


REVISED

ANALYSIS

This ordinance amends Title 22 – Planning and Zoning of the Los Angeles County Code to make modifications where necessary to correct discrepancies and typographical errors, clarify provisions, remove redundant language, streamline procedures, remove outdated provisions, and reformat/reorganize sections for readability and consistency with State law and other County regulations.

Very truly yours,

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By 
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SC:ss

Requested: 01-12-2021

Revised: 01-26-2022

ORDINANCE NO. 2022-0008

An ordinance amending Title 22 – Planning and Zoning of the Los Angeles County Code to make modifications where necessary to correct discrepancies and typographical errors, clarify provisions, remove redundant language, streamline procedures, remove outdated provisions, and reformat/reorganize sections for readability and consistency with State law and other County regulations.

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

SECTION 1. Section 22.06.010 is hereby amended to read as follows:

22.06.010 Zones Established.

A. To classify regularly and restrict the location of trades and industries and the location of buildings for special uses, and the use and area of premises for the general welfare of the County as regulations for the execution of the General Plan pursuant to Chapters 3 and 4 of Division 1 of Title 7 (Planning and Land Use) of the California Government Code, or any statute superseding those chapters, the unincorporated area of the County is divided into classes of zones, according to Table 22.06.010-A, below.

TABLE 22.06.010-A: ZONES	
Abbreviation	Full Name
...	
Special Purpose Zones	
IT	Institutional
MXD	Mixed Use Development
SP	Specific Plan
SR-D	Scientific Research and Development
P-R	Restricted Parking

...

SECTION 2. Section 22.14.120 is hereby amended to read as follows:

22.14.120 L.

...

Law Enforcement Facilities Fee. The following terms are defined solely for ~~Section 22.246.070~~ Chapter 22.264 (Law Enforcement Facilities Fee):

...

Mitigation fee. A monetary exaction other than a tax or special assessment that is collected under the terms of ~~Section 22.246.070~~Chapter 22.264 (Law Enforcement Facilities Fee) to provide funds for law enforcement facilities related to a residential, commercial, office, and/or industrial development project.

...

Library Facilities Mitigation Fee. The following terms are defined solely for ~~Section 22.246.060~~Chapter 22.266 (Library Facilities Mitigation Fee):

...

Mitigation fee. A monetary exaction other than a tax or special assessment that is collected under the terms of ~~Section 22.246.060~~Chapter 22.266 (Library Facilities Mitigation Fee) to provide funds for library facilities related to a residential development project.

...

SECTION 3. Section 22.14.130 is hereby amended to read as follows:

22.14.130 M.

...

Major Projects Review Trust Funds. The following terms is defined solely for ~~Section 22.246.050~~Chapter 22.262 (Major Projects Review Trust Funds).

...

SECTION 4. Section 22.14.160 is hereby amended to read as follows:

22.14.160 P.

...

Procedural Ordinance for Financing of Public Facilities. These terms are defined solely for ~~Section 22.246.040~~Chapter 22.260 (Procedural Ordinance for Financing of Public Facilities). Unless the context requires otherwise, the definitions apply to terms as used in that Section.

...

Area of benefit. Land which is designated as receiving special benefits from the construction, acquisition, and improvement of a public facilities project as

established by a resolution of designation adopted by the County pursuant to ~~Section 22.246.040~~Chapter 22.260 (Procedural Ordinance for Financing of Public Facilities).

...

Facilities benefit assessment. The amounts collected under the terms of ~~Section 22.246.040~~Chapter 22.260 (Procedural Ordinance for Financing of Public Facilities) to provide funds for public facilities projects which will benefit designated areas of benefit.

...

SECTION 5. Section 22.14.180 is hereby amended to read as follows:

22.14.180 R.

...

Resoiling. The process of artificially building or rebuilding a soil profile.

Ridgeline. The line formed by the meeting of the tops of sloping surfaces of land.

...

SECTION 6. Section 22.14.190 is hereby amended to read as follows:

22.14.190 S.

...

Senior citizen residence. See "Accessory dwelling unit."

Significant Ecological Areas. The following terms are defined solely for Chapter 22.102 (Significant Ecological Areas):

...

V. Landscaping. Any activity that modifies the visible features of an area of land through alteration of natural elements, such as altering the contours of the ground ~~or~~for the purpose of planting ornamental trees, shrubs, grasses, flowers, or other plants.

Significant ridgeline. A ridgeline which, in general, is highly visible and dominates the landscape.

Signs.

...

Outdoor advertising sign. A sign that directs public attention to a business, profession, product, or service that is not a primary business, profession, product, or service which is sold, manufactured, conducted, or offered on the premises where such sign is erected. This term includes "portable outdoor advertising sign" and "billboard," but does not include "public transportation sign." For additional terms related to outdoor advertising signs, see Section 22.14.150 (O) under "Outdoor advertising signs."

~~Child care center. A facility, other than a family child care home, in which less than 24-hour-per-day, non-medical care and supervision is provided for children in a group setting as defined and licensed under the regulations of the State of California. For purposes of this Subsection, "child care center" shall not include such a facility when it is appurtenant and clearly subordinate to a commercial or industrial activity, established on the same lot, and operated for the children of the employees of the commercial or industrial activity.~~

~~Church. A development maintained and used exclusively for religious worship, including customary incidental educational and social activities in conjunction therewith.~~

~~Park. Any park, playground, or grounds under the control, direction, or management of a public entity, whether such use is within or outside the unincorporated area of the County.~~

~~Recreational facility. Any recreational center or facility under the control, direction, or management of a public entity, whether such use is within or outside the unincorporated area of the County.~~

~~School. Includes any elementary or secondary school, public or private, attendance at which satisfies the compulsory education laws of the State of California, whether such use is within or outside the unincorporated area of the County.~~

~~Tobacco product. Any substance containing tobacco leaf, including, but not limited to, cigarettes, cigars, pipes, tobacco, snuff, chewing tobacco, and dipping tobacco.~~

~~Youth center. Any designated indoor public, private, or parochial facility, other than a private residence or a multiple dwelling unit, which contains programs which provide, on a regular basis, activities or services for persons who have not yet reached the age of 18 years, including, but not limited to, community-based programs, after-school programs, weekend programs, violence prevention programs, leadership development programs, vocational programs, substance abuse prevention programs, individual or group counseling, case management, remedial, tutorial, or other educational assistance or enrichment, music, art, dance, and other recreational or cultural activities, physical fitness activities, and sports programs.~~

...

SECTION 7. Section 22.16.030 is hereby amended to read as follows:

22.16.030 Land Use Regulations for Zones A-1, A-2, O-S, R-R, and

W.

...

C. Use Regulations.

1. Principal Uses. Table 22.16.030-B, below, identifies the permit or review required to establish each principal use.

TABLE 22.16.030-B: PRINCIPAL USE REGULATIONS FOR AGRICULTURAL, OPEN SPACE, RESORT AND RECREATION, AND WATERSHED ZONES						
	A-1	A-2	O-S	R-R	W	Additional Regulations
Agricultural and Resource-Based Uses						
...						
Crops, including field, tree, bush, berry, and row	<u>PSPR</u>	<u>PSPR</u>	<u>PSPR</u>	SPR ²	-	
...						
...						
Service Uses						
...						
Day care						
...						
Large family child care homes, in compliance with Section 22.140.210.B.1	SPR	SPR	-	-	-	Section 22.140.210

TABLE 22.16.030-B: PRINCIPAL USE REGULATIONS FOR AGRICULTURAL, OPEN SPACE, RESORT AND RECREATION, AND WATERSHED ZONES

Large family child care homes, in compliance with Section 22.140.210.B.2	MCUP	MCUP	-	-	-	Section 22.140.210
Large family child care homes	-	-	-	SPR	-	
Small fFamily child care homes, large and small, in an approved residential use	SPRP	SPRP	-	SPRP	-	
...						

2. Accessory Uses. Table 22.16.030-C, below, identifies the permit or review required to establish each accessory use.

TABLE 22.16.030-C: ACCESSORY USE REGULATIONS FOR AGRICULTURAL, OPEN SPACE, RESORT AND RECREATION, AND WATERSHED ZONES

	A-1	A-2	O-S	R-R	W	Additional Regulations
...						
Caretaker residences, including mobilehomes	CUP	CUP	CUP	CUP	-	Section 22.140.140
<u>Cargo shipping container, limited to one</u>	<u>SPR</u>	<u>SPR</u>	-	-	-	<u>Section 22.140.150</u>
...						

...
SECTION 8. Section 22.18.030 is hereby amended to read as follows:

22.18.030 Land Use Regulations for Zones R-A, R-1, R-2, R-3, R-4, and R-5.

...
 C. Use Regulations.

1. Principal Uses. Table 22.18.030-B, below, identifies the permit or review required to establish each principal use.

TABLE 22.18.030-B: PRINCIPAL USE REGULATIONS FOR RESIDENTIAL ZONES

	R-A	R-1	R-2	R-3	R-4	R-5	Additional Regulations
Agricultural and Resource-Based Uses							
...							
Crops, including field, tree, bush, berry, and row	<u>PSPR</u>	CUP	CUP	CUP	CUP	-	
...							

TABLE 22.18.030-B: PRINCIPAL USE REGULATIONS FOR RESIDENTIAL ZONES							
	R-A	R-1	R-2	R-3	R-4	R-5	Additional Regulations
...							
Service Uses							
...							
Day care							
...							
Large family child care homes, in compliance with Section 22.140.210.B.1	SPR	SPR	SPR	-	-	-	Section 22.140.210
Large family child care homes, in compliance with Section 22.140.210.B.2	MCUP	MCUP	MCUP	-	-	-	Section 22.140.210
Large family child care homes	-	-	-	SPR	SPR	SPR	
Small family child care homes, large and small, in an approved residential use	SPRP	SPRP	SPRP	SPRP	SPRP	SPRP	
...							

...

3. Temporary Uses. Table 22.18.030-D, below, identifies the permit or review required to establish each temporary use.

TABLE 22.18.030-D: TEMPORARY USE REGULATIONS FOR RESIDENTIAL ZONES							
	R-A	R-1	R-2	R-3	R-4	R-5	Additional Regulations
<u>Cargo shipping container, limited to one</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>-</u>	<u>Section 22.140.150</u>
Explosives Storage, temporary	EP	EP	EP	EP	EP		
...							

SECTION 9. Section 22.18.040 is hereby amended to read as follows:

22.18.040 Development Standards for Residential Zones.

A. Development Standards for Zones R-A, R-1, R-2, R-3, R-4, R-5, and RPD. Except as specified otherwise, development on any lot in Zones R-A, R-1, R-2, R-3, R-4, R-5, and RPD shall comply with Division 6 (Development Standards), where applicable.

B. Required Yards. Except as specified otherwise where established by Chapter 22.78 (Setback Districts), Table 22.18.040-A, below, identifies the minimum yard depths for Zones R-A, R-1, R-2, R-3, R-4, and R-5 as follows:

...

SECTION 10. Section 22.20.030 is hereby amended to read as follows:

22.20.030 Land Use Regulations for Zones C-H, C-1, C-2, C-3, C-M, C-MJ, and C-R.

...

C. Use Regulations.

1. Principal Uses. Table 22.20.030-B, below, identifies the permit or review required to establish each principal use.

TABLE 22.20.030-B: PRINCIPAL USE REGULATIONS FOR COMMERCIAL ZONES								
	C-H	C-1	C-2	C-3	C-M	C-MJ	C-R	Additional Regulations
...								
Service Uses								
...								
Day Care								
...								
Large family child care homes	SPR	SPR	SPR	SPR	SPR	SPR	SPR	
Small family child care homes, large and small, in an approved residential use	P	P	P	P	P	P	P	
...								

2. Accessory Uses. Table 22.20.030-C, below, identifies the permit or review required to establish each accessory use.

TABLE 22.20.030-C: ACCESSORY USE REGULATIONS FOR COMMERCIAL ZONES								
	C-H	C-1	C-2	C-3	C-M	C-MJ	C-R	Additional Regulations
...								
Caretaker residences, including mobilehomes	-	CUP	CUP	CUP	CUP	CUP	CUP	Section 22.140.140

Cargo shipping container	-	-	-	SPR	SPR	SPR	-	Section 22.140.150
...								

3. Temporary Uses. Table 22.20.030-D, below, identifies the permit or review required to establish each temporary use.

TABLE 22.20.030-D: TEMPORARY USE REGULATIONS FOR COMMERCIAL ZONES								
	C-H	C-1	C-2	C-3	C-M	C-MJ	C-R	Additional Regulations
...								
Carnivals, commercial, including pony rides, for up to seven days ¹	-	-	-	SPR	SPR	SPR	SPR	Section 22.140.140
Cargo shipping container	-	SPR	SPR	SPR	SPR	SPR	SPR	Section 22.140.150
...								

SECTION 11. Section 22.20.080 is hereby amended to read as follows:

22.20.080 Development Standards for Zone C-R.

A. Sales and Service Uses. In Zone C-R, sales and service uses referenced in Table 22.20.030-B, above, shall comply with the following standards:

1. Minimum Lot Area. Notwithstanding the required area in Section 22.110.130.A.4.a, ¶the minimum lot area devoted to the use shall be one acre.
2. Distance. The use shall be located within 600 feet of a recreational use permitted in the zone.
3. Sale of Goods. Sales shall be limited to retail and, with the exception of antiques, all goods sold shall be new.

B. All Other Uses.

1. Minimum Lot Area. The minimum lot area shall be five acres.

SECTION 12. Section 22.20.090 is hereby amended to read as follows:

22.20.090 Development Standards and Regulations for Zone CPD.

Premises in Zone CPD shall be subject to the following regulations:

A. Use Regulations.

1. Permitted Uses. Property in Zone CPD may be used for any uses listed as permitted in Zone R-A, under the same limitations and conditions, including

accessory and transitional uses, front, side and rear yards, parking, and area requirements.

2. Conditional Use Permit. If a Conditional Use Permit (Chapter 22.158) application has first been approved, property in Zone CPD may be used for a planned commercial development in which the Commission or Hearing Officer may approve any nonresidential use ~~listed~~permitted in Zone C-1. The Commission or Hearing Officer may modify any of the prescribed development standards pertaining thereto, if it finds that proposed commercial development is needed to serve the immediately adjacent area, and development has occurred, or is proposed, which will warrant such commercial development. ~~The Commission or Hearing Officer may modify any of the prescribed development standards:~~Such uses shall be subject to all the following standards in Subsection B, below:

...

SECTION 13. Section 22.22.030 is hereby amended to read as follows:

22.22.030 Land Use Regulations for Zones M-1, M-1.5, M-2, and M-2.5.

...

C Use Regulations.

1. Principal Uses. Table 22.22.030-B, below, identifies the permit or review required to establish each principal use.

TABLE 22.22.030-B: PRINCIPAL USE REGULATIONS FOR INDUSTRIAL ZONES					
	M-1	M-1.5	M-2	M-2.5	Additional Regulations
...					
Industrial Uses					
...					
Storage					
...					
Contractor's equipment and materials yards, including farm and building trade equipment and building materials	SPR	SPR	SPR	CUP	
...					

TABLE 22.22.030-B: PRINCIPAL USE REGULATIONS FOR INDUSTRIAL ZONES					
	M-1	M-1.5	M-2	M-2.5	Additional Regulations
...					
Vehicle-Related Uses					
...					
Vehicle sales and rentals					
...					
Truck sales, rentals, and storage, including incidental repair	SPR	SPR	SPR	CUP	
Vehicle service					
...					
Truck and bus repair	SPR	SPR	SPR	CUP	
Notes					
...					

2. Accessory Uses. Table 22.22.030-C, below, identifies the permit or review required to establish each accessory use.

TABLE 22.22.030-C: ACCESSORY USE REGULATIONS FOR INDUSTRIAL ZONES					
	M-1	M-1.5	M-2	M-2.5	Additional Regulations
...	SPR	P	P	CUP	
Caretaker residences, including mobilehomes					
...					
Cargo shipping containers	SPR	SPR	SPR	SPR	Section 22.140.150
...Construction Material Yards, including Landscaping, plumbing & other related construction uses.	CUP	CUP	SPR	SPR	

...

