

ORDINANCE NO. _____

An ordinance amending Title 22 – Planning and Zoning of the Los Angeles County Code to implement the West Carson Transit-Oriented District Specific Plan.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Chapter 22.414 is hereby amended to read as follows:

Chapter 22.414 – WEST CARSON TRANSIT-ORIENTED DISTRICT SPECIFIC PLAN

~~22.414.014 – West Carson TOD Specific Plan.~~

https://www.municode.com/webcontent/16274/Revised_West_Carson_TOD.pdf

~~(Ord. 2022-0008 § 161, 2022.)~~

22.414.010 Purpose.

22.414.020 Administration and Review.

22.414.030 Definitions (Reserved).

22.414.040 Specific Plan Zones.

22.414.050 Residential Zones.

22.414.060 Commercial Zones.

22.414.070 Industrial Flex Zone.

22.414.080 Harbor-UCLA Medical Zone.

22.414.090 Mixed Use Zones.

22.414.100 Public Zone.

22.414.110 Specific Plan Urban Design Standards.

22.414.120 General Standards.

22.414.010 Purpose.

The provisions outlined in this Chapter establish zones, use regulations, and development standards as part of the West Carson Transit-Oriented District Specific Plan (Specific Plan).

22.414.020 Administration and Review

A. Applicability. The provisions of this Chapter shall apply to all properties within the boundaries of the Specific Plan area, which is delineated in Figure 22.414.040-A (West Carson TOD Specific Plan Zones). No new construction, reconstruction, or alteration of any building or structure shall occur, nor shall any new use, expansion of an existing use, or change of use occur on any property within the Specific Plan area unless in compliance with the provisions of this Chapter.

B. Relationship to Other Provisions of Title 22. The Specific Plan shall be administered in conjunction with other applicable provisions of Title 22. Where the provisions of the Specific Plan conflict with any other applicable provisions of Title 22, the Specific Plan shall govern. Where the Specific Plan is silent on a matter, Title 22 shall govern.

C. Interpretation. In accordance with Chapter 22.234 (Interpretations), the Director is granted the authority to interpret any provisions of Title 22.

D. Amendment to the Specific Plan. A Specific Plan amendment may be initiated by the Board, the Commission, Director, or upon application by a property

owner or their designated representative. An amendment to the Specific Plan shall be processed in accordance with Chapter 22.222 (Administrative Procedures).

E. Minor Modification Review.

1. Review Authority. The Hearing Officer shall have the authority to review projects requesting a minor modification to the development standards identified in Subsection E.4, below, for substantial compliance with the applicable requirements of this Specific Plan and other applicable provisions of Title 22.

2. Procedures. A minor modification request shall require a Specific Plan Substantial Conformance Review, which shall be subject to the public hearing procedures and requirements outlined in Section 22.222.120 (Public Hearing Procedure).

3. Application Requirements. A Specific Plan Substantial Conformance Review application shall include all information specified in the checklist provided by the Department, along with payment of the required fee as set forth in Section 22.250.010 (Filing Fees and Deposits).

4. Determination. If the Hearing Officer determines that the request for a minor modification is consistent with the principles and standards of Section 22.222.200 (Findings and Decision) and the findings per Subsection E.5, below, the Hearing Officer may approve the modification. Table 22.414.020-A (Minor Modifications) specifies the development standards and maximum modifications that may be permitted pursuant to this Subsection E:

TABLE 22.414.020-A: MINOR MODIFICATIONS

<u>Standard</u>	<u>Maximum Modification</u>
<u>Setback¹</u>	<u>10%</u>
<u>Building height</u>	<u>10%</u>
<u>Building size/massing</u>	<u>15%</u>
<u>Open space area/landscaping</u>	<u>15%</u>
<u>Sign height/width/area</u>	<u>10%</u>
<u>Note:</u>	
<u>1. Where a lot is less than 50 feet in width, such lot may have interior side yards equal to 10 percent of the average width, but in no event less than three feet wide.</u>	

5. Required Findings. Findings and decision for minor modifications shall be made in compliance with Section 22.222.200 (Findings and Decision) and include the following findings:

- a. The use, development of land, and application of development standards comply with all applicable provisions of Title 22.
- b. 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; to provide for the safety and convenience of bicyclists and pedestrians; to protect public health, safety,

and general welfare; to prevent adverse effects on neighboring property; and to conform with good zoning practice.

c. The use, development of land, and application of development standards are suitable from the standpoint of functional developmental design.

d. The application of these standards would alleviate practical difficulties or unnecessary hardships inconsistent with the goals of this Specific Plan.

e. 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 Specific Plan area.

f. Granting the requested minor modification will not be materially detrimental to properties or improvements in the area or contrary to the goals of this Specific Plan.

6. Appeals. The decision of the Hearing Officer may be appealed or called up for review, pursuant to the procedures and requirements of Chapter 22.240 (Appeals).

7. Revisions to Specific Plan Substantial Conformance Review. Revisions to the Specific Plan Substantial Conformance Review may be approved by the Director if the revisions do not affect the intent of the original approval. Revisions that would deviate from the intent of the original approval shall require the approval of a new Specific Plan Substantial Conformance Review.

22.414.030 Definitions.

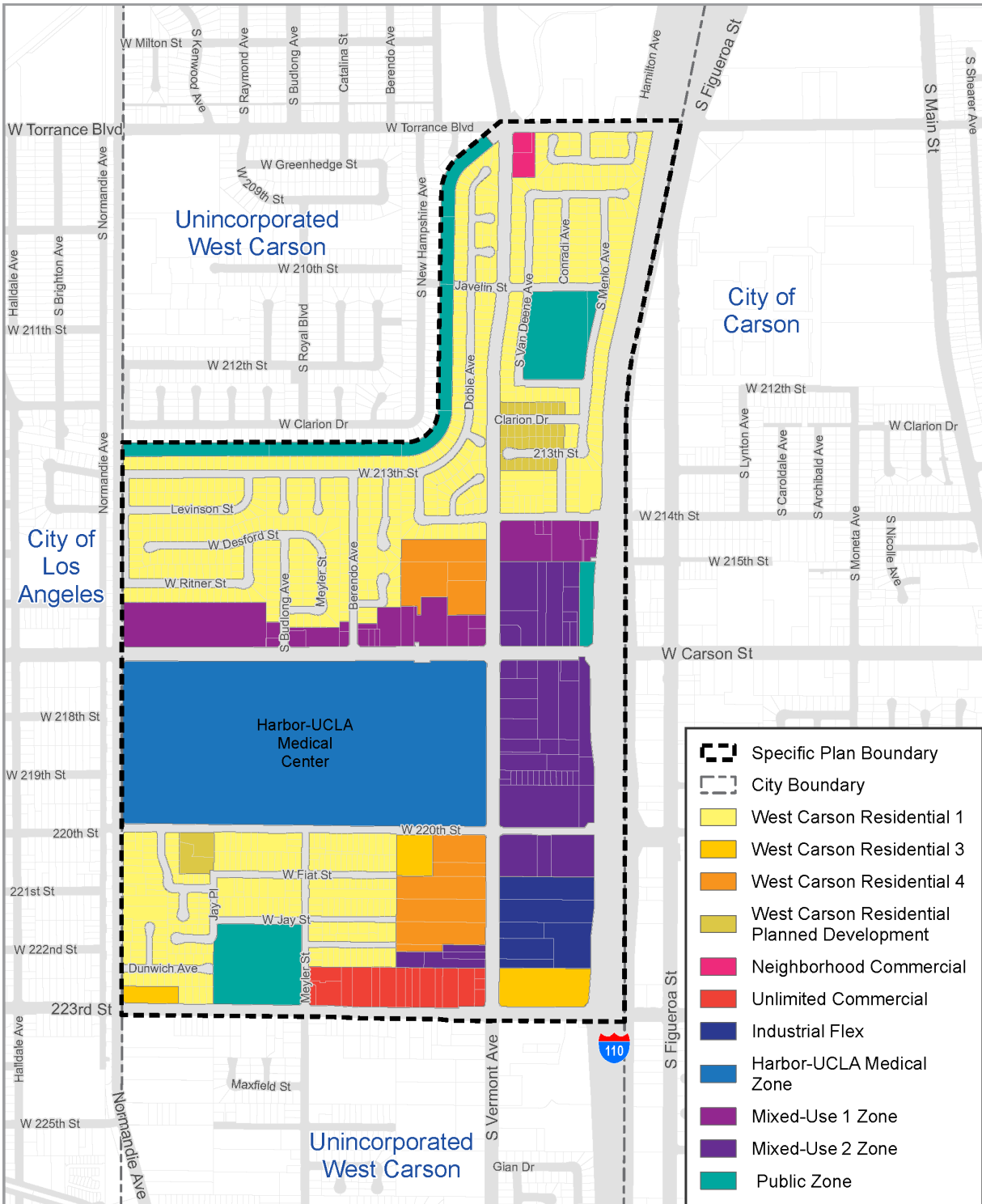
(Reserved)

22.414.040 Specific Plan Zones.

A. Zones Established. Figure 22.414.040-A, below, identifies the Specific Plan zones.

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Figure 22.414.040-A: West Carson TOD Specific Plan Zones



B. Permit and Review Types in Specific Plan Zones. Table 22.414.040-A (Permit and Review Requirements), below, identifies the permit or review required to establish each use as regulated by the applicable zone.

<u>TABLE 22.414.040-A: PERMIT AND REVIEW REQUIREMENTS</u>		
<u>Abbreviation</u>	<u>Permit or Review Requirement</u>	<u>Reference</u>
<u>=</u>	<u>Not Permitted</u>	
<u>P</u>	<u>Permitted</u>	
<u>CUP</u>	<u>Conditional Use Permit</u>	<u>Chapter 22.158</u>
<u>SPR</u>	<u>Ministerial Site Plan Review</u>	<u>Chapter 22.186</u>

22.414.050 Residential Zones.

A. Purpose. The general purpose of the Residential Zones is to provide diverse housing options in the Specific Plan area.

B. Land Use Regulations for Residential Zones. Table 22.414.050-A (Principal and Accessory Use Regulations for Residential Zones), below, prescribes the land use regulations for West Carson Residential 1 (WC R-1), West Carson Residential 3 (WC R-3), West Carson Residential 4 (WC R-4), and West Carson Residential Planned Development (WC RPD) Zones. These regulations specify permitted, conditionally permitted, and prohibited uses for the Residential Zones. Refer to Table 22.414.040-A (Permit and Review Requirements) for the permit or review required to establish each

use listed in Table 22.414.050-A. Unless otherwise specified in Table 22.414.050-A, the use regulations for Zones R-1, R-3, R-4 and RPD in Chapter 22.18 (Residential Zones) apply to Zones WC R-1, WC R-3, WC R-4, and WC RPD, respectively.

<u>TABLE 22.414.050-A: PRINCIPAL AND ACCESSORY USE REGULATIONS FOR RESIDENTIAL ZONES¹</u>					
<u>Use Category</u>	<u>WC R-1</u>	<u>WC R-3</u>	<u>WC R-4</u>	<u>WC RPD</u>	<u>Additional Regulations</u>
<u>Principal Use Regulations</u>					
<u>Cultural, Educational, and Institutional Uses</u>					
<u>Churches, temples, or other places used exclusively for religious worship, including accessory educational and social activities</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	
<u>Juvenile halls</u>	=	=	<u>CUP</u>	=	
<u>Schools</u>					

<u>Schools, grades K-12, accredited by the State of California, excluding trade or commercial schools</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	
<u>Industrial Uses</u>					
<u>Explosives storage, permanent</u>	=	=	=	=	
<u>Lodging Uses</u>					
<u>Hotels</u>	=	=	=	=	Section 22.140.310
<u>Recreational Uses</u>					
<u>Golf courses, including clubhouses and accessory facilities</u>	=	=	=	=	
<u>Parks and playgrounds, including accessory facilities</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	
<u>Service Uses</u>					

<u>Convalescent homes,</u> <u>nursing homes, and</u> <u>maternity homes</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	
<u>Medical services</u>					
<u>Hospitals</u>	=	<u>CUP</u>	<u>CUP</u>	=	
<u>Accessory Use Regulations</u>					
<u>Administrative offices</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	
<u>Assembly/multi-purpose</u> <u>buildings</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	
<u>Caretaker's quarters</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	
<u>Maintenance/storage</u> <u>facilities and structures</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	
<u>Tennis courts, basketball</u> <u>courts, and other multi-</u> <u>purpose courts,</u> <u>recreation, and</u> <u>community buildings</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	
<u>Notes:</u>					

1. The use regulations in this table specify the required permits or reviews as outlined by the Specific Plan and those requirements that are the same as the corresponding countywide zones.

C. Development Standards for Residential Zones.

1. Standards. All structures and uses in Zones WC R-1, WC R-3, and WC R-4 shall be subject to the regulations of Table 22.414.050-B (Development Standards for Residential Zones WC R-1, WC R-3, and WC R-4), below. All structures and uses in Zone WC RPD shall be subject to Section 22.18.060 (Development Standards and Regulations for Zone RPD).

2. Other Applicable Standards. All development in Zones WC R-1, WC R-3, and WC R-4 shall also be subject to applicable standards in Section 22.414.110 (Specific Plan Urban Design Standards) and Subsections D and E, below. Unless otherwise specified in this Chapter, the development standards for Zones R-1, R-3, and R-4 in Chapter 22.18 (Residential Zones) apply to Zones WC R-1, WC R-3, and WC R-4, respectively.

**TABLE 22.414.050-B: DEVELOPMENT STANDARDS FOR RESIDENTIAL ZONES
WC R-1, WC R-3, AND WC R-4**

<u>Standard</u>	<u>WC R-1</u>	<u>WC R-3</u>	<u>WC R-4</u>	<u>Notes</u>
<u>Maximum Height</u>				
<u>Number of stories</u>	<u>2</u>	<u>3</u>	<u>4</u>	

<u>Building height (feet)</u>	<u>35 feet¹</u>	<u>40 feet¹</u>	<u>50 feet¹</u>	
<u>Minimum Building Setback</u>				
<u>Front</u>	<u>15 feet</u>	<u>10 feet</u>	<u>10 feet</u>	=
<u>Rear</u>	<u>10 feet</u>	<u>10 feet</u>	<u>15 feet</u>	
<u>Fencing</u>				
<u>Perimeter fence</u>	<u>Wrought-iron style fences up to 5 feet high that do not obscure views²</u>			<u>Section 22.110.070</u>
<u>Barbed wire, chain-link, and concertina wire fences</u>	<u>Prohibited</u>			
<u>Landscaping</u>				
<u>Front yard landscaping</u>	<u>With the exception of required paved driveway and walkway, all areas within street-fronting setback area shall be landscaped and maintained</u>			<u>Additional requirements for Zone WC R-4 in Subsection E.1, below</u>
<u>Screening</u>				
<u>Screening elements</u>	<u>Screening elements shall be an integral part of the building's design</u>			

<u>Utility and mechanical equipment</u>	<u>All utility and mechanical equipment shall be placed in locations that are not exposed to view from the street or shall be screened from view.</u> <u>Satellite dishes shall be located away from public view.</u>			
<u>Street with Frontage Requirement / Permitted Frontage Type</u>				
<u>South Vermont Avenue</u>	<u>N/A</u>	<u>N/A</u>	<u>Shopfront,</u> <u>forecourt,</u> <u>gallery,</u> <u>arcade,</u> <u>terrace,</u> <u>and stoop</u>	
<u>Other Standards</u>				
<u>Driveways and walkways</u>	<u>Asphalt material prohibited</u>			
<u>Notes:</u>				
<u>1. Building height shall exclude chimneys, rooftop antennas, elevator shafts and stairwells.</u>				
<u>2. If perimeter fencing is required for security reasons, a Ministerial Site Plan Review application shall be required.</u>				

D. Additional Development Standards for Zones WC R-3 and WC R-4.

1. Circulation and Parking.

- a. Bicycle and pedestrian circulation facilities shall establish connections to surrounding uses in the Specific Plan area networks and to regional bicycle facilities where applicable.
- b. On-site parking shall not occupy more than 30 percent of any linear street frontage.
- c. Carports shall be architecturally compatible with the design of the main structures in the project.
- d. Parking structures shall be screened from street-level view by using at least one of the following methods: architectural detailing (e.g., decorative panels, perforated metal screens), façade treatment (e.g., cladding materials, textured finishes), artwork (e.g. murals, sculptures), landscaping (e.g. green walls, planters), or similar screening features.

2. Required Open Space. For multi-family developments, a minimum of 200 square feet per dwelling unit shall be allocated for common recreational spaces, private recreational spaces, or a combination of both as follows:

- a. Minimum dimension for private recreational spaces shall be seven feet.
- b. Minimum dimension for common recreational spaces shall be 20 feet.

c. Side and rear yards may be included in the calculation of open space, but not the required front yard setback area.

d. Open space areas shall not contain any parking, driveway, or right- of-way encroachments.

e. All common areas shall be improved with either active facilities (e.g. playgrounds, sports courts, or fitness stations) or passive facilities (e.g. gardens, walking paths, or seating areas) and include landscaping or hardscape elements. These areas shall be developed and maintained according to approved landscape and irrigation plans.

f. Pedestrian walkways within a development shall be a minimum of four feet wide.

g. Private useable open space shall adjoin the residential units served and be screened for privacy.

h. Courtyards internal to a development, or enclosed on at least three sides, shall have a minimum width of 40 feet.

E. Additional Development Standards for Zone WC R-4.

1. Site Landscaping.

a. At least 20 percent of the project site shall be landscaped or hardscaped with open, usable outdoor space.

b. Post-construction landscape designs shall adhere to the following:

i. Turf areas shall not exceed 25 percent of the total landscaped area.

ii. Non-invasive drought-tolerant plant and tree species appropriate for the climate zone region shall constitute at least 75 percent of the total landscaped area.

iii. Hydrozoning irrigation techniques shall be incorporated into the landscape design.

2. Frontages. Developments within Zone WC R-4 adjacent to South Vermont Avenue shall feature a primary building façade and entry facing South Vermont Avenue. These developments shall adhere to the frontage design standards outlined in Section 22.414.110.C.1 (Frontages). Additionally, they shall comply with the following specifications:

a. Building orientation shall be determined by the location of the primary entrance, which defines the front of the building.

b. Architectural treatment shall be required for all building sides facing major public right-of-way.

c. Pedestrian access to public right-of-way shall be provided through common corridors or courtyards from adjacent buildings.

d. Open fencing is permitted, but a solid wall higher than three feet shall be prohibited.

22.414.060 Commercial Zones.

A. Purpose. The general purpose of the Commercial Zones is to facilitate a wide range of commercial developments, including retail, dining, and service

establishments to meet the needs of residents and promote economic vitality within the Specific Plan area.

B. Land Use Regulations for Commercial Zones. Table 22.414.060-A (Principal Use Regulations for Commercial Zones), below, prescribes the land use regulations for Neighborhood Commercial (NC) and Unlimited Commercial (UC) Zones. Refer to Table 22.414.040-A (Permit and Review Requirements) for the permit or review required to establish each use listed in Table 22.414.060-A. Unless otherwise specified in Table 22.414.060-A, the use regulations for Zones C-2 and C-3 in Chapter 22.20 (Commercial Zones) apply to Zones NC and UC, respectively.

<u>TABLE 22.414.060-A: PRINCIPAL USE REGULATIONS FOR COMMERCIAL ZONES¹</u>			
<u>Use Category</u>	<u>NC</u>	<u>UC</u>	<u>Additional Regulations</u>
<u>Principal Use Regulations</u>			
<u>Agricultural and Resource-Based Uses</u>			
<u>Community gardens</u>	<u>SPR</u>	<u>SPR</u>	
<u>Greenhouses</u>	=	=	
<u>Solid fill projects</u>	=	=	

<u>Surface mining operations</u>	=	=	
<u>Animal-Related Uses</u>			
<u>Dog training schools, excluding boarding</u>	=	=	
<u>Veterinaries, small animal</u>			
<u>Hospitals</u>	=	<u>CUP</u>	
<u>Cultural, Educational, and Institutional Uses</u>			
<u>Amphitheaters</u>	=	=	
<u>Arboretums and horticultural gardens</u>	=	=	
<u>Boxing arenas</u>	=	=	
<u>Community centers</u>	<u>SPR</u>	<u>SPR</u>	
<u>Correctional institutions, including jails, farms, and camps</u>	=	<u>CUP</u>	

<u>Disability rehabilitation and training centers</u>	=	<u>CUP</u>	
<u>Juvenile halls</u>	=	<u>CUP</u>	
<u>Lodge and union halls</u>	=	<u>SPR</u>	
<u>Museums</u>	=	<u>SPR</u>	
<u>Observatories</u>	=	<u>SPR</u>	
<u>Schools</u>			
<u>Colleges and universities, accredited, excluding trade or commercial schools</u>	<u>CUP</u>	<u>CUP</u>	
<u>Schools, grades K-12, accredited by the State of California, excluding trade or commercial schools</u>	<u>CUP</u>	<u>CUP</u>	

<u>Theaters and other auditoriums</u>	=	<u>CUP</u>	
<u>Theaters, drive-in</u>	=	=	
<u>Industrial Uses</u>			
<u>Assembly and manufacture</u>			
<u>Textile products, from previously prepared materials</u>	-	-	
<u>Bakery goods distributors</u>	-	-	
<u>Dry cleaning plants, wholesale</u>	-	-	
<u>Explosives storage, permanent</u>	-	-	
<u>Film laboratories</u>	-	-	
<u>Frozen food lockers</u>	-	-	

<u>Furniture and household goods, transfer and storage</u>	-	-	
<u>Laundry plants, wholesale</u>	-	-	
<u>Motion picture processing, reconstruction, and synchronizing of film with soundtracks</u>	-	-	
<u>Motion picture studios and indoor sets</u>	-	-	
<u>Lodging</u>			
<u>Hotels</u>			
<u>With banquet facilities and restaurants</u>	-	-	

<u>Without banquet facilities and restaurants</u>	-	-	
<u>Motels</u>	-	-	
<u>Youth hostels</u>	-	-	
<u>Recreational Uses</u>			
<u>Amusement rides and devices,</u>	=	=	
<u>Archery ranges</u>	=	=	
<u>Athletic fields, excluding stadiums</u>	=	=	
<u>Card rooms or clubs</u>	=	=	
<u>Carnivals, commercial, including pony rides, for longer than seven days</u>	=	=	

<u>Circuses and wild animal exhibitions, for longer than seven days</u>	=	=	
<u>Games of skill</u>	=	=	
<u>Golf courses</u>			
<u>Golf courses, including clubhouses and accessory facilities</u>	=	=	
<u>Golf driving ranges</u>	=	=	
<u>Miniature golf courses</u>	=	=	
<u>Recreational vehicle parks</u>	=	=	
<u>Riding and hiking trails, excluding trails for motor vehicles</u>	=	=	
<u>Rifle, pistol, or skeet ranges</u>	=	=	

<u>Shooting galleries</u>	=	=	
<u>Skating rinks, ice or roller</u>	=	=	
<u>Sport courts, including tennis, volleyball, badminton, croquet, lawn bowling and similar uses, as a principal use</u>	=	=	
<u>Swimming pools as a principal use</u>	=	=	
<u>Trap ranges</u>	=	=	
<u>Renewable Energy Uses</u>			
<u>Utility-scale solar energy facilities, ground-mounted</u>	=	=	Section 22.140.510

<u>Utility-scale solar energy facilities, structure-mounted</u>	<u>SPR</u>	<u>SPR</u>	Section 22.140.510
<u>Utility-scale wind energy facilities</u>	=	=	
<u>Residential Uses</u>			
<u>Adult residential facilities</u>			
<u>Facilities serving six or fewer persons</u>	<u>SPR</u>	<u>SPR</u>	
<u>Convents and monasteries</u>	=	=	
<u>Farmworker housing</u> ²			
<u>Fraternity and sorority houses</u>	=	=	
<u>Group homes for children</u>			

<u>Mixed use developments^{2,3}</u>	<u>SPR</u>	<u>SPR</u>	Section 22.140.350
<u>Multi-family housing²</u>			
<u>Apartment houses</u>	<u>SPR^{4,5}</u>	<u>SPR^{4,5}</u>	
<u>Townhouses</u>	<u>SPR⁶</u>	<u>SPR⁶</u>	
<u>Two-family residences</u>	<u>SPR</u>	<u>SPR</u>	
<u>Residential planned development units</u>	=	=	
<u>Residential substance use recovery facilities</u>			
<u>Serving six or fewer persons</u>	<u>SPR</u>	<u>SPR</u>	
<u>Single-family residences²</u>	=	=	Section 22.140.580
<u>Small family homes for children</u>	=	=	

<u>Retail/Commercial Uses</u>			
<u>Adult businesses</u>	=	=	
<u>Auction houses</u>	=	=	
<u>Bakery shops</u>	<u>SPR</u>	<u>SPR</u>	
<u>Drive-through establishments and drive-through lanes</u>	=	=	
<u>Feed and grain sales</u>	<u>SPR</u>	<u>SPR</u>	
<u>Gun dealers</u>	=	=	
<u>Health clubs and centers</u>	<u>SPR</u>	<u>SPR</u>	
<u>Ice sales, excluding ice plants</u>	<u>CUP</u>	<u>CUP</u>	
<u>Mobilehome sales</u>	=	=	
<u>Model home display centers and sales offices</u>			

<u>With residential units</u>	=	=	
<u>Without residential units</u>	=	=	
<u>Newsstands</u>	<u>SPR</u>	<u>SPR</u>	
<u>Pawnshops</u>	=	=	
<u>Pet stores, including the sale of pets</u>	<u>SPR</u>	<u>SPR</u>	
<u>Recording studios</u>	<u>CUP</u>	<u>CUP</u>	
<u>Smoking-oriented retail, tobacco, pipe, and vape shops</u>	=	=	
<u>Swap meets</u>	=	=	
<u>Service Uses</u>			
<u>Alternative financial services</u>	=	=	
<u>Blueprint shops</u>	=	=	

<u>Body piercing parlors</u>	=	=	
<u>Book binderies</u>	=	=	
<u>Bulk recycling vending</u>	=	=	
<u>Butane and propane service stations</u>	=	=	
<u>Catering services</u>	<u>SPR</u>	<u>SPR</u>	
<u>Catalog and internet order businesses</u>	=	=	
<u>Electricians' shops</u>	=	=	
<u>Escort bureaus</u>	=	=	
<u>Medical services</u>			
<u>Acute care/rehabilitation facilities</u>	<u>CUP</u>	<u>CUP</u>	
<u>Ambulance emergency service facilities</u>	<u>CUP</u>	<u>SPR</u>	Section 22.140.050

<u>Hospitals</u>	=	=	
<u>Medical laboratories</u>	=	=	
<u>Mimeograph and addressograph services</u>	=	=	
<u>Mortuaries</u>	=	=	
<u>Nightclubs</u>	=	=	
<u>Packaging businesses</u>	<u>SPR</u>	<u>SPR</u>	
<u>Parcel delivery terminals</u>	=	=	
<u>Parking lots and parking buildings, commercial⁷</u>	=	=	
<u>Permanent cosmetics parlors</u>	=	=	
<u>Photoengravers and lithographers</u>	=	=	

<u>Repair shops, household and fix-it</u>	<u>SPR</u>	<u>SPR</u>	
<u>Reupholsterers, furniture</u>	=	=	
<u>Sightseeing agencies</u>	=	=	
<u>Tattoo parlors</u>	=	=	
<u>Taxidermists</u>	=	=	
<u>Wedding chapels</u>	=	=	
<u>Transportation, Electrical, Gas, Communications, Utilities, and Public Services Uses</u>			
<u>Air pollution sampling stations</u>	=	=	
<u>Airports, heliports, helistops, and landing strips</u>	=	=	
<u>Comfort stations and restroom facilities</u>	=	=	

<u>Communications equipment buildings</u>	=	=	
<u>Earth stations</u>	=	=	
<u>Electric distribution substations, including related microwave facilities</u>	=	=	
<u>Electric transmission substations and generating plants, including related microwave facilities</u>	=	=	
<u>Fire stations</u>	<u>CUP</u>	<u>CUP</u>	
<u>Gas distribution depots, public utility</u>	=	=	
<u>Gas metering and control stations, public utility</u>	=	=	

<u>Microwave stations</u>	=	=	
<u>Police stations</u>	<u>CUP</u>	<u>CUP</u>	
<u>Public utility service centers</u>	=	=	
<u>Public utility service yards</u>	=	=	
<u>Radio and television broadcasting studios</u>	=	=	
<u>Radio and television stations and towers, excluding studios</u>	=	=	
<u>Radio and television stations, studios, and towers</u>	=	=	
<u>Sewage treatment plants</u>	=	=	
<u>Stations, bus, railroad, or taxi</u>	=	=	

<u>Telephone repeater stations</u>	=	=	
<u>Water reservoirs, dams, treatment plants, gauging stations, pumping stations, tanks, wells, and any use normal or accessory to the storage and distribution of water</u>	=	=	
Vehicle-Related Uses			
<u>Automobile washing</u>			
<u>Automatic car wash</u>	=	=	
<u>Coin-operated or hand wash</u>	=	=	
<u>Vehicle sales and rentals</u>			

<u>Automobile rental and leasing agencies</u>	=	=	
<u>Boat and other marine sales</u>	=	=	
<u>Boat rentals</u>	=	=	
<u>New automobile sales</u>	=	=	
<u>Recreational vehicle sales and rentals</u>	=	=	
<u>Trailer sales and rentals, box and utility</u>	=	=	
<u>Truck rentals, excluding trucks exceeding two tons' capacity</u>	=	=	
<u>Used automobile sales</u>	=	=	
<u>Vehicle services</u>			

<u>Automobile battery services</u>	=	=	
<u>Automobile body and fender repair shops</u>	=	=	
<u>Automobile brake repair shops</u>	=	=	
<u>Automobile impound yards</u>	=	=	
<u>Automobile muffler shops</u>	=	=	
<u>Automobile painting and upholstery shops</u>	=	=	
<u>Automobile radiator shops</u>	=	=	

<u>Automobile repair garages, excluding body and fender work, painting, and upholstering</u>	=	=	
<u>Automobile service stations</u>	=	=	
<u>Automobile supply stores</u>	=	=	
<u>CNG fueling station</u>	=	<u>CUP</u>	
<u>Notes:</u>			
1. <u>The use regulations in this table specify the required permits or reviews as outlined by the Specific Plan and those requirements that are the same as the corresponding countywide zones.</u>			
2. <u>Use may also be subject to Chapter 22.120 (Density Bonus), Chapter 22.121 (Inclusionary Housing), or Chapter 22.166 (Housing Permits).</u>			
3. <u>Use is limited to developments with two or more attached dwelling units.</u>			

4. Where use is subject to [Section 22.128.200](#) (Supportive Housing Streamlining) and [Chapter 22.166](#) (Housing Permits).

5. Use permitted on lots outside of the Very High Fire Hazard Severity Zone, as depicted in the General Plan, in its entirety, and where use is subject to [Section 22.130.200](#) (Motel Conversions, Permanent) and [Chapter 22.166](#) (Housing Permits).

6. No more than six townhouses shall be confined within a single building.

7. Parking provided is separate from required parking in [Chapter 22.112](#) (Parking), however, use shall be developed in compliance with [Chapter 22.112](#) (Parking).

C. Development Standards for Commercial Zones.

1. Standards. All structures and uses in the Specific Plan Commercial Zones (NC and UC) shall be subject to the regulations of [Table 22.414.060-B](#) (Development Standards for Commercial Zones), below.

2. Other Applicable Standards. All development in Zones NC and UC shall also be subject to applicable standards in [Section 22.414.110](#) (Specific Plan Urban Design Standards) and Subsections D and E, below. Unless otherwise specified in this Chapter, the development standards for Zones C-2 and C-3 in [Chapter 22.20](#) (Commercial Zones) apply to Zones NC and UC, respectively.

TABLE 22.414.060-B: DEVELOPMENT STANDARDS FOR COMMERCIAL ZONES

<u>Standard</u>	<u>NC</u>	<u>UC</u>	<u>Notes</u>
<u>Maximum Height</u>			
<u>Building height</u>	<u>45 feet¹</u>	<u>40 feet^{1,2,3}</u>	<u>No minimum</u>
<u>Number of stories</u>		<u>3 stories¹</u>	
<u>Building Setback – Street Frontage</u>			
<u>South Vermont Avenue</u>	<u>Minimum 10 feet</u>	<u>N/A</u>	<u>No maximum</u>
<u>West Torrance Boulevard</u>	<u>Minimum 10 feet</u>	<u>N/A</u>	
<u>West 223rd Street</u>	<u>N/A</u>	<u>Minimum 10 feet; maximum 25 feet⁴</u>	
<u>Meyler Street</u>	<u>N/A</u>	<u>Minimum 10 feet; maximum 25 feet</u>	
<u>Side or Rear Setbacks</u>			
<u>Interior yard</u>	<u>Minimum 0 feet</u>	<u>Minimum 0 feet</u>	<u>No maximum</u>
<u>Interior yard adjacent to residential</u>	<u>Minimum 15 feet</u>	<u>Minimum 15 feet</u>	
<u>Circulation and Parking</u>			

<u>Bicycle and pedestrian facilities</u>	<u>Bicycle and pedestrian circulation facilities shall provide connections to surrounding uses and to the bicycle and pedestrian networks within the Specific Plan area</u>	
<u>Notes:</u>		
<u>1. Building height shall exclude chimneys, rooftop antennas, elevator shafts and stairwells.</u>		
<u>2. Height excluding signs that are permitted by Chapter 22.114 (Signs).</u>		
<u>3. Minimum floor-to-ceiling height of the ground floor for a retail use in a mixed- use development shall be 15 feet.</u>		
<u>4. For 60% of the property frontage.</u>		

D. Additional Development Standards for Zone NC.

1. Site Landscaping.

a. At least 20 percent of the lot shall be landscaped with trees, shrubs, ground cover, flowering perennials and biennials, and shall be continuously maintained. Parking lot landscaping shall not count toward meeting this requirement. Pedestrian walkways, plazas, and outdoor dining areas may be developed in the landscape area. Setback areas may be included in this requirement.

b. Tree planting and maintenance requirements shall comply with Chapter 22.126 (Tree Planting Requirements).

2. Built Form.

a. Sites with multiple buildings shall be clustered with shared outdoor spaces and direct pedestrian access between uses, parking areas, and the street.

b. Buildings shall be oriented towards the street.

E. Additional Development Standards for Zone UC.

1. Built Form.

a. When sharing an interior property line with Zone WC R-1, the following requirements shall apply:

i. Windows, balconies, or similar openings shall be oriented to minimize any direct line-of-sight into adjacent units or onto private patios or backyards adjoining the property line.

ii. The third floor shall be stepped back by a minimum of 10 feet.

b. Development fronting West 223rd Street shall not exceed a height of 40 feet and three stories. Additionally, development shall not extend more than 50 feet in depth from the property line along the street, including setbacks and stepbacks.

2. Site Landscaping:

a. At least 20 percent of the lot shall be landscaped with trees, shrubs, ground cover, flowering perennials and biennials, and shall be continuously

maintained. Parking lot landscaping shall not count toward meeting this requirement.

Pedestrian walkways, plazas, and outdoor dining areas may be developed in the

landscape area. Setback areas may be included for this requirement.

b. Tree planting and maintenance requirements shall comply with

Chapter 22.126 (Tree Planting Requirements), except as follows:

i. A minimum of three trees shall be planted for every 10,000

square feet of developed lot area regardless of the number of parking spaces.

c. Except for the required paved driveway and walkway, all areas

within the street-fronting setback area shall be landscaped and maintained.

3. Required Open Space. For multi-family developments, a minimum of

200 square feet per dwelling unit shall be allocated for common recreational spaces,

private recreational spaces, or a combination of both as follows:

a. Minimum dimension for private recreational spaces shall be seven

feet.

b. Minimum dimension for common recreational spaces shall be 20

feet.

c. Side and rear yards may be included in the calculation of open

space, but not the required front yard setback area.

d. Open space areas shall not contain any parking, driveway, or

right- of-way encroachments.

e. All common areas shall be improved with active facilities (e.g.

playgrounds, sports courts, or fitness stations) or passive facilities (e.g. gardens,

walking paths, or seating areas) and include landscaping or hardscape elements.

These areas shall be developed and maintained according to approved landscape and irrigation plans.

22.414.070 Industrial Flex Zone.

A. Purpose. The Industrial Flex (IF) Zone is established to accommodate non-industrial and non-residential uses, including commercial and office uses, where appropriate, within the Specific Plan area.

B. Land Use Regulations for Industrial Flex Zone. Table 22.414.070-A (Principal and Accessory Use Regulations for Industrial Flex Zone), below, prescribes the land use regulations for Zone IF. Refer to Table 22.414.040-A (Permit and Review Requirements) for the permit or review required to establish each use listed in Table 22.414.070-A. Unless otherwise specified in Table 22.414.070-A, use regulations for Zone M-1 in Chapter 22.22 (Industrial Zones) apply to Zone IF.

<u>TABLE 22.414.070-A: PRINCIPAL AND ACCESSORY USE REGULATIONS FOR INDUSTRIAL FLEX ZONE</u>		
<u>Use Category</u>	<u>IF</u>	<u>Additional Regulations</u>
<u>Principal Use Regulations</u>		
<u>Agricultural and Resource-Based Uses</u>		
<u>Community gardens</u>	<u>SPR</u>	

<u>Crops, including field, tree, bush, berry, and row</u>	<u>SPR</u>	
<u>Solid fill projects</u>	=	
<u>Surface mining operations</u>	=	
<u>Animal-Related Uses</u>		
<u>Animal experimental research institutes</u>	=	
<u>Cemeteries and crematories for pets</u>	<u>SPR</u>	
<u>Dog breeding facilities</u>	=	
<u>Grazing of cattle, horses, sheep, goats, alpacas, or llamas</u>	=	
<u>Hogs or pigs</u>	=	
<u>Menageries, zoos, animal exhibitions, or other facilities for the keeping of wild animals¹</u>	=	
<u>Raising, breeding, and training of horses and other equine, cattle, sheep, goats, alpacas, and llamas</u>	=	

<u>Raising of poultry, fowl, birds, rabbits, chinchilla, nutria, mice, frogs, fish, bees, earthworms, and other similar animals of comparable nature, form, and size, including hatching, fattening, marketing, and sale, including eggs, honey, or similar products derived from such animals</u>	=	
<u>Riding academies</u> ¹	=	
<u>Stables, with the boarding of horses</u> ¹	=	
<u>Stables, for the raising and training of racehorses, provided such use is not established for commercial purposes</u> ¹	=	
<u>Wild animals, the keeping of; either individually or collectively for private or commercial purposes</u>	=	
<u>Cultural, Educational, and Institutional Uses</u>		
<u>Art and cultural facilities</u>	<u>SPR</u>	
<u>Correctional institutions</u>		
<u>Camps</u>	=	

<u>Honor farms</u>	=	
<u>Jails</u>	=	
<u>Fire station</u>	<u>CUP</u>	
<u>Hospital (including convalescent home, nursing home, and maternity home.)</u>	<u>CUP</u>	
<u>Institutions of a philanthropic or charitable nature</u>	<u>SPR</u>	
<u>Revival meetings, tent, for longer than seven days</u>	=	
<u>Schools</u>		
<u>Business and professional schools, including art, cooking, dance, drama, martial arts, music, and professional education</u>	<u>SPR</u>	
<u>Colleges and universities, accredited, excluding trade or commercial schools</u>	<u>CUP</u>	
<u>Schools, grades K-12, accredited by the State of California, excluding trade or commercial schools</u>	<u>CUP</u>	
<u>Theaters and other auditoriums having a seating capacity of up to 3,000 seats</u>	=	

<u>Theaters, drive-in</u>	-	
<u>Theater, including live performance</u>	<u>SPR</u>	
<u>Industrial Uses</u>		
<u>Assaying services</u>	-	
<u>Assembly, manufacture, packaging, and storage of finished or prepared materials; including on-site manufacture of raw natural or synthesized materials</u>		
<u>Earthen products, including ceramics, sand, and stone, but excluding brick, terra cotta, and tile manufacture</u>	<u>CUP</u>	
<u>Food, coffee, edible oil, liquor, soda, and juice products, including the baking, processing, packing, canning, and bottling, excluding meat, fish, lard, pickles, sausage, sauerkraut, or vinegar</u>	<u>CUP</u>	
<u>Precious and semi-precious metal products, including jewelry and lapidary</u>	<u>CUP</u>	

<u>Assembly, manufacture, packaging, and storage of finished or prepared materials, provided that no manufacturing of raw natural or synthesized materials, including flammable or toxic chemicals, are conducted on-site:</u>		
<u>Agricultural products</u>	=	
<u>Metal products and parts, including the fabricating, engraving, spinning, storing, plating, and finishing</u>	<u>CUP</u>	
<u>Farm equipment repair shops</u>	=	
<u>Farm machinery repair shops</u>	=	
<u>Film laboratories</u>	=	
<u>Food processing</u>		
<u>Dairy products depots</u>	=	
<u>Ice plants</u>	<u>SPR</u>	
<u>Slaughtering, dressing, processing, packing, and sale of poultry, fowl, rabbits, and other similar animals of comparable nature, form, and size ^{2,3}</u>	=	

<u>Fumigating contractors</u>	=	
<u>Heavy equipment training schools</u>	=	
<u>Manufacture of:</u>		
<u>Blacksmith shops</u>	=	
<u>Boat building</u>	=	
<u>Bottling plants</u>	=	
<u>Box factories</u>	=	
<u>Caustic soda, manufacture by electrolysis</u>	<u>SPR</u>	
<u>Concrete batching plants</u>		
<u>With mixers of one cubic yard capacity or smaller</u>	=	
<u>Engraving, machine metal engraving</u>	<u>CUP</u>	
<u>Fabricating</u>	=	
<u>Ice, including distribution and storage</u>	=	
<u>Incinerators</u>	=	
<u>Lubricating oil canning and packaging, limited to 100 barrels stored aboveground at a time</u>	=	

<u>Lumberyards</u>	=	
<u>Machine shops</u>	=	
<u>Paint mixing, excluding lacquers and synthetic enamels</u>	=	
<u>Plumbing contractor's shops</u>	=	
<u>Presses, hydraulic presses for the molding of plastics</u>	=	
<u>Refrigeration plants</u>	=	
<u>Sand, the washing of sand to be used in sandblasting</u>	=	
<u>Sheet metal shops</u>	=	
<u>Stone, marble, and granite, including grinding, dressing, and cutting</u>	=	
<u>Motion picture outdoor sets</u>	<u>CUP</u>	
<u>Motion picture studios and indoor sets</u>	<u>CUP</u>	
<u>Pallet yards</u>	<u>CUP</u>	
<u>Roofing contractor's establishments</u>	<u>CUP</u>	

<u>Scientific research or experimental development of materials, methods or products, including engineering and laboratory research, administrative, and other related activities, and facilities in conjunction therewith</u>	<u>SPR</u>	
<u>Storage</u>		
<u>Acetylene and oxygen storage in tanks</u> ⁴	=	
<u>Bakery goods distributors</u>	=	
<u>Barrel storage</u>	=	
<u>Building materials</u>	=	
<u>Bus storage</u>	=	
<u>Car barns for buses and streetcars</u>	=	
<u>Cold storage plants</u>	=	
<u>Contractor's equipment and materials yards, including farm and building trade equipment and building materials</u>	=	
<u>Distributing plants</u>	=	
<u>Drying yards or terminals</u>	=	
<u>Explosives storage, permanent</u>	=	
<u>Fuel yards</u>	=	

<u>Industrial gas storage, including oxygen, acetylene, argon, carbon dioxide, and similar gases in Interstate Commerce Commission approved-type cylinders</u>	=	
<u>Machinery storage yards</u>	=	
<u>Moving van storage or operating yards</u>	=	
<u>Plaster storage</u>	=	
<u>Produce yards and terminals</u>	=	
<u>Storage and rental of plows, tractors, buses, contractor's equipment, and cement mixers</u>	=	
<u>Truck storage</u>	=	
<u>Warehouses, including storage warehouses</u>	=	
<u>Wood yards</u>	=	
<u>Tire retreading or recapping</u>	=	
<u>Valves, storage and repair of, including oil well valves</u>	=	
<u>Recreational Uses</u>		
<u>Amusement rides and devices</u>	=	
<u>Arcades, games or movies</u>	<u>SPR</u>	
<u>Athletic fields and stadiums</u>	<u>CUP</u>	
<u>Bowling alleys</u>	<u>SPR</u>	

<u>Cardrooms or clubs</u>	<u>SPR</u>	
<u>Commercial recreational facilities</u>	<u>SPR</u>	
<u>Games of skills</u>	<u>SPR</u>	
<u>Health clubs/gymnasiums</u>	<u>SPR</u>	
<u>Recreation clubs, private</u>	<u>SPR</u>	
<u>Riding and hiking trails</u>	=	
<u>Rifle, pistol, or skeet ranges</u>	=	
<u>Shooting galleries</u>	=	
<u>Trap ranges</u>	=	
<u>Renewable Energy Uses</u>		
<u>Utility-scale solar energy facilities, ground-mounted</u>	=	
<u>Utility-scale solar energy facilities, structure-mounted</u>	<u>SPR</u>	
<u>Utility-scale wind energy facilities</u>	=	
<u>Residential Uses</u>		
<u>Mobilehome parks ⁵</u>	<u>CUP</u>	Section 22.140.370

<u>Unless otherwise specified in this table, all residential developments or uses involving a residential component shall be prohibited.</u>	=	
<u>Recycling and Solid Waste</u>		
<u>Recycling collection centers</u>	=	
<u>Organic waste recycling facilities</u>		
<u>Chipping/grinding or mulching</u>	=	
<u>Composting, vermiculture</u>	=	
<u>Composting, green waste only</u>	=	
<u>Composting, mixed waste or food waste</u>	=	
<u>In-vessel composting</u>	=	
<u>Retail/Commercial Uses</u>		
<u>Agricultural contractor equipment sales and rentals</u>	=	
<u>Art galleries</u>	=	
<u>Bakery shops</u>	<u>SPR</u>	
<u>Farm equipment sales, rentals, and storage</u>	=	

<u>Feed and grain sales</u>	=	
<u>Fruit and vegetable markets</u>	=	
<u>Gun dealers</u>	=	
<u>Health clubs /gymnasiums</u>	<u>SPR</u>	
<u>Ice sales, excluding ice plants</u>	=	
<u>Lapidary shops</u>	=	
<u>Leather goods stores</u>	=	
<u>Mobilehome sales</u>	=	
<u>Newsstands</u>	=	
<u>Paint and wallpaper stores</u>	=	
<u>Pawnshops</u>	=	
<u>Pet stores</u> ³	<u>SPR</u>	
<u>Pet supply stores, excluding the sale of pets other than tropical fish or goldfish</u> ⁶	<u>SPR</u>	
<u>Recording studios</u>	=	
<u>Smoking-oriented retail, including tobacco, pipe, and vape shops</u>	=	

<u>Stamp redemption centers</u>	=	
<u>Swap meets</u>	=	
<u>Service Uses</u>		
<u>Acute care/rehabilitation facilities</u>	<u>CUP</u>	
<u>Alternative Financial Services</u>	=	
<u>Blueprint shops</u>	=	
<u>Cemeteries</u>	=	
<u>Cesspool pumping, cleaning, and draining</u>	=	
<u>Day care</u>		
<u>Adult day care facilities</u>	<u>CUP</u>	
<u>Domestic violence shelters</u>	=	
<u>Drive-through establishments and drive-through lanes</u>	=	
<u>Dry cleaning drop-off and pick-up services</u>	<u>SPR</u>	
<u>Emergency shelters</u>	=	
<u>Lodging</u>		
<u>Hotels</u>	<u>CUP</u>	

<u>Motels</u>	<u>CUP</u>	
<u>Mortuaries</u>	=	
<u>Movie theaters</u>	<u>SPR</u>	
<u>Nightclubs</u>	=	
<u>Parcel delivery terminals</u>	=	
<u>Photoengravers and lithographers</u>	=	
<u>Plumbing shops</u>	<u>SPR</u>	
<u>Self-service storage facilities</u>	=	
<u>Sightseeing agencies</u>	=	
<u>Taxidermists</u>	=	
<u>Technology exchange/transfer services</u>	<u>SPR</u>	
<u>Transportation, Electrical, Gas, Communications, Utilities, and Public Service Uses</u>		
<u>Stations and terminals; bus, railroad, and taxi</u>	<u>CUP</u>	
<u>Vehicle Related Uses</u>		
<u>Automobile washing</u>		
<u>Automatic car wash</u>	=	

<u>Coin-operated or hand wash</u>	=	
<u>Vehicle sales and rentals</u>		
<u>Automobile rental and leasing agencies</u>	=	
<u>Boat and other marine sales, including minor repairs and rentals</u>	=	
<u>Motorcycle, motor scooter, and trail bike, sales and rentals</u>	=	
<u>New automobile sales</u>	=	
<u>Recreational vehicle sales and rentals</u>	=	
<u>Trailer sales and rentals, box and utility</u>	=	
<u>Truck sales, rentals, and storage, including incidental repair</u>	=	
<u>Used automobile sales</u>	=	
<u>Vehicle services</u>		
<u>Automobile battery services</u>	=	
<u>Automobile body and fender repair shops</u>	=	
<u>Automobile brake repair shops</u>	=	
<u>Automobile impound yards</u>	=	

<u>Automobile muffler shops</u>	=	
<u>Automobile painting and upholstering shops</u>	=	
<u>Automobile radiator shops</u>	=	
<u>Automobile repair garages</u>	=	
<u>Automobile service stations</u>	=	
<u>Automobile supply stores</u>	=	
<u>CNG fueling stations</u>	=	
<u>Truck and bus repair</u>	=	
<u>Accessory Use Regulations</u>		
<u>Administrative offices</u>	<u>P</u>	
<u>Assembly/multi-purpose buildings</u>	<u>P</u>	
<u>Enclosed, screened, outdoor storage</u>	<u>SPR</u>	
<u>Maintenance/storage facilities and structures</u>	<u>P</u>	
<u>Notes:</u>		
<u>1. All buildings on the property used in conjunction with the permitted use on the property shall be located at least 50 feet from any street or highway or any building used for human habitation.</u>		

<u>2. Use includes boarding and raising of such animals on-site, limited to 20 percent of the floor area, and no hatcheries are permitted.</u>
<u>3. Use is permitted within an enclosed building only.</u>
<u>4. Oxygen shall be stored in a room separate from acetylene and such rooms are separated by a not less than one-hour fire-resistant wall.</u>
<u>5. Where use is existing and legal nonconforming.</u>
<u>6. Sales shall be limited to retail sales only and all goods sold shall be new.</u>

C. Development Standards for Industrial Flex Zone.

1. Standard. All structures and uses in Zone IF shall be subject to the regulations of Table 22.414.070-B (Development Standards for Industrial Flex Zone), below.

2. Other Applicable Standards. Zone IF shall also be subject to applicable standards in Section 22.414.110 (Specific Plan Urban Design Standards) and Subsection D, below. Unless otherwise specified in this Chapter, the development standards for Zone M-1 in Chapter 22.22 (Industrial Zones) apply to Zone IF.

<u>TABLE 22.414.070-B: DEVELOPMENT STANDARDS FOR INDUSTRIAL FLEX</u>		
<u>ZONE</u>		
<u>Standard</u>	<u>Minimum</u>	<u>Maximum</u>
<u>Building Height</u>		

<u>Number of stories</u>		<u>4 stories¹</u>
<u>Building height</u>	<u>None</u>	<u>50 feet²</u>
<u>Building Setback</u>		
<u>South Vermont Avenue (front)</u>	<u>10 feet</u>	<u>25 feet³</u>
<u>Interior yard (side or rear)</u>	<u>None</u>	<u>None</u>
<u>Interior yard adjacent to residential (side or rear)</u>	<u>15 feet</u>	<u>None</u>
<u>Yard setback for new industrial uses abutting a residential use</u>	<u>Refer to Subsection D.5, below</u>	
<u>Street With Frontage Requirement / Permitted Frontage Type</u>		
<u>South Vermont Avenue</u>	<u>Shopfront, forecourt, gallery, arcade, and terrace</u>	
<u>Notes:</u>		
<u>1. Building height shall exclude chimneys, rooftop antennas, elevator shafts and stairwells.</u>		
<u>2. Minimum floor-to-ceiling height of the ground floor for a retail use in a mixed- use development shall be 15 feet.</u>		
<u>3. For 60% of the property frontage</u>		

D. Development Standards for Zone IF.

1. Frontages. Developments adjacent to South Vermont Avenue shall feature a primary building façade and entry facing South Vermont Avenue. These developments shall adhere to the frontage design standards outlined in Section 22.414.110.C.1 (Frontages). Additionally, they shall comply with the following specifications:

a. Building orientation shall be determined by the location of the primary entrance, which defines the front of the building.

b. Architectural treatment shall be required for all building sides facing major public right-of-way.

c. Pedestrian access to public right-of-way shall be provided through common corridors or courtyards from adjacent buildings.

d. Open fencing is allowed, but a solid wall higher than three feet shall be prohibited.

2. Circulation and Parking.

a. Bicycle and pedestrian circulation facilities shall provide connections to surrounding uses and to the bicycle and pedestrian networks within the Specific Plan area.

b. Provisions for common vehicular access points and shared parking shall be coordinated with any adjacent/proximate development plans where practical.

3. Site Landscaping.

a. At least 20 percent of the lot shall be landscaped with trees, shrubs, ground cover, flowering perennials and biennials, and shall be continuously maintained. Parking lot landscaping shall not count toward meeting this requirement. Pedestrian walkways, plazas, and outdoor dining areas may be developed in the landscape area. Setback areas may be included for this requirement.

4. Tree Planting and Maintenance. Tree planting and maintenance requirements shall comply with Chapter 22.126 (Tree Planting Requirements), except as follows:

a. A minimum of three trees shall be planted for every 10,000 square feet of developed lot area regardless of the number of parking spaces.

b. Except for the required paved driveway and walkway, all areas within the street-fronting setback area shall be landscaped and maintained.

5. Special Requirements.

a. Interior Property Line with Zone WC R-1. When sharing an interior property line with Zone WC R-1, the following requirements shall apply:

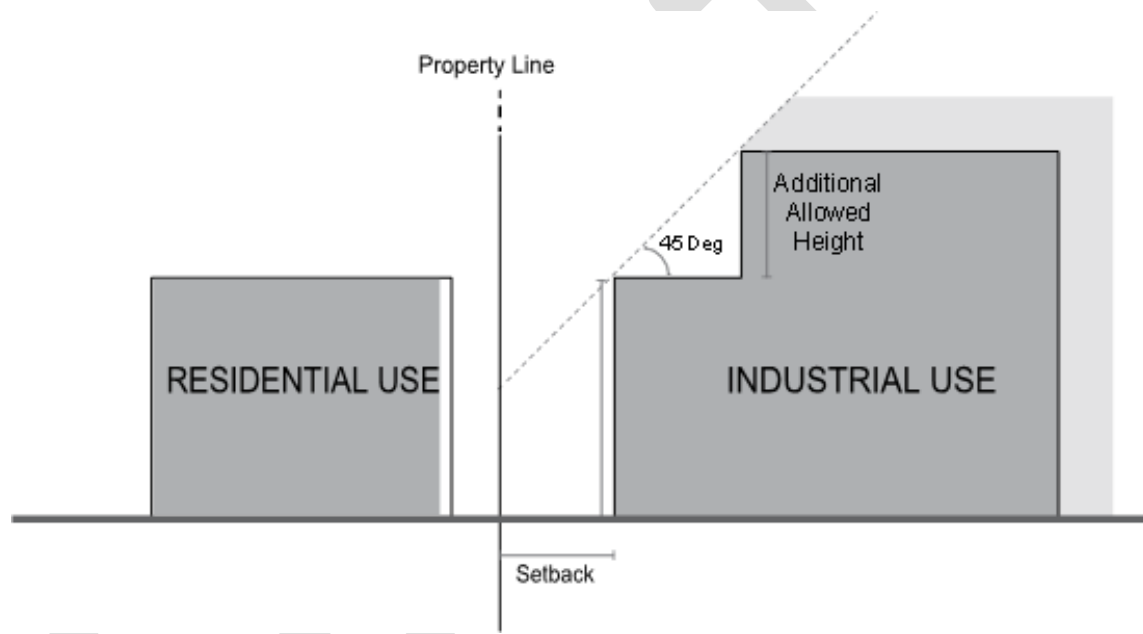
i. Windows, balconies, or similar openings shall be oriented to minimize any direct line-of-sight into adjacent units or onto private patios or backyards adjoining the property line.

ii. The third and fourth floors shall be stepped back by a minimum of 10 feet.

b. Adjacency to Residential Use. If an industrial use is next to a residential use, it shall comply with the following requirements:

i. Building Height. Any new industrial building or structure shall be within an encroachment plane sloping upward and inward at a 45-degree angle, commencing 20 feet above the existing grade at the inside line of the side yard setback. This requirement is illustrated in Figure 22.414.070-A, below.

Figure 22.414.070-A: Encroachment Plane for Industrial Uses Abutting Residential Uses



ii. Enclosure: Materials and equipment that emit dust, smoke, gas, fumes, cinder, or refuse matter shall be fully enclosed and mechanically ventilated to prevent fugitive emissions unless natural ventilation is required by another regulatory agency. Stacks, vents, and flares are exempt from the enclosure requirement.

iii. Yard Setback: Any new industrial building, structure, or addition shall provide the yard setbacks identified in Table 22.414.070-C (Yard Setback for Industrial Uses Abutting a Residential use), below, when abutting a residential use.

TABLE 22.414.070-C: YARD SETBACK FOR INDUSTRIAL USES ABUTTING A**RESIDENTIAL USE**

<u>Type</u>	<u>Front</u>	<u>Side</u>	<u>Rear</u>
<u>Minimum Required Setback</u>			
<u>Lot depth > 100 feet</u>	<u>15 feet</u>	=	<u>15 feet</u>
<u>Lot depth < 100 feet</u>	<u>5 feet</u>	=	<u>5 feet</u>
<u>Lot width ≥ 50 feet</u>	=	<u>15 feet</u>	=
<u>Lot width > 30 feet</u> <u>< 50 feet</u>	=	<u>5 feet</u>	=
<u>Lot width ≤ 30 feet</u>	=	<u>3 feet</u>	=

22.414.080 Harbor-UCLA Medical Zone.

A. Purpose. The Harbor-UCLA Medical Zone is established to support the existing and future needs of the Harbor-UCLA Medical Center campus while ensuring compatibility with adjacent land uses. Its purpose is to accommodate the Harbor-UCLA Campus Master Plan, which seeks to maintain, enhance, and expand various facilities such as hospitals; clinics; medical offices; bioscience research and development centers; community-serving amenities; and associated supportive uses such as transitional housing, incidental retail, parking, and public open spaces. Additionally, the

Campus Master Plan incorporates transportation infrastructure enhancements to improve mobility and connectivity within the campus and the surrounding community.

B. Land Use Regulations for Harbor-UCLA Medical Zone. Uses shall be consistent with the Harbor-UCLA Medical Center Campus Master Plan.

C. Development Standards for Harbor-UCLA Medical Zone. The following development standards have been developed to accommodate the mix of commercial, office, and other hospital-supportive uses.

1. Built Form and Landscaping.

a. Site, building, and landscaping design shall be consistent with the Harbor-UCLA Medical Center Campus Master Plan and as follows:

<u>TABLE 22.414.080-A: SITE CONFIGURATION REGULATIONS FOR HARBOR-UCLA MEDICAL ZONE</u>		
<u>Standard</u>	<u>Minimum</u>	<u>Maximum</u>
<u>Building Setback</u>		
<u>South Vermont Avenue</u>	<u>5 feet</u>	<u>None</u>
<u>West Carson Street</u>	<u>5 feet</u>	<u>None</u>
<u>Local road</u>	<u>15 feet</u>	<u>None</u>
<u>Building Height</u>		
<u>Building height</u>	<u>None</u>	<u>None¹</u>
<u>Notes:</u>		

1. Building height will be consistent with the Harbor-UCLA Medical Center Campus Master Plan.

b. Landscaping.

i. Large facades or walls of structures within 20 feet of a roadway, such as parking structures, operational plants, or other buildings, shall be screened with trees, large shrubs, and other vegetation to soften and buffer massing from the surrounding community.

ii. Landscaping along West Carson Street shall be permeable and open to the street to allow visibility; encourage access and connectivity to and from the walking path along West Carson Street and hospital campus; and create an attractive, inviting pedestrian experience.

22.414.090 Mixed Use Zones.

A. Purpose. The Mixed Use Zones are established to facilitate mixed use developments that integrate residential, office, and commercial spaces in a transit-supportive, pedestrian-friendly environment.

B. Land Use Regulations for Mixed Use Zones. Table 22.414.090-A (Principal and Accessory Use Regulations for Mixed Use Zones), below, prescribes the land use regulations for Mixed Use 1 (MU1) and Mixed Use 2 (MU2) Zones. Refer to Table 22.414.040-A (Permit and Review Requirements) for the permit or review required to establish each use listed in Table 22.414.090-A.

**TABLE 22.414.090-A: PRINCIPAL AND ACCESSORY USE REGULATIONS FOR
MIXED USE ZONES**

<u>Use Category</u>	<u>MU-1</u>	<u>MU-2</u>	<u>Additional Regulations</u>
<u>Principal Use Regulations</u>			
<u>Cultural, Educational, and Institutional Uses</u>			
<u>Art and cultural facilities</u>	<u>SPR</u>	<u>SPR</u>	
<u>Churches, temples, and other places of worship</u>	<u>SPR</u>	<u>SPR</u>	
<u>Fire stations</u>	<u>CUP</u>	<u>CUP</u>	
<u>Schools</u>			
<u>Business and professional schools, including art, cooking, dance, drama, martial arts, music, and professional education</u>	<u>CUP</u>	<u>CUP</u>	
<u>Colleges and universities, accredited, excluding trade or commercial schools</u>	<u>CUP</u>	<u>CUP</u>	
<u>Grades K-12, accredited by the State of California</u>	<u>CUP</u>	<u>CUP</u>	
<u>Theaters, including live performance</u>	=	=	

<u>Lodging</u>			
<u>Hotels</u>	<u>CUP</u>	<u>CUP</u>	
<u>Motels</u>	=	=	
<u>Office Uses</u>			
<u>General offices</u>	<u>SPR</u>	<u>SPR</u>	
<u>Medical offices</u>	<u>SPR</u>	<u>SPR</u>	
<u>Professional offices</u>	<u>SPR</u>	<u>SPR</u>	
<u>Recreational Uses</u>			
<u>Amusement rides and devices</u>	=	=	
<u>Commercial recreational facilities</u>	<u>SPR</u>	<u>SPR</u>	
<u>Health clubs/gymnasiums</u>	<u>CUP</u>	<u>CUP</u>	
<u>Parks and playgrounds, including accessory facilities</u>	<u>SPR</u>	<u>SPR</u>	
<u>Residential Uses</u>			
<u>Mixed use developments with residential and commercial components</u>	<u>SPR</u>	<u>SPR</u>	
<u>Multifamily housing</u>			
<u>Apartment houses ¹</u>	<u>SPR</u>	<u>SPR</u>	
<u>Townhouses ¹</u>	<u>SPR</u>	<u>SPR</u>	
<u>Two-family residences ²</u>	<u>SPR</u>	<u>SPR</u>	

<u>Retail/Commercial Uses</u>			
<u>Alcoholic beverage sales, off-site consumption</u>	=	<u>CUP</u>	
<u>Alcoholic beverage sales, on-site consumption</u>	<u>CUP</u>	<u>CUP</u>	
<u>Bakeries, coffee houses/cafés, delicatessens/cafeterias</u>	<u>SPR</u>	<u>SPR</u>	
<u>Drive-through establishments and drive-through lanes</u>	=	=	
<u>Grocery/markets</u>	<u>SPR</u>	<u>SPR</u>	
<u>Gun dealers</u>	=	=	
<u>Pawn shops</u>	=	=	
<u>Smoking-oriented retail, including tobacco, pipe, and vape shops</u>	=	=	
<u>Service Uses</u>			
<u>Acute care/rehabilitation uses</u>	<u>CUP</u>	<u>CUP</u>	<u>Prohibited in vertical mixed use</u>
<u>Alternative financial services</u>	=	=	<u>Section 22.140.690.D</u>
<u>Automobile service stations</u>	=	=	

<u>Automobile related uses including repair, battery, painting/auto body, muffler, service, washing, sales, or rentals</u>	=	=	
<u>Banks and financial institutions</u>	<u>SPR</u>	<u>SPR</u>	
<u>Entertainment uses, including restaurants, non-adult-only theaters, and other similar venues</u>	<u>SPR</u>	<u>SPR</u>	
<u>Movie theaters</u>	=	=	
<u>Accessory Use Regulations</u>			
<u>Administrative offices</u>	<u>SPR</u>	<u>SPR</u>	
<u>Assembly/multi-purpose buildings</u>	<u>SPR</u>	<u>SPR</u>	
<u>Caretaker's quarters</u>	<u>SPR</u>	<u>SPR</u>	
<u>Enclosed, screened, and outdoor storage</u>	<u>SPR</u>	<u>SPR</u>	
<u>Maintenance/storage facilities and structures</u>	<u>SPR</u>	<u>SPR</u>	
<u>Patio covers/trellises</u>	<u>P</u>	<u>P</u>	
<u>Swimming pools, spas, and jacuzzis</u>	<u>P</u>	<u>P</u>	

<u>Tennis courts, basketball courts, and other multi-purpose courts, recreation and community buildings</u>	<u>SPR</u>	<u>SPR</u>	
<u>Notes:</u>			
<u>1. If the use is part of a mixed use development, the service fleet shall have no more than two service vehicles stored on-site.</u>			
<u>2. Use is limited to lots of less than 5,000 square feet.</u>			

C. Development Standards for Mixed Use Zones.

1. Standard. All structures and uses in Zones MU-1 and MU-2 shall be subject to the regulations of Table 22.414.090-B (Development Standards for Mixed Use Zones), below.

2. Other Applicable Standards. All development in Zones MU-1 and MU-2 shall also be subject to applicable standards in Sections 22.414.110 (Specific Plan Urban Design Standards) and Subsections D, E, and F, below.

<u>TABLE 22.414.090-B: DEVELOPMENT STANDARDS FOR MIXED USE ZONES</u>			
<u>Standard</u>	<u>MU-1</u>	<u>MU-2</u>	<u>Notes</u>
<u>Maximum Height (feet)</u>			
<u>Building height</u>	<u>40 feet¹</u>	<u>60 feet^{1,2}</u>	
<u>Number of stories</u>	<u>3 stories</u>	<u>5 stories</u>	

<u>Building Setback</u>			
<u>South Vermont Avenue (front)</u>	<u>Minimum 5 feet</u> <u>Maximum 15 feet</u>	<u>Minimum 5 feet</u> <u>Maximum 15 feet</u>	
<u>West Carson Street (front)</u>	<u>Minimum 5 feet</u> <u>Maximum 15 feet</u>	<u>Minimum 5 feet</u> <u>Maximum 15 feet</u>	
<u>Local roads</u>	<u>Minimum 15 feet</u> <u>Maximum (none)</u>	<u>N/A</u>	
<u>Interior yard (side or rear)</u>	<u>Minimum 0 feet</u> <u>Maximum (none)</u>	<u>N/A</u>	
<u>Interior yard adjacent to residential (side or rear)</u>	<u>Minimum 15 feet</u> <u>Maximum (none)</u>	<u>Minimum 15 feet</u> <u>Maximum (none)</u>	
<u>Street With Frontage Requirement / Permitted Frontage Type</u>			
<u>West Carson Street</u>	<u>Shopfront, Forecourt, Gallery, Arcade, and Terrace</u>		<u>Subsections D, E, and F,</u>
<u>South Vermont Avenue</u>	<u>Shopfront, forecourt, gallery, arcade, terrace, and stoop</u>	<u>Shopfront, forecourt, gallery, arcade, and terrace</u>	<u>below and Section 22.414.110</u>
<u>Notes:</u>			
<u>1. Building height shall exclude chimneys, rooftop antennas, elevator shafts and stairwells.</u>			

2. Height excluding signs that are permitted by Chapter 22.114 (Signs).

D. Additional Development Standards for Zones MU-1 and MU-2.

1. Design Features.

- a. Private balconies shall be screened with translucent materials to maintain privacy and conceal personal items from public view.
- b. All primary ground-floor common entries or individual dwelling unit or commercial entries fronting on streets shall be oriented toward the street, rather than the interior or a parking lot.
- c. Buildings with 100 feet or more of street frontage shall incorporate varied façade articulation and roof heights.
- d. All glass windows or entrances on the first two stories shall be either clear or lightly tinted to optimize pedestrian visibility into building interiors from the sidewalk area. The use of mirrored, highly reflective, or densely tinted glass in windows and entrances shall be prohibited.

2. Facades.

- a. Street wall facades shall integrate architectural elements such as arcades, colonnades, recessed entrances, window details, bays, a variety of building materials, or other design features to diminish building bulk and mass. The maximum total blank wall area (without windows or entrances) on the first story shall not exceed 30 percent for non-residential buildings and 50 percent for residential buildings.

b. The façade design of mixed use buildings shall visually differentiate ground-floor uses from upper-story uses. The base shall visibly anchor the building to the ground with a small projection of the wall surface and/or a different material or color.

c. Commercial or retail entries shall have distinct façade detailing that differentiate them from residential entries.

3. Frontages. Developments adjacent to West Carson Street or South Vermont Avenue shall have a primary building façade and entry facing the respective street. They shall adhere to the frontage design standards outlined in Section 22.414.110.C.1 (Frontages) and comply with the following specifications:

a. Building orientation shall be determined by the location of the primary entrance, which defines the front of the building.

b. Architectural treatment, such as façade articulation, use of durable materials like brick, stone, or glass, incorporation of decorative elements such as cornices or moldings, and attention to design details such as window placement and proportions, shall be applied to all building sides abutting major public right-of-way.

c. Pedestrian access to public right-of-way shall be provided through common corridors or courtyards from adjacent buildings.

d. Open fencing is allowed, but a solid wall higher than three feet shall be prohibited.

4. Required Residential Open Space. A minimum of 100 square feet per dwelling unit shall be allocated for common recreational spaces, private recreational spaces, or a combination of both as follows:

a. Minimum dimension for private recreational spaces shall be seven feet.

b. Minimum dimension for common recreational spaces shall be 20 feet.

c. Side and rear yards may be included in the calculation of open space, but not the required front yard setback area.

d. Open space areas shall not contain any parking, driveway, or right-of-way encroachments.

e. All common areas shall be improved with either active facilities (e.g. playgrounds, sports courts, or fitness stations) or passive facilities (e.g. gardens, walking paths, or seating areas) and include landscaping or hardscape elements. These areas shall be developed and maintained according to approved landscape and irrigation plans.

f. Common recreational space shall be located on the same property as the residential units it serves and be accessible to all residents of the development.

g. Rooftop spaces designated for common recreational space shall incorporate landscaping, decorative paving like tiles and stamped concrete, and various amenities such as seating areas, dining areas, shade structures, to provide comfort,

entertainment, and relaxation for residents. Mechanical equipment storage areas shall not be counted toward meeting the requirement.

h. Pedestrian walkways within a project shall be a minimum of four feet wide.

i. Private useable open space shall adjoin the residential units served and be screened for privacy.

j. Courtyards internal to a project, or enclosed on at least three sides, shall have a minimum width of 40 feet.

5. Required Non-residential Open Space.

a. Developments less than two acres in size shall require a minimum of 500 square feet of non-residential open space.

b. Developments greater than two acres in size shall require a minimum of 2,500 square feet of non-residential open space.

c. Non-residential open space requirement may be satisfied by outdoor dining areas, plazas, or other useable outdoor spaces.

E. Built Form and Landscaping for Zone MU-1.

1. When sharing a property line with Zone WC R-1, the following requirements shall apply:

a. Windows, balconies, or similar openings shall be oriented to minimize direct line-of-sight into adjacent units or onto private patios or backyards adjoining the property line.

b. Required interior yards (side or rear) shall include a landscaped buffer designed and continuously maintained to maximize the privacy of adjoining single-family homes. Plant materials, upon planting, shall be of a size such that maturity and maximum privacy are achieved within five years.

c. The third floor shall be stepped back by a minimum of 10 feet.

d. Development fronting South Vermont Avenue or 214th Street shall not exceed 40 feet and three stories in height. Additionally, development, including setbacks and stepbacks, shall be a maximum of 50 feet in depth from the property line along the street.

e. Any development containing dwelling units shall be set back a minimum of 100 feet from Interstate 110.

F. Built Form for Zone MU-2.

1. Development at the corner of the intersection of West Carson Street and South Vermont Avenue shall provide the following:

a. A prominent corner entrance or an entrance oriented toward each street.

b. Buildings shall include at least two of the following architectural elements: ground-floor display windows covering at least 50 percent of the façade length with clear views into the interior space; at least three different high-quality façade materials such as brick, stone, wood, stucco, decorative concrete, glass, or metal panels, with complementary colors; integrated art features such as murals, reliefs, sculptures, or other artistic designs covering a minimum of five percent of the façade

area; distinctive rooftop elements such as parapets, cornices, green roofs, or rooftop gardens; and building stepbacks at upper levels, in which the building recedes at least 10 feet from the primary façade line to reduce the perceived mass of the building.

22.414.100 Public Zone.

A. Purpose. The Public (P) Zone is designated to accommodate various established public uses, including schools, parks, 208th Street Drain channel, the Carson Street Transit Station park-and-ride, and other public facilities.

B. Land Use Regulations for Public Zone. Table 22.414.100-A (Use Regulations for Public Zone), below, prescribes the land use regulations for Zone P. See Table 22.414.040-A (Permit and Review Requirements) for the permit or review required to establish each use listed in Table 22.414.100-A.

<u>TABLE 22.414.100-A: USE REGULATIONS FOR PUBLIC ZONE</u>	
<u>Use Category</u>	<u>P</u>
<u>Public/Institutional</u>	
<u>Facilities supporting public transportation, including transit stations, bus stops, and park-and-ride lots</u>	<u>SPR</u>
<u>Government buildings, community centers, libraries, fire stations, or other public service facilities</u>	<u>SPR</u>
<u>Infrastructure for stormwater management, including drainage channels, flood control facilities</u>	<u>SPR</u>

<u>Schools</u>	
<u>Colleges and universities, accredited, excluding trade or commercial schools</u>	<u>CUP</u>
<u>Schools, grades K-12, accredited by the State of California, excluding trade or commercial schools</u>	<u>CUP</u>
<u>Recreational Uses</u>	
<u>Parks and playgrounds, including accessory facilities</u>	<u>SPR</u>
<u>Walking trails and open green spaces</u>	<u>SPR</u>

C. Development Standards for Public Zone. All structures and uses in Zone P shall be subject to the regulations of Table 22.414.100-B (Development Standards for Public Zone), below. Additionally, Zone P shall be subject to the applicable standards in Section 22.414.110 (Specific Plan Urban Design Standards).

<u>TABLE 22.414.100-B: DEVELOPMENT STANDARDS FOR PUBLIC ZONE</u>		
<u>Type</u>	<u>Minimum</u>	<u>Maximum</u>
<u>Building Setback</u>		
<u>Front</u>	<u>None</u>	<u>15 feet</u>
<u>Rear</u>	<u>10 feet</u>	<u>None</u>
<u>Side</u>	<u>10 feet</u>	<u>None</u>
<u>Building Height</u>		

<u>Number of stories</u>		<u>2 stories</u>
<u>Building height</u>	<u>None</u>	<u>30 feet</u>

22.414.110 Specific Plan Urban Design Standards.

A. Purpose. Urban design standards in this Section establish a regulatory framework for the physical design of the Specific Plan area.

B. Site Design.

1. Building Placement and Orientation.

a. Buildings shall be oriented toward public streets, pedestrian pathways, or public open spaces to create a strong presence and promote activity along the street frontage.

b. Developments in zones with street frontage requirements, as specified in this Chapter, shall comply with the specified frontage type requirement outlined in Subsection C.1, below.

c. A clearly marked and illuminated travel path of at least four feet in width shall be provided between parking areas, buildings, and sidewalks.

2. Site Access.

a. Vehicular access points shall be designed to minimize conflicts with pedestrians with curb-cut locations, widths, sight lines, and lighting. Entrance and exit points shall be clearly marked and illuminated.

b. Design features such as colored or textured paving treatments, landscaping, signage, and monuments shall be incorporated at site entry and edges to slow traffic and enhance overall site aesthetics.

c. Safe, convenient, and accessible pedestrian and bicycle facilities shall link areas between buildings and open spaces, facilitating connectivity within the site.

d. Non-residential uses shall utilize shared driveways to reduce conflicts with pedestrians.

3. Bicycle Parking Standards. Table 22.414.110-A, below, provides the bicycle parking requirements applicable to the Specific Plan area.

TABLE 22.414.110-A: MINIMUM BICYCLE PARKING REQUIREMENTS		
<u>Use</u>	<u>Short-Term</u>	<u>Long-Term</u>
<u>Multi-family residential</u>	<u>1 per 10 dwelling unit</u> <u>(2 minimum)</u>	<u>1 per 10 dwelling unit</u>
<u>General retail</u>	<u>1 per 4,000 gross square</u> <u>feet</u> <u>(2 minimum)</u>	<u>1 per 6,000 gross square</u> <u>feet</u> <u>(2 minimum)</u>
<u>Hotels</u>	<u>1 per 30 guest rooms</u> <u>(2 minimum)</u>	<u>1 per 20 guest rooms</u> <u>(2 minimum)</u>

<u>Offices</u>	<u>1 per 13,000 gross square feet</u> <u>(2 minimum)</u>	<u>1 per 6,000 gross square feet</u> <u>(2 minimum)</u>
<u>Theaters/auditoriums/other entertainment</u>	<u>1 per 50 intended visitors</u> <u>(2 minimum)</u>	<u>1 per 100 intended visitors</u> <u>(2 minimum)</u>
<u>Industrial</u>	<u>1 per 20,000 gross square feet</u> <u>(2 minimum)</u>	<u>1 per 10,000 gross square feet</u> <u>(2 minimum)</u>
<u>Hospitals</u>	<u>1 per 15,000 gross square feet</u> <u>(2 minimum)</u>	<u>1 per 10,000 gross square feet (2 minimum)</u>
<u>Schools</u>	<u>4 per classroom</u> <u>(4 minimum)</u>	<u>1 per 10 classrooms</u> <u>(2 minimum)</u>
<u>Churches</u>	<u>1 per 50 intended visitors</u> <u>(2 minimum)</u>	<u>1 per 100 intended visitors</u> <u>(2 minimum)</u>

4. Parking (Access).

a. Parking shall be located behind, at the side, or at the rear of buildings, away from the street. This can be achieved through underground or above-ground garages, as well as interior parking courts.

b. Parking areas and driveways adjacent to streets and pedestrian pathways shall be screened with a continuous landscaped hedge, masonry or stone

walls, landscaped berms, or a combination thereof, so that street views of parked vehicles and driveways are minimized and shielded. The screening shall be a minimum of 30 inches to a maximum of 36 inches in height.

c. Developments shall provide accessible, clearly illuminated, and secure bicycle parking that is visible from buildings, right-of-way, or public open spaces.

d. Surface parking lots shall utilize adjacent building shade and/or provide adequate tree coverage to shade vehicles and pedestrians.

5. Parking Structures.

a. Above-ground parking structures along public streets shall be internalized within larger building complexes (either fully enclosed or surrounded by other buildings or structures), wrapped with active ground-floor uses (e.g., retail, office, or residential), or screened to minimize their visibility from major streets.

b. The façades of parking structures that are not internalized within larger building complexes or wrapped with active ground-floor uses shall be screened using architectural features and/or landscaping integrated into the design of the structures. Acceptable screening elements include perforated panels, green screens with climbing vines, columnar trees, vertical gardens, or public art installations.

c. Parking structures shall be designed with materials, colors, and details compatible with the principal building.

d. Parking structures shall screen night lighting to avoid spillover and glare on nearby properties.

6. Service and Loading Areas.

a. Service and loading areas shall be located behind primary structures or properly shielded with fences, gates, landscaping berms, or other appropriate screening.

b. Access to service and loading areas shall be clearly marked and shall not obstruct adjacent vehicular or pedestrian circulation.

C. Building Design.

1. Frontages. These frontage standards shall be used along with other development and design standards of this Chapter as applicable.

a. General Standards for all Frontage Types.

i. Primary building façades shall align with the right-of-way, property lines, or easement line, unless setbacks are allowed.

ii. Non-primary building walls shall be consistent in design with the primary building frontage to the extent feasible. Non primary building walls are not required to follow the frontage types outlined in this Section.

iii. The term "clear" denotes an area free of encroachments.

iv. Architectural projections such as canopies, awnings, signs, and balconies, shall clear eight feet above the adjacent sidewalk and may encroach into the pedestrian zone up to a maximum of four feet, provided a minimum six-foot-wide clear and unobstructed path is provided, unless approved by the Director or the Director of Public Works.

v. Building orientation shall be determined by the location of the primary entrance, which defines the front of the building.

vi. Modification of design standards due to site specific, utility conflicts, or other unforeseen factors shall adhere to the procedures specified in this Chapter.

b. Specific Standards for Individual Frontage Types.

i. Shopfront Frontage. This frontage type features building façades and entrances at sidewalk grade, positioned close to the pedestrian zone. Shopfront frontage designs shall adhere to the following:

(1) Shopfront façade shall have a minimum height of 15 feet, as measured from the adjacent sidewalk, and a minimum width of 10 feet.

(2) If shopfronts are recessed from the primary building façade, the recess shall not exceed five feet.

(3) If canopies or awnings are used, they shall be integrated with the shopfront openings.

(4) Any remaining open areas within the frontage zone shall be landscaped.

ii. Forecourt Frontage. This frontage type features a portion of the building façade recessed from the primary building façade. Forecourt frontage designs shall adhere to the following:

(1) Frontage depth shall be a minimum of 10 feet to a maximum of 40 feet.

(2) Frontage width shall be a minimum of 20 feet to a maximum of 50 feet, or 50 percent of the lot width, whichever is less.

(3) One building entry shall front onto the forecourt.

(4) If a forecourt is raised from the sidewalk, it shall not exceed three feet in height from the adjacent sidewalk grade, to accommodate entry steps provided it is ADA compliant.

(5) Any remaining open areas within the frontage zone shall be landscaped.

iii. Gallery Frontage. This frontage type features a building façade with an attached, cantilevered shed or lightweight colonnade extending over the sidewalk. Gallery frontage designs shall adhere to the following:

(1) Frontage depth shall be a minimum of 10 feet to a maximum of 15 feet. They may overlap the whole width of the sidewalk within the pedestrian zone but shall not encroach into the landscape area.

(2) Frontage shall be at least 12 feet wide and 10 feet tall.

(3) Spacing between openings and/or columns shall be a minimum of 10 feet.

(4) Shopfront openings within galleries shall be at least 10 feet tall and provide clear views of merchandise displays within the space.

(5) Any remaining open areas in the frontage zone shall be landscaped.

iv. Arcade Frontage. This frontage type features a building façade aligned close to the pedestrian zone with a colonnade recessed into the building. The arcade frontage designs shall adhere to the following:

(1) Frontage depth shall be a minimum of 10 feet to a maximum of 15 feet.

(2) Frontage shall be at least 12 feet wide and 10 feet tall.

(3) Spacing between openings and/or columns shall be a minimum of 10 feet.

(4) Shopfront openings within arcades shall be at least 10 feet tall and provide clear views of merchandise displays within the space.

(5) Any remaining open areas within the frontage zone shall be landscaped.

v. Terrace Frontage. This frontage type features a building façade set back from the street, paseo, or open space, by an elevated open area that is paved or planted. Terrace frontage designs shall adhere to the following:

(1) Frontage depth shall be a minimum of five feet to a maximum of eight feet. Terrace design should consider landscape areas, especially those adjacent to public landscape easement, to the greatest extent possible.

(2) A minimum of six feet wide clear entry landing.

(3) Fences defining the terrace shall not exceed three feet in height from the highest adjacent grade of the terrace and comply with Section 22.414.110.D (Public Realm Design).

(4) Planted terraces and remaining open areas within the frontage zone shall be landscaped according to Section 22.414.110.D (Public Realm Design).

vi. Stoop Frontage. This frontage type features a building façade that is separated from the street, paseo, or open space by an entrance to the elevated ground floor of the building. The entrance is usually an exterior stair and landing and may be covered. Stoop frontage designs shall adhere to the following:

(1) A minimum depth of three feet to a maximum of five feet.

(2) Fences or walls defining the stoop shall not exceed three feet from the highest adjacent grade of the stoop and shall comply with Section 22.414.110.D (Public Realm Design).

(3) The ground story entry shall not be elevated more than three feet above the adjacent sidewalk.

(4) Stoops shall correspond directly with the building entries and be at least three feet wide (perpendicular to or parallel with the adjacent walk).

(5) Any remaining open areas within the frontage zone shall be landscaped pursuant to Section 22.414.110.D (Public Realm Design).

2. Corner Treatment. Buildings at prominent intersections shall have a corner entrance or an entrance oriented toward each adjacent street.

3. Building Entrances.

a. Primary building entrances shall be located along major corridors and corners (South Vermont Avenue, West Carson Street, West Torrance Boulevard, West 223rd Street, and Normandie Avenue).

b. Secondary building entrances shall be designed with similar style and material as primary entrances to the extent possible.

c. In mixed use buildings, entrances to residential units shall use a separate main entrance located on the primary street.

d. Residential uses shall have secured entrance areas that are separate from non-residential uses, but accessible from pedestrian pathways and residential parking areas.

e. Entryways shall be well-lit. Security features such as window grills or spiked gates shall be prohibited.

4. Scale, Mass, and Articulation.

a. Building design shall avoid sprawling, monotonous façades, long straight-line building fronts, boxy shapes, and lackluster exterior treatments.

b. For single-family residential buildings, entrances, and windows, rather than garages, shall be the dominant elements of the front façades.

c. Multiple buildings on a site shall be designed and grouped to provide a cohesive, visual relationship among buildings, while providing pedestrian plazas, open space, and views.

d. Massing breaks, such as entry courts and stepped-back corners, shall be required for visibility and block transparency.

e. Buildings shall reflect the human scale using inset windows, prominent rooflines, articulation, and highlighted entryways.

5. Façades. Façade, facing streets or open space, is a building's external wall. Its design involves arranging architectural elements like doors, windows, balconies, caps, and pilasters.

a. Building façades shall have a distinct base, body, and roof or parapet.

b. Façade elements such as materials, textures, patterns, colors, and detailing shall be used to diminish the perceived mass of larger buildings.

c. Along major corridors such as South Vermont Avenue and West Carson Street, breaks in the street walls shall be restricted to activate the pedestrian realm.

6. Awnings, Canopies, and Marquees.

a. The minimum vertical clearance between the ground or street level and these encroachments shall be eight feet. In zero setback areas, their projections shall not exceed two-thirds the sidewalk width, subject to the California Building Code. At least two feet of clearance shall be maintained between the encroachment and the street curb line.

b. Awnings or canopies that require ground support shall be prohibited on sidewalks. In areas where setbacks are required, awnings, canopies, and marquees shall not extend beyond the setback line.

c. Materials, shape, dimensions, rigidity, reflectance, color, lighting, and signage of awnings and canopies shall relate to the architectural design of the building.

7. Architectural Lighting.

a. Lighting shall not directly project into the open sky or onto adjacent properties.

b. Architectural lighting shall highlight main building entrances and special architectural elements along the building façade.

c. Secondary building entrances shall be adequately illuminated to ensure a safe environment.

d. Blinking, flashing, and oscillating lights are prohibited.

e. Automatic timers shall be used where possible for safety and energy conservation.

8. Colors and Materials.

a. Buildings shall use durable, high-quality materials capable of withstanding weather and harsh external factors, facilitating easy maintenance, and enhance the public realm. Where feasible, employ natural and local materials, including natural stone, brick, and precast concrete.

b. Colors and materials shall be consistent with the overall architectural theme and compatible with the adjacent landscape and development.

c. Continuity of material around building corners shall extend at least four feet around the corners.

d. Variation in materials and colors shall be used to distinguish form changes at entrances, different uses or tenants, and between stories. Rough-coated stucco shall be prohibited.

e. Concrete and similar finishes are permitted if they are properly finished and integrated into the overall architectural design.

9. Windows, Doors, and Balconies.

a. Ground floor windows in non-residential buildings shall feature clear glass with minimal obstructions. A minimum of 30 percent of the ground floor façade facing streets shall consist of windows with minimal obstruction from signs or interior displays.

b. "Eyes on the street" along major corridors shall be emphasized by placing balconies and bay windows along upper stories.

10. Roofs.

a. Roof style shall complement the overall architectural style of the building, incorporating a variety in planes, heights, and styles.

b. Roof access shall be provided from the interior of the building and not through exterior ladders.

c. Rooftop mechanical equipment shall be located below the highest vertical element of the building and concealed from public views by use of screens or other enclosures.

11. Green/Sustainable Building Design.

a. Energy efficient, non-toxic, and recycled-content building materials shall be used whenever possible, such as EPA "Energy Star" labeled windows.

- b. Maximize natural lighting to reduce cooling and heating requirements.
- c. Utilize materials that minimize heat transfer into and out of the building, such as cool roofs.
- d. Buildings and parking garages shall incorporate sustainable design features, such as photovoltaic panels, cool roofs, grey water systems, and other features to reduce energy consumption.

D. Public Realm Design.

1. Landscaping. Landscaping in all zoning areas shall adhere to the landscape standards contained in this Chapter. For matters not covered in this Chapter, compliance with other applicable provisions of the County Code shall be required.

Specific provisions include:

- a. All commonly owned property and landscaped setback areas, except structural improvements, shall be landscaped and maintained free of weeds, incorporating a mix of trees, shrubs, and ground cover.
- b. Landscaping at intersections shall be designed and maintained to provide clear sight lines for drivers to facilitate safe driving conditions.
- c. Developments shall incorporate drought-tolerant, native, and low-water-use plants and grasses where possible.
- d. Permeable surfaces shall be used where feasible to enhance water infiltration and reduce runoff. Lawns shall be limited to areas that serve specific

functional purposes, such as recreational spaces, play areas, or designated green spaces that support the intended use of the development.

e. Landscaping shall highlight building façades; screen unattractive elements; add color, texture, and visual interest; provide shade; and define the spatial organization of the site.

f. Plant species and design layout shall avoid creating concealed and potentially unsafe areas hidden to the public.

g. Landscaping requiring irrigation systems shall utilize highly efficient methods, including drip and bubbler irrigation, as well as low-angle, low-flow spray heads.

h. Green roofs may contribute to landscaping requirements.

2. Screening: Fences, Walls, and Gates. All regulations in the County Code shall apply to the construction of walls, fences, and hedges, with the exception of the following:

a. The use of barbed wire, electrified fence, and chain-link fence in conjunction with any fence, wall, roof, or hedge shall be prohibited unless required by any applicable laws or regulations.

b. Walls and fences shall be constructed of durable materials and designed to complement the surrounding architecture.

3. Outdoor Lighting.

b. Lighting fixtures shall be compatible with the architectural style of surrounding buildings to reflect the character of the area.

c. Lighting shall be provided at intervals adequate for safety, while minimizing light spillage and glare onto adjacent uses.

d. Freestanding light fixtures shall be placed outside of pedestrian and bicycle pathways.

e. Light fixtures shall provide a warm light and use energy- efficient technology, such as solar-powered lighting.

4. Signage. All signage shall be subject to Chapter 22.114 (Signs).

5. Special Treatments: Transit Station Areas & Gateways.

a. Trademark buildings (franchise architecture) shall be prohibited if they are not consistent with other design principles established in this Chapter.

22.414.120 General Development Standards.

The following general regulations shall apply to new development and the reuse of existing structures and facilities, unless specific exceptions are described elsewhere in this Chapter.

A. Use Regulations.

1. Outside Storage. All uses shall be conducted within a completely enclosed building, except for specified purposes like off-street parking, loading, approved horticultural nursery accessory uses, approved temporary uses, and any permitted outdoor dining with eating establishments. Minor ancillary outdoor storage (service vehicle parking, materials storage, or limited equipment assembly associated with a permitted use) may be located outside a building in certain planning areas as an

accessory use, provided there is solid screening and no negative noise or aesthetic impacts on adjacent properties.

2. Mechanical Equipment. Mechanical equipment such as compressors, air conditioning units, vents, exhausts, or similar items located outside a building shall comply with the following:

a. All such equipment shall be screened from view from any abutting street or adjacent use. Screening shall be seamlessly integrated into the overall architectural design of the project. The top of any screening shall be a minimum of six inches above the top of the mechanical equipment.

b. All mechanical equipment shall be maintained in a clean and proper condition to prevent breakdown.

3. Encroachments. The following encroachments into setback areas are allowed, subject to Title 26 (Building Code) of the County Code:

a. Architectural features

b. Eaves

c. Fireplaces

d. Mechanical equipment

e. Steps and staircases (open)

f. Covered patio trellis or canopies, unenclosed on at least two sides, may encroach into the required side or rear yard setback provided they do not cover more than 50 percent of the private yard or open space area on a residential

property and comply with the California Building Code related to distance requirements between adjacent structures.

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