three feet; and
- v. The stoop's at-grade or bottom landing is permitted to overlap with an existing driveway.

vi. **FIGURE 22.999.090.060-H: STOOP (TYPICAL)**



f. Breezeways and Porte-cocheres.

- i. Construction of new breezeways or porte-cocheres in the CSD is not permitted;
- ii. Existing breezeways and porte-cocheres on residential structures are allowed to remain and be maintained in their existing form; and
- iii. Existing breezeways and porte-cocheres are not permitted to be expanded in floor area, exterior size, or massing, but façade materials and finishes may be improved or updated with permitted materials.

g. Portico Porch

- i. Construction of new portico porches in the CSD is not permitted;
- ii. Existing portico porches on residential structures are allowed to remain and be maintained in their existing form; and
- iii. Existing portico porches are not permitted to be expanded in floor area, exterior size, or massing, but façade materials and finishes may be improved or updated with permitted materials.

6. Roofs. All new roofing shall comply with the following roofing standards. Refer to the Chapman Woods Architectural Guidelines for additional guidance on roof types, elements, and pitches.

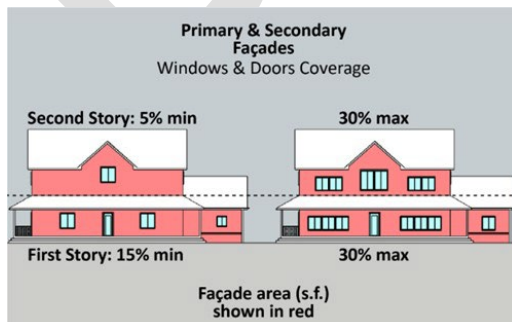
a. Roof Pitch.

- i. Roofs on primary residential structures shall be pitched between 2:12 and 18:12;
- ii. Shed roofs, attached to the primary residential structures, shall be pitched between 2:12 and 8:12;

- iii. Accessory structure roofs may be pitched between 1:12 and 18:12, but shall not have steeper pitch than the primary residential structure; and
 - iv. No portion of a roof or a low guarding wall or parapet shall have a minimum slope of less than two percent to allow for water runoff.
- b. Eaves and Overhangs. Roof eaves and overhangs, such as gabled or hipped roofs, are permitted to project into the required yard setbacks up to 36 inches from the edge of a façade, provided they are consistent with the required Distance Between Buildings in Section 22.110.050.
 - c. Additions, Expansions, Renovations, and Accessory Structures. Additions, expansions, renovations, and accessory structures that result in new or expanded roof areas or planes shall demonstrate consistency with the following standards through a roof plan and elevation plan.
 - d. Roof-mounted Equipment. Skylights, roof vents, and other roof-mounted features and equipment should be located on the rear or interior-facing portion of the roof to be obstructed from public view, whenever possible. This provision does not apply to solar equipment.
7. Windows and Doors
- a. Proportion of Façade Coverage. Windows and doors located on primary and secondary façades shall cover the façade area within the ranges listed below, as measured to outside edge of the window or door frame, as shown in Figure 22.999.090.060-I: Windows and Doors Proportion, below.

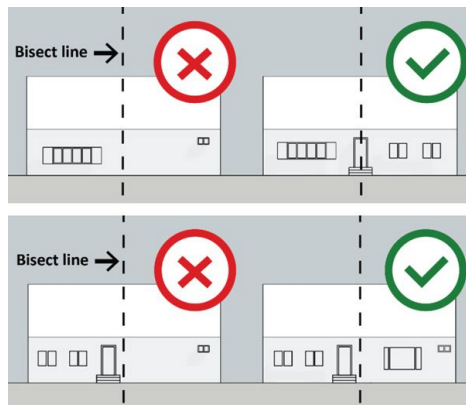
Primary and Secondary Façades	Required Coverage
First Story	15% to 30%
Second Story	5% to 30%

i. **FIGURE 22.999.090.060-I: WINDOWS AND DOORS PROPORTION**



- b. Fenestration. Windows and doors shall be proportionately located on primary and secondary façades to provide a balanced rhythm and spacing along a given façade. Generally, if a façade is bisected, 50 percent of the window and door area should be on either side of the bisecting line.

- i. **FIGURE 22.999.090.060-J: FENESTRATION AND BALANCE (SAMPLE DIAGRAMS)**



- c. Permitted Window and Door Materials

- i. All windows shall be comprised of non-glare/non-reflective glass or utilize methods to achieve non-reflectivity;
- ii. All doors located on a primary façade shall be stained or painted wood or faux wood in appearance with decorative paneling, carving, or inset windows; and
- iii. Frosted or translucent windows are permitted only for bathroom windows to increase privacy.

- d. Prohibited Window and Door Materials

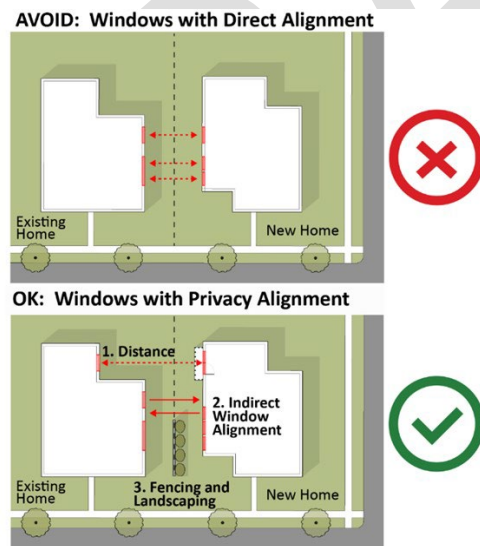
- i. Dark tinted and mirrored glass, except for stained-glass windows;
- ii. Glass block, except for stained-glass windows;
- iii. Plane and flat doors without decorative paneling, carving, or inset glass shall not be located on a primary façade; and
- iv. Industrial steel or metal doors.

- e. Window Alignment and Privacy Study. When two properties have a shared property line and there is less than 15 feet between residential structures, a site plan with a window alignment and privacy study, shown in Figure 22.999.090.060-K: Window Alignment and Privacy Study Diagram, below, shall

be required to demonstrate privacy screening and buffering between the properties. The site plan shall identify and address all windows, balconies, terraces, or other openings that may reduce privacy for the adjacent property. Privacy screening strategies shall include any one or a combination of the following strategies:

- i. Distance. Locating proposed windows, balconies, terraces, and other forms that align with existing windows on an adjacent residential structure more than 15 feet from the existing windows on an adjacent residential structure;
- ii. Indirect Alignment. Locating proposed windows, balconies, terraces, or other forms in indirect (or obscured) alignment with existing windows on an adjacent residential structure; and
- iii. Fencing and Planted Areas. Utilizing fencing, walls, or planting areas and landscape features to create privacy screening between adjacent properties.

iv. **FIGURE 22.999.090.060-K: WINDOW ALIGNMENT AND PRIVACY STUDY DIAGRAM**



- 8. Fences and Walls. All fences and walls shall be consistent with Section 22.110.070 (Fences and Walls), with the exception of Subsections H.1 and H.2, below.
 - a. Quality Materials and Finishes. Fence and wall materials may include brick, wrought iron, picket wood, stucco, or similar material.

- b. Prohibited Fence and Wall Materials.
 - i. Chain-link fence located in the front yard setback area and the side setback area when abutting public right-of-way;
 - ii. Exposed, unpainted, untreated board-formed concrete on building (CMUs) or "cinder block" located in a front yard setback or located in a side yard setback when abutting a public right-of-way;
 - iii. Fences and walls constructed of or topped with spikes, wire, barbs, razors, or any other similar material;
 - iv. Fences or walls constructed of glass, including glass balconies;
 - v. Tubular metal railings;
 - vi. Opaque driveways and pedestrian gates over 42 inches tall; and
 - vii. Fencing shall be designed with materials not harmful to wildlife. All hollow fence and signposts or posts with top holes, such as metal pipes or signposts with open bolt holes, shall be capped and the bolt holes filled to prevent the entrapment of bird species.
- 9. Vegetation and Planted Areas. The requirements in this Subsection only apply to discretionary land use permits, subject to Type II (Chapter 22.228), Type III (Chapter 22.230), or Type IV (Chapter 22.232) review. Reviews that include ground disturbance of over 400 square feet:
 - a. In addition to the required application materials specified in Section 22.222.070 (Application Filing and Withdrawal), each application shall include:
 - i. A detailed project description outlining the reason for the proposed vegetation removal and the planned use of the property; and
 - ii. A landscape plan identifying all proposed vegetation, landscape features, and planting areas on the property including, and separately specifying, all oak trees protected by Chapter 22.174 (Oak Tree Permits). The landscape plan shall indicate the vegetation and planting areas to be removed as part of the project and how those removals shall be replaced with replanting, to the satisfaction of the Department.

- b. In addition to the application filing fees listed in Chapter 22.250 (Applications, Petitions, and Fees), the applicant shall submit a fee for review by the County Biologist.

10. Outdoor Lighting on Private Property.

- a. All outdoor light fixtures shall be fully shielded downward directed light fixtures or frosted.
- b. No glare shall be visible when viewed from adjoining lots and public rights-of-way.
- c. All exterior lights on private property shall be directed downward to prevent spillover lighting into adjacent properties.
- d. Lighting Height.
 - i. The maximum height for light fixtures attached to the exterior façade of a residential structure, such as wall sconces, downlights, shall be 24 feet;
 - ii. The maximum height for a freestanding or pole-mounted light fixture or lamp post shall be nine feet in all yards;
 - iii. The maximum height for lighting of walkways used for entry and exit to permitted structures, including parking areas, is two feet; and
 - iv. Security lighting attached to the primary residential structure and other permitted structures shall be controlled by motion detectors and shall have a manufacturer's maximum output rating of no greater than 60 watts (600 lumens) or the equivalent.
- e. Prohibited Lighting. Industrial lighting and electrical features with exposed conduit and those with galvanized steel or unfinished metals.

11. Signs. In addition to the development standards in Chapter 22.114 (Signs), the following signs are prohibited in the C-2 and MXD zones of the CSD:

- a. Outdoor advertising signs (Billboards);
- b. Freestanding signs that exceed 30 feet in height, extend into the public right-of-way, or are located within 100 feet of a residential zone, measured from the closest edge of the sign to residential zone property line; and
- c. Roof signs.

12. Optional Community Identified Architectural Styles. If an applicant elects to incorporate all of the objective standards of one of the following prominent existing architectural styles in Chapman Woods listed below, then the project may also apply the incentives listed in Tables 22.999.090.070-A and 22.999.090.070-B, below:

a. Ranch

i. Required Elements.

- (1) Building Massing. The primary residential structure shall be one story in height. Incentives for this architectural style will be limited to setbacks and increased gross floor area. No incentives shall be granted to add additional height or a second story to the residence for this architectural style.
- (2) Front Porch. The primary façade of the primary residential structure must have an engaged or wrap-around porch.
- (3) Roofing. Roofing shall be made of traditional or composite shingles or material made to look like shingles. The required roof pitch must be between 2:12 and 6:12.

ii. Optional Elements. The primary residential structure may have any of the following architectural elements:

- (1) A wide front door of at least 42 inches;
- (2) Wood clapboard or ship-lap siding; or
- (3) Brick or river rock wrapping the corners of joining façades.

b. French Country

i. Required Elements.

- (1) Façade Materials and Colors. Façades shall be rough hand-troweled stucco, concrete, brick, stone, or materials made to look like one of these options and where painted, shall use light, neutral colors, such as tans, grays, or cream.
- (2) Front Porch. Porches and entrances shall be symmetrically located. No porch is required for this architectural style. A recessed entry is permitted.

- (3) Roofing. Roofs shall have a shingle or slate finish with a minimum pitch of at least 6:12. When included, chimneys shall extend above the roofline.
 - (4) Windows. Windows shall be symmetrically spaced on primary and secondary façades.
 - ii. Optional Elements. Incorporate at least one of the following architectural elements into the design of the primary residential structure:
 - (1) A prominent wood front door with iron hardware;
 - (2) A recessed primary entrance with an archway;
 - (3) Window shutters on the windows of the primary façade; or
 - (4) A decorative cap or pot on the chimney.
- c. Colonial
 - i. Required Elements.
 - (1) Building Massing. When the building is two stories, the first and second stories of the primary façade shall be flush with one another and shall not feature any architectural breaks.
 - (2) Façade Materials and Colors. Façades shall be made of one of the following materials or materials made to look like one of them: natural red or brown brick or clapboard siding painted white, light yellow, light blue, or gray.
 - (3) Front Porch. The building entrance shall be centralized and framed by a dormer, pediment, or second story balcony.
 - (4) Roofing. Roofs shall be hipped or gabled and may feature dormers on the second story.
 - ii. Optional Elements. Incorporate at least two of the following architectural elements into the design of the primary residential structure:
 - (1) Columns along the primary façade;
 - (2) Second story dormers;
 - (3) A projecting porch; and/or
 - (4) Dark colored window shutters on the windows of the primary façade.
- d. Craftsmen

i. Required Elements.

- (1) Façade Materials. Exterior walls on all façades shall utilize lap or batt and board siding with at least 20 percent of the façade covered by stone or brick near the bottom half of the façade. Stucco may be used in place of the lap or batt and board siding, but it cannot exceed 20 percent of the façade area.
- (2) Exterior Colors. The buildings shall be painted in dark, neutral, or earth-toned colors, such as shades of taupe, beige, olive, or burgundy. Three or four paint colors may be applied to the exterior of the building for the purposes of cladding, trimming, and window or door. Trim and accents may be painted in a lighter paint palette, such as a light gray, blue, or green.
- (3) Front Porch. The primary façade must have a covered projecting porch with the minimum dimensions of 10 feet in width and five feet in depth. The porch shall include square columns that are either straight or tapered, with plinths measuring eight to 14 inches in width and depth.
- (4) Roofing. Roofing shall be made of shingles or material made to look like shingles. Required roof pitch must be between 6:12 and 8:12. Roof eaves and overhangs shall project between 18 and 36 inches.
- (5) Windows. Apply decorative trim of five to six inches in width around the windows with emphasis on the top and bottom.

ii. Optional Elements. Incorporate at least two of the following architectural elements into the design of the primary residential structure:

- (1) Decorative lighting fixtures featuring an opalescent stained glass or mica covering;
- (2) A wide front door of at least 42 inches;
- (3) Second story dormers;
- (4) A decorative beam under the gable of the primary façade;
- (5) Decorative garage doors with window panes; and/or
- (6) River rock wrapping along the base of the residence extending up to 36 inches above the plinth base.

e. Tudor Revival.

i. Required Elements.

- (1) Building Massing. The building elevations for the primary façade shall depict an asymmetrical building, including varying forms and heights, such as towers, archways, and wings.
- (2) Façade Materials and Colors. Façades shall be unpainted stone, red brick, tan stucco, or dark natural brown wood shingle siding with decorative, dark brown half-timbering.
- (3) Doors. Wood-paneled or battened front doors with exposed iron hardware.
- (4) Roofing. Roofing shall have a minimum pitch of 6:12, and chimneys shall extend above the roofline on the primary or secondary façade.
- (5) Windows. Windows shall be divided by rectangular or diagonal muntin patterns.

ii. Optional Elements. Incorporate at least three of the following architectural elements into the design of the primary residential structure:

- (1) A decorative cap or pot on the chimney;
- (2) Heavy wood garage doors;
- (3) Decorative exterior accents, such as railings, made from exposed wrought iron, cast, or hammered iron;
- (4) Application of decorative accents using brick, such as clinker woven brick or carved stone;
- (5) Flower boxes; and/or
- (6) Lantern-design lighting fixtures with hammered or cast-iron hardware and dark painted metal finishes.

f. Spanish Revival

i. Required Elements.

- (1) Building Massing. The building elevations for the primary façade shall depict an asymmetrical building, including varying forms and heights, such as towers, archways, and wings.

- (2) Façade Materials. Exterior building walls shall be white or tan in color and made of stucco with smooth or lightly textured finishes (i.e., hand troweled or smaller particles).
- (3) Roofing. Roofs shall have a low pitch of between 2:12 and 6:12 and shall be made of red clay tiles or materials made to look like them, with either the Spanish S-shape or Barrel Type Mission design.
- (4) Windows. Windows shall have wide trim (i.e., surrounds).
- ii. Optional Elements. Incorporate at least one of the following architectural elements:
 - (1) A forecourt or courtyard;
 - (2) Recessed cutouts (niches) paired with arched openings and iron grilles;
 - (3) Mosaic tiles and ceramic accents to highlight edges, such as stairs, or architectural features, such as arches;
 - (4) Canvas awnings with spearhead poles or ornate metal awning may be used for shade and accents;
 - (5) Clay tile vents; or
 - (6) Wrought iron shall be used for accents on window grilles, balconies, railings, door hardware, and light fixtures.
- g. Minimal Traditional
 - i. Required Elements.
 - (1) Building Massing. The primary residential structure shall be one story in height. Incentives for this architectural style will be limited to setbacks and increased gross floor area. No incentives shall be granted to add additional height or a second story to the residence for this architectural style.
 - (2) Façade Materials. Façades shall have stucco or clapboard siding painted with lighter neutral colors with contrasting colors applied to trim, shutters, and doors. Brick may also be used as a building façade material.
 - (3) Front Porch. Primary entrances shall be flush with the primary façade and shall be integrated with a small projecting or engaged porch.

- (4) Roofing. Roofing shall be made of traditional or composite shingles or material made to look like shingles. The required roof pitch must be between 2:12 and 6:12.
- ii. Optional Elements. The primary residential structure may have any of the following architectural elements:
- (1) Windows. Primary façades may have a large picture or bay window facing the street; or
- (2) Contrasting colors may be applied to trim, shutters, and doors.

H. Zone-Specific Development Standards

1. Zones R-1, R-2, R-A, A-1 (Single-Family Residential).

TABLE 22.999.090.070-A: ZONE R-1, R-2, R-A, A-1 DEVELOPMENT STANDARDS				
Development Standard	Lot Size (sf): Less than 13,000	Lot Size (sf): 13,000— 19,999	Lot Size (sf): 20,000— 39,999	Lot Size (sf): 40,000+
LOT AND BUILDING CONFIGURATION				
Lot Width (minimum)*	50 feet	60 feet	80 feet	100 feet
*Measured along curb at Primary Street Frontage				
Gross Floor Area (base)	40% of lot area, not to exceed 3,500 sf	35% of lot area, not to exceed, 5,000 sf	25% of lot area, not to exceed 6,500 sf	20% of lot area, not to exceed 8,000 sf
Gross Floor Area (maximum)*	4,500 sf	6,000 sf	7,500 sf	9,000 sf
*Incentive for Community Identified Architectural Style (see Section 22.999.090.060.L)				
HEIGHT*				
*Measured from "Maximum Grade" — The average grade of adjoining lots on either side of a given property. Maximum grade may be determined by the Director or Director of Public Works where it is impractical due to topographic conditions.				
Maximum Stories	The maximum number of stories above grade shall be two, as defined in Division 2, Chapter 22.14 (Definitions).			

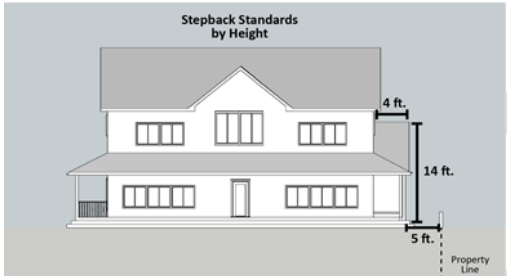
Base Maximum Height — Principal Building	25 feet	25 feet	30 feet	30 feet
Maximum Height — Principal Building (for Community Identified Architectural Styles listed in Section 22.999.090.060.L)	30 feet	30 feet	35 feet	35 feet
Maximum Height — Accessory Structures	20 feet	20 feet	25 feet	25 feet
Second Story Stepbacks on Side and Rear Yard	<p>Any portion of a primary or accessory structure above 14 feet in height shall be set back an additional four feet minimum from the side yard setback lines. Balconies and rooftop decks are eligible to extend into the four-foot second story stepback area as long as there is compliance with the window alignment and privacy study requirements in Section 22.999.090.060.G.5.</p>			
	<p>FIGURE 22.362.070-A: SECOND STORY STEPBACK BY HEIGHT</p> <p>The diagram illustrates a two-story house with a gabled roof. The first story is 14 feet high, and the second story is 4 feet high. A 5-foot setback is shown for the first story from the property line. An additional 4-foot setback is shown for the second story above the 14-foot height. A dashed line indicates the property line.</p>			
Distance Between Buildings on Same Lot	See Chapter 22.110.050 — Distance Between Buildings.			
SETBACKS AND YARD AREAS — PRIMARY RESIDENTIAL STRUCTURE				
Front Yard Setback (Minimum / Maximum)	30 feet / 35 feet	35 / 50 feet	40 / 60 feet	45 / 100 feet
Interior Side Yard Setback	10% of the average lot width, but no less than five feet.		10% of the average lot width, but no less than 10 feet.	
Corner and Reverse Corner Side Yard Setback	10 feet when the average lot width is less than or equal to 100 feet.			
	15 feet when the average lot width is more than 100 feet.			

Rear Yard Setback	25 feet	30 feet	35 feet	40 feet
LANDSCAPE AND PLANTED AREAS				
Front Yard Setback Landscape and Planted Area	A minimum of 50% of the required front yard setback area shall be landscaped with trees, plant material, natural groundcover, or drought-tolerant xeriscaping.			
Tree Planting	When the requirements of Chapter 22.126 (Tree Planting Requirements) are applicable to a project, a third tree meeting the standards in that Chapter shall be required.			
SETBACKS - ACCESSORY STRUCTURES				
Front Yard Setback	20 feet minimum in addition to the principal residential building setback.			
Side and Rear Yard Setbacks	Five feet, except for corner and reverse corner side yards where the setback is 10 feet.			
PERMITTED PROJECTIONS INTO SETBACK AREAS				
Permitted Projections into Setback Areas	<p>Notwithstanding Section 22.110.090, the only projections permitted include:</p> <ul style="list-style-type: none"> • Trellises are permitted to extend over the second floor setback area but shall not extend into the side or rear setback on ground level; • Bay windows on the first floor are permitted to encroach up to two feet into required yards, provided that they are not wider than eight feet along the general direction of the wall of which it is a part; • Fireplace structures are permitted to encroach up to two feet into required yards, provided that they are not wider than eight feet along the general direction of the wall of which it is a part; • Stoops may encroach into a required yard setback area, but are required to have an at-grade or bottom landing that is at least three feet by three feet in area; and • Planting boxes or masonry planters not exceeding 42 inches in height and 12 inches in depth. 			
PARKING AND ACCESS				
Parking	Number of Bedrooms	Required Enclosed Parking Spaces		
	1 to 4	2		
	5 to 6	3		
	7 or more	4		
Maximum Permitted Number of Driveway Curb Cuts per Lot	<p>One driveway curb cut for lots (except corner lots) with less than 100 feet of lot frontage; and,</p> <p>Two driveway curb cuts for corner lots and for lots with 100 feet or more of street frontage.</p>			

	For all properties, at least one driveway must lead to a garage.
Distance Between Driveways on Abutting Lots	Driveways located on separate lots must have a minimum of five feet between the driveways, as measured to outside edge of the driveway apron.
Driveways Widths	Minimum 10 feet Maximum 20 feet Circular driveways may range in width from 12 to 20 feet wide.
Garage Door Locations	The face of a garage door shall be located a minimum of three feet behind the primary façade of a residential building. Parking shall not be located below grade.
Maximum Garage Door Widths	16 feet — for lots with less than 60 feet of street frontage. 24 feet — for lots with 60 feet or more of street frontage.

2. Zone R-3.

TABLE 22.999.090.070-B: ZONE R-3 DEVELOPMENT STANDARDS	
LOT AND BUILDING CONFIGURATION	
Maximum Floor Area*	The maximum floor area shall be 100% of the net lot area. Floor area shall include all enclosed buildings except cellars or garages.
*Incentive Floor Area Maximum *Incentive for Community Identified Architectural Style (see Section 22.999.090.060.L)	If a multi-family residential building is designed in accordance with one of the prominent Optional Community Identified Architectural Styles listed in Section 22.999.090.060.L, above, the Maximum Floor Area may be increased by 1,200 square feet per lot.
Maximum Lot Coverage	The maximum lot coverage shall be 75% of the net lot area. Lot coverage shall include all enclosed buildings.
Residential Density	Maximum residential density shall be subject to State law, General Plan, and Chapter 22.18 (Residential Zones) of the Los Angeles County Code.
SETBACKS AND YARD AREAS	
Front Yard Depth	15 feet (minimum) / 20 feet (maximum)
Front Yard Planting Area	A minimum of 20% of the required front yard shall contain pervious or softscape landscaping.
Minimum Side Yard Width	5 feet

Minimum Reverse Corner Side Yard Width	10 feet
Minimum Rear Yard Depth	15 feet
Second Story Stepbacks on Side and Rear Yard	<p>Any portion of a primary or accessory structure above 14 feet in height shall be set back an additional four feet minimum from the side yard setback lines.</p> <p>Balconies and rooftop decks are eligible to extend into the four-foot second setback area, as long as there is compliance with the window alignment and privacy study requirements in Section 22.999.090.060.G.5.</p> <p>FIGURE 22.362.070-B: SECOND STEPBACK BY HEIGHT</p>  <p>The diagram, titled 'Stepback Standards by Height', shows a two-story house. The first floor is 14 feet high. The second floor is set back 4 feet from the side yard setback line. The house is 5 feet from the property line.</p>
<p>HEIGHT*</p> <p>*Measured from "Maximum Grade" — The average grade of adjoining lots on either side of a given property. Maximum grade may be determined by the Director or Director of Public Works where it is impractical due to topographic conditions.</p>	
Maximum Height	<p>35 feet</p> <p>The maximum height applies to all structures except chimneys and rooftop antennas.</p>
<p>PERMITTED PROJECTIONS INTO SETBACK AREAS</p>	
Permitted Projections Into Setback Areas	<ul style="list-style-type: none"> • Trellises are permitted to extend over the second floor stepback area but shall not extend into the side or rear setback on ground level. • Bay windows on the first floor are permitted to encroach up to two feet into required yards, provided they are not wider than eight feet along the general direction of the wall of which it is a part. • Fireplace structures are permitted to encroach up to two feet into required yards, provided they are not wider than eight feet along the general direction of the wall of which it is a part. • Stoops may encroach into a required yard setback area, but are required to have an at-grade or bottom landing that is at least three feet by three feet in area; and • Planting boxes or masonry planters not exceeding 42 inches in height and 12 inches in depth.

PARKING AND ACCESS	
Parking	As required by Chapter 22.112 (Parking).

3. Zone MXD.

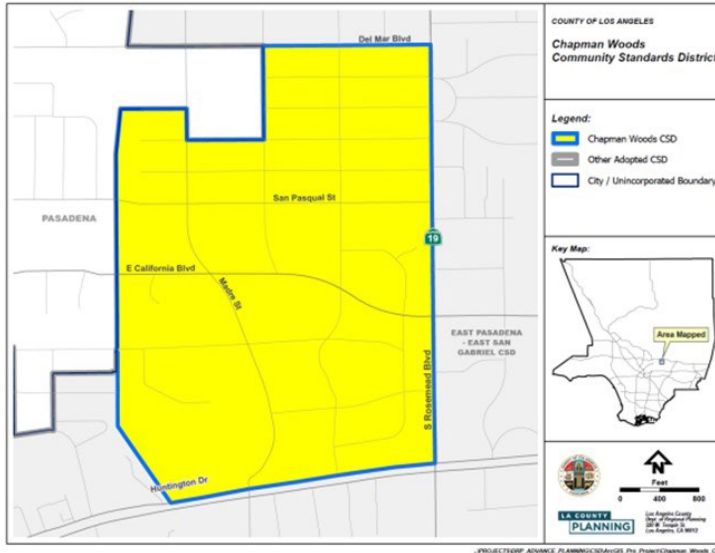
- a. Maximum Height. The maximum height of all structures, except chimneys and rooftop antennas, shall be 35 feet.
- b. Maximum Floor Area. The maximum floor area shall be 100 percent of the net lot area. The floor area shall include all enclosed buildings.
- c. Maximum Lot Coverage. The maximum lot coverage shall be 75 percent of the net lot area. Lot coverage shall include all enclosed buildings.
- d. Setback. For structures that exceed 17 feet in height and are located on a lot adjacent to a Residential Zone, the maximum height of the structure at five feet from the property line adjacent to the Residential Zone shall be 10 feet. Any portion of the structure that exceeds 10 feet in height shall be set back an additional foot for every additional foot in height.

I. Area-Specific Development Standards. (Reserved).

J. Modification of Development Standards. Notwithstanding the findings required by a Minor Conditional Use Permit as provided by Section 22.999.130 (modification of PASD Development Standards), these additional findings are required:

- 1. The application of these standards would result in practical difficulties or unnecessary hardships inconsistent with the purpose of this CSD; or
- 2. There are exceptional circumstances or conditions that are uniquely applicable to the subject property or to the intended development of the subject property that do not apply to other properties within the area governed by this CSD.

K. FIGURE 22.999.090-A: CHAPMAN WOODS CSD BOUNDARY



East Pasadena setback districts

22.399.100 – East Pasadena-East San Gabriel Community Standards District

- A. Purpose. The East Pasadena—East San Gabriel Community Standards District ("CSD") is established to protect the light, air, and privacy of existing residences, enhance aesthetics and community character, and ensure that new and expanded development is compatible with the unique identity of each neighborhood throughout the CSD.
- B. District Map. The boundaries of this CSD are shown on Figure 22.318-A: East Pasadena—East San Gabriel CSD Boundary, at the end of this Chapter.
- C. Community-wide Development Standards
1. Flag Lots. The provisions in Section 22.110.170.B.1.b allowing the substitution of a uniform distance of 10 feet from all lot lines for front, side and rear yards on flag lots shall not be applicable.
 2. Signs. Prohibited signs are as follows:
 - a. Outdoor advertising signs;
 - b. Freestanding signs that exceed 30 feet in height, or are located within 100 feet of a residential use or Residential Zone, or extend into the public right-of-way;
 - c. Roof signs;
 - d. Flashing, animated, audible, rotating and/or moving signs; and

- e. Business signs that project or extend more than 18 inches from the building facade.
- 3. Setback Districts. Setback Districts, as established in Chapter 22.72 (Setback Districts) and this CSD, shall take precedence over any other standards established by this CSD.

D. Zone Specific Development Standards

1. Zones R-1, R-2, R-A, A-1 (Single-Family Residential).

TABLE 22.318.060-A: ZONES R-1, R-2, R-A, A-1 DEVELOPMENT STANDARDS				
Development Standards	Lot Size (sf): Less than 13,000	Lot Size (sf): 13,000— 19,999	Lot Size (sf): 20,000— 39,999	Lot size (sf): 40,000+
Minimum Street Frontage	60 feet	70 feet	80 feet	100 feet
Minimum Average Lot Width	60 feet	85 feet	100 feet	125 feet
Maximum Height	30 feet	30 feet	35 feet	35 feet
	The maximum height applies to all structures except chimneys and rooftop antennas. Where fill material has been placed on a lot in excess of the grade approved at the time the lot was created, height shall be measured from the map-approved grade.			
Minimum Rear Yard Depth	25 feet	30 feet	35 feet	40 feet
Minimum Side Yard Width	The minimum side yard width shall be 10 percent of the average lot width, but no less than five feet for a lot with an average lot width less than 50 feet.			
Minimum Reverse	The minimum reverse corner side yard width shall be 10 feet.			

Corner Side Yard	
Minimum Front Yard Depth	The minimum front yard depth shall be the average depth of front yards on the same side of the street on the same block. A vacant lot shall not be included in this computation. On undeveloped blocks, the minimum front yard depth shall be 20 feet.
Structure Height and Setback	For structures that exceed 17 feet in height and are located on a lot adjacent to a single-family Residential Zone, the maximum height of the structure: <ol style="list-style-type: none"> 1. At five feet from the side property line adjacent to the single-family Residential Zone shall be 10 feet and any portion of the structure that exceeds 10 feet in height shall be set back an additional foot for every additional foot in height.
	<ol style="list-style-type: none"> 2. At 20 feet from the front property line shall be 20 feet and any portion of the structure that exceeds 20 feet in height shall be set back an additional foot for every additional foot in height.
Front Yard Landscaping	A minimum of 50 percent of the required front yard shall contain softscape landscaping.
Distance Between Main Buildings	A minimum distance of 10 feet shall be required between all main residential buildings not more than 17 feet in height established on the same lot. A minimum distance of 20 feet shall be required between all main residential buildings more than 17 feet in height established on the same lot.
Maximum Grade	The maximum grade shall be the average grade of adjoining lots unless modified by the Director or Director of Public Works where it is impractical due to topographic conditions.
Maximum Stories	The maximum number of stories above grade shall be two.

Maximum Floor Area	The maximum floor area shall be $(0.25 \times \text{net lot area}) + 1,000$ square feet, but in no case more 9,000 square feet. The floor area shall include all enclosed buildings except cellars or garages. If there are multiple main residential buildings on the same lot, the total maximum floor area shall be 50 percent of the net lot area.	
Maximum Lot Coverage	The maximum lot coverage shall be $(0.25 \times \text{net lot area}) + 1,000$ square feet, but in no case more than 9,000 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.	
Parking	Number of Bedrooms	Required Enclosed Parking Spaces
	1 to 4	2
	5 to 6	3
	7 or more	4 (+1 for each additional bedroom)
	Parking shall not be located below grade.	
Garages	For lots with not more than 100 feet of street frontage, the total maximum street-facing garage door width shall be 16 feet. For lots with more than 100 feet of street frontage, the total maximum street-facing garage door width shall be 24 feet.	
Street Lighting	Street lighting shall be consistent with the neighborhood pattern except where Public Works determines that a different street lighting configuration is required for the protection of public health and safety.	

2. Zone R-3

TABLE 22.318.060-B: ZONE R-3 DEVELOPMENT STANDARDS	
Minimum Rear Yard Depth	15 feet

Minimum Side Yard Width	5 feet
Minimum Reverse Corner Side Yard	The minimum reverse corner side yard width shall be 10 feet.
Minimum Front Yard Depth	The minimum front yard depth shall be the average depth of front yards on the same side of the street on the same block. A vacant lot shall not be included in this computation. On undeveloped blocks, the minimum front yard depth shall be 20 feet.
Front Yard Landscaping	A minimum of 20 percent of the required front yard shall contain softscape landscaping.
Structure Height and Setback	For structures that exceed 17 feet in height and are located on a lot adjacent to a single-family Residential Zone, the maximum height of the structure at five feet from the property line adjacent to the single-family Residential Zone shall be 10 feet and any portion of the structure that exceeds 10 feet in height shall be set back an additional foot for every additional foot in height.
Maximum Height	35 feet. The maximum height applies to all structures except chimneys and rooftop antennas. Where fill material has been placed on a lot in excess of the grade approved at the time the lot was created, height shall be measured from the map-approved grade.
Maximum Grade	The maximum grade shall be the average grade of adjoining lots, unless modified by the Director or Director of Public Works where it is impractical due to topographic conditions.
Maximum Floor Area	The maximum floor area shall be 100 percent of the net lot area. Floor area shall include all enclosed buildings except cellars or garages.
Maximum Lot Coverage	The maximum lot coverage shall be 75 percent of the net lot area. Lot coverage shall include all enclosed buildings.

Parking	As required by Chapter 22.112 (Parking).
Street Lighting	Street lighting shall be consistent with the neighborhood pattern except where Public Works determines that a different street lighting configuration is required for the protection of public health and safety.

3. Zones C-1, C-2, C-3, C-H, M-1, M-1.5, and MXD.

- a. Maximum Height. The maximum height of all structures, except chimneys and rooftop antennas, shall be 35 feet.
- b. Maximum Floor Area. The maximum floor area shall be 100 percent of the net lot area. Floor area shall include all enclosed buildings.
- c. Maximum Lot Coverage. The maximum lot coverage shall be 75 percent of the net lot area. Lot coverage shall include all enclosed buildings.
- d. Setback. For structures that exceed 17 feet in height and are located on a lot adjacent to a Residential Zone, the maximum height of the structure at five feet from the property line adjacent to the Residential Zone shall be 10 feet and any portion of the structure that exceeds 10 feet in height shall be set back an additional foot for every additional foot in height.

E. Area Specific Development Standards.

- 1. East Pasadena – East San Gabriel Setback District. **Setback district standards shall be subject to Chapter 22.72 (Setback Districts)**

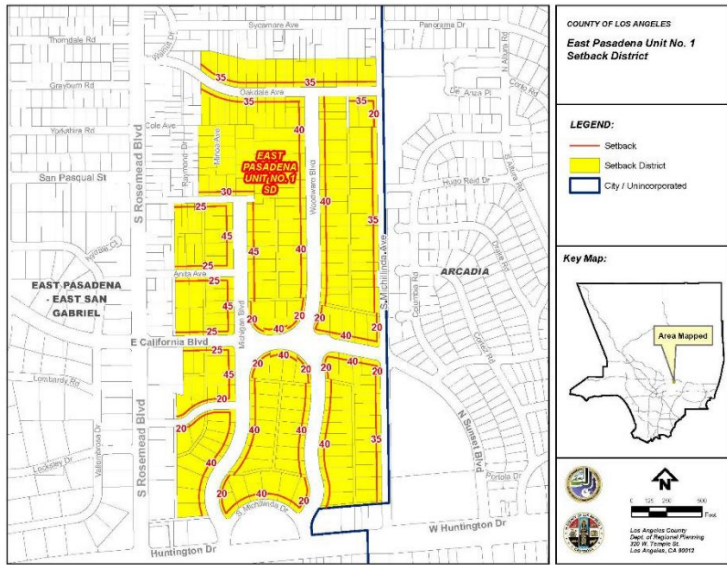
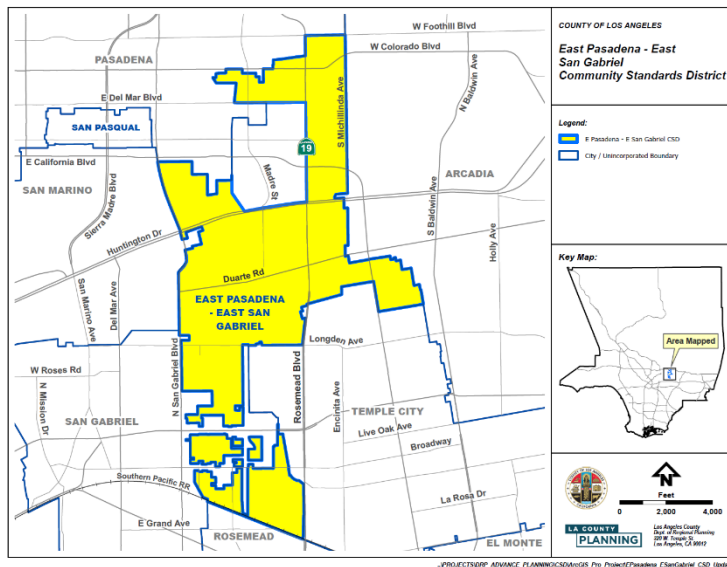


FIGURE 22.72.030-N: EAST PASADENA UNIT NO. 1

- F. Modification of Development Standards. Notwithstanding the findings required by a Minor Conditional Use Permit as provided by Section 22.999.130 (modification of PASD Development Standards), these additional findings are required:
- a. Approval or denial of a modification to the development standards of this Chapter shall not establish precedent for approval or denial of other modifications within the East Pasadena—San Gabriel Community Standards District.
 - b. The modification from the development standards will not affect the unique characteristics of the neighborhood in which the site is located.
 - i. The use, development of land, and application of development standards comply with all applicable provisions of this Title 22.
 - ii. The use, development of land, and application of development standards, when considered on the basis of the suitability of the site for the particular use or development intended, are arranged to avoid traffic congestion, provide for the safety and convenience of bicyclists and pedestrians, including children, senior citizens, and persons with disabilities, to protect public health, safety and general welfare, prevent adverse effects on neighboring property and conform with good zoning practice.

- iii. The use, development of land, and application of development standards are suitable from the standpoint of functional developmental design.
- iv. That the requested modification will not be materially detrimental to properties or improvements in the area or contrary to the purpose of this CSD or the West San Gabriel Valley Area Plan.

**FIGURE 22.318-A: EAST PASADENA—EAST SAN GABRIEL
CSD BOUNDARY**



22.999.110 La Crescenta-Montrose Community Standards District

- A. Purpose. The La Crescenta-Montrose Community Standards District ("CSD") is established to enhance the character and vitality of the La Crescenta-Montrose community. The CSD promotes thoughtful design of commercial and residential buildings and enhances the area's identity as a foothill community. The CSD contains development standards and design requirements to improve the appearance of the Foothill Boulevard commercial corridor, create a pedestrian-friendly environment, and buffer single-family residences from more intensive adjacent uses.
- B. Definitions. The following definitions are defined solely for this CSD:

1. Façade. Any face of a building oriented towards a shared public space, such as a street, alley, parking lot, sidewalk, courtyard, plaza, or park.
 2. Landscaping. An area planted with vegetative materials, such as lawn, shrubs, flowers, trees, drought tolerant groundcover, or plants.
- C. District Map. The boundaries of this CSD are shown on Figure 22.328 - A: La Crescenta-Montrose CSD Boundary, at the end of this Chapter.

D. R-1 and R-2 Zone Specific Development Standards

1. Exterior Lighting. Fully shielded fixtures shall be used for permanent exterior lighting in order to prevent light trespass beyond said property boundaries. A fully shielded fixture emits no light in the area above a horizontal plane passing through the lowest point of the light fixture and no more than 10 percent of its light in the area between zero and 10 degrees below the horizontal plane.

E. R-3 Zone Specific Development Standards.

1. The provisions of this Section shall not apply to single-family and two-family residences.
2. Front Yards.
 - a. At least 50 percent of the required front yard shall be landscaped, and such landscaping shall include at least one minimum 15-gallon tree.
 - b. Front yards that adjoin any single-family or two-family residential property shall include a landscaped area of at least five feet in width, as measured from the side lot line adjoining said residential property. Driveways, walkways, patio slabs, and other areas constructed of concrete, asphalt, or similar materials shall not be permitted in said landscaped area.
3. Interior Side Yards.
 - a. Where a lot is 50 feet or less in average width, such lot shall have interior side yards each of at least five feet.
 - b. Where a lot is more than 50 feet in average width but not more than 100 feet in average width, such lot shall have interior side yards equal to 10 percent of the average width of such lot.

- c. Where a lot is greater than 100 feet in average width, such lot shall have interior side yards of at least 10 feet.
 - d. Interior side yards that adjoin single-family or two-family residential property shall be landscaped and such landscaping shall include shrubbery and/or trees to provide shielding to maintain privacy from the adjoining property.
 - e. Driveways, walkways, patio slabs, and other areas constructed of concrete, asphalt, or similar materials shall not be permitted in interior side yards that adjoin single-family or two-family residential property, except that, to meet Fire Department access requirements, a permeable paver walkway may be used on the inside edge of landscaping to the satisfaction of the Fire Department.
 - f. Porches, platforms, landings, and decks that are uncovered shall not project into interior side yards that adjoin single-family or two-family residential property.
4. Rear Yards. Rear yards that adjoin a single-family or two-family residential property shall include a landscaped area with a depth of at least 10 feet, as measured from the rear lot line. Such landscaped area shall include shrubbery and/or trees to provide shielding from the adjoining single-family or two-family property. At least one minimum 15-gallon tree shall be provided for every 250 square feet of the required landscaped area, or as otherwise required by Chapter 22.126, whichever is greater.
5. Structure Height. For structures located on a lot adjoining a single-family or two-family residential property, the height of any structure at the inside boundary of the required side and rear yards shall be 25 feet. Any portion of the structure that exceeds 25 feet in height shall be stepped back an additional foot for every two feet in height up to a maximum height of 35 feet.
6. Open Space.
- a. At least 50 percent of the required open space shall be clustered in one common area with dimensions of at least 15 feet by 25 feet. Such common area shall include recreational amenities accessible to and useable by all building occupants and may include a required yard or any portion thereof, provided that such yard or portion thereof is landscaped.

7. Building Design.

- a. Where a lot is 100 feet or less in average width, only one driveway shall be permitted in the required front yard and one garage entrance may be placed on the front of a building. Such driveway and garage entrance shall not exceed 26 feet in width, unless a greater width is required by another State or County requirement.
- b. Where a lot is greater than 100 feet in average width, one driveway shall be permitted in the required front yard for every 100 feet of lot width, and one garage entrance may be placed on the front of a building for every 100 feet in lot width or portion thereof. Each such driveway and garage entrance shall not exceed 26 feet in width, unless otherwise required by State or County requirements.
- c. For each building that fronts a public street, at least one window shall be located on the building wall that faces that street.
- d. Front entrances shall consist of a portico, hereby defined as a roof structure consisting of columns or enclosed walls.
- e. Building walls exceeding 30 feet in length shall be articulated by use of patios, balconies, bay windows or other such articulations which shall extend more than three feet from the building wall.
- f. The entire roof structure shall be pitched with a slope of at least 1:3.
- g. Rooflines shall be broken into smaller sections by use of decorative elements, such as pitched dormers, gables, and eyebrows.
- h. Roof mounted equipment shall be screened from view from any adjacent residential property at ground-level and any adjoining public right-of-way, except that solar panels that match the slope and direction of the roof and are less than 18 inches tall above the roof need not be screened.

F. Foothill Boulevard Area Specific Development Standards

1. Purpose. The following standards apply to all commercial and mixed-use zoned property within the Foothill Boulevard Area and are intended to improve walkability and aesthetics along the commercial corridor.
2. Area Description. The specific boundaries of the Foothill Boulevard subarea are shown on Figure 22.328 - A: Foothill Boulevard, at the end of this Chapter.
3. Zone Specific Use Standard – All Commercial and MXD Zones.

- a. Conditional Use Permit. Notwithstanding the use requirements provided in Section 22.20.030.C (Land Use Regulations for Zones C-H, C-1, C-2, C-3, C-M, C-MJ, and C-R), the following uses shall require a conditional use permit.
- b. Sales and Rentals.
 - i. Automobile sales, sale of new motor vehicles, including incidental repair and washing, subject to provisions of Section 22.140.100 (Automobile and Vehicle Sales and Rental, Automobile Service Stations and Automobile Supply Stores - Accessory Uses).
 - ii. Boat and other marine sales or rentals.
 - iii. Pet stores.
 - iv. Recreational vehicle rentals.
 - v. Tool sales or rentals.
 - vi. Trailer sales or rentals, box and utility only.
 - vii. Truck sales or rentals.
- c. Services.
 - i. Automobile battery service.
 - ii. Automobile brake repair shops.
 - iii. Automobile muffler shops.
 - iv. Automobile radiator shops.
 - v. Automobile rental and leasing agencies.
 - vi. Automobile repair and parts installation incidental to automobile supply stores.
 - vii. Automobile repair garages.
 - viii. Automobile service stations, including incidental repair, washing, and rental of utility trailers, subject to the provisions of Section 22.140.100 (Automobile and Vehicle Sales and Rental, Automobile Service Stations and Automobile Supply Stores - Accessory Uses).
 - ix. Car washes, automatic, coin-operated, and hand wash.
 - x. Colleges and universities, State accredited or equivalent including accessory facilities.
 - xi. Community centers.

- xii. Communications equipment buildings.
- xiii. Parking lots and parking buildings, except where accessory to a structure on the same lot.
- xiv. Schools through grade 12, accredited, including appurtenant facilities, which offer instruction required to be taught in the public schools by the State of California.
- xv. Schools, business and professional, including art, barber, beauty, dance, drama, and music, including trade schools specializing in manual training, shop work, or in the repair and maintenance of machinery or mechanical equipment; and tutoring instruction schools where more than 20 students are in attendance at any one time.
- xvi. Smoke Shops, which is a business establishment that is dedicated, in whole or in part, to the smoking or sale of tobacco products, electronic cigarettes, or other substances, including, but not limited to, establishments, such as cigar lounges, hookah lounges, tobacco clubs, shops, or bars.
- xvii.
- xviii. Veterinary clinics, small animals.
- d. Recreation and Amusement.
 - i. Athletic fields, excluding stadiums.
 - ii. Golf courses, including the customary clubhouse and appurtenant facilities.
 - iii. Recreation clubs, commercial, including tennis, polo, swimming, and similar outdoor/indoor recreational activities together with appurtenant clubhouse.
 - iv. Swimming pools, as a primary use.
 - v. Tennis, volleyball, badminton, lawn bowling or bowling alleys, and similar courts.
- 4. General Development Standards
 - a. Lot Coverage. Buildings and structures shall not cumulatively occupy more than 85 percent of the net area of a lot. A minimum of 15 percent of the net area shall be landscaped.
 - b. Yard Setbacks. Outdoor dining, exterior furniture, or pedestrian circulation areas may be provided for up to one-third of the required 15 percent net area

- landscaping in the front and side yard setbacks if such setbacks are provided to meet the landscaping requirement.
- c. Corner cutoffs. Corner cutoffs shall be provided, as specified in Section 22.116.040 (Intersections and Corner Cutoff Requirements). If the existing corner cutoff is less than 20 feet, any new development shall provide a corner cutoff of at least 20 feet, unless otherwise determined by Public Works.
- d. Rear Yards.
- i. If a lot adjoins a Residential Zone at its rear lot line, such lot shall have a rear yard of at least five feet in depth and such rear yard shall be landscaped.
- (1) If a lot is 60 feet or less in width at its rear lot line, at least two minimum 24-inch box trees shall be planted, and such trees shall be planted at least 27 feet apart.
- (2) If a lot is more than 60 feet in width at its rear lot line, a 24-inch box tree shall be planted in both directions at intervals of 27 feet, as measured from the midpoint of the width of such lot at its rear lot line.
- ii. If a lot is located between Ramsdell Avenue and Raymond Avenue, this rear yard standard shall not apply.
- e. Building or Structure Height.
- i. If a lot does not adjoin a Residential Zone at its rear lot line, the maximum building or structure height shall be 35 feet above grade, excluding chimneys, rooftop antennas, and solar panels.
- ii. If a lot adjoins a Residential Zone at its rear lot line, the maximum building or structure height shall be 35 feet; except that at the rear lot line, height shall be stepped back as follows:
- (1) If an adjoining lot has a lower elevation, the maximum height of 35 feet shall be established as a 45-degree projection measured from six feet above the grade of the rear lot line (see Figure 22.328.080 - A).
- (2) If an adjoining lot has a higher elevation, the maximum height shall be established as a 45-degree projection measured from the grade of the rear lot line (see Figure 22.328.080 - B).

iii. Exceptions

- (1) If the lot is located between Ramsdell Avenue and Raymond Avenue, Subsection b, above, shall not apply.
- (2) If the average lot depth is 100 feet or less, Subsection b, above, shall not apply, and the maximum height shall be 35 feet.

FIGURE 22.328.080 - A: BUILDING OR STRUCTURE HEIGHT

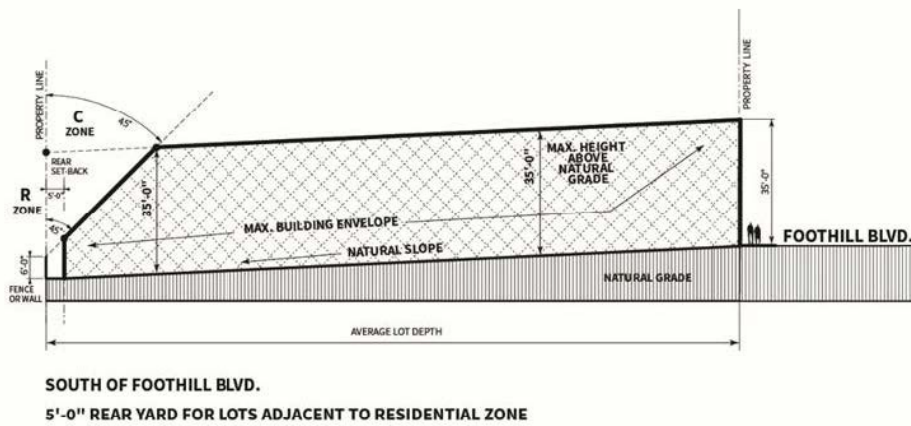
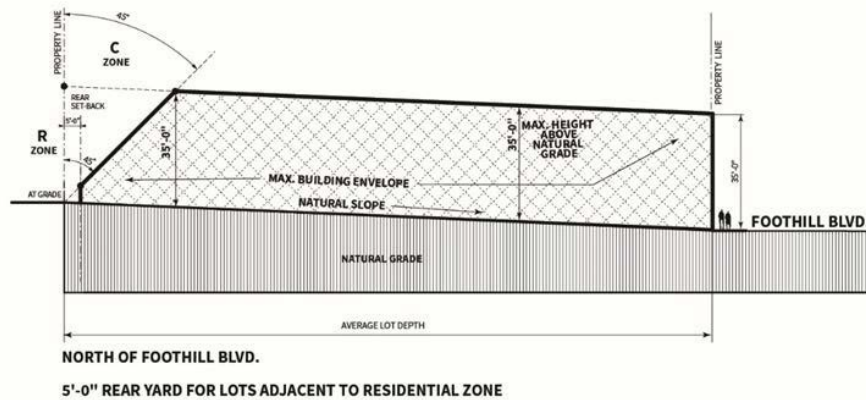


FIGURE 22.328.080 - B: BUILDING OR STRUCTURE HEIGHT



- f. Building Base Design. New development and renovations subject to 22.328.080.D.1 (Applicability) shall include at least two of the following design elements on at least one façade fronting Foothill Boulevard:
- i. Trellis or Pergola - Consisting of posts and beams with cross members and open to the sky or complemented with the use of canvas shades or vines, as shown on Figure 22.323.080 - C, below.

FIGURE 22.328.080 - C: EXAMPLES OF TRELLIS AND PERGOLA STRUCTURES







- ii. Natural Stone, which shall be provided which shall be provided at the base of structures, including (see Figure 22.328.080 - D, below):
 - (1) As fascia for landscape wall;
 - (2) On the base of façade walls at least three feet in height for the length of all walls at ground floor; and
 - (3) On the base of all columns on the exterior of the buildings at least three feet in height.

FIGURE 22.328.080 - D: EXAMPLES OF NATURAL STONE



- iii. Exterior Furniture. At least one of the following exterior furniture, which shall be constructed of steel with powder coat or other comparable material of equal durability and shall be well maintained at all times.

- (1) Benches - with a seating length of at least 48 inches (see Figure 22.328.080 - E, below):

FIGURE 22.328.080 - E: EXAMPLES OF BENCH SEATING



- (2) Bicycle racks - at least one rack to accommodate three or more bicycles. If a bicycle rack has already been provided per Section 22.112.100 (Bicycle Parking and Bicycle Facilities), it may be used to satisfy this requirement, and no additional bicycle rack is required (see Figure 22.328.080 - F, below); or

FIGURE 22.328.080 - F: EXAMPLE OF BICYCLE RACK



(3) Tables with chairs - may include at least three tables with at least two chairs each (see Figure 22.328.080 - G, below).

FIGURE 22.328.080 - G: EXAMPLES OF TABLES WITH CHAIRS FOR OUTDOOR SEATING





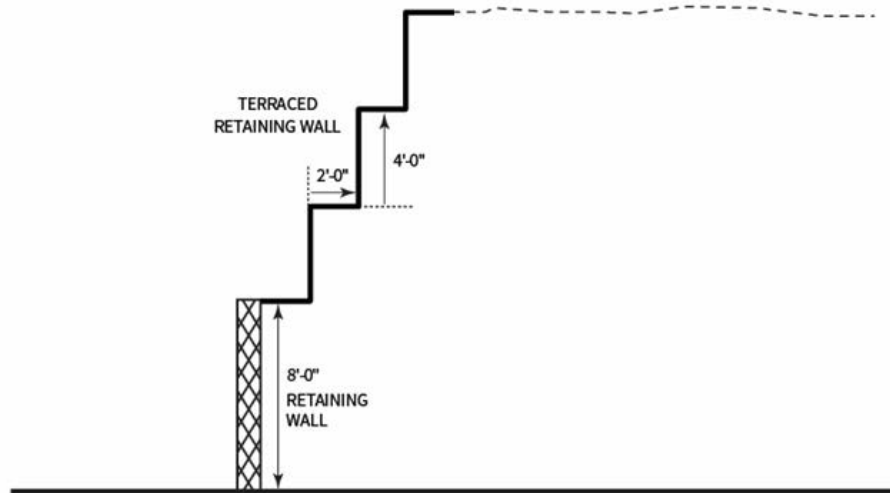
g. Awnings.

- i. Use of awnings. As part of the building articulation, awnings with or without a sign may be used at entrances, windows, bays or along building frontages or façades, subject to the requirements of Subsection F.7.g.ii (Awning Sign).
 - ii. Multiple awnings belonging to a single commercial business shall be the same color and style.
 - iii. Awnings shall not utilize glossy material or be internally illuminated.
 - iv. Awnings shall be maintained in good repair. For the purposes of this Subsection, good repair shall be defined as not torn or ripped.
- h. Landscaping. These landscaping provisions shall apply to installation or replacement of landscaping.
- i. Native trees with a trunk diameter of at least eight inches, as measured four-and-one-half feet above grade, shall be preserved and integrated into required landscaping, either in their current location or another location on the same lot, provided that such trees are good candidates for relocation, as established by a certified arborist. Such trees shall be moved in accordance with currently accepted arboricultural standards and practices and shall be supervised by a certified arborist. This provision shall not apply

to oak trees, which are subject to the requirements of Chapter 22.174 (Oak Tree Permits).

- ii. Trees, shrubs, flowers, and plants placed in any required yard, including hedges planted within yards and forming a barrier serving the same purpose as a fence or wall, shall comply with all height restrictions applying to fences and walls, as provided in Section 22.110.070 (Fences and Walls) in addition to Subsections 14 and 15, below.
- i. Retaining Walls.
 - i. Retaining walls that employ crib wall construction are not required to meet the requirements of this Subsection, provided that such retaining walls are landscaped.
 - ii. Retaining walls shall be finished with one or more of the following materials: brick, stucco, natural stone, or split-faced concrete block with a cap.
 - iii. Retaining walls greater than 3.5 feet in height that are adjacent to a road right-of-way, shall be set back at least three feet from the road right-of-way. This setback area shall be landscaped, but such landscaping shall be no higher than the height of the retaining wall and shall not obstruct line of sight, as determined by Public Works.
 - iv. Retaining walls that adjoin or are adjacent to the rear lot line shall comply with the following standards (see Figure 22.328.080 - H):
 - (1) Retaining walls shall be limited to eight feet in height, as measured from finished grade from the bottom of the retaining wall. If eight feet is insufficient, additional retaining walls may be constructed, in a terraced manner, in increments of four or fewer feet in height, similarly measured, unless Public Works determines such a terraced construction is unsafe. In such case, a retaining wall greater than eight feet may be allowed, if approved by Public Works.
 - (2) Each vertical increment of terraced retaining walls shall be set back from adjoining increments by at least two feet, and the area between each increment shall be landscaped in compliance with the requirements of Subsection D.13.b (Landscaping).

FIGURE 22.328.080 - H: REAR LOT RETAINING WALL DESIGN



- j. Other Walls and Fences.
 - i. Walls shall be constructed of similar materials as Subsection 14.b. Fences shall be constructed of the following materials, and shall be maintained in good condition:
 - (1) Wood or simulated wood;
 - (2) Brick or stone; or
 - (3) Wrought iron.
 - ii. Prohibited Fences. Chain-link, barbed and concertina wire fences, electric fences, fences or walls with protruding sharp edges, or other fences and walls designed for or likely to cause harm to persons, are prohibited, except as otherwise provided below.
 - iii. Special Purpose Fences. Chain link fences are permitted only when used to secure undeveloped lots, construction sites, or for special events authorized by a special event permit pursuant to Chapter 22.188 (Special Events Permit).
- k. Parking. The requirements of Chapter 22.112 (Parking) shall apply except where modified herein:
 - i. Fence or Wall. If a parking lot adjoins a public street, a solid fence or wall 3.5 feet in height, setback at least seven feet from the road right-of-way

shall be required. Substitution of a landscaped berm in place of a solid fence or wall may be permitted.

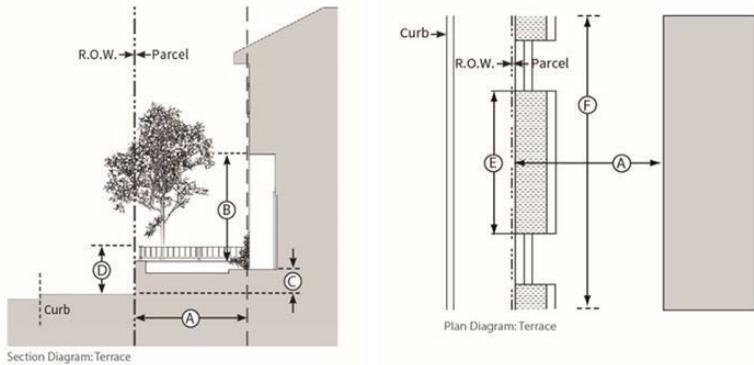
- ii. Parking Ratio. Eating establishments and other similar uses located on a lot between Ramsdell Avenue and Raymond Avenue shall provide at least one parking space for each six persons, based on the occupant load, which is determined by Public Works.

5. Building Design Standards.

- a. Architectural Elements. New primary structures shall include at least one of the following elements listed below on at least one façade fronting Foothill Boulevard. If the lot is located between Ramsdell Avenue and Raymond Avenue, this requirement shall not apply.

- i. Terrace. A terrace separates the building façade from the sidewalk and street. A terrace may provide a space for public uses, such as public seating or dining. It creates a buffer from public rights-of-way (see Figure 22.328.080 - K, below, for examples of terraces).

FIGURE 22.328.080 - J: TERRACE DESIGN



(1) Design Standards (see Figure 22.328.080 - J):

<u>A</u>	<u>Depth, clear</u>	<u>10 ft. min.</u>
<u>B</u>	<u>Height, clear</u>	<u>10 ft. min.</u>
<u>C</u>	<u>Finish level above sidewalk</u>	<u>3 ft. max.</u>
<u>D</u>	<u>Height, perimeter wall</u>	<u>4 ft. max.</u>
<u>E</u>	<u>Distance between access points</u>	<u>50 ft. max.</u>
<u>F</u>	<u>Length of terrace</u>	<u>At least 50 percent of building frontage.</u>

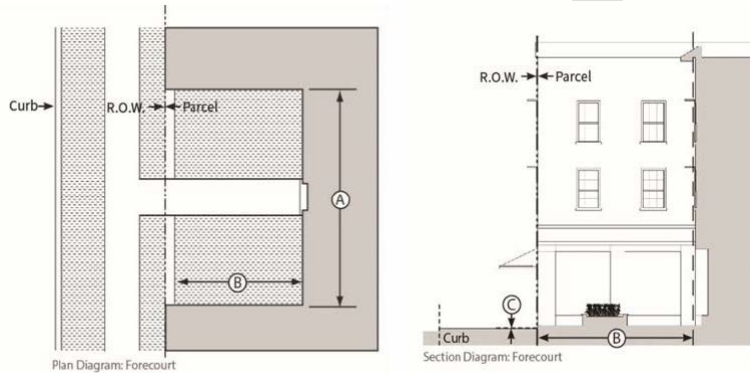
- (2) Low walls used as seating may count towards satisfying the requirements of Subsection D.7.c.i (Benches), above.
- (3) Any required guardrails shall be at least 75 percent open above the perimeter wall.

FIGURE 22.328.080 - K: EXAMPLES OF COVERED TERRACE AND TERRACE AREAS



- ii. Forecourt. A forecourt is a semi-public space formed by a recess in the façade of a building and is generally appropriate for commercial or public use (see Figure 22.328.080 - M, below, for examples of forecourt area).

FIGURE 22.328.080 - L: FORECOURT DESIGN



(1) Design Standards (see Figure 22.328.080 - L):

<u>A</u>	<u>Width, clear</u>	<u>15 ft. min.</u>
<u>B</u>	<u>Depth, clear</u>	<u>20 ft. min.</u>
<u>C</u>	<u>Finish level above sidewalk</u>	<u>3 ft. max.</u>
<u>Ground floor transparency</u>		<u>60 percent min.</u>

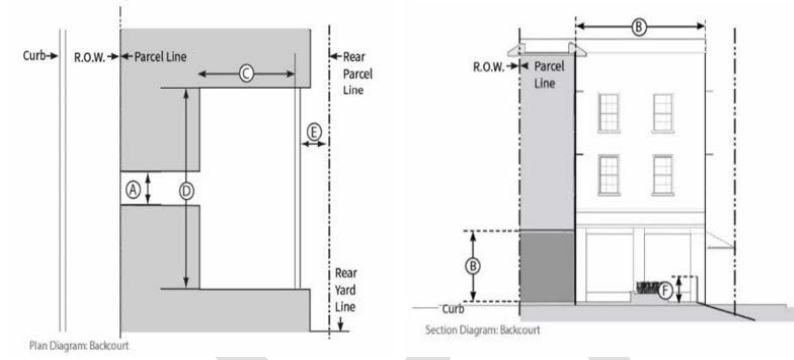
- (2) Encroachments, such as balconies, awnings, and signage, are allowed within the forecourt and shall be located at least eight feet above finish level.
- (3) Forecourts shall dedicate at least 50 percent of their area to landscape or design elements, such as seating areas, fountains, or other similar fixtures, or combination thereof.

FIGURE 22.328.080 - M: EXAMPLES OF FORECOURT AREA



- iii. Backcourt (Rear Court). A backcourt is a semi-public courtyard oriented to the rear of a building that can be accessed by pedestrians from the sidewalk. A backcourt may be partially enclosed on one, two, or three sides by buildings or structures and is generally appropriate for commercial or public uses (see Figure 22.328.080 - O, below, for examples of backcourt area).

FIGURE 22.328.080 - N: BACKCOURT (REAR COURT) DESIGN



(1) Design Standards (see Figure 22.328.080 - N):

<u>A</u>	<u>Access width, clear</u>	<u>10 ft. min.</u>
<u>B</u>	<u>Access height, clear</u>	<u>12 ft. min.</u>
<u>C</u>	<u>Width, clear</u>	<u>20 ft. min.</u>
<u>D</u>	<u>Depth, clear</u>	<u>20 ft. min.</u>
<u>E</u>	<u>Setback from rear parcel line</u>	<u>15 ft. min.</u>
<u>F</u>	<u>Privacy wall height, solid</u>	<u>4 ft.</u>
<u>Ground Floor Transparency</u>		<u>60 percent min.</u>

- (2) When provided, a backcourt shall satisfy the requirements of Subsection E.5 (Articulation), only if there is direct access from Foothill Boulevard providing exterior access for pedestrians to the backcourt.
- (3) Encroachments, such as balconies, awnings, and signage are allowed within the backcourt and shall be located at least eight feet above finish floor level.

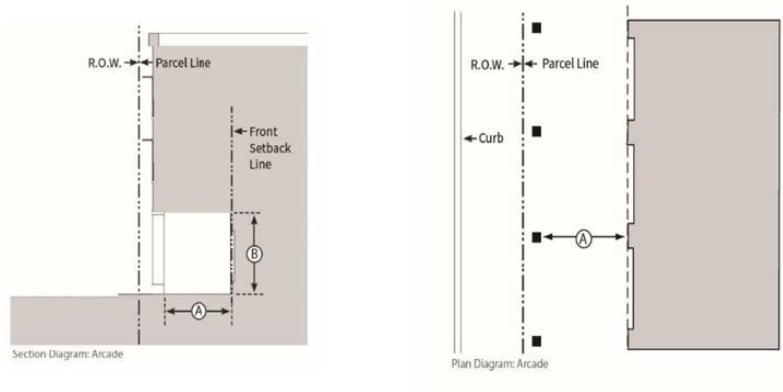
- (4) Backcourts shall dedicate at least 50 percent of their area to landscape or design elements, such as seating areas, fountains, or other similar fixtures.

FIGURE 22.328.080 - O: EXAMPLES OF BACKCOURT AREA



- iv. Arcade. An arcade is a façade with an attached colonnade that is covered by upper stories. Colonnades shall not screen from public view more than 25 percent of the ground floor façade (see Figure 22.328.080 - Q, below, for examples of arcade frontage).

FIGURE 22.328.080 - P: ARCADE DESIGN



(1) Design Standards (see Figure 22.328.080 - P):

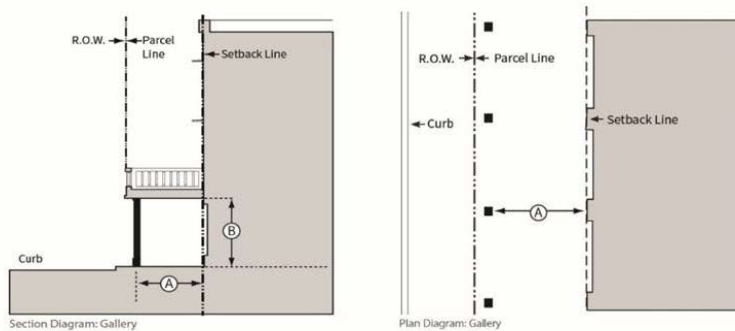
<u>A</u>	<u>Depth, Clear</u>	<u>10 ft. min.</u>
<u>B</u>	<u>Ground Floor Height, Clear</u>	<u>10 ft. min.</u>

FIGURE 22.328.080 - Q: EXAMPLES OF ARCADE FRONTAGE



- v. Gallery. A gallery is a roof or deck projecting from the façade of a building with vertical supports. For multi-story buildings, galleries may provide covered or uncovered porches at the second and third floors. Galleries may encroach within the required front yard setbacks. Colonnades shall not screen from public view more than 25 percent of the ground floor façade (see Figure 22.328.080 - S, below, for an example of gallery frontage).

FIGURE 22.328.080 - R: GALLERY DESIGN



(1) Design Standards (see Figure 22.328.080 - R):

<u>A</u>	<u>Depth, Clear</u>	<u>20 ft. min.</u>
<u>B</u>	<u>Ground floor height, Clear</u>	<u>10 ft. min.</u>

FIGURE 22.328.080 - S: EXAMPLE OF GALLERY FRONTAGE



- b. Entrances. Notwithstanding [PASD ENTRANCES], the following standards shall apply.
- i. Entrances shall be treated with special paving materials, such as ceramic or mosaic tile; ornamental ceilings, such as coffering; or decorative light fixtures.
 - ii. Awnings may be used at shop fronts and are subject to Subsections D.10 (Awnings) and F.7.g.ii (Awning Signs).
 - iii. Walk-up facilities, which is a facility attached to a building designed to serve pedestrians outside without need for entering a building such as an Automated Teller Machine or food service window, lacking pedestrian entrances shall be set back at least six feet from the edge of the right-of-way.
- c. Wall Surface. The following standards shall apply to the building walls.
- i. A wall of a building located 30 feet or more from the side or rear lot line shall have the same trim and finish as the front building façade.
 - ii. A wall facing an internal courtyard or a side façade without windows and doors is only allowed, if the wall is located less than 30 feet from the side or rear lot line and enhancements, such as surface reliefs, wall articulations, architectural murals or vines are incorporated.
 - iii. Building finishes shall be of durable materials, such as brick, natural stone, decorative concrete, glass, wood, stucco, or other similar materials except cinder block (concrete masonry unit).
 - iv. Building walls shall have contrasting colors to give emphasis to design features, such as door/window trim, pilasters, cornices, capitals, wainscot, and/or similar treatments.
 - v. On at least two feet of the wall surface above the street level, durable materials shall be used, as provided in Subsection E.6.c, above, except that stucco or other similar troweled finishes may not be used.
- d. Wall Openings.

- i. For frontages, upper stories shall have a window to wall area proportion that is less than that of the ground floor frontage. Glass curtain walls or portions of glass curtain walls are exempt from this standard.
 - ii. Storage areas within a structure, other than product displays, shall not be visible through windows.
 - iii. Railings and grilles may be installed on the exterior or interior of a window on the ground floor of a structure, provided that such railings and grilles do not interfere with the required 60 percent transparency.
 - iv. Roll-up security gates that are solid shall not be installed on the exterior of any window.
6. Signs. Signage shall be provided in accordance with Chapter 22.114 (Signs), except as specified below. The sign regulations contained herein shall not affect existing signs, which were legally established according to this Title 22.:
 - a. Encroachment. Signage that extends into the public right-of-way shall require an encroachment permit from Public Works.
 - b. Exempt Signs. The following types of signs are exempt from the provisions on this section.
 - i. Temporary Future Tenant Signs. One temporary future tenant identification sign per street frontage of the building with a maximum of 32 square feet of sign area. Such a sign may only be displayed after tenant improvements for the site have begun and may not be displayed after the first occupancy of the tenant space.
 - ii. Grand Opening Sign. A temporary promotional sign with a maximum sign area of 32 square feet used by newly established businesses to inform the public of their location and services only up to 90 days after the initial occupancy of the new business. Such sign shall be removed no later than the 91st day after such initial occupancy. A "Grand Opening" sign shall not include annual or occasional promotion by a business.
 - iii. Window Sign. Two window signs per tenant consisting of permanently fixed individual lettering and/or logos not exceeding six inches in height and no

more than three square feet in total maximum sign area. If illuminated, a window sign shall only be externally illuminated.

- iv. Temporary Window Sign. In addition to the signage allowed in Subsection F.2.c, above, one additional temporary window sign, provided the sign does not exceed 25 percent of the area of any single window or adjoining windows on the same street frontage. Display of such temporary window sign shall not exceed 30 days, and there shall be a minimum of 30 days between each use of temporary window signs. Temporary window signs are permitted a maximum of four times per calendar year, and, if illuminated, shall only be externally illuminated.
- v. Directory Sign. A directory sign for a building providing a list of the names of business establishments within a building, provided the sign area for the directory sign is no larger than six square feet. Such directory sign may be wall mounted, provided it is no higher than eight feet from the finished grade. The directory sign may also be freestanding, provided it is no higher than eight feet and no lower than three feet from the finished grade and does not cause entrances and walkways to violate the Americans with Disabilities Act.
- vi. Affiliation Sign. Affiliation signs that provide notice of services within an establishment (for example, credit cards accepted, trade affiliations, etc.) are allowed, provided such signs shall not exceed one square foot in area for each sign, and no more than three such signs shall be allowed for each business. If illuminated, affiliation signs shall only be externally illuminated.
- c. Nonconforming Signs. An existing sign that was legally established and does not conform to the provisions of these Area Specific standards shall not be enlarged or altered, and must be amortized in compliance with Subsection F.6.
- d. Exposed Neon Signs.
 - i. A sign that is internally illuminated or employs exposed neon shall be placed at least seven feet above finished grade.

- ii. The use of exposed neon shall be limited to script and pictorial graphics, and animation, provided that such animation is limited to intervals of five or more seconds.
- e. Prohibited Signs. The following signs shall be prohibited in addition to those listed in Section 22.114.040 (Prohibited Signs Designated):
 - i. Signs employing any continuous or sequential flashing operation, including electronic reader boards and LED signage that employs crawling displays or flashing illuminations;
 - ii. Signs employing video components;
 - iii. Signs emitting odors;
 - iv. Roof business signs, including signs painted on the surface of roofs; or
 - v. Digital and Electronic Signs. Existing signs shall not be converted to a digital or electronic billboard sign. Digital and electronic signs include any internally or externally illuminated sign that utilizes digital message technology capable of instantaneously changing the static message or copy on the sign electronically.
- f. Removal and Amortization Schedule. A sign which is nonconforming, due to the requirements of this CSD, shall be removed or made to comply with this CSD within 20 years from the effective date of this CSD in compliance with Section 22.172.050 B.1.f (Termination By Operation of Law).
- g. Permitted Signs. Signs shall comply with Chapter 22.114, except as modified herein as follows:
 - i. To facilitate the identification or location of the premises in cases of emergency and for other public health, safety, and welfare purposes, business signs readable from a public right-of-way or parking area open to the general public shall include the following information on the sign: Street address and name of the business in digits which are readable from the right-of-way or parking area.
 - ii. Incidental Business Signs. An incidental business sign shall not be attached to a freestanding sign and shall not be internally illuminated.

- iii. Building Identification Signs. A building identification sign shall not exceed four square feet in area, shall not be placed more than four feet above finished grade, and shall not be internally illuminated.
- iv. Temporary Construction Signs. A temporary construction sign shall not exceed 40 square feet in area and shall not exceed six feet in height, if free-standing. The top of such sign shall not be placed more than six feet above finished grade, if wall-mounted, shall not be internally illuminated, and shall be removed from the premises within five days after completion of the construction.
- v. Directional or Informational Signs. A directional or informational sign shall not exceed four square feet in area, shall not exceed three feet in height, if free-standing, and the top of the sign shall not be placed more than three feet above finished grade, if wall-mounted.
- vi. Special-Purpose Signs.
 - (1) A bulletin or special-event sign shall not exceed 12 square feet in area.
 - (2) Fuel pricing signs shall comply with the standards of Subsection F.7.g.iv (Monument Sign) or F.7.h (Master Sign Program).
- vii. Permitted Sign Types.
 - (1) Projecting Sign. The projecting sign type is mounted perpendicular to a building's façade from decorative metal brackets or mounted on the building wall. Projecting signs are easily read from both sides. This Subsection specifies standards for Projecting Sign per Figure 22.999.090 F.

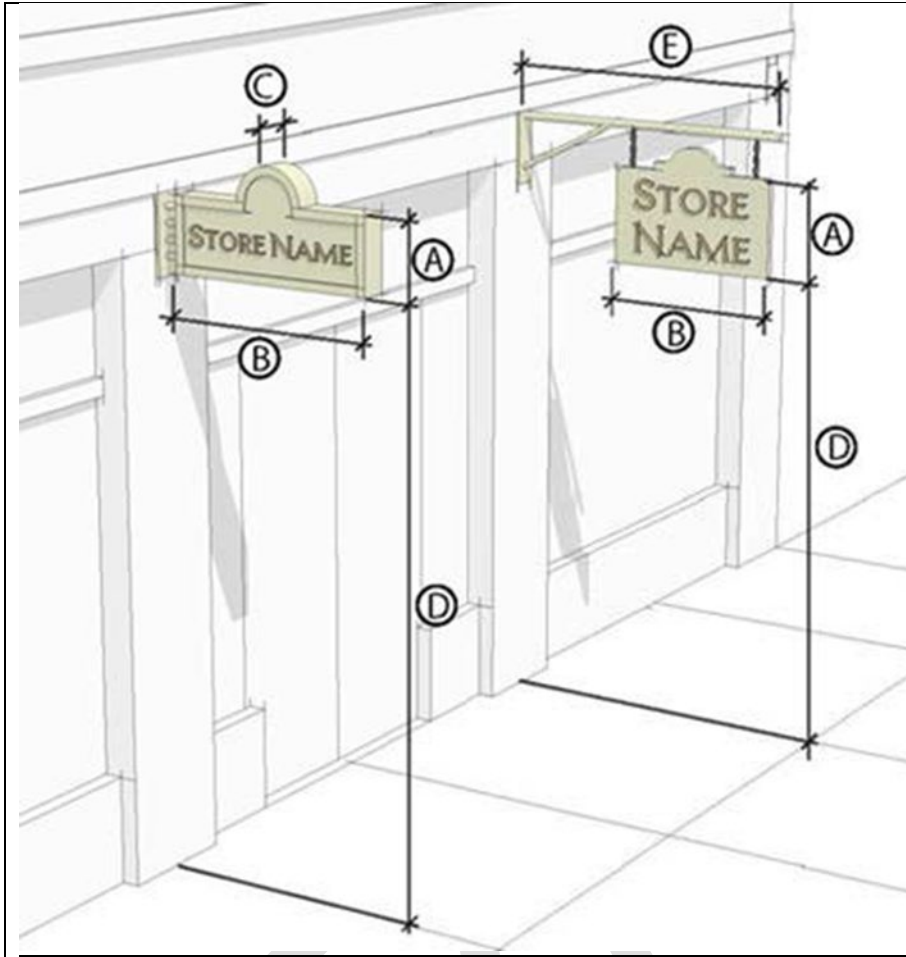


Figure 22.999.090-F: Projecting Sign Design

<u>A – Sign Area</u>	<u>6 sq. ft. max per side; 12 sq. ft. max. total</u>
<u>B – Sign Width</u>	<u>4 ft. max.</u>
<u>C – Sign Thickness</u>	<u>4 in. max.</u>
<u>D - Height</u>	<u>8 ft. min. clearance, 10 ft max.</u>
<u>E - Projection</u>	<u>5 ft. max.</u>
<u>Signs Per Building</u>	<u>One per ground-floor business establishment with reduction in any permitted wall sign.</u>

(2) Awning Sign. The awning sign may be used in the shop front to protect merchandise and keep interiors and sidewalk passages shaded and cool in hot weather. Tenant signs may be painted, screen printed, or appliquéd on the awnings. Projecting signage shall not be attached to

awning signage. This Subsection specifies standards for Awning Sign per Figure 22.999.090 G.

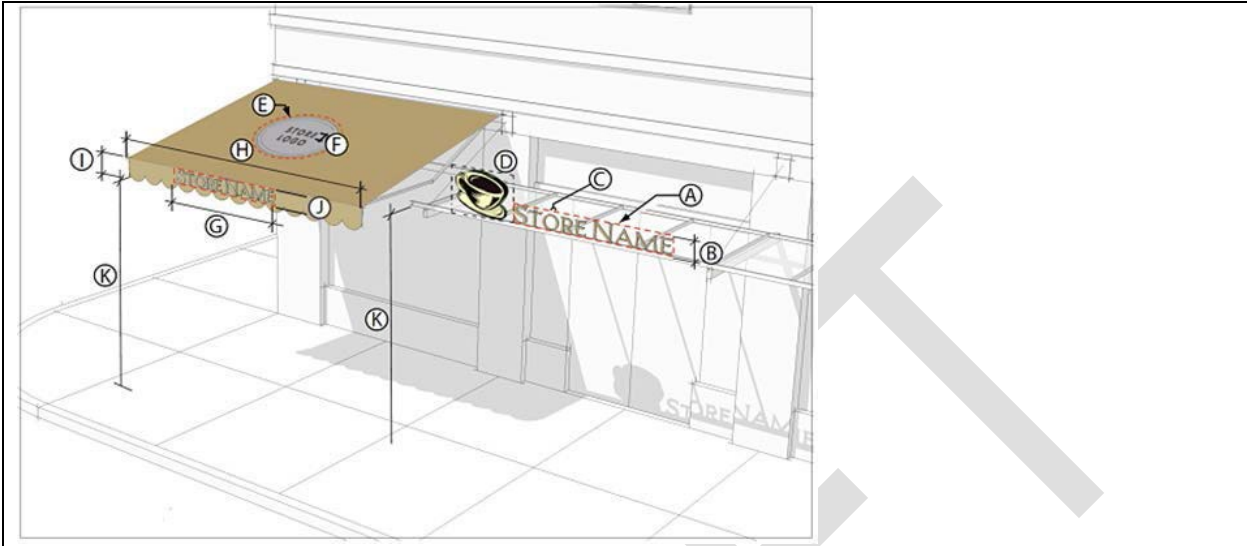


Figure 22.999.090-G: Awning Sign Design

<u>Projecting Awning</u>	
<u>A - Signable Area</u>	<u>One sq. ft. per linear ft. of shop front max.</u>
<u>B - Lettering Height</u>	<u>12 in. max.</u>
<u>C - Lettering Thickness</u>	<u>6 in. max.</u>
<u>D - Feature/Logo</u>	<u>2-1/4 sq. ft. max.</u>
<u>Sloping Awning</u>	
<u>E - Signable Area</u>	<u>25 % coverage max.</u>
<u>F - Lettering Height</u>	<u>18 in. max.</u>
<u>G - Valance Signable Area</u>	<u>75 % coverage max.</u>
<u>H - Valance Width</u>	<u>Shop Front width max.</u>
<u>I - Valance Height</u>	<u>8 in. min; 12 in. max.</u>
<u>J - Lettering Height</u>	<u>8 in. max.</u>

<u>K – Awning Height</u>	<u>8 ft. min. clearance</u>
<u>Signs Per Awning</u>	<u>One projecting; or one valance and one sloping max.</u>
<u>Miscellaneous</u>	<u>Only the store name, logo, and/or address shall be applied to the awning. Additional information is prohibited.</u>
	<u>Internally illuminated awnings are prohibited.</u>
	<u>Open-ended awnings are encouraged.</u>
	<u>Vinyl or plastic awnings are discouraged.</u>

- (3) Wall Business Sign. The wall business sign type is flat against the façade consisting of individual cut letters applied directly to the building, raised letters on a panel, or painted directly on the surface of the building. Wall signs are placed above shop fronts and often run horizontally along the entablature of traditional buildings, or decorative cornice or sign band at the top of the building. This Subsection specifies standards for Wall Business Sign per Figure 22.999.090 H.



Figure 22.999.090-H: Projecting Sign Design

<u>A – Signable Area Per Shopfront</u>	<u>1 sq. ft. per linear foot of shop front width up to 30 sq. ft. max.</u>
<u>B – Sign Width</u>	<u>Shop front width, max.</u>
<u>C – Sign Height</u>	<u>1 ft. min., 3 ft. max.</u>
<u>D – Lettering Width</u>	<u>75 % of signable width max.</u>
<u>E - Lettering Height</u>	<u>75 % of signable height, max.; 18 in. max., or whichever is less</u>
<u>Sign Projection</u>	<u>8 in. max.</u>
<u>Signs Per Building</u>	<u>One per each ground-floor business establishment.</u>
<u>Ground Floor Establishments</u>	<u>Business adjoining two frontages, one 15 sq. ft. area wall sign allowed.</u>
	<u>Business adjoining an alley or parking lot at side or rear, one 10 sq. ft. area wall sign allowed.</u>

<u>Miscellaneous</u>	<u>Changeable copy signs are only allowed for directory signs listing more than one tenant, signs advertising restaurant food specials, or films and live entertainment which change on a regular basis.</u>
	<u>Wall signs shall not extend beyond the roof line or cornice of a building, or the building wall.</u>
	<u>Cabinet Signs are prohibited.</u>
	<u>Direct internally illuminated signs are discouraged</u>

(4) Monument Sign. The monument sign type is not attached to a building and has an integral support structure. A monument sign stands directly on the ground or ground level foundation and is often used to mark a place of significance or the entrance to a location. This Subsection specifies standards for Monument Sign per Figure 22.999.090 H.

- (i) Changeable copy signs are only allowed for fuel pricing signs, directory signs listing more than one tenant, signs advertising restaurant food specials, or films and live entertainment which change on a regular basis.
- (ii) Shall be surrounded by landscaping that is at least twice as large as the area of one of its signs faces.
- (iii) Shall not rotate, move, or simulate motion.
- (iv) Shall not identify more than eight establishments.

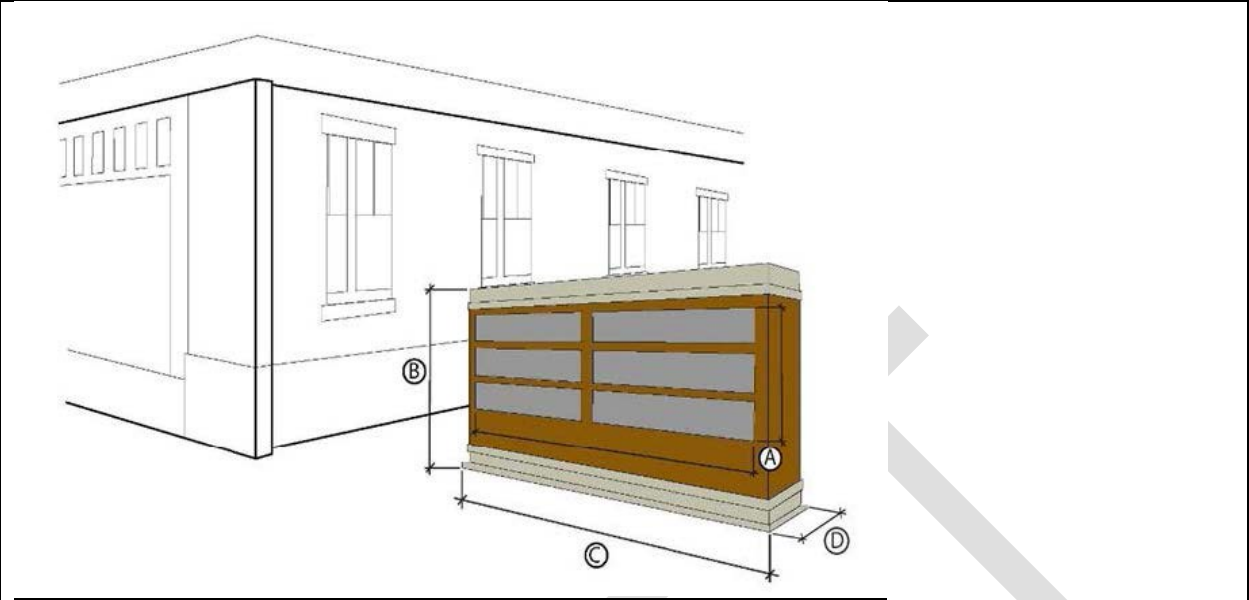


Figure 22.999.090-I: Monument Sign Design

<u>A - Signable Area</u>	<u>30 sq. ft. max.</u>
<u>B - Sign Height</u>	<u>6 ft. max.</u>
<u>C - Sign Width</u>	<u>8 ft. max.</u>
<u>D - Sign Depth</u>	<u>1 ft. max.</u>
<u>Street frontage of 99 ft. or less</u>	<u>Not permitted.</u>
<u>Street frontage having a continuous distance of between 100 ft. and 199 ft.</u>	<u>One sign max.</u>
<u>Street frontage having a continuous distance of more than 200 ft.</u>	<u>Two signs max., provided a 50 ft. separation between signs.</u>

viii. Master Sign Program.

(1) Purpose. A master sign program: provides a means for a property owner or operator of a multi-tenant commercial center or building to coordinate business signage so that all business signs in the commercial center or building will be compatible with each other and there is harmony in the design and display of signs within the commercial center or building

- (2) Applicability. A master sign program permit shall be required as follows
- (i) A master sign program is required for a new commercial center or building with four or more businesses.
 - (ii) For an existing commercial center or building with four or more businesses, the owner or operator must establish a master sign program with the first new sign requested from the effective date of this ordinance (as of XX/XX/XXXX). Each subsequent change in signs shall conform to the established master sign program to ensure all business signs in the commercial center comply with the master sign program.
- (3) Application Requirements. A master sign program application shall be the same as that for a Ministerial Site Plan Review and shall require new business signs to comply as required by the CSD or with Chapter 22.114 (Signs) as applicable. A master sign program shall at minimum establish standards for sign location, style, size, color, font, and materials.

G. Modification of Development Standards. Only the following development standards shall be modified through a minor conditional use permit. All other modification of development standards in this CSD is subject to a Conditional Use Permit.

1. 22.***.***(R-3 Zone Specific Development Standards).

2. 22.***.*** (General Development Standards), except for 22.***.*** (Lot Coverage) and 22.***.*** (Building or Structure Height).

3. 22.***.*** (Building Design Standards).

5. 22.***.*** (Signs).

H. Additional Findings and Decision. Notwithstanding the findings required by a Minor Conditional Use Permit as provided by Section 22.999.130 (modification of PASD Development Standards), these additional findings are required:

i. .

- (1) The use, development of land, and application of development standards are in compliance with all applicable provisions of this Title 22.

- (2) The use, development of land, and application of development standards, when considered on the basis of the suitability of the site for the particular use or development intended, are so arranged as to avoid traffic congestion; provide for the safety and convenience of bicyclists and pedestrians, including children, senior citizens, and persons with disabilities; ensure the protection of public health, safety, and general welfare; prevent adverse effects on neighboring property; and are in conformity with good zoning practice.
- (3) The use, development of land, and application of development standards are suitable from the standpoint of functional developmental design.
- (4) There are exceptional circumstances or conditions applicable to the subject property, or to the intended development of the property, that do not apply to other properties within the CSD area.
- (5) That granting the request for modification will not be materially detrimental to properties or improvements in the area or contrary to the purpose of this CSD or West San Gabriel Valley Area Plan.

FIGURE 22.999 - A: LA CRESCENTA-MONTROSE CSD BOUNDARY

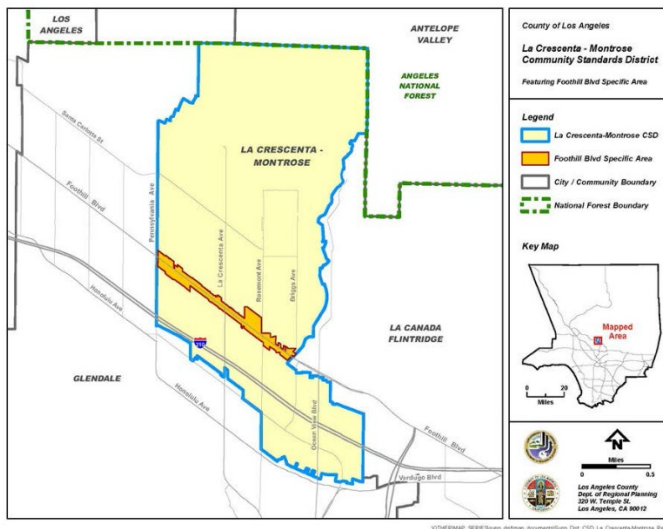
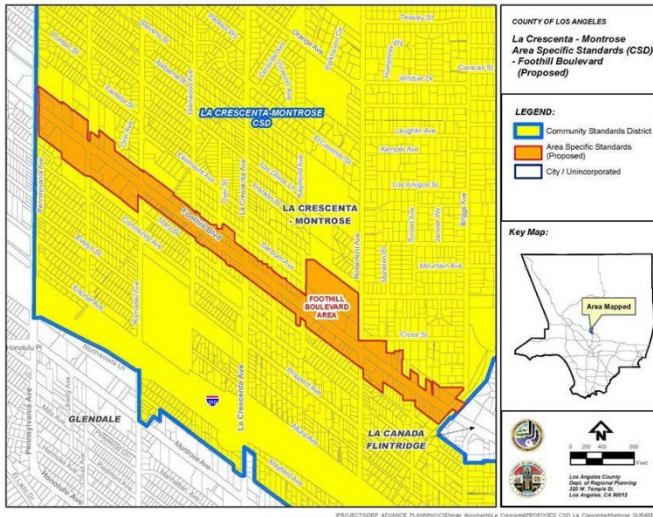


FIGURE 22.999 - B: FOOTHILL BOULEVARD AREA



22.999.120 – South San Gabriel Community Standards District

- A. 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.
- B. 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.
- C. Development Standards for Zones A-1, R-A, and 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. For the purposes of this subsection (E.h), Gross Structural Area (GSA) shall be defined as the total floor area of all enclosed areas of a property, including storage, but excluding cellars and garages or carports designed and used for the storage of automobiles. Lot Coverage shall be defined as the total area of that portion of a lot covered by all structures erected on the property.
 - a. 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.

D. Zone R-2 Development Standards

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.

- E. Zone R-3 Development Standards. The required front yard shall contain a minimum of 50 percent landscaping.
- F. Zone C-2 Development Standards.
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.
 - i. Automobile sales, sale of new motor vehicles, including incidental repair and washing.
 - ii. Automobile supply stores, including incidental installation of parts.
 - iii. Boat and other marine sales.
 - iv. Department stores of more than 5,000 square feet.
 - v. Grocery stores of more than 5,000 square feet.
 - vi. Hardware stores of more than 5,000 square feet.
 - b. Services.
 - i. Air-pollution sampling stations.
 - ii. Automobile rental and leasing agencies.
 - iii. Automobile service stations, including incidental repair, washing, and rental of utility trailers.
 - iv. Comfort stations.
 - v. Communications equipment buildings.
 - vi. Electric distribution substations, including microwave facilities.
 - vii. Parking buildings.
 - viii. Rental services of heavy machinery or trucks.
 - ix. Stations—Bus, railroad and taxi.
 - x. Telephone repeater stations.
 - xi. Wholesale dry cleaning plants.
 - c. Recreation and Amusement
 - i. Golf courses, including the customary clubhouse and accessory facilities.

G. Zone C-3 Development Standards

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

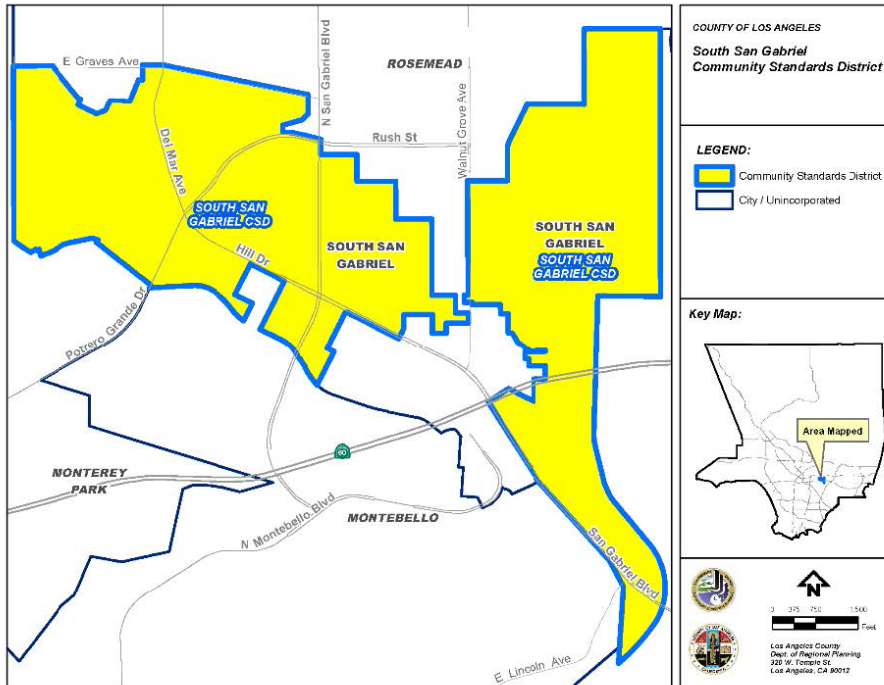
- i. Auction houses, including animal auctions.
- ii. Automobile sales, sale of new and used motor vehicles.
- iii. Automobile supply stores with repair facilities.
- iv. Boat and other marine sales.
- v. Department stores of more than 5,000 square feet.
- vi. Grocery stores of more than 5,000 square feet.
- vii. Hardware stores of more than 5,000 square feet.
- viii. Recreational vehicle sales.
- ix. Trailer sales, box and utility.

b. Services

- i. Air-pollution sampling stations.
- ii. Automobile battery service.
- iii. Automobile brake repair shops.
- iv. Automobile muffler shops.
- v. Automobile radiator shops.
- vi. Automobile rental and leasing agencies.
- vii. Automobile repair garages.
- viii. Comfort stations.
- ix. Communication equipment buildings.
- x. Community centers.
- xi. Costume rentals.
- xii. Dental clinics.
- xiii. Dental laboratories.
- xiv. Dog training schools, excluding boarding.
- xv. Electric distribution substations, including microwave facilities.
- xvi. Furniture and household goods, transfer and storage.

- xvii. Hand wash car washes.
 - xviii. Laboratories, research, and testing.
 - xix. Mortuaries.
 - xx. Parcel delivery terminals.
 - xxi. Parking buildings.
 - xxii. Recreational vehicle rentals.
 - xxiii. Rental services of heavy machinery or trucks.
 - xxiv. Stations—Bus, railroad, and taxi.
 - xxv. Trailer rentals, box and utility only.
 - xxvi. Truck rentals of trucks exceeding two-ton capacity.
 - xxvii. Wholesale dry cleaning plants.
- c. Recreation and Amusement
 - i. Golf courses, including the customary clubhouse and accessory facilities.
- 2. Height Limit. The maximum height of any structure in Zone C-3 shall be 35 feet.

FIGURE 22.338-A: SOUTH SAN GABRIEL CSD BOUNDARY



PASD APPENDIX

A. Criteria for Significant Ridgelines in Altadena. The designation of the significant ridgelines within the Altadena Community is based on the following criteria:

1. Topographic complexity. Ridges that have a significant difference in elevation from the valley or canyon floor. Generally, these ridges are observable from any location on the valley floor, from a community, or from a public road. Geologic conditions in Altadena make this a common condition.
2. Near/far contrast. Ridges that are a part of a scene that includes a prominent landform in the foreground and a major backdrop ridge with an unbroken skyline. This includes a view into a valley rim or a pass. Often, layers of ridges are visible into the distance, such as on or adjacent to Chaney Trail. This contrast can be experienced viewing an entire panorama or a portion of a panorama from an elevated point.
3. Cultural landmarks. Ridges from views of well-known locations, structures, or other places which are considered points of interest in Altadena. These landmarks

include the Owen Brown cabin and gravesite, Zorthian Ranch, Echo Mountain, Rubio and Millard Canyons, and the Nightingale Estate.

4. Existing community boundaries and gateways. Ridges and surrounding terrain that provides the first view of predominantly natural, undeveloped land as a traveler emerges from the urban landscape. These lands introduce visitors to the visual experiences they will encounter in Altadena. Community boundaries and gateways include the Foothill Freeway (Interstate 210) and all of the surrounding ridges that provide a skyline and boundary to the entire San Gabriel Valley and a vast, integrated, visually coherent view space delineating the end of the Los Angeles urban area.