SECTION 14. Section 22.22.040 is hereby amended to read as follows:

22.22.040 Land Use Regulations for Zone M-3.

A. Permitted Uses. Premises in Zone M-3 may be used for any use, except that a use listed in Subsections B, and C, ~~and D~~, below, is permitted only as provided in such sections, ~~below~~, and uses listed in Subsection ED, below, are prohibited. In addition, the following uses are permitted in Zone M-3:

...

SECTION 15. Section 22.22.090 is hereby amended to read as follows:

22.22.090 Development Standards and Regulations for Zone MPD.

Premises in Zone MPD shall be subject to the following regulations:

A. Use Regulations.

1. Permitted Uses. Property in Zone MPD may be used for the following uses any nonresidential use permitted in Zone R-A, subject to the same limitations and conditions, including auxiliary and transitional uses, front, side, and rear yards, parking standards, height limits, and other development requirements specified in the respective zones:

a. ~~Any use permitted in Zone SR-D; and~~

b. ~~Any nonresidential use permitted in Zone R-A.~~

...

SECTION 16. Section 22.24.030 is hereby amended to read as follows:

22.24.030 Land Use Regulations for Rural Zones.

...

C. Use Regulations.

1. Principal Uses. Table 22.24.030-B, below, identifies the permit or review required to establish each principal use.

TABLE 22.24.030-B: PRINCIPAL USE REGULATIONS FOR RURAL ZONES			
	C-RU	MXD-RU	Additional Regulations
...			
Service Uses			
...	
Day care			
Large family child care homes	SPR	SPR	
Small family child care homes, large and small, in an approved residential use	P	P	
...	
Transportation, Electrical, Gas, Communications, Utilities, and Public Service Uses			

TABLE 22.24.030-B: PRINCIPAL USE REGULATIONS FOR RURAL ZONES

	C-RU	MXD-RU	Additional Regulations
...	
Telephone repeater stations	SPR	SPR	
<u>Water reservoirs, dams, treatment plants, gauging stations, pumping stations, wells, and tanks, and any other use normal and accessory to the storage and distribution of water, except for shared water wells and associated tanks</u>	<u>CUP</u>	<u>CUP</u>	
Vehicle-Related Uses			
...			
Vehicle services			
...	
<u>Trailer rentals and sales, limited to equestrian, box and utility trailers, excluding those exceeding two tons' capacity.</u>	SPR	SPR	
Truck rentals, excluding trucks exceeding two tons' capacity	SPR ⁹	SPR	
<u>Truck repair, excluding trucks exceeding two tons' capacity</u>	<u>SPR</u>	-	
Used automobile sales	SPR	SPR	
...			

2. Accessory Uses. Table 22.24.030-C, below, identifies the permit or review required to establish each accessory use.

TABLE 22.24.030-C: ACCESSORY USE REGULATIONS FOR RURAL ZONES

	C-RU	MXD-RU	Additional Regulations
...			
Cargo shipping containers			
One container	<u>PSPR</u>	<u>PSPR</u>	Section 22.140.150
Two or more containers	CUP	CUP	Section 22.140.150
...			

...

SECTION 17. Chapter 22.26 is hereby amended to read as follows:

Chapter 22.26 SPECIAL PURPOSE ZONES.

Sections:

- 22.26.010 Special Purpose Zones Designated.
- 22.26.020 Institutional Zone.
- 22.26.030 Mixed Use Development Zone.
- 22.26.040 Specific Plan Zone.
- 22.26.050 ~~Scientific Research and Development Zone~~ (Reserved).
- 22.26.060 Parking Restricted Zone.

SECTION 18. Section 22.26.010 is hereby amended to read as follows:

22.26.010 Special Purpose Zones Designated.

Table 22.26.010-A, below, identifies "Special Purpose Zones," as used in this Title 22:

TABLE 22.26.010-A: SPECIAL PURPOSE ZONES	
Abbreviation	Full Name
IT	Institutional
MXD	Mixed Use Development
SP	Specific Plan
SR-D	Scientific Research and Development
P-R	Parking Restricted

SECTION 19. Section 22.26.030 is hereby amended to read as follows:

22.26.030 Mixed Use Development Zone.

...

B. Land Use Regulations.

...

3. Use Regulations.

a. Principal Uses.

i. Table 22.26.030-B, below, identifies the permit or review required to establish each principal use.

TABLE 22.26.030-B: PRINCIPAL USE REGULATIONS FOR ZONE MXD		
		Additional Regulations
...		
Service Uses		
...		
Day care		
Large family child care homes	SPR	
Small family child care homes, large and small in an approved residential use	SPRP	
...		

...

SECTION 20. Section 22.26.050 is hereby amended to read as follows:

22.26.050 Scientific Research and Development Zone Reserved.

A. Land Use Regulations.

1. General. This Section prescribes the land use regulations for the Scientific Research and Development Zone (Zone SR-D).

2. Permit and Review Requirements. Table 22.26.050-A, below, identifies the permit or review required to establish each use listed in Subsection A.3, below.

TABLE 22.26.050-A: PERMIT AND REVIEW REQUIREMENTS		
Abbreviation	Permit or Review Requirement	Reference
-	Not Permitted	
P	Permitted	
GEM	Cemetery Permit	Chapter 22.154
CUP	Conditional Use Permit	Chapter 22.158
MCUP	Minor Conditional Use Permit	Chapter 22.160
EP	Explosives Permit	Chapter 22.164
SPR	Ministerial Site Plan Review	Chapter 22.186
SEP	Special Events Permit	Chapter 22.188
SMP	Surface Mining Permit	Chapter 22.190

3. Use Regulations.

a.——Principal Uses. Table 22.26.050-B, below, identifies the permit or review required to establish each principal use.

TABLE 22.26.050-B: PRINCIPAL USE REGULATIONS FOR ZONE SR-D		
Use Category		Additional Regulations
Agricultural and Resource-Based Uses		
Community gardens	P	
Crops, including field, tree, bush, berry, and row	P	
Greenhouses	SPR	
Plant nurseries, propagation of nursery stock only	SPR	Section 22.140.450
Surface mining operations	SMP	
Cannabis Uses		
Cannabis businesses and activities, including renting, leasing, and permitting	-	Section 22.140.134
Cannabis cultivation, personal, accessory to a legally established dwelling unit	See Table 22.26.050-B: Accessory Use Regulations for Zone SR-D	
Cultural, Educational, and Institutional Uses		
Aquaria	SPR	
Arboretums and horticultural gardens	SPR	
Institutions of educational, philanthropic, or charitable nature, excluding any commercial or industrial enterprise sponsored or operated by such institutions	SPR	
Libraries	SPR	
Museums	SPR	
Schools		
—Colleges and universities, accredited, excluding trade or commercial schools	SPR	
—Schools, grades K-12, accredited by the State of California, excluding trade or commercial schools	SPR	
Industrial Uses		
Explosives storage, permanent	EP	
Scientific research or experimental development of materials, methods, or products, including engineering and laboratory research and including administrative and other accessory activities and facilities	SPR-1	
Recreational Uses		

TABLE 22.26.050-B: PRINCIPAL USE REGULATIONS FOR ZONE SR-D

Use Category		Additional Regulations
Parks, playgrounds, and beaches, including accessory facilities	SPR	
Service Uses		
Cemeteries	CEM	
Transportation, Electrical, Gas, Communications, Utilities, and Public Service Uses		
Communication equipment buildings	CUP	
Electric distribution substations, including related microwave facilities	CUP	Section 22.140.200
Electric transmission substations, including related microwave facilities	CUP	
Fire stations	CUP	
Gas metering and control stations, public utility	CUP	
Helistops	CUP	
Microwave stations	CUP	
Police stations	CUP	
Public utility service centers	CUP	
Publicly owned uses necessary to maintain the public health, convenience, or general welfare	CUP	
Radio and television stations and towers, excluding studios	CUP	
Stations, bus, railroad, and taxi	SPR	
Telephone repeater stations	CUP	
Water reservoirs, dams, treatment plants, gauging stations, pumping stations, tanks, wells, and any use normal and accessory to the storage and distribution of water	CUP	
Notes:		
1. Scientific research uses are permitted provided that all products initiated, developed or completed shall be restricted to prototypes and subject to the development standards of Subsection B of this Section.		

b. — Accessory Uses. Table 22.26.050-C, below, identifies the permit or review required to establish each accessory use.

TABLE 22.26.050-C: ACCESSORY USE REGULATIONS FOR ZONE SR-D

Use Category		Additional Regulations
Cafeterias and eating facilities designed primarily to serve a permitted use	CUP	

TABLE 22.26.050-C: ACCESSORY USE REGULATIONS FOR ZONE SR-D		
Use Category		Additional Regulations
Cannabis cultivation, personal, accessory to a legally established dwelling unit	-	Section 22.140.134
Caretaker residences, excluding mobilehomes	SPR	Section 22.140.140
Grading projects		
— More than 10,000 and up to 100,000 cubic yards of material to be transported off-site	SPR	Section 22.140.240
— More than 100,000 cubic yards of material to be transported off-site	CUP	Section 22.140.240
— On-site transport, excluding projects where the Review Authority has previously considered such grading proposal as indicated by approval of an environmental document incorporating consideration of such grading project	CUP	Section 22.140.240
Recreation areas for employees of a permitted use		
— Excluding structures which require a building permit pursuant to Title 26 (Building Code) of the County Code	SPR	
— Including structures that require a building permit pursuant to Title 26 (Building Code) of the County Code	CUP	

c. ~~Temporary Uses. Table 22.26.050-D, identifies the permit or review required to establish each temporary use.~~

TABLE 22.26.050-D: TEMPORARY USE REGULATIONS FOR ZONE SR-D		
Use Category		Additional Regulations
Explosives storage, temporary	EP	
Special events	SEP	

~~B. Development Standards.~~

~~1. Division 6 (Development Standards). Development on any lot in Zone SR-D shall comply with Division 6 (Development Standards), where applicable.~~

~~2. Scientific Research and Development Facilities. Scientific research and development facilities shall be subject to the following development standards:~~

~~a. Enclosure. All operations shall be conducted in a completely enclosed building.~~

~~b.——Floor Area Ratio. The floor area ratio of each lot shall be limited to 1.0 and the ground floor area of all structures shall not exceed 35 percent of the total area of the lot.~~

~~c.——Yards. All structures not exceeding 30 feet in height shall be set back not less than 30 feet from the front property line and 100 feet from any property in a Residential or Agricultural Zone. Structures exceeding 30 feet in height shall be set back one additional foot from the front property line for each foot of height in excess of 30 feet, and not less than 500 feet from any property in a Residential or Agricultural Zone. In no event shall the required setback exceed 60 feet from the front property line.~~

~~d.——Parking. Parking space shall be furnished for all vehicles used in conducting such enterprise and, in addition, employee and visitor parking shall be furnished with at least one automobile parking space for each person employed or intended to be employed, or one space for each 200 square feet of gross building floor area except building floor area devoted exclusively to warehouse purposes, whichever is greater, on such lot together with adequate ingress and egress thereto. Where more than one work shift is employed and the required employee parking is determined by the number of employees, such required parking shall be based on a ratio of 1.25 parking spaces for each person employed or intended to be employed on the largest work shift. Required employee parking shall be determined on the basis of 400 square feet of usable lot area per vehicle, unless the plot plan required by this Section contains a detailed parking arrangement showing individual parking spaces of not less than nine feet by 20 feet in size, accurately dimensioned, together with adequate ingress and egress thereto, and the Director finds that such parking arrangement satisfies the requirements of this Section. All vehicle parking areas and access roads required by this Section shall be paved with asphaltic or concrete surfacing as provided in Section 22.112.090.D (Surfacing).~~

~~e.——Screening. Screening shall be provided to effectively screen loading platforms and parking areas having more than 10 parking spaces so as not to be visible from any street or highway or property situated in a Residential or Agricultural~~

~~Zone of equal elevation or within 10 feet thereof. Such screening shall consist of a masonry wall, fence, or densely planted compact hedge, or other suitable vegetation between five feet and six feet in height.~~

~~f.——Landscaping. All portions of the lot exclusive of structures, parking areas, recreational uses, and access roads shall be landscaped and maintained in a neat, clean, and healthful condition. This shall include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, replacement of plants when necessary, and the regular watering of all plantings by means of a fixed and permanent water system consisting of piped water lines terminating in an appropriate number of sprinklers and/or hose bibs to ensure a sufficient amount of water for plants within the landscaped area. Where the watering system consists of hose bibs alone, these bibs shall be located not more than 50 feet apart within the required landscaped area. Sprinklers used to satisfy the requirements of this provision shall be spaced to assure complete coverage of the required landscaped area.~~

~~C.——Performance Standards. Any existing or proposed use, or portion thereof, shall comply with the following performance standards:~~

~~1.——Any use or portion thereof causing noise shall be operated in such a manner so as not to create a nuisance or hazard on any adjacent property.~~

~~2.——Any use or portion thereof emitting odorous, toxic or noxious matter shall be controlled in such a manner that no concentration of such matter, at or beyond the lot boundaries, shall be detrimental to the public health, safety or comfort, or cause injury or damage to property.~~

~~3.——No smoke or other air pollutant shall be discharged into the atmosphere from any single source of emission for a period or periods aggregating more than three minutes in any one hour which impedes vision within apparent opaqueness equivalent to or greater than the No. 1 designation on the Ringelmann Smoke Chart, published by the United States Bureau of Mines in 1967.~~

~~4.——No use or portion thereof shall cause or emit heat or glare which is perceptible at any point beyond the lot boundaries.~~

5. ~~No use or portion thereof shall cause or emit vibration which is perceptible, without instruments, at any point beyond the lot boundaries.~~

SECTION 21. Chapter 22.46 is hereby amended to read as follows:

Chapter 22.46 ~~Specific Plans~~**COASTAL SPECIFIC PLANS**

SECTION 22. Section 22.46.040 is hereby amended to read as follows:

22.46.040 **List of Coastal Specific Plans.**

The following Specific Plans are added by reference, together with all maps and provisions pertaining thereto:

Specific Plan Name	Ordinance of Adoption	Date of Adoption
Santa Catalina Island	89-0148	11/28/1989
La Vina	Adopted by Resolution	12/26/1989
Marina del Rey	90-0158	11/6/1990
Northlake	93-0014	2/9/1993
Newhall Ranch	Adopted by Resolution	5/27/2003
Universal Studios	2013-0010	4/30/2013
East Los Angeles Third Street Form-Based Code	2014-0049	11/12/2014
Centennial	Introduction and Chapters 1 through 4 adopted by Ordinance 2019-0024; Appendices adopted by Resolution	4/30/2019
Willowbrook TOD	2018-0032	9/18/2018
West Carson	2019-0050	10/1/2019

SECTION 23. Section 22.46.800 is hereby deleted in its entirety.

SECTION 24. Section 22.46.810 is hereby deleted in its entirety.

SECTION 25. Section 22.46.820 is hereby deleted in its entirety.

SECTION 26. Section 22.46.1980 is hereby deleted in its entirety.

SECTION 27. Section 22.46.1981 is hereby deleted in its entirety.

SECTION 28. Section 22.46.1982 is hereby deleted in its entirety.

SECTION 29. Section 22.46.1985 is hereby deleted in its entirety.

SECTION 30. Section 22.46.1986 is hereby deleted in its entirety.

SECTION 31. Section 22.46.1987 is hereby deleted in its entirety.

SECTION 32. Section 22.46.1995 is hereby deleted in its entirety.

- SECTION 33.** Section 22.46.2000 is hereby deleted in its entirety.
- SECTION 34.** Section 22.46.2010 is hereby deleted in its entirety.
- SECTION 35.** Section 22.46.2020 is hereby deleted in its entirety.
- SECTION 36.** Section 22.46.2030 is hereby deleted in its entirety.
- SECTION 37.** Section 22.46.2040 is hereby deleted in its entirety.
- SECTION 38.** Section 22.46.2050 is hereby deleted in its entirety.
- SECTION 39.** Section 22.46.2060 is hereby deleted in its entirety.
- SECTION 40.** Section 22.46.2070 is hereby deleted in its entirety.
- SECTION 41.** Section 22.46.2080 is hereby deleted in its entirety.
- SECTION 42.** Section 22.46.2090 is hereby deleted in its entirety.
- SECTION 43.** Section 22.46.2100 is hereby deleted in its entirety.
- SECTION 44.** Section 22.46.2110 is hereby deleted in its entirety.
- SECTION 45.** Section 22.46.2120 is hereby deleted in its entirety.
- SECTION 46.** Section 22.46.2130 is hereby deleted in its entirety.
- SECTION 47.** Section 22.46.2140 is hereby deleted in its entirety.
- SECTION 48.** Section 22.46.2150 is hereby deleted in its entirety.
- SECTION 49.** Section 22.46.2160 is hereby deleted in its entirety.
- SECTION 50.** Section 22.46.2170 is hereby deleted in its entirety.
- SECTION 51.** Section 22.46.2180 is hereby deleted in its entirety.
- SECTION 52.** Section 22.46.2190 is hereby deleted in its entirety.
- SECTION 53.** Section 22.46.2200 is hereby deleted in its entirety.
- SECTION 54.** Section 22.46.2210 is hereby deleted in its entirety.
- SECTION 55.** Section 22.46.2200 is hereby deleted in its entirety.
- SECTION 56.** Section 22.46.2230 is hereby deleted in its entirety.
- SECTION 57.** Section 22.46.2990 is hereby deleted in its entirety.
- SECTION 58.** Section 22.46.3000 is hereby deleted in its entirety.
- SECTION 59.** Section 22.46.3001 is hereby deleted in its entirety.
- SECTION 60.** Section 22.46.3002 is hereby deleted in its entirety.
- SECTION 61.** Section 22.46.3003 is hereby deleted in its entirety.

- SECTION 62.** Section 22.46.3004 is hereby deleted in its entirety.
- SECTION 63.** Section 22.46.3005 is hereby deleted in its entirety.
- SECTION 64.** Section 22.46.3006 is hereby deleted in its entirety.
- SECTION 65.** Section 22.46.3007 is hereby deleted in its entirety.
- SECTION 66.** Section 22.46.3008 is hereby deleted in its entirety.
- SECTION 67.** Section 22.46.3009 is hereby deleted in its entirety.
- SECTION 68.** Section 22.46.3010 is hereby deleted in its entirety.
- SECTION 69.** Section 22.46.3011 is hereby deleted in its entirety.
- SECTION 70.** Section 22.46.3012 is hereby deleted in its entirety.
- SECTION 71.** Section 22.46.3013 is hereby deleted in its entirety.
- SECTION 72.** Section 22.46.3014 is hereby deleted in its entirety.
- SECTION 73.** Section 22.46.3100 is hereby deleted in its entirety.
- SECTION 74.** Section 22.46.3200 is hereby deleted in its entirety.
- SECTION 75.** Section 22.46.3300 is hereby deleted in its entirety.
- SECTION 76.** Section 22.56.2270 is hereby amended to read as follows:
22.56.2270 **Established – Purpose.**

The coastal development permit is established to ensure that any development, public or private, within the coastal zone conforms to the policies and programs of the County of Los Angeles local coastal program land use plans and implementation programs in accordance with Division 20 of the California Public Resources Code. ~~References to the Coastal Commissioner's Executive Director are indicated by the words "Executive Director." See Section 22.14.050 of Division 2 (Definitions).~~ As used in this Chapter, the word "Commission" by itself refers to the County of Los Angeles Regional Planning Commission; references to the State of California Coastal Commission are indicated by the words "Coastal Commission."

- SECTION 77.** Section 22.76.020 is hereby amended to read as follows:
22.76.020 **Description of Noise Zone Boundaries.**

The location and boundaries of the 65 decibel CNEL and above noise zones are shown and delineated on the most recent Fourth Quarter Los Angeles World Airports

Quarterly Report Noise Contour Map, as required by Title 21 of the California Code of Regulations.

SECTION 78. Section 22.80.020 is hereby amended to read as follows:

22.80.020 Definitions.

Specific terms used in this Chapter are defined in Section ~~22.140.180~~ 22.180 (R) of Division 2 (Definitions), under "Rural Outdoor Lighting District."

SECTION 79. Section 22.104.050 is hereby amended to read as follows:

22.104.050 Conditions of Approval.

...

A. Open Space Requirement.

...

2. Other Land Use Designations.

a. Required Open Space. At least 25 percent of the net area of the development site shall be provided as required open space. Development in Zone RPD shall also comply with open space requirements in accordance with Section ~~22.18.0560~~ 22.18.0560.C.4 (Open Space).

...

SECTION 80. Section 22.110.090 is hereby amended to read as follows:

22.110.090 Projections into Yards.

The following projections are permitted in required yards subject to the provisions of this Title 22 and Title 26 (Building Code) of the County Code.

...

H. Covered Patios. Covered patios attached to a dwelling unit may project into a required rear yard, provided that:

1. Such patio roofs are not closer than five feet to any lot line;
2. No more than 50 percent of the required rear yard is covered by

buildings or other roofed structures, except as provided in Section 22.110.030. ~~DE~~ DE (Replacement of Open Space); and

3. Such patio shall remain permanently open and unenclosed on at least two sides. This provision does not preclude the placement of detachable screens.

I. Uncovered Patios. Uncovered patios shall comply with Section 22.110.030.GD (Other Accessory Buildings in Rear Yards).

...

SECTION 81. Section 22.110.180 is hereby repealed and replaced to read as follows:

22.110.180 Sight Distance.

Adequate sight distance from any driveway or access road to the public right-of-way shall be maintained to the satisfaction of Public Works. The placement of any object, such as fencing, walls, structure, or storage adjacent to the driveway or access road at the property line may be subject to review by Public Works.

SECTION 82. Section 22.110.190 is hereby added to read as follows:

22.110.190 Modifications Authorized.

A. Regional Planning. Yard or setback regulations required by this Title 22 may be modified with the approval of a Yard Modification (Chapter 22.196) application.

B. Public Works. The Director of Public Works, without notice or hearing, may grant a modification to yard or setback regulations required by this Title 22 or any other ordinance where topographic features, subdivision plans, or other conditions create an unnecessary hardship or unreasonable regulation or make it obviously impractical to require compliance with the yard requirements or setback line. The Director of Public Works shall notify the Director of all modifications which the Director of Public Works has granted.

SECTION 83. Section 22.110.200 is hereby added to read as follows:

22.110.200 Modifications for Public Sites.

The Director, without notice or hearing, may grant a modification of yard and setback regulations for public sites unless such modification would be incompatible with adjoining development.

SECTION 84. Section 22.112.070 is hereby amended to read as follows:

22.112.070 Required Parking Spaces.

A. Required Parking Spaces. Table 22.112.070-A, below, identifies the minimum number of parking spaces required to establish each use.

TABLE 22.112.070-A: MINIMUM REQUIRED PARKING SPACES	
Use	Number of Spaces
Boat slips	0.75 spaces per boat slip.
...	...
Entertainment, assembly, and dining	
Conference rooms	1 space per 3 persons based on the occupant load of all indoor and outdoor areas. A minimum of 10 spaces is required for each use.
Dining rooms, cafes, cafeterias, coffee shops, nightclubs, outdoor dining areas, restaurants, and other similar uses ¹²	
Drinking establishments, bars, cocktail lounges, nightclubs, soda fountains, taverns, and other similar uses	
Exhibit rooms, stages, lounges, and other similar uses	
Theaters, auditoriums, lodge rooms, stadiums, or other places of amusement and entertainment, not otherwise listed in this Chapter	
Mortuaries	
Dancehalls, skating rinks, and gymnasiums	
Health clubs and centers	
Industrial Uses — in any zones, except Zone SR-D	
...	
Scrap metal processing, automobile dismantling, and junk and salvage yards ³	1 space per vehicle directly used for business, and 1 space per 7,000 square feet or fraction thereof of yard area up to 42,000 square feet and 1 space per 20,000 square feet or fraction thereof of yard area in excess of 42,000 square feet. A minimum of 40 <u>3</u> spaces is required for each use.
...	

TABLE 22.112.070-A: MINIMUM REQUIRED PARKING SPACES

Lodging		

	Clubs, fraternity and sorority houses, dormitories, and hostels	1 standard space per guest room and 1 space per 100 square feet of dormitory floor area.
	<u>Dormitories</u>	<u>1 space per 100 square feet of dormitory floor area.</u>
Notes.		
...		
<u>12. Parking for eating establishments selling food for off-site consumption, a Minor Parking Deviation (Chapter 22.176) application may be filed to reduce parking to not less than one parking space per 250 square feet of floor space.</u>		

...

SECTION 85. Section 22.114.020 is hereby amended to read as follows:

22.114.020 Applicability.

A. Use Restrictions. A person shall not use any sign in any zone except as specifically permitted in this Title 22 and subject to all regulations and conditions enumerated in this Title 22.

B. Application Requirements.

1. A Ministerial Site Plan Review (Chapter 22.186) application shall be required for all signs permitted by this Chapter, unless otherwise specified by this Chapter or this Title 22. the following types of signs:

- a. Building identification signs.
- b. Directional or informational signs.
- c. Freestanding business signs, except as specified in

Subsection B.2.a, below.

- d. Portable advertising signs.
- e. Projecting business signs.
- f. Roof signs.
- g. Temporary subdivision sales, entry, and special feature

signs.

- h. Wall business signs.

2. A Minor Conditional Use Permit (Chapter 22.158) application shall be required for the following types of signs:

a. Freestanding business signs as specified in Section 22.114.120.H.3.a.

3. A Conditional Use Permit (Chapter 22.160) application shall be required for the following types of signs:

a. Outdoor advertising signs.

b. Subdivision directional signs.

4. No separate application is required for all other types of signs not listed in Subsection B.1 through B.3, above.

SECTION 86. Section 22.114.090 is hereby amended to read as follows:

22.114.090 Business Signs – In Agricultural and Special Purpose Zones.

Business signs are permitted in Zones A-1, A-2, O-S, ~~SR-D~~, P-R, B-1, and W, subject to the following restrictions:

A. Number and Area Permitted. Signs shall comply with Table 22.114.090-A, below, for maximum number of signs per lot and area permitted:

TABLE 22.114.090-A: NUMBER AND AREA PERMITTED		
Zones	Maximum Number of Signs per Lot	Maximum Area per Sign
A-1, A-2, O-S, W	1 sign	12 square feet or 24 square feet in total sign area
SR-D , P-R, B-1	2 signs	30 square feet per sign area or 60 square feet total sign area

B. Height and Projection Permitted. Signs shall comply with Table 22.114.090-B, below, for height and projection permitted.

TABLE 22.114.090-B: HEIGHT AND PROJECTION PERMITTED			
Sign Type	Zones	Maximum Sign Height	Projection ¹
Freestanding Businesses Signs	A-1, A-2, O-S, SR-D , P-R, B-1	15 feet, measured vertically from ground level at the base of the sign	Freestanding business signs shall not project over the roof of any building or structure.

TABLE 22.114.090-B: HEIGHT AND PROJECTION PERMITTED			
Sign Type	Zones	Maximum Sign Height	Projection ¹
Roof business signs	A-1, A-2	5 feet ²	No sign shall extend below the lowest point of a roof or the highest point of a parapet wall.
	SR-D , P-R	7 feet ²	
Wall and projecting business signs	A-1, A-2, O-S, SR-D , P-R, B-1	Signs shall not extend more than one-third of the height of such signs, or 3 feet, whichever is less, above the lowest point of a roof or highest point of a parapet wall	Wall business signs shall not project more than 18 inches from the building to which they are attached.
1. Freestanding, roof, and projecting business signs which project over public rights-of-way are subject to Title 26 (Building Code) of the County Code.			
2. Such heights shall be measured from the highest point of the roof directly under the sign, exclusive of parapet walls or penthouse structures.			

...

SECTION 87. Section 22.114.160 is hereby amended to read as follows:

22.114.160 Building Identification Signs.

Building identification signs are permitted in all zones, except Zones B-1 and B-2, subject to the following restrictions:

A. Area Permitted.

...

3. In Zones C-H, C-1, C-2, C-3, C-M, C-MJ, C-R, M-1, M-1.5, M-2, M-2.5, M-3, C-RU, MXD-RU, MXD, ~~SR-D~~, P-R, and W, one wall-mounted sign shall be permitted per principal use provided:

...

SECTION 88. Section 22.114.170 is hereby amended to read as follows:

22.114.170 Temporary Real Estate Signs.

Temporary real estate signs are permitted in all zones subject to the following restrictions:

A. Area Permitted.

...

2. In Zones R-3, R-4, R-5, ~~SR-D~~, and P-R, one wall-mounted or freestanding real estate sign shall be permitted for each street or highway frontage, provided:

...

D. Lighting.

1. Signs in Zones R-1, R-2, R-3, R-4, R-5, R-A, A-1, A-2, O-S, R-R, W, ~~SR-D~~, and P-R shall be unlighted.

...

SECTION 89. Section 22.114.180 is hereby amended to read as follows:

22.114.180 Temporary Construction Signs.

Temporary construction signs are permitted in all zones, subject to the following restrictions:

A. Area Permitted.

...

2. In Zones C-H, C-1, C-2, C-3, C-R, C-M, C-MJ, M-1, M-1.5, M-2, M-2.5, M-3, B-1, C-RU, MXD-RU, MXD, R-R, and P-R, ~~and SR-D~~, one wall-mounted or freestanding construction sign shall be permitted for each street or highway frontage, provided:

...

B. Height Permitted.

...

2. Freestanding construction signs shall not exceed the following maximum heights:

...

b. In Zones C-H, C-1, C-2, C-3, C-R, C-M, C-MJ, M-1, M-1.5, M-2, M-2.5, M-3, B-1, C-RU, MXD-RU, MXD, R-R, and P-R, ~~and SR-D~~, 16 feet measured vertically from the base of the sign.

...

D. Lighting.

...

2. Construction signs in Zones C-H, C-1, C-2, C-3, C-R, C-M, C-MJ, M-1, M-1.5, M-2, M-2.5, M-3, B-1, C-RU, MXD-RU, MXD, R-R, and P-R, ~~and SR-D~~ may be internally or externally lighted, but any continuous or sequential flashing operation is prohibited.

...

SECTION 90. Section 22.114.190 is hereby amended to read as follows:

22.114.190 Directional or Informational Signs.

A. Applicability. Free standing or wall-mounted directional or informational signs are permitted in Zones A-1, A-2, O-S, R-R, W, C-1, C-2, C-3, C-M, C-MJ, C-R, M-1, M-1.5, M-2, M-2.5, M-3, B-1, C-RU, MXD-RU, MXD, and P-R, ~~and SR-D~~, subject to this Section.

...

SECTION 91. Section 22.140.030 is hereby amended to read as follows:

22.140.030 Alcoholic Beverage Sales.

...

B. Definitions. Specific terms used in this Section are defined in Section ~~22.441.010~~22.140.010.A of Division 2 (Definitions), under "Alcoholic Beverage Sales."

...

SECTION 92. Section 22.140.070 is hereby amended to read as follows:

22.140.070 Animal Keeping, Noncommercial or Personal Use.

...

C. Animal Keeping Permitted – Limitations. A person shall not keep or maintain any animal for personal use in any zone other than those specified as permitted in this Section. This Section shall not prohibit the keeping of animals for personal use to the extent permitted by commercial provisions in the same zone, subject to the same conditions and restrictions of the zone.

1. Livestock Kept as Pets.

a. Applicability. This Subsection C.1 applies to livestock kept as pets in Zones A-1, A-2, R-A, R-1, R-2, R-3, R-4, and R-5.

...

2. Dogs.

a. Applicability. This Subsection C.2 applies to dogs in Zones A-1, A-2, R-A, R-1, R-2, R-3, R-4, and R-5.

...

3. Pygmy Pigs.

a. Applicability. This Subsection C.3 applies to pygmy pigs in Zones R-A, R-1, R-2, R-3, R-4, and R-5.

...

4. Wild Animals Kept as Pets.

a. Applicability. This Subsection C.4 applies to wild animals kept as pets in Zones A-1, A-2, R-A, R-1, R-2, R-3, R-4, R-5, M-1, M-1.5, M-2, and M-2.5.

...

SECTION 93. Section 22.140.140 is hereby amended to read as follows:

22.140.140 Caretaker Residences, Including Mobilehomes.

A. Applicability. This Section applies to caretaker residences, including mobilehomes, as an accessory use in Zones A-1, A-2, O-S, R-R, C-1, C-2, C-3, C-M, C-R, C-RU, MXD-RU, M-1, M-1.5, M-2, and M-3, ~~and SR-D~~.

B. Continuous Supervision. In Zones R-R, C-1, C-2, C-3, C-M, C-R, C-RU, MXD-RU, M-1, M-1.5, M-2, and M-3, ~~and SR-D~~, caretaker residences, including mobilehomes, may be allowed where continuous supervision of the premises is required.

C. Short-Term Supervision. In Zones M-1, M-1.5, M-2, and M-3, when supervision of the premises is required for a duration of six months or less, a recreational vehicle may be used as a caretaker residence in lieu of a mobilehome.

~~C~~D. Zones A-1 and A-2. With the exception of mobilehomes for use as a caretaker residence, per Subsection D, below, approval for a caretaker residence may be granted in Zones A-1 and A-2 even though the number of existing residences on the lot is the maximum number permitted by Chapter 22.110 (General Site Regulations).

~~D~~E. Mobilehomes as a Caretaker Residence.

...

2. Additional Standards for Zones O-S, R-R, A-1, A-2, C-1, C-2, C-3, C-M, and C-R, ~~and SR-D.~~

a. In Zones O-S, R-R, A-1, A-2, C-1, C-2, C-3, C-M, and C-R, ~~and SR-D,~~ the use of a mobilehome as a caretaker residence are subject to the following standards:

...

ii. Modification. The requirements in Subsection ~~D~~E.1, above, may be modified upon approval of a Variance (Chapter 22.194) application.

SECTION 94. Section 22.140.150 is hereby amended to read as follows:

22.140.150 Cargo Shipping Containers.

A. Applicability. This Section applies to ~~Zones C-RU and MXD-RU for all~~ zones where a cargo shipping containers is permitted on a lot for storage purposes that are incidental to the permitted ~~principle~~principal use on the same lot.

B. Application Requirements.

1. Ministerial Site Plan Review.

a. Industrial Zones. A Ministerial Site Plan Review (Chapter 22.186) application is required to approve any number of cargo shipping containers on a lot for storage purposes, subject to the standards in Subsection C, below.

b. Other Zones. In all other zones where permitted, Aa Ministerial Site Plan Review (Chapter 22.186) application is required to approve up to one cargo shipping container on a lot for storage purposes, subject to the standards in Subsection C, below. ~~;~~ ~~or~~

2. Conditional Use Permit. In Zones C-3, C-M, C-RU and MXD-RU, Aa Conditional Use Permit (Chapter 22.158) application is required to approve two or more cargo shipping containers on a lot for storage purposes.

C. Development Standards.

1. Each cargo shipping container shall be:

a. In Zones A-1 and A-2, limited to a lot of at least two acres in size and accessory to and used in connection with a lawfully established verifiable farming, agricultural, or non-commercial activity occurring on the property, or as used in Subsection C.1.b, below.

b. In Residential Zones and Zones C-1, C-2, C-R, and C-MJ, approved as a temporary storage unit for construction equipment and building materials on site during construction and up to 30 days after a certificate of occupancy has been issued.

c. In Zones C-3, C-M, C-RU, and MXD-RU and Industrial Zones, may be used for temporary or permanent storage, in compliance with the requirements of Section 22.140.420 (Outdoor Storage), and shall be used only for the commercial use on the lot.

ad. Limited to a maximum dimension of 10 feet in height, 10 feet in width, and 40 feet in length.

ae. Placed a minimum distance of six feet from the legally established primary structure on the same lot.

af. Painted one uniform color and the sides of containers shall not display signs, images, or lettering, except for signs, images, or lettering providing safety information related to the contents stored within, if such safety information is required by the County Code or other applicable federal, State, or local regulations.

ag. Maintained in compliance with the Building Code Manual of Public Works, and any required miscellaneous permit issued by Public Works.

2. In Zones C-RU and MXD-RU, ~~W~~where two or more cargo shipping containers are approved, the additional cargo shipping containers shall comply with all

the requirements of Subsection C.1, above, shall not be stacked upon each other, and shall be placed at least six feet apart from any other cargo shipping container, unless otherwise indicated on the approved site plan.

SECTION 95. Section 22.140.210 is hereby deleted in its entirety.

SECTION 96. Section 22.140.420 is hereby amended to read as follows:

22.140.420 Outdoor Display.

...

B. Use Regulations. All ~~outdoor displays~~ sales and displays of goods shall be located entirely within an enclosed building, except for as listed in this Subsection B.

...

SECTION 97. Section 22.140.430 is hereby amended to read as follows:

22.140.430 Outdoor Storage.

...

C. Industrial Zones. This Subsection C applies to outdoor storage in Zones M-1, M-1.5, M-2, M-2.5, and M-3.

...

2. Fences and Walls. Where a fence or wall is required pursuant to this Subsection C, it shall be developed as provided herein:

...

c. Required fences which are not open to view from any street or highway or any area in a Residential, Agricultural, or Commercial Zone may be constructed of material other than as specified in Subsection C.2.e~~b~~, above if constructed and maintained in accordance with the provisions of this Subsection C.

...

SECTION 98. Section 22.140.450 is hereby amended to read as follows:

22.140.450 Plant Nurseries, Retail.

A. Applicability. This Section applies to plant nurseries, including propagation of nursery stock and retail sales, in Zones A-1, A-2, and R-R, ~~and SR-D.~~

B. Minimum Site Area. Retail plant nurseries shall have a minimum site area ~~as specified:~~of five acres.

...

SECTION 99. Section 22.140.490 is hereby amended to read as follows:

22.140.490 Recreational Vehicle Parks.

A. Applicability. This Section applies to recreational vehicle parks in Zones A-1, A-2, O-S, R-R, W, C-1, C-2, C-3, C-M, C-RU, MXD-RU, and C-R. The Commission or Hearing Officer, in granting the Conditional Use Permit (Chapter 22.158), may impose additional conditions relating to park perimeter walls or enclosures on public street frontage, signs, access, and vehicle parking, may prohibit certain uses from recreational vehicle parks, but may not modify any of the following standards listed in this Section, except as otherwise provided in this Section or pursuant to a Variance (Chapter 22.194) application.

B. Development Standards.

...

3. Area. The recreational vehicle park shall have an area of not less than five acres in all applicable zones, except Zones C-1, C-2, C-3, and C-M where there is no lot size limit.

...

SECTION 100. Section 22.140.510 is hereby amended to read as follows:

22.140.510 Renewable Energy.

...

D. Small-Scale Solar Energy Systems.

...

3. Development Standards. Small-scale solar energy systems shall comply with the following standards:

...

d. Additional Standard for Lot Coverage Modification to Ground Mounted Small-Scale Solar Energy Systems. In addition to the applicable standards of

this Subsection D.3, a lot coverage modification for a ground mounted small-scale solar energy system shall also comply with Subsection ~~E.5 (Additional Findings)~~E.3.c.vii (Signs), below.

...

G. Small-Scale Wind Energy Systems.

...

5. Additional Findings. When a Minor Conditional Use Permit (Chapter 22.160) application is required by Subsection ~~D.4G.1~~, above, the following additional findings shall apply, as applicable.

...

SECTION 101. Section 22.140.580 is hereby amended to read as follows:

22.140.580 Single-Family Residences.

A. Applicability.

1. This Section applies to single-family residences in ~~Zones A-1, A-2, R-A, R-1, R-2, R-3, R-4, C-RU, and MXD-RU~~all zones where permitted.

...

E. Modification.

1. Applicability. Except as specified in Chapter 22.120 (Density Bonus), Chapter 22.121 (Inclusionary Housing), or Chapter 22.166 (Housing Permits), ~~the~~ requirements in Subsections B through D, above, may be modified upon approval of a Minor Conditional Use Permit (Chapter 22.160) application or a Conditional Use Permit (22.158) application for the zones that require such Conditional Use Permit, subject to Subsection E.2, below.

...

G. Additional Standards for Zones C-H, C-1, C-2, C-3, C-M, and C-R. In Zones C-H, C-1, C-2, C-3, C-M, and C-R, single-family residences shall comply with the following standards:

1. Height. Maximum height shall be 35 feet.

2. Yard Setbacks.

a. Zones C-H, C-1, C-2, and C-3. Yard setbacks shall comply with Section 22.20.050 (Development Standards for Zones C-H, C-1, C-2, and C-3).

b. Zone C-M. Yard setbacks shall comply with Section 22.20.050.C (Zone C-3).

c. Zone C-R. Yard setbacks shall comply with Section 22.16.050 (Development Standards for Zones A-1 and A-2).

3. Other development standards. All single-family residences shall comply with all other applicable development standards in Division 6 (Development Standards).

4. Modifications. Except as specified in Chapter 22.120 (Density Bonus), Chapter 22.121 (Inclusionary Housing), or Chapter 22.166 (Housing Permits), development standards listed in this Subsection G may be modified with a Conditional Use Permit (Chapter 22.158) application subject to Subsection E.2, above.

SECTION 102. Section 22.140.630 is hereby amended to read as follows:

22.140.630 Secondary Land Uses Under High-Voltage Transmission Lines.

...

F. Use Regulations.

1. Use Regulations for Crops and Greenhouses. Where permitted by Subsection D, above, the following regulations shall apply to crops, including field, tree, bush, berry, and row; plant nurseries, propagation of nursery stock only; and greenhouses.

a. Prohibitions.

...

~~h. Sight Distance. Adequate sight distance from any driveway or access road to the public right-of-way shall be maintained to the satisfaction of Public Works. Notwithstanding Subsections F.1.b, F.1.c, F.1.f, above, the placement of any object, such as crops, greenhouses, landscaping, fencing, walls, or storage, adjacent to the property line may be subject to review by Public Works.~~

SECTION 103. Section 22.150.070 is hereby amended to read as follows:

22.150.070 Findings and Decision.

A. ~~The Commission shall make findings in compliance with Section 22.222.200 (Findings and Decision).~~

BA. In considering an application pursuant to this Chapter, the Commission shall approve the permit application if all of the following findings are made standards are met:

...

GB. Issuance or denial of the ministerial permit is not subject to administrative appeal.

SECTION 104. Section 22.152.010 is hereby amended to read as follows:

22.152.010 Purpose.

The Animal Permit is established to regulate:

A. The keeping or maintaining as a pet or for the personal use of members of the family residing on the premises of:

1. Wild or domestic animals not specifically classified which will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare; and/or

...

SECTION 105. Section 22.158.050 is hereby amended to read as follows:

22.158.050 Findings and Decision.

...

B. Findings.

...

4. The proposed site is adequately served:

a. By highways or streets ~~of sufficient width and improved as necessary to carry~~ shorten trip length and reduce vehicle miles traveled for the kind and quantity of traffic such use would generate; and

...

SECTION 106. Section 22.162.040 is hereby amended to read as follows:

22.162.040 Findings and Decision.

A. Findings.

...

2. The Commission shall recommend approval of an application to the Board if the following findings are made:

...

c. The proposed Development Agreement is consistent with the public convenience, general welfare, and good land use practices safety, welfare, and convenience, making it in the public interest to enter into the Development Agreement with the applicant.

...

SECTION 107. Section 22.174.040 is hereby amended to read as follows:

22.174.040 Application and Review Procedures.

...

D. Application Without a Public Hearing.

1. An application to remove, encroach, or relocate not more than one oak tree in conjunction with a single-family residence permitted in the zone with a Ministerial Site Plan Review (Chapter 22.186), shall be filed and processed in compliance with this Subsection D and this Chapter. An oak tree identified as a heritage oak tree in Subsection B.2.a.v, above, shall not be eligible for review per this Subsection D, but shall be reviewed in accordance with Subsection E, below.

2. ~~Prior to making a decision, the Director shall review the application for compliance with Section 22.174.060 (Findings and Decision) and Section 22.174.070 (Conditions of Approval)~~When making a decision on the application in accordance with Section 22.226.040 (Decision), the Director may apply development standards to ensure compliance with this Chapter, including, but not limited to:

a. The replacement of the oak tree proposed for removal or relocation in accordance with Section 22.174.070.A; and

b. A plan for protecting oak trees on the subject property during and after development in accordance with Section 22.174.070.B.

3. If the Director approves the application, and if the applicant is not the owner, the applicant shall provide an oak tree information manual prepared by and available from the Fire Department to the property owner, subsequent property owner, and any homeowners association.

E. Application with a Public Hearing. Unless an application is filed pursuant to Subsection D, above, the public hearing shall be held pursuant to Section 22.222.120 (Public Hearing Procedure), provided:

...

2. ~~Decision After Public Hearing. The decision of the Commission or Hearing Officer after the public hearing shall be held in compliance with Section 22.222.210 (Decision After Public Hearing)~~Findings and Decision. When making a decision on the application, the Commission or the Hearing Officer shall make findings in Section 22.174.060 (Findings). The decision of the Commission or Hearing Officer after the public hearing shall be made in compliance with Section 22.222.210 (Decision After Public Hearing).

...

SECTION 108. Section 22.174.060 is hereby amended to read as follows:
22.174.060 Findings and Decision.

...

SECTION 109. Section 22.176.020 is hereby amended to read as follows:
22.176.020 Application and Review Procedures.

...

B. Review Procedures.

...

5. Prior to taking action, the Director shall provide notice of application in compliance with:

a. Section 22.222.170 (Sign Posting); and

b. Section 22.222.130 (Notice of Application), except where modified below:

...

iii. ~~Notification Radius.~~

~~(1) Notice shall be mailed in compliance with Section 22.222.160.A (Notification Radius); and~~

~~(2) In those cases where the mailing address of any owner of property required to be notified differs from the site address of such property, notification shall also be sent to the "occupant" at the site address.~~

c. Notice shall be mailed in compliance with Section 22.222.160.A (Notification Radius).

SECTION 110. Section 22.176.030 is hereby amended to read as follows:

22.176.030 Findings and Decision.

...

C. Additional Findings.

1. If applicable, the use and development of land provides well-designed bicycle parking spaces in excess of the bicycle parking spaces otherwise required under Section 22.112.100 (Bicycle Parking Spaces and Bicycle Facilities), or in excess of the total number of bicycle parking spaces provided by a qualifying project under Section ~~22.22.120~~22.112.110 (Reduction in Required Parking Spaces when Bicycle Parking Provided).

SECTION 111. Section 22.180.040 is hereby amended to read as follows:

22.180.040 Findings and Decision.

...

B. The Commission may recommend approval of an application to the Board if the following findings are made:

1. The amendment is consistent with the adjacent area, if applicable.
2. The amendment is consistent with the principles of the General

Plan.

3. Approval of the amendment will be in the interest of public health, safety, and general welfare ~~and in conformity with good zoning practice.~~

...

SECTION 112. Section 22.188.020 is hereby amended to read as follows:

22.188.020 Applicability.

A. Short-Term Special Events. A Short-Term Special Events Permit may approve the following special events:

1. Short-term events sponsored by a public agency or a religious, fraternal, educational, or service organization directly engaged in civic, charitable, or public service endeavors, conducted for no more than six weekends or seven consecutive days during any 12-month period and limited to:

...

d. Short-term farmers' markets not otherwise governed by Division 3 (Zones) or 4 (Combining Zones and Supplemental Districts) ~~of in this~~ Title 22 of the County Code.

e. Festivals, excluding outdoor festivals.

f. Pageants and religious observances, excluding tent revival meetings.

2. In a Commercial or Industrial Zone:

a. Limited-term pop-up restaurants and other eating establishments, including accessory alcoholic beverage sales for on-site and off-site consumption, and conducted for no more than six weekends or seven consecutive days during any 12-month period; and

b. Limited-term pop-up retail/commercial uses listed in Table 22.20.030-B (Land Use Regulations for Commercial Zones) and Table 22.22.030-B (Land Use Regulations for Industrial Zones), including accessory alcoholic beverage sales for on-site and off-site consumption, with the exception of adult businesses, and conducted for no more than six weekends or seven consecutive days during any 12-month period.

23. Outdoor display of goods, equipment, merchandise, or exhibits in a Commercial Zone, not conducted more than once during any 30-day period nor more than four times during any 12-month period, with each occurrence not to exceed one weekend or three consecutive days, provided that:

...

B. Extended-Term Special Events Permitted. An Extended-Term Special Events Permit may approve any special event for an extended period of time, as determined appropriate by the Director, except that outdoor display of goods, equipment, merchandise, or exhibits shall not be permitted.

...

SECTION 113. Section 22.188.030 is hereby amended to read as follows:

22.188.030 Application and Review Procedures.

...

B. Review Procedures.

...

~~5. Prior to taking action, the Director shall provide notice of application in compliance with Section 22.222.130 (Notice of Application), except where modified below:~~

~~a. Notice Content. The notice shall also indicate that any individual may oppose the granting of the application by a written protest to the Director.~~

~~b. Comment Period. The Director shall allow a minimum comment period of 15 days after the notice has been mailed. The end of the comment period shall be stated on the notice.~~

~~c. Notification Radius.~~

~~i. Notice shall be mailed in compliance with Section 22.222.160.A; and~~

~~ii. In those cases where the mailing address of any owner of property required to be notified differs from the site address of such property, notification shall also be sent to the "occupant" at the site address.~~

~~C. Short-Term Special Events Permit.~~

~~1. Permit Term.~~

~~a. Short-term special events listed in Section 22.188.020.A.1 shall not be conducted for more than six weekends or seven consecutive days during any 12-month period, except where an Extended-Term Special Events Permit is approved pursuant to Subsection D, below.~~

~~b. Short-term special events listed in Section 22.188.020.A.2 shall not be conducted more than once during any 30-day period nor more than four times during any 12-month period. Each occurrence of such special event shall not exceed one weekend or three consecutive days.~~

~~2. Procedures. Decision on the application shall be based on:~~

~~a. Compliance with this Chapter; and~~

~~b. An assessment of whether the use, structure, development of land, or application of development standards is in compliance with all applicable provisions of this Title 22.~~

~~D. Extended-Term Special Events Permit.~~

~~1. Permit Term. Extended-Term Special Events Permits may approve a special event for an extended period of time, as determined appropriate by the Director.~~

~~2. Procedures. Decision on the application shall be based on:~~

~~a. Compliance with this Chapter; and~~

~~b. An assessment of whether the use, structure, development of land, or application of development standards is in compliance with all applicable provisions of this Title 22.~~

Prior to taking action, the Director shall provide notice of application in compliance with Section 22.222.130 (Notice of Application), except where modified below:

1. Notice Content. The notice shall also indicate that any individual may oppose the granting of the application by a written protest to the Director.

2. Comment Period. The Director shall allow a minimum comment period of 15 days after the notice has been mailed. The end of the comment period shall be stated on the notice.

3. Notification Radius. Notice shall be mailed in compliance with Section 22.222.160.A.

SECTION 114. Section 22.188.040 is hereby amended to read as follows:

22.188.040 Findings and Decision.

A. Short-Term Special Events Permit.

1. ~~Common Procedures.~~ Decision shall be made in compliance with Section 22.222.200 (Findings and Decision) and Subsections A.2 and A.3, below, and include the findings in Subsection C, below.

2. ~~Additional Findings.~~

a. ~~Approval will not result in the use of a lot for a cumulative time period in excess of the maximum time period such special event may be authorized during any 12-month period, except where a longer period is specifically approved in accordance with Section 22.188.030.D (Extended-Term Special Events Permit).~~

b. ~~With respect to an application for the outdoor display:~~

i. ~~Not more than 20 percent of the area designated for parking required by Chapter 22.112 (Parking) for the established business shall be used in connection with the outdoor display; and~~

ii. ~~All goods, equipment, and merchandise shall be the same as those sold or held for sale within the business on the lot or parcel of land where the outdoor display is proposed.~~

3. ~~Additional Procedures for Decision.~~ In addition to Subsection A.1, above, the Director shall deny an application when any written protest submitted within 15 days of the date noted on the notice and determined by the Director to be of general community interest and cannot be adequately mitigated through the imposition of conditions. When making a decision on the application, the Director may apply

performance standards to ensure compliance with this Title 22 and all other applicable federal, State, or local codes, laws, rules, regulations, and statutes, including those of the California Department of Alcoholic Beverage Control, including, but not limited to:

a. Adequate parking facilities shall be provided for the proposed event to prevent excessive traffic or queuing on public streets. All parking areas shall be maintained open and accessible during the hours of the event.

b. Event grounds shall be maintained free of any trash debris, garbage, and junk and salvage. An adequate number of trash containers shall be provided for the proposed event.

c. Setup, breakdown, or cleanup for the event shall be prohibited between the hours of 10:00 p.m. and 7:00 a.m., and shall be limited to three to five days in addition to the days approved for operation of the event.

d. The subject property shall be restored to its original condition, and any temporary awnings and structures shall be removed within 24 hours of the event.

e. Unless authorized by the Special Event Permit, no activities shall be conducted on the street or adjacent lots.

f. Any amplifying speakers for a public announcement system shall be directed away from residential areas.

g. A temporary banner no greater than 40 square feet may be permitted on site for the duration of the event.

h. No event structures or activities shall be permitted within the protected zone of an oak tree on or adjacent to the property being used for the event, unless an Oak Tree Permit (Chapter 22.174) application has been approved.

2. The Director may deny the application if the applicant was previously granted a Special Events Permit and did not conduct the event in compliance with this Chapter, or otherwise has a history of non-compliance with this Title 22, or other applicable federal, State, or local codes, laws, rules, regulations, and statutes, including those of the California Department of Alcoholic Beverage Control.

3. If the Director approves the application, at least one or more inspections shall be conducted during the event at the discretion of the Director to determine the permittee's compliance with this Chapter. The permittee shall deposit with the County a sum determined by the Director, which shall be placed in a performance fund and be used exclusively to reimburse the Department for all expenses incurred while inspecting the event to determine the permittee's compliance.

...

SECTION 115. Section 22.188.080 is hereby amended to read as follows:

22.188.080 **Conditions of Issuance for Extended-Term Special Events Permit.**

...

SECTION 116. Section 22.188.100 is hereby amended to read as follows:

22.188.100 **Movie On-Location Filming.**

A. Notwithstanding the other provisions of this Chapter, applications for on-location filming permits shall be filed with the filming permit coordination office which shall approve such application for a time period not to exceed the time period specified in this Title 22 where it finds that the findings set forth in Section 22.188.0340.C (Findings) and Section 22.188.0340.A.2 (Additional Findings) have been met by the applicant. In addition, in lieu of Section 22.188.0340.A.2.a, the filming permit office shall also find that such approval will not result in a frequency of usage likely to create incompatibility between such temporary use and the surrounding area. Where an application is denied due to frequency of usage, the filming permit office shall specify the minimum time period between approvals which, in its opinion, is necessary to prevent such incompatibility.

B. In interpreting the other provisions of this Chapter in relation to on-location filming, the filming permit office shall be substituted for the Director, and the provisions of Section 22.188.0230 (Application and Review Procedures) shall not apply.

...

SECTION 117. Section 22.192.130 is hereby amended to read as follows:

22.192.130 Program Operative Date.

Unless extended by State law, no UAIZ Agreement for property within the County's UAIZ or any city's UAIZ shall be renewed or created after January 1, 2019. However, any UAIZ Agreement entered into pursuant to this Chapter on or before January 1, 2019, shall be valid and enforceable for the duration of the UAIZ Agreement.

SECTION 118. Section 22.196.010 is hereby amended to read as follows:

22.196.010 Applicability.

Yard Modifications, where authorized by Section 22.110.989.E.3 (Yard Modification), Section 22.110.1890 (Modifications Authorized) or as otherwise authorized by this Title 22, shall comply with this Chapter.

SECTION 119. Section 22.198.050 is hereby amended to read as follows:

22.198.050 Findings and Decision.

...

B. The Commission shall recommend approval of an application to the Board if the following findings are made:

...

4. The zone classification at such location will be in the interest of public health, safety and general welfare, ~~and in conformity with good zoning practice;~~

...

SECTION 120. Section 22.222.100 is hereby amended to read as follows:

22.222.100 Denial of Inactive Application.

A. Inactive Application. If the applicant does not provide ~~any~~all items required by Section 22.222.070 (Application Filing and Withdrawal) or Section 22.222.090 (Initial Application Review) within the time period specified by the Director, or, if no time is specified, within 30 days of notification, the Director may deem the application inactive. The Director may extend the time period upon written request

from the applicant. Once the Director deems an application inactive, the Director or Hearing Officer may deny an application according to Subsection B or C, below.

...

SECTION 121. Section 22.222.170 is hereby amended to read as follows:

22.222.170 Sign Posting.

...

E. Verification. At least ~~44~~30 days prior to the public hearing or decision date, the applicant shall provide the Director with:

1. A photograph showing the signs erected on the subject property;
- and
2. A signed affidavit stating that the signs have been placed on the subject property in compliance with this Section.

...

SECTION 122. Section 22.222.190 is hereby amended to read as follows:

22.222.190 Hearing Examiner Public Hearing.

...

B.

...

5. A major project pursuant to the provisions of ~~Section 22.246.050~~Chapter 22.262 (Major Projects Review Trust Funds) is proposed.

...

SECTION 123. Section 22.222.260 is hereby amended to read as follows:

22.222.260 Performance Guarantee and Covenant.

...

E. Filing of bonds and insurance shall be in compliance with Section 22.222.290 (Bonds and Insurance).

SECTION 124. Section 22.222.270 is hereby amended to read as follows:

22.222.270 Expiration and Extension for Unused Permits and

Reviews.

...

B. Except as specified otherwise, where an application requesting an extension is timely filed prior to the expiration date, the Hearing Officer may, one time, extend the time limit in Subsection A, above, for a period of not to exceed one year.

...

SECTION 125. Section 22.222.290 is hereby added to read as follows:

22.222.290 Bonds and Insurance.

A. Filing of Bonds.

1. Assignment of Savings and Loan Certificates Permitted When. If any provision of Chapter 22.162 (Development Agreements), Chapter 22.198 (Zone Changes), or Section 22.06.060 (Zoned Districts Established) requires the filing of any bond as a prerequisite to any particular use of any property, the person making or proposing to make such use may, in lieu of such bond, deposit with the Executive Officer-Clerk of the Board and assign to the County, savings and loan certificates or shares equal in amount to the required amount of the bond. Such deposit and assignment shall comply with all of the provisions of Chapter 4.36 in Title 2 (Administrative Code) of the County Code.

2. Agreement on Satisfaction of Final Judgment. If any provision of Chapter 22.162 (Development Agreements), Chapter 22.198 (Zone Changes), or Section 22.06.060 requires the filing of any bond as a prerequisite to any particular use of any property, and either requires that such bond include as obligee a person other than and in addition to the County, or that a policy of insurance be filed and no policy of insurance is filed, or that such bond include as obligee a person other than and in addition to the County with no alternative, a person who deposits and assigns savings and loan certificates or shares in lieu of such bond also shall file a written agreement with the Board of Supervisors that the County may satisfy, either in whole or in part,

from such certificates or shares, any final judgment the payment of which would have been guaranteed by such bond or policy of insurance.

B. Bonds or Assignment of Savings and Loan Certificates or Shares and Insurance.

1. Bond or Assignment of Savings and Loan Certificates or Shares Required When. When one or more conditions are attached to any grant, modification, or appeal of a zone change, permit, variance, or nonconforming use or structure review, the Board, Commission, or Hearing Officer may require the owners of the property to which such approval applies, to file a surety bond or corporate surety bond, or to deposit money, savings and loan certificates, or shares with the Board in a prescribed amount for the purpose of guaranteeing the faithful performance of conditions placed on the approval.

2. Procedure for Assignment of Savings and Loan Certificates or Shares. Where savings and loan certificates or shares are deposited, they shall be assigned to the County subject to all provisions of Chapter 4.36 in Title 2 (Administrative Code) of the County Code.

3. Insurance Required When – Exceptions. The Board, Commission, or Hearing Officer may also require the owner of the property to which such approval applies to file a policy of insurance equal in amount to the amount of the required bond or deposit, insuring all persons against any injury or annoyance arising from the breach of such conditions unless:

a. If the bond is filed, it includes as obligees all such persons;

or

b. If money, savings and loan certificates, or shares are deposited, such owners also file an agreement in writing with the Executive Officer-Clerk of the Board that the County may satisfy in whole or in part from such deposit any final judgment, the payment of which would have been guaranteed by such bond or policy of insurance.

SECTION 126. Section 22.226.080 is hereby amended to read as follows:

22.226.080 Expiration Date and Extension for Unused Permits and Reviews.

...

B. Notwithstanding Subsection A, above, where an application requesting an extension is timely filed prior to such expiration date, the Director may, one time, extend the time limit in Subsection A, above, for a period of not to exceed one year.

SECTION 127. Section 22.232.050 is hereby deleted in its entirety.

SECTION 128. Section 22.236.030 is hereby amended to read as follows:

22.236.030 Prohibited Modifications.

A. Any request to modify or eliminate the following shall be denied:

1. A change of an alcohol license previously approved for a site.
2. An increase of shelf space devoted to alcohol.
3. ~~The modification would require additional environmental review in compliance with CEQA.~~

43. Substantial alteration or material deviation from the terms and conditions of the previous approval.

54. Modification or elimination of any condition specified as mandatory in this Title 22 or any condition which relates to a development standard that may only be modified through a Variance (Chapter 22.194).

65. Modification of the time limit for use, grant term, or expiration date.

...

SECTION 129. Section 22.238.040 is hereby amended to read as follows:

22.238.040 Grounds for Modifications or Revocations.

A. After a public hearing is held in accordance with this Chapter, the ~~Hearing Officer~~ Commission may modify or revoke any discretionary permit or review which has been granted by the Board, Commission, or Hearing Officer pursuant to this Title 22, on any one or more of the following grounds:

...

SECTION 130. Section 22.238.050 is hereby amended to read as follows:

22.238.050 Nonconforming Uses and Structures—Additional

Grounds.

In addition to Section 22.238.040 (Grounds for Modifications or Revocations), a nonconforming use or structure may be modified or revoked after the public hearing if the Commission ~~or Hearing Officer~~ finds:

...

SECTION 131. Section 22.238.060 is hereby amended to read as follows:

22.238.060 Commercial or Industrial Uses.

...

B. Notwithstanding any other provision of this Title 22 to the contrary, the Commission may recommend to the Board the ~~modification, discontinuance, modify,~~ revoke, or order the removal of a commercial or industrial use if the Commission finds that as operated or maintained, such use:

...

SECTION 132. Section 22.238.070 is hereby amended to read as follows:

22.238.070 Public Hearing and Action.

A. Public Hearing Procedure.

1. Public Hearing.

a. A public hearing shall be held in compliance with Section 22.222.120.B (Public Hearing).

b. The Commission ~~or Hearing Officer~~ may continue the public hearing in compliance with Section 22.222.120.C.1 if, for any reason, the testimony of any case set for public hearing cannot be completed on the appointed day.

...

B. Decision After Public Hearing.

1. After the public hearing, the Commission ~~or Hearing Officer~~ shall ~~recommend approval or denial of~~ approve or deny the modification or revocation of the subject use or structure.

2. As part of any recommendation for modification, the Commission or Hearing Officer shall ~~recommend~~impose conditions as deemed appropriate.

3. ~~Recommendation~~The decision shall be supported by written findings, in compliance with Section 22.222.200.A (Findings), including a finding that the action does not impair the constitutional rights of any person. However, the Commission or Hearing Officer may ~~recommend~~order that a use be discontinued or a building or structure removed only upon finding that:

...

D. Appeal and Board Action.

1. ~~After receipt of the Commission's or Hearing Officer's recommendation, the Board shall hold a public hearing and shall give notice of public hearing in compliance with Section 22.222.120.B.2 (Notice of Public Hearing), provided, however, that if the Commission or Hearing Officer has recommended against the approval of a modification, the Board shall not be required to take further action and the action of the Commission shall become final unless an interested party requests a hearing by the Board by filing a written request with the Executive Officer-Clerk of the Board within 15 days after the Commission or Hearing Officer files its recommendation with the Board.~~

2. ~~The Board may approve, modify, or reject the recommendation of the Commission or Hearing Officer, and its action to modify or revoke shall be supported by the written findings prescribed in this Chapter.~~

3. ~~The Board shall issue and mail a notice of action in compliance with Section 22.222.220 (Notice of Action)~~If an applicant or an interested party disagrees with the decision of the Commission, the applicant or interested party may file an appeal with the Board in accordance with the procedures for the filing of appeals to the Board in Chapter 22.240 (Appeals).

SECTION 133. Section 22.240.060 is hereby amended to read as follows:

22.240.060 Procedures for Appeals and Calls for Review.

...

E. Decision and Notice.

...

4. ~~Decisions on appeals or reviews shall be rendered within 30 days of the close of the hearing.~~

5. The secretary or clerk of the Appeal Body shall mail the notice of decision in compliance with Section 22.222.220 (Notice of Action), within 10 days after the date of the finalized decision.

...

SECTION 134. Section 22.244.040 is hereby amended to read as follows:

22.244.040 Findings.

...

B. Findings.

...

3. Approval of the amendment will be in the interest of public health, safety, and general welfare ~~and in conformity with good zoning practice.~~

...

SECTION 135. Chapter 22.246 is hereby amended to read as follows:

Chapter 22.246 ADDITIONAL LEGISLATIVE REGULATIONS

SECTION 136. Section 22.246.030 is hereby deleted in its entirety.

SECTION 137. Section 22.246.040 is hereby deleted in its entirety.

SECTION 138. Section 22.246.050 is hereby deleted in its entirety.

SECTION 139. Section 22.246.060 is hereby deleted in its entirety.

SECTION 140. Section 22.246.070 is hereby deleted in its entirety.

SECTION 141. Section 22.250.010 is hereby amended to read as follows:

22.250.010 Filing Fees and Deposits.

...

TABLE 22.250.010-A: FILING FEE SCHEDULE		
...		...
Appeal	...	
	Appeal to Regional Planning Commission, Applicant for a Large Family Child Care Home	\$418
	...	
...		...
Site Plan Review, Ministerial	...	
	Large family child care home	\$234
	...	

...

SECTION 142. Chapter 22.260 is hereby added to read as follows:

Chapter 22.260 PROCEDURAL ORDINANCE FOR FINANCING OF

PUBLIC FACILITIES

Sections:

22.260.010 Purpose.

22.260.020 Areas of Benefit Authorized.

22.260.030 Definitions.

22.260.040 Initiation of Proceedings.

22.260.050 Resolution of Intention.

22.260.060 Notice of Hearing.

22.260.070 Protests.

22.260.080 Hearing.

22.260.090 Resolution of Designation.

22.260.100 Filing of Map and Recording of Notice of Assessment as

Lien.

22.260.110 Payment of Benefit Assessments.

22.260.120 Recordation of Notice of Pendency of Sale or Foreclosure.

22.260.130 Annual Adjustment of Facilities Benefit Assessment.

22.260.140 Consideration in Lieu of Assessment.

22.260.150 Termination of Area of Benefit.

22.260.160 Reimbursement and Refund.

22.260.170 Alternative Method.

22.260.010 Purpose.

A. This Chapter implements, in part, the County General Plan, which provides guidelines for future development in areas depicted within urban expansion or nonurban categories on the General Development Policy Map.

B. The General Plan recommends a development qualification procedure, in part, to ensure that proposed new projects in areas designated in the General Plan as urban expansion or nonurban will not create substantial net costs on County government, special districts, and existing taxpayers.

C. This Chapter is intended to establish procedures for the implementation of the General Plan by providing for the designation of lands which will receive special benefits from the acquisition, construction, and improvement of certain public facilities set forth in this Chapter, and the imposition of special assessments on land related to benefits received.

22.260.020 Areas of Benefit Authorized.

In order that the burden of the cost of constructing public facilities may be borne by all of the lands benefited thereby, areas of benefit may be designated and facilities benefits assessments, as defined in Section 22.260.030 (Definitions), chargeable to and against such lands may be imposed in accordance with procedures set forth in this Chapter.

22.260.030 Definitions.

Specific terms used in this Chapter are defined in Section 22.14.160 (P) of Division 2 (Definitions), under "Procedural Ordinance for Financing of Public Facilities."

22.260.040 Initiation of Proceedings.

Upon the receipt of an application by a landowner or his designated agent, or on its own motion, the Board may initiate proceedings for the designation of an area of benefit by adopting a resolution stating its intention to do so. The Board shall refer the proposed public facilities project to the Director of Public Works and shall instruct the Director of Public Works, with the assistance of the Director of Regional Planning and, where appropriate, interested landowners, to make and file with the Board a written report. The report shall contain:

- A. One or both of the following:
 - 1. An implementation program for future development; or
 - 2. A financing plan with respect to the proposed public facilities project.
- B. General description of the proposed public facilities project.
- C. An estimate of the total cost of the public facilities project based on the projected time for commencement and completion thereof in accordance with the capital improvement program.
- D. A capital improvement program establishing a schedule for the timing of construction of the public facilities project and the estimated cost for the project.
- E. A map showing the area of benefit to be designated and the boundaries and dimensions of the subdivision of land within the area of benefit.
- F. Preliminary information concerning the method pursuant to which the costs are proposed to be apportioned among the lots within the area of benefit in proportion to the estimated benefits to be received by those lots and a preliminary estimate of the amount of the facilities benefit assessments which will be charged to each such lots.

G. The amount of the contribution or advance, if any, which the County or other public entity will make toward the total cost of the public facilities project.

22.260.050 Resolution of Intention.

Upon receipt of the report described in Section 22.260.040 (Initiation of Proceedings), the Board may declare its intention to designate an area of benefit by adopting a resolution of intention which shall include the following:

A. A definitive description of the specific public facilities project, the cost of which is proposed to be charged to the properties located within the area of benefit.

B. A capital improvement program with respect to the public facilities project.

C. The proposed boundaries of the area of benefit.

D. Information concerning the method by which the costs are proposed to be apportioned among the lots within the area of benefit and an estimate of the amount of the facilities benefit assessments which will be charged to each such lot.

E. The basis and methodology by which automatic annual increases in the facilities benefit assessment will be computed, assessed, and levied, without the necessity for further proceeding pursuant to Section 22.260.130 (Annual Adjustment of Facilities Benefit Assessment), if, in the discretion of the Board such automatic annual increases are determined to be necessary.

F. The amount of the contribution or advance, if any, which the County or other public entity will make toward the total cost.

G. The time and place at which the Board will hold a public hearing to consider designation of the area of benefit.

22.260.060 Notice of Hearing.

Notice of the public hearing shall be provided by publishing the Resolution of Intention in a newspaper of general circulation at least 14 days before the date set for the public hearing and by mailing copies of the Resolution of Intention to the owners of the affected properties located within the proposed area of benefit at the addresses shown on the latest equalized assessment roll, or as otherwise known to the Assessor,

or by any other means which the Board finds reasonably calculated to appraise affected landowners of the public hearing.

22.260.070 Protests.

At any time not later than the close of the public hearing, any owner of property within the proposed area of benefit may file a written protest against the public facilities project proposed to be undertaken, the extent of the area to be benefited by it, the facilities benefit assessments proposed to be levied within the area of benefit, or any or all of the foregoing. The protest shall be in writing, signed by the protester, and shall contain a description of the property in which the signer is interested. The description shall be sufficient to clearly identify the property. If the signer is not shown on the last equalized assessment roll as the owner of that property, the protest shall contain or be accompanied by written evidence that the signer is the owner of the property. All such protests shall be delivered to the Board and no other protests or objections shall be considered. Any protests may be withdrawn by the owners requesting the same, in writing, at any time prior to the conclusion of the public hearing.

22.260.080 Hearing.

At the time and place established in the resolution of intention, the Board shall hear and consider protests filed against the proposed public facilities project, the extent of the area of benefit, the amount of the facilities benefit assessments proposed to be levied within the area of benefit, or any or all of the foregoing. The public hearing may be continued from time to time. A majority protest is established when timely written protests have been filed by the owners of more than one-half of the area of the property proposed to be included within the area of benefit. If sufficient protests are not withdrawn, so as to reduce the area represented to less than one-half, then the proposed proceedings shall be abandoned unless the protests are overruled by an affirmative vote of four-fifths of the members of the Board. The Board shall not overrule a majority protest unless it finds that the public health, safety, or general welfare require that provision be made for the installation of the proposed public facilities project. In the event a majority protest is not withdrawn or overruled, the Board shall not, for one year

from the filing of that written protest, commence, or carry on any proceedings for the same public facilities project under the provisions of this Chapter. If any majority protest, which is not withdrawn or overruled, is directed against only a portion of the public facilities project, then all further proceedings under the provisions of this Chapter to construct that portion of the public facilities project shall be barred for a period of one year; but the Board shall not be barred from commencing new proceedings for any part of the public facilities project which has not been barred.

22.260.090 Resolution of Designation.

At the conclusion of the public hearing, and provided there is no majority protest or a majority protest is overruled, the Board may adopt a resolution ordering designation of the area of benefit and the establishment of the amount of the facilities benefit assessment against each lot within the area of benefit. The resolution shall include the following:

- A. A definitive description of the public facilities project, the cost of which is to be charged to the properties located within the area of benefit.
- B. A capital improvement program with respect to the public facilities project.
- C. The boundaries of the area of benefit.
- D. The method by which the costs are to be apportioned among the lots within the area of benefit and the amount of the facilities benefit assessments which will be charged to each such lot.
- E. The basis and methodology by which automatic annual increases in the facilities benefit assessment will be computed, assessed, and levied, without the necessity for further proceeding pursuant to Section 22.260.130 (Annual Adjustment of Facilities Benefit Assessment), if, in discretion of the Board, such automatic annual increases are determined to be necessary.
- F. The amount of the contribution or advance, if any, which the County or other public entity will make toward the total cost.

22.260.100 Filing of Map and Recording of Notice of Assessment as

Lien.

A. After the adoption by the Board of a resolution of designation, the Director of Public Works shall prepare a map of the boundaries of the area of benefit based on said resolution and shall file same with the Board. The Director of Public Works shall also file a copy of the map referred to in this Section with the Registrar-Recorder/County Clerk.

B. After recording the assessment and map, the Director of Public Works shall execute and record a notice of assessment with the Registrar-Recorder/County Clerk.

C. From the date of the recording of the notice of assessment in accordance with the provisions of Subsection B, above, all persons shall be deemed to have notice of the contents of such assessment. Immediately upon such recording with the Registrar-Recorder/County Clerk each of the assessments shall be a lien upon the property against which it is made.

D. In its discretion, and for good cause shown, the Board may, upon terms and conditions prescribed by the Board in its resolution or thereafter, allow the lien of the facilities benefit assessment to become subordinate to the lien of deeds of trust executed by landowners to secure loans to finance the construction of improvements on the property within the area of benefit.

E. The Director of Public Works shall file a copy of the map and notice of assessment referred to in this Section with the Assessor.

22.260.110 Payment of Benefit Assessments.

After the adoption by the Board of its resolution, no building permits shall be issued for development on any land included within the area of benefit unless and until the facilities benefit assessments established by the resolution of designation for such lands have been paid. The facilities benefit assessment shall be paid by the landowner upon the issuance of building permits for development or at such time as the capital improvement program for the area of benefit in which the assessed land is located calls

for the commencement of construction of the public facilities project. In the event that a landowner desires to proceed with development of a portion of the landowner's property, based on a phased development program, which is subject to a lien for the total amount of facilities benefit assessments as provided in this Chapter, the landowner may obtain building permits for the development phase after paying a portion of the facilities benefit assessments and making provision for payment of the remainder of the facilities benefit assessments to the satisfaction of the Director of Public Works. Money received by the County as payment of the facilities benefit assessments shall be deposited in a special fund established for the area of benefit and shall thereafter be expended solely for the purposes for which it was assessed and levied. Upon payment of the facilities benefit assessment as provided in this Chapter, the lien which attaches pursuant to Section 22.260.100 (Filing of Map and Recording of Notice of Assessment as Lien) shall be discharged. In the event partial payment is made based on a phased construction program, the County shall release the portion of the property for which building permits have been issued from the lien of the facilities benefit assessment.

22.260.120 Recordation of Notice of Pendency of Sale or Foreclosure.

Where there is a delinquency in payment of the facilities benefit assessments as required by Section 22.260.110 (Payment of Benefit Assessments), the County may initiate foreclosure proceedings in accordance with the procedures set forth in this Chapter and in any and all applicable State and local laws. If a sale or foreclosure is commenced, notice of the pendency of such sale or foreclosure shall be recorded with the Registrar-Recorder/County Clerk not later than 10 days after commencing an action or proceeding in any court to foreclose the lien of such assessment. The notice of pendency shall state that the County has commenced a sale or foreclosure, as applicable, and shall refer to and identify such sale or foreclosure and shall describe the property affected thereby. The County shall be entitled to recover the cost of recordation of any such notice of pendency in any sale or foreclosure resulting from

such delinquency, and provisions shall be made in any notice, order or judgment authorizing or providing for such sale or foreclosure.

22.260.130 Annual Adjustment of Facilities Benefit Assessment.

The Board may, annually after the adoption of the resolution of designation and subject to the requirements set forth in Sections 22.260.040 (Initiation of Proceedings) through 22.260.100 (Filing of Map and Recording of Notice of Assessment as Lien) cause an adjustment to be made in the facilities benefit assessments established by the resolution. The adjustments may reflect increases or decreases in the actual cost of the public facilities project, or if the public facilities project has not yet been constructed, the estimated cost of the proposed capital improvements, which reflect changes in the scope of the public facilities project or any other indices as the Board may deem appropriate for this purpose. The modifications may also reflect changes in the improvements proposed to be constructed as well as the availability, or lack thereof of other funds with which to construct the capital improvements.

22.260.140 Consideration in Lieu of Assessment.

A. Notwithstanding any contrary provisions of Section 22.260.100 (Filing of Map and Recording of Notice of Assessment as Lien), upon application by the landowner or his authorized agent, the Board may accept consideration in lieu of the facilities benefit assessments required pursuant to this Chapter, provided the Board, upon recommendation of the Director of Public Works, finds that the substitute consideration proposed:

1. Has a value equal to or greater than such facilities benefit assessments;
2. Is in a form acceptable to the Board; and
3. Is within the scope of the public facilities project.

B. The Board may accept consideration in lieu of the facilities benefit assessments required pursuant to this Chapter where the Board finds that the substitute consideration proposed is less than the value of such facilities benefit assessment after payment of an amount equal to the difference between the value of the substitute

consideration as determined by the Board and the amount of such facilities benefit assessments.

22.260.150 Termination of Area of Benefit.

Upon the receipt of an application by a landowner or his designated agent, or on its own motion, the Board may initiate proceedings for the termination of an area of benefit by adopting a resolution stating its intention. The resolution of intention shall state the time and place at which the Board will hold a public hearing to consider such termination. If, at the conclusion of such hearing, the Board finds and determines that the public facilities project for which the area was originally formed will not be required in the reasonably foreseeable future, or that the installation of said public facilities project may be financed more effectively by another method, the Board may adopt a resolution declaring the area of benefit terminated.

22.260.160 Reimbursement and Refund.

A. In the event of an annual adjustment of assessment as provided by Section 22.260.130 (Annual Adjustment of Facilities Benefit Assessment), which reduces the facilities benefit assessment, amounts in the special fund which are no longer required shall be refundable to the current owners of the property as shown on the last equalized assessment roll in proportion to the amount of the original payments.

B. In the event the Board agrees to accept consideration in lieu of facilities benefit assessments, as provided by Section 22.260.140 (Consideration in Lieu of Assessment), the Board may enter into an agreement with a developer pursuant to which said developer may be reimbursed for the amount of the otherwise applicable facilities benefit assessments. The agreement shall set forth the amount to be reimbursed, and the time and manner in which payments shall be made only from revenues paid into the special fund created for the area of benefit.

C. Upon termination of an area of benefit as provided by Section 22.260.150 (Termination of Area of Benefit), any money remaining in the special fund established in connection therewith shall be refunded to the current owners of the property as shown

on the last equalized assessment roll in proportion to the amount of the original payments.

22.260.170 Alternative Method.

This Chapter is intended to establish an alternative method for spreading the costs of certain public improvements against the lands which will be benefited thereby; and the provisions of this Chapter shall not be construed to limit the power of the Board to utilize any other method for accomplishing this purpose but shall be in addition to any other requirements which the Board is authorized to impose as a condition to approving new development pursuant to State and local laws.

SECTION 143. Chapter 22.262 is hereby added to read as follows:

Chapter 22.262 MAJOR PROJECTS REVIEW TRUST FUNDS

Sections

22.262.010 Definitions.

22.262.020 Creation of the Funds.

22.262.030 Administration of the Funds.

22.262.040 Supplemental Fee Agreement.

22.262.010 Definitions.

Specific terms used in this Chapter are defined in Section 22.14.130 (M) of Division 2 (Definitions), under "Major Project Review Trust Funds."

22.262.020 Creation of the Funds.

A. There are hereby authorized within the treasury of the County special trust funds to be known as the "Major Projects Review Trust Funds."

B. Each fund shall be used to provide additional human and physical resources to the County solely to process discretionary land use actions and to prepare and review associated environmental documents for major projects proposed in the County.

22.262.030 Administration of the Funds.

A. Each fund shall be administered by the Department to provide for necessary staffing, expense, and equipment for the aforesaid purposes only, and in accordance with established County practices.

B. Each fund shall be interest bearing, and a separate fund shall be established for each major project.

C. All amounts received from a project applicant under a supplemental service agreement, as defined in Section 22.262.040 (Supplemental Fee Agreement), shall be placed in the fund established for that major project. Notwithstanding any other ordinances to the contrary, when a project applicant enters into a supplemental service agreement with the County, any fees paid by that applicant related to processing the discretionary land use actions shall be placed within the fund and not in the general fund. Funds from any appropriation to the fund approved by the Board shall be placed in the fund.

D. The Department shall be responsible for maintaining the accounting records relating to each fund.

E. The Board declares its intention to authorize positions necessary to carry out the work programs provided for in each supplemental service agreement for the fiscal year, which positions and related expenses will be funded from the fund. The Chief Executive Officer may authorize interim staffing during the fiscal year when needed to provide for necessary adjustments in personnel during any quarterly period.

F. The County services authorized by this Chapter shall be paid for at rates sufficient to provide for the full recovery of the costs to the County of providing the services, and the rates shall be reviewed and approved by the Auditor-Controller.

22.262.040 Supplemental Fee Agreement.

A. Any supplemental service agreement entered into pursuant to this Chapter shall be negotiated by the Department and executed by the Chief Executive Officer.

B. The agreement shall include, but need not be limited to, substantially the following provisions:

1. The County and the applicant, hereinafter referred to as the "parties," shall agree upon the processing services which will be required to process the discretionary land use actions, including environmental reviews, and the personnel, estimated time, and physical resources which the County will need to accomplish those processing services.

2. The parties shall agree on the number and type of employees that the County shall assign to perform the processing services with the understanding that one or more employees may be utilized to perform any designated tasks and that the County may replace any employee that is assigned to perform a processing service at any time.

3. The costs which are to be funded shall consist of the actual costs to the County which include, but are not limited to: wages, other benefits, and overhead, which are incurred in connection with the employees assigned to perform the processing services for the major project, the direct costs of material and equipment required to furnish the processing services, the reasonable out-of-pocket expenses incurred by any employee assigned to furnish the processing services, and the costs of hiring outside consultants necessary to provide the County with special expertise.

4. The applicant shall deposit funds into a fund for that major project on a quarterly basis in an amount estimated to pay for the costs of providing the processing services for the following quarterly period.

5. The parties shall meet quarterly during the term of the agreement to review the amount of funds remaining in the fund and to review, reevaluate and negotiate in good faith the number and type of employees necessary to accomplish the processing services for the next quarterly period and the estimated costs for the services.

6. The Department shall promptly advise the applicant if, at any time during the quarterly period, the Department believes that the costs of accomplishing the processing services for the quarterly period will exceed the previous estimate.

7. The parties shall agree to a procedure for deposit of additional funds if the existing funds are not adequate to pay for the agreed upon services for the quarterly period.

8. The involved County departments shall maintain appropriate records of their actual costs of the processing services.

9. Entering into the agreement is voluntary.

10. The agreement shall not control, limit, or influence any County approval, disapproval, or condition of any discretionary land use action or associated environmental document. The County has the sole discretion to direct the work of any County employee or consultant retained to evaluate, or to assist with the preparation of, any discretionary land use action or associated environmental document. The cooperation of any such employee or consultant shall be exclusively determined by the County and shall not be dependent upon the approval by the County of any discretionary land use action. The agreement is not contingent upon the hiring of any specific employee or the retention of any specific consultant.

SECTION 144. Chapter 22.264 is hereby added to read as follows:

Chapter 22.264 LIBRARY FACILITIES MITIGATION FEE

Sections:

22.264.010 Purpose.

22.264.020 Definitions.

22.264.030 Applicability.

22.264.040 Exemptions from Fee.

22.264.050 Establishment of Library Facilities Mitigation Fee.

22.264.060 Annual Review of Fee.

22.264.070 Time of Payment of Fee.

22.264.080 Deposit and Use of Fees Collected.

22.264.090 Consideration in Lieu of Fee.

22.264.100 Reimbursement.

22.264.110 Alternative Method.

22.264.010 Purpose.

The purpose of this Chapter is to:

- A. Implement goals and policies of the General Plan, which:
 - 1. Promote an equitable distribution of the costs and benefits of governmental actions;
 - 2. Promote a distribution of population consistent with service system capacity and resource availability;
 - 3. Seek to maintain a balance between increased intensity of development and the capacity of needed public facilities; and
 - 4. Give priority to upgrading existing public facilities in areas lacking adequate facilities;
- B. Mitigate any significant adverse impacts of increased residential development upon public library facilities as required by the CEQA; and
- C. Implement the Mitigation Fee Act (section 66000 et seq. of the California Government Code).

22.264.020 Definitions.

Specific terms used in this Chapter are defined in Section 22.14.120 (L) of Division 2 (Definitions), under "Library Facilities Mitigation Fee."

22.264.030 Applicability.

- A. The provisions of this Chapter shall apply only to residential development projects which, as of the effective date of the ordinance codified in this Chapter*, are yet to receive final discretionary approval and the issuance of a building permit, or other development right, and to any new residential use of existing buildings, which has not yet commenced as of said effective date.
- B. No tract map, parcel map, Conditional Use Permit, other land use permit, or other entitlement, shall be approved unless payment of the library facilities mitigation fee is made a condition of approval for any such entitlement.

22.264.040 Exemptions from Fee.

The following shall be exempt from the provisions of this Chapter:

- A. Individual single-family residences, where not more than one such residence is proposed to be built by the same person or entity on contiguous lots; or
- B. Additions or modifications to existing residential units, provided that such additions or modifications do not increase the number of families that can be housed in such residential units.

22.264.050 Establishment of Library Facilities Mitigation Fee. [15]

A. There is hereby established a library facilities mitigation fee. The amount of the fee to be imposed on a residential development project is based upon the findings and conclusions of the County Librarian, as set forth in the "Report on Proposed Developer Fee Program for Library Facilities – Prepared by the County of Los Angeles Public Library, October 1998," and shall not exceed the estimated reasonable cost of providing library facilities for such residential development project.

B. The library facilities mitigation fee shall be a uniform fee within each library planning area, based on the estimated cost of providing the projected library facility needs in each library planning area, as identified in Table 22.264.050-A, below:

TABLE 22.264.050-A: LIBRARY FACILITIES MITIGATION FEE PER DWELLING UNIT	
Planning Area 1: Santa Clarita Valley	\$969.00
Planning Area 2: Antelope Valley	\$939.00
Planning Area 3: West San Gabriel Valley	\$980.00
Planning Area 4: East San Gabriel Valley	\$967.00
Planning Area 5: Southeast	\$970.00
Planning Area 6: Southwest	\$977.00
Planning Area 7: Santa Monica Mountains	\$972.00

*Editor's note – Fee changes in this Chapter include changes made by the County Librarian due to increases in the Consumer Price Index and are effective July 1, 2019.

22.264.060 Annual Review of Fee.

A. The amount of the fee established by Section 22.264.050 (Establishment of Library Facilities Mitigation Fee) shall be reviewed annually by the County Librarian,

in consultation with the Auditor-Controller. On July 1st of each year, the fee in each library planning area shall be adjusted as follows: calculate the percentage movement between April 1st of the previous year and March 31st of the current year in the Consumer Price Index (CPI) for all urban consumers in the Los Angeles, Anaheim, and Riverside areas, as published by the United States Government Bureau of Labor Statistics; adjust the fee in each library planning area by said percentage amount; and round to the nearest dollar. No adjustment shall increase or decrease the fee to an amount more or less than the amount necessary to recover the cost of providing the applicable library facilities.

B. If it is determined that the reasonable amount necessary to recover the cost of providing the library facilities exceeds the fee as adjusted by Subsection A, above, the County Librarian shall present an alternative fee proposal to the Board for consideration. Such proposal may reflect increases or decreases in the actual cost of library facilities projects or, if such projects have not been completed, then the estimated cost of the proposed library facilities. The proposal may also reflect changes in the library facilities proposed as well as the availability or lack of other funds with which to provide such facilities.

C. The County Librarian shall also present an alternative fee proposal to the Board for approval, as may be necessary, to ensure that the library facilities mitigation fee is a fair and equitable method of distributing the costs of the library facilities necessary to accommodate the library needs generated by the development of land in the unincorporated areas of the County which will increase library needs and usage.

22.264.070 Time of Payment of Fee.

A. No building or similar permit for residential use shall be issued and no new residential use of an existing building shall occur until the applicant has paid the applicable library facilities mitigation fee to the County Librarian. In the event that an applicant desires to proceed with development of a portion of the residential development project, the applicant may obtain building permits for that portion of the

project after paying a proportional share of the total applicable library facilities mitigation fee for the project, to the satisfaction of the County Librarian.

B. The provisions of Subsection A, above, shall apply to payment of the library facilities mitigation fee for a residential development project if the fee will reimburse the County for expenditures already made, or if the County has previously adopted a capital improvement plan, or proposed construction schedule, and has established an account and appropriated funds for the library facilities to be financed by the fee. In all other cases, notwithstanding the provisions of Subsection A, above, payment of the fee for a residential development project shall not be required prior to the date of the final inspection or the date the certificate of occupancy is issued for the first dwelling in the development, whichever occurs first. In such cases, execution of an agreement to pay the required fee, or applicable portion thereof, within the time specified herein, shall be a condition of issuance of the applicable building or similar permit. Such agreement shall constitute a lien for the payment of the fee and shall be enforceable as provided in section 66007 of the California Government Code.

22.264.080 Deposit and Use of Fees Collected.

All library facilities mitigation fees received by the County shall be deposited in a special library capital facilities fund and expended solely for the purposes for which the fee was collected. A separate library capital facilities fund account shall be established for each of the seven library planning areas. All interest income earned shall be credited to each account and shall be used solely for the purposes for which the fee was collected.

22.264.090 Consideration in Lieu of Fee.

A. The County Librarian may accept substitute consideration in lieu of the library facilities mitigation fee required pursuant to this Chapter, provided the County Librarian finds that the proposed substitute consideration:

1. Has a value equal to or greater than the applicable library facilities mitigation fee otherwise due;
2. Is in a form acceptable to the County Librarian; and

3. Is within the scope of the applicable library facilities project.

B. The County Librarian may accept substitute consideration in lieu of a portion of the library facilities mitigation fee, required pursuant to this Chapter, where the County Librarian finds that the substitute consideration proposed is less than the value of the required fee but is in a form acceptable to the County Librarian and is within the scope of the applicable library facilities project. Such substitute consideration may be accepted by the County Librarian only after payment of an amount equal to the difference between the value of the substitute consideration, as solely determined by the County Librarian, and the amount of the otherwise required fee.

22.264.100 Reimbursement.

The provisions of Section 22.264.090 (Consideration in Lieu of Fee) shall not prevent the execution of a reimbursement agreement between the County and a developer for that portion of the cost of library facilities paid by the developer which exceeds the need for the library facilities attributable to and reasonably related to the development.

22.264.110 Alternative Method.

This Chapter is intended to establish an alternative method for the financing of public library facilities, the need for which is generated directly or indirectly by a residential development project or projects. The provisions of this Chapter shall not be construed to limit the power of the County to utilize any other method for accomplishing this purpose, but shall be in addition to any other fees or requirements which the Board is authorized to impose as a condition to approving new development pursuant to State and local laws.

Footnotes:

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*Editor's note – Ordinance 98-0068, which enacts Chapter 22.264 (Ch. 22.72 at that time), is effective December 26, 1998.

SECTION 145. Chapter 22.266 is hereby added to read as follows:

Chapter 22.266 LAW ENFORCEMENT FACILITIES FEE

Sections:

<u>22.266.010</u>	<u>Purpose.</u>
<u>22.266.020</u>	<u>Definitions.</u>
<u>22.266.030</u>	<u>Applicability.</u>
<u>22.266.040</u>	<u>Exemptions from Fee.</u>
<u>22.266.050</u>	<u>Establishment of Law Enforcement Facilities Fee.</u>
<u>22.266.060</u>	<u>Annual Review of Fee.</u>
<u>22.266.070</u>	<u>Time of Payment of Fee.</u>
<u>22.266.080</u>	<u>Deposit and Use of Fees Collected.</u>
<u>22.266.090</u>	<u>Consideration in Lieu of Fee.</u>
<u>22.266.100</u>	<u>Reimbursement.</u>
<u>22.266.110</u>	<u>Alternative Method.</u>

22.266.010 Purpose.

The purpose of this Chapter is to:

- A. Implement goals and policies of the General Plan with respect to the unincorporated urban expansion areas of Santa Clarita, Newhall, and Gorman, which:
 - 1. Promote an equitable distribution of the costs and benefits of governmental actions;
 - 2. Promote a distribution of population consistent with service system capacity and resource availability;
 - 3. Seek to maintain a balance between increased intensity of development and the capacity of needed public facilities; and
 - 4. Give priority to upgrading existing public facilities in areas lacking adequate facilities;
- B. Mitigate adverse impacts due to the inadequacy of law enforcement facilities that might otherwise occur due to new development; and

C. Comply with the procedures for adoption of developer fees contained in the Mitigation Fee Act in section 66000 et seq. of the California Government Code.

22.266.020 Definitions.

Specific terms used in this Chapter are defined in Section 22.14.120 (L) of Division 2 (Definitions), under "Law Enforcement Facilities Fee."

22.266.030 Applicability.

A. The provisions of this Chapter shall apply to new development projects which, as of August 23, 2008, the effective date of the ordinance establishing this Chapter are yet to receive final discretionary approval and/or the issuance of a building permit or other development right. The fees provided in this Chapter shall also be imposed upon a previously improved lot when a building permit is issued to add 1,000 square feet, or more, to an existing building unit upon such lot.

B. No tract map, parcel map, discretionary permit, building permit, other land use permit, or other entitlement, for a new development project as defined in this Chapter, shall be approved unless payment of the law enforcement facilities mitigation fee is made a condition of approval for any such entitlement.

C. Additionally, the fees provided for in this Chapter shall be imposed upon a lot, which has been previously improved with a building unit, whenever a building permit is issued for a new building unit on an adjoining lot under common ownership and which new unit constitutes, in effect, an addition of 1,000 square feet, or more, when constructed, or an expansion of use of the previously improved lot. Such fee shall be calculated upon the total square footage of new construction and paid by every person or entity for which a building permit is issued.

22.266.040 Exemptions from Fee.

The following shall be exempt from the provisions of this Chapter:

A. Notwithstanding the provisions of Section 22.266.030.A, additions to residential structures that are less than 2,000 square feet in size shall not be subject to the fees otherwise required by this Chapter.

B. No fee imposed by this Chapter shall be imposed upon the issuance of building permit for the restoration of existing buildings, or buildings damaged by fire, or natural disasters such as earthquake, wind, or flood, where the replaced building, or portion thereof, does not exceed the original gross floor area. For purposes of this Section, "gross floor area" shall be determined by the Director of Public Works, or the Director of Public Works' designee, and excludes accessory structures such as decks, patios, barns, sheds, and kiosks.

22.266.050 Establishment of Law Enforcement Facilities Mitigation Fee.

A. This Chapter establishes a law enforcement facilities mitigation fee. The amount of the fee to be imposed on a new residential, commercial, office, and/or industrial development project is based upon the findings and conclusions set forth in the "Santa Clarita-North Los Angeles County Law Enforcement Facilities Fee Study, October 29, 2007," and shall not exceed the estimated reasonable cost of providing law enforcement facilities for such residential, commercial, office, and/or industrial development projects.

B. The law enforcement facilities mitigation fee shall be a uniform fee within each law enforcement facilities fee zone, based on the estimated cost of providing the projected law enforcement facility needs in each such zone, as identified in Table 22.266.050-A, below:

TABLE 22.266.050-A: LAW ENFORCEMENT FACILITIES MITIGATION FEE	
Zone 1: Santa Clarita Zone	
Per single-family dwelling unit	\$467.00
Per multi-family dwelling unit	\$337.00
Per 1,000-square-foot commercial unit	\$69.00
or, per square-foot of commercial space	\$0.07
Per 1,000-square-foot office unit	\$87.00
or, per square-foot of office space	\$0.09
Per 1,000-square-foot industrial unit	\$35.00
or, per square-foot of industrial space	\$0.03
Zone 2: Newhall Zone	

TABLE 22.266.050-A: LAW ENFORCEMENT FACILITIES MITIGATION FEE	
Per single-family dwelling unit	\$863.00
Per multi-family dwelling unit	\$652.00
Per 1,000-square-foot commercial unit	\$129.00
or, per square-foot of commercial space	\$0.13
Per 1,000-square-foot office unit	\$161.00
or, per square-foot of office space	\$0.16
Per 1,000-square-foot industrial unit	\$64.00
or, per square-foot of industrial space	\$0.06
Zone 3: Gorman Zone	
Per single-family dwelling unit	\$1,285.00
Per multi-family dwelling unit	\$971.00
Per 1,000-square-foot commercial unit	\$192.00
or, per square-foot of commercial space	\$0.19
Per 1,000-square-foot office unit	\$240.00
or, per square-foot of office space	\$0.24
Per 1,000-square-foot industrial unit	\$96.00
or, per square-foot of industrial space	\$0.10

22.266.060 Annual Review of Fee.

A. The amount of the fees established by Section 22.266.050 (Establishment of Law Enforcement Facilities Mitigation Fee) shall be reviewed annually by the Sheriff, in consultation with the Auditor-Controller. On July 1st of each year, the fee in each law enforcement facilities fee zone shall be adjusted as follows: calculate the percentage movement between April 1st of the previous year and March 31st of the current year in the Engineering Record-News Building Construction Cost Index-Los Angeles (ENR-BCCI); adjust the fee in each law enforcement facilities fee zone by said percentage amount; and round to the nearest dollar. No adjustment shall result in a fee that is greater than the amount necessary to recover the cost of providing the applicable law enforcement facilities.

B. If it is determined that the reasonable amount necessary to recover the cost of providing the law enforcement facilities exceeds the fee as adjusted by

Subsection A, above, the Sheriff shall present an alternative fee proposal to the Board for consideration. Such alternative fee proposal may reflect changes in the actual cost of completed law enforcement facilities projects or, if such projects have not been completed, then the estimated cost of the proposed law enforcement facilities. The proposal may also reflect changes in the law enforcement facilities proposed, as well as the availability or lack of other funds with which to provide such facilities.

C. The Sheriff may also present an alternative fee proposal to the Board for approval, as may be necessary, to ensure that the law enforcement facilities mitigation fee is a fair and equitable method of distributing the costs of the law enforcement facilities necessary to accommodate the law enforcement needs generated by the development of land in the unincorporated areas of north Los Angeles County.

22.266.070 Time of Payment of Fee.

A. No building or similar permit for any new development project, as defined in this Chapter, shall be issued until the applicant has paid the applicable law enforcement facilities mitigation fee to the Sheriff. In the event that an applicant desires to proceed only with development of a portion of the development project, the applicant may obtain building permits for that portion of the project, after paying a proportional share of the total law enforcement facilities mitigation fee for the project to the satisfaction of the Sheriff.

B. Notwithstanding the provisions of Subsection A, above, payment of the law enforcement facilities mitigation fee for a single-family or multi-family development project shall not be required prior to the date of the final inspection or the date the certificate of occupancy is issued for the first unit in the development, whichever occurs first, unless the County has previously adopted a capital improvement plan or proposed construction schedule and has established an account and appropriated funds for the law enforcement facilities to be financed by the fee, or unless the fee is intended to reimburse the County for expenditures already made. Additionally, notwithstanding the provisions of Subsection A, above, payment of the law enforcement facilities mitigation fee for projects for occupancy by lower income households, meeting the criteria set forth

in section 66007(b)(2)(A) of the California Government Code, shall not be required prior to the date of the final inspection, or the date the certificate of occupancy is issued for the first unit in the development, whichever occurs first. Where payment of the fees may only be collected on the date of final inspection or the date the certificate of occupancy is issued, as provided in this Section, execution of an agreement to pay the required fee or applicable portion thereof, within the time specified herein, shall be a condition of issuance of the applicable building or similar permit. Such agreement shall constitute a lien for the payment of the fee and shall be enforceable as provided in section 66007 of the California Government Code.

22.266.080 Deposit and Use of Fees Collected.

All law enforcement facilities mitigation fees received by the County shall be deposited in a special law enforcement capital facilities fund and expended solely for the purposes for which the fee was collected. A separate law enforcement capital facilities fund account shall be established for each of the three law enforcement facilities fee zones. All funds from the imposition of fees provided herein shall be deposited into such accounts to be used exclusively for the purpose of land acquisition, engineering, construction, installation, purchasing, or any other direct cost of providing law enforcement facilities, as defined in Section 22.266.020 (Definitions), and for no other purpose. All interest income earned shall be credited to each account, and shall be used solely for the purposes for which the fee was collected.

22.266.090 Consideration in Lieu of Fee.

A. The Sheriff may accept substitute consideration in lieu of the law enforcement facilities mitigation fee required pursuant to this Chapter, provided the Sheriff finds that the proposed substitute consideration:

1. Has a value equal to or greater than the applicable law enforcement facilities mitigation fee otherwise due;
2. Is in a form acceptable to the Sheriff; and
3. Is within the scope of the applicable law enforcement facilities project.

B. The Sheriff may accept substitute consideration in lieu of a portion of the law enforcement facilities mitigation fee required pursuant to this Chapter where the Sheriff finds that the substitute consideration proposed is less than the value of the required fee but is in a form acceptable to the Sheriff and is within the scope of the applicable law enforcement facilities project. Such substitute consideration may be accepted by the Sheriff only after payment of an amount equal to the difference between the value of the substitute consideration, as solely determined by the Sheriff, and the amount of the otherwise required fee.

22.266.100 Reimbursement.

The provisions of Section 22.266.090 (Consideration in Lieu of Fee) shall not prevent the execution of a reimbursement agreement between the County and a developer for that portion of the cost of law enforcement facilities paid by the developer which exceeds the need for the law enforcement facilities attributable to and reasonably related to the development.

22.266.110 Alternative Method.

This Chapter is intended to establish an alternative method for the financing of public law enforcement facilities, the need for which is generated directly, or indirectly, by new development projects. The provisions of this Chapter shall not be construed to limit the power of the County to utilize any other method for accomplishing this purpose, but shall be in addition to any other fees, or requirements which the Board is authorized to impose as a condition to approving new development pursuant to State and local laws.

SECTION 146. Section 22.300.030 is hereby amended to read as follows:

22.300.030 Community Standards Districts Established.

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

TABLE 22.300.030-A: COMMUNITY STANDARDS DISTRICTS

TABLE 22.300.030-A: COMMUNITY STANDARDS DISTRICTS

<i>Community Standards District</i>	<i>Chapter</i>	<i>CSD Adoption Date</i>
Acton	22.302	<u>11/21/1995</u>
Agua Dulce	22.304	<u>7/30/1985</u>
Altadena	22.306	<u>8/11/1998</u>
Avocado Heights	22.308	<u>10/28/2003</u>
Baldwin Hills	22.310	<u>10/28/2008</u>
Castaic Area	22.312	<u>11/30/2004</u>
Cerritos Island	22.314	<u>7/31/2010</u>
East Los Angeles	22.316	<u>4/28/1988</u>
East Pasadena – East San Gabriel	22.318	<u>7/23/2002</u>
East Rancho Dominguez	22.320	<u>5/21/1985</u>
Elizabeth Lake and Lake Hughes	22.322	<u>6/30/2009</u>
Green Valley	22.354	<u>8/10/2021</u>
Florence-Firestone	22.324	<u>6/22/2004</u>
Juniper Hills	22.326	<u>6/26/2007</u>
La Crescenta-Montrose	22.328	<u>1/30/2007</u>
Leona Valley	22.330	<u>2/16/1993</u>
Rowland Heights	22.332	<u>11/27/2001</u>
San Francisquito Canyon	22.334	<u>11/10/2009</u>
Santa Monica Mountains North Area	22.336	<u>8/20/2002</u>
South San Gabriel	22.338	<u>2/27/2001</u>
Southeast Antelope Valley	22.340	<u>6/26/2007</u>
Stonyvale	22.342	<u>8/23/2011</u>
Three Points Liebre Mountain	22.358	<u>1/11/2022</u>
Twin Lakes	22.344	<u>5/9/1991</u>
Walnut Park	22.346	<u>9/24/1987</u>
West Athens-Westmont	22.348	<u>7/31/1990</u>
West Rancho Dominguez-Victoria	22.350	<u>11/14/2000</u>
Willowbrook	22.352	<u>3/15/1994</u>

SECTION 147. Section 22.304.060 is hereby amended to read as follows:

22.304.060 Community-wide Development Standards.

...

H. Significant Ridgeline Protection. ~~For purposes of this Subsection H, ridgelines are defined as the line formed by meeting the tops of sloping surfaces of land, and significant ridgelines are defined as ridgelines which are highly visible and dominate the landscape.~~ The locations of the significant ridgelines within this CSD are shown on Figure 22.304-B: Significant Ridgelines, at the end of this Chapter and the criteria used for their designation are provided in Appendix I at the end of this Chapter.

...

SECTION 148. Section 22.304.070 is hereby amended to read as follows:

22.304.070 Zone Specific Development Standards.

A. Residential and Agricultural Zones.

...

5. Dogs. Table 22.304.070-A, below identifies the maximum number of dogs allowed on a lot.

TABLE 22.300.030-A: COMMUNITY STANDARDS DISTRICTS

...	...
-----	-----

6. Cargo Shipping Containers.

a. Table 22.304.070-B, below, identifies the maximum number of cargo shipping containers allowed on a lot.

TABLE 22.304.070-B: MAXIMUM CARGO SHIPPING CONTAINERS

...	...
-----	-----

...

SECTION 149. Section 22.306.020 is hereby amended to read as follows:

22.306.020 Definitions.

The following terms are defined solely for this CSD:

...

~~Ridgelines. The line formed by the meeting of the tops of sloping surfaces of land; and~~

~~Significant ridgelines. Highly visible ridgelines that dominate the landscape.~~

SECTION 150. Section 22.306.060 is hereby amended to read as follows:

22.306.060 Community-w-Wide Development Standards.

...

E. Setback Districts. Setbacks as established in Chapter 22.72 (Setback Districts) shall take precedence over any other setbacks established by this CSD.

SECTION 151. Section 22.316.060 is hereby amended to read as follows:

22.316.060 Community-w-Wide Development Standards.

...

L. Setback Districts. Setbacks as established in Chapter 22.72 (Setback Districts) shall take precedence over any other setbacks established by this CSD.

SECTION 152. Section 22.318.060 is hereby amended to read as follows:

22.318.060 Community-w-Wide Development Standards.

...

D. Setback Districts. Setbacks as established in Chapter 22.72 (Setback Districts) shall take precedence over any other setbacks established by this CSD.

SECTION 153. Section 22.318.090 is hereby amended to read as follows:

22.318.090 Modification of Development Standards.

...

C. Modification of Specific CSD Standards.

...

3. Findings and Decision.

a. Common Procedures. Findings and decision shall be made in compliance with Section 22.228.050 (Findings and Decision) and include the findings in Subsection ~~BC~~.4.b, below.

...

SECTION 154. Section 22.322.020 is hereby amended to read as follows:

22.322.020 Definitions.

The following terms are defined solely for this CSD:

...

~~Ridgelines. The line formed by the meeting of the tops of sloping surfaces of land. Significant ridgelines are ridgelines which, in general, are highly visible and dominate the landscape.~~

SECTION 155. Section 22.324.070 is hereby amended to read as follows:

22.324.070 Zone Specific Development Standards.

...

B. Commercial Zones.

...

2. Zone C-2. In addition to those under Subsection B.1 (All Commercial Zones), the following standards shall also apply to Zone C-2.

a. Residential and Mixed-Residential/Commercial Uses.

Residential and mixed-residential/commercial uses in Zone C-2 shall require a Ministerial Site Plan Review (Chapter 22.186) application and shall be subject to the following development standards:

i. Yard Requirements. Residential uses not included as part of a mixed use development shall comply with the yard requirements for Zone R-3 in Subsection 22.18.040.B (Required Yards);

...

SECTION 156. Section 22.334.020 is hereby amended to read as follows:

22.334.020 Definitions-RESERVED.

~~The following terms are defined solely for this CSD:~~

~~Ridgelines. The line formed by the meeting of the tops of sloping surfaces of land.~~

~~Significant ridgelines. Ridgelines which, in general, are highly visible and dominate the landscape.~~

SECTION 157. Section 22.336.060 is hereby amended to read as follows:

22.336.060 Community-wide Development Standards.

...

E. Significant Ridgeline Protection.

1. ~~Ridgelines are defined as the line formed by the meeting of the tops of sloping surfaces of land. Significant ridgelines are ridgelines which, in general, are highly visible and dominate the landscape.~~ The location of the significant ridgelines within this CSD, and the criteria used for their designation, are set forth on the official Santa Monica Mountains North Area Plan Significant Ridgeline Map, prepared and maintained by the Department, which is adopted by reference as part of the ordinance establishing this CSD, and on Figure 22.336-B: Significant Ridgelines, at the end of this Chapter.

...

SECTION 158. Section 22.336.090 is hereby amended to read as follows:

22.336.090 Area Specific Development Standards.

A. Topanga Canyon Area.

...

4. Development Standards.

...

b. Fences and walls located between five feet from the highway line and the interior boundary of the required corner side yard or required rear yard, and retaining walls, wherever located, are subject to the provisions of Sections 22.110.070 (Fences and Walls), 22.110.1890 (Modifications Authorized), and this Subsection A (Topanga Canyon Area).

SECTION 159. Section 22.344.040 is hereby amended to read as follows:

22.344.040 Applicability.

...

D. The provisions of Section 22.110.1890 (Modifications Authorized) shall not apply.

SECTION 160. Section 22.346.060 is hereby amended to read as follows:

22.346.060 Community-wide Development Standards.

A. Setbacks.

1. Yard and setback requirements for all residential uses shall be the same requirements as for Zone R-1, except that setbacks as established in Chapter 22.72 (Setback Districts) shall take precedence over any other setbacks established by this CSD.

...

SECTION 161. Division 11 is hereby added to read as follows:

DIVISION 11 SPECIFIC PLANS

Chapter 22.400 SPECIFIC PLANS

Sections:

22.400.010 Intent and Authority.

22.400.020 Procedure and Adoption.

22.400.030 Administration.

22.400.040 List of Specific Plans.

22.400.010 Intent and Authority.

This Chapter is established to provide procedures for consideration of Specific Plans as authorized by Article 8, Chapter 3, Division 1, Title 7, and other applicable provisions of the California Government Code. It is also the intent to describe the relation between an adopted Specific Plan and the provisions of this Title 22.

22.400.020 Procedure and Adoption.

Specific Plans, including any associated regulations, conditions, programs and proposed legislation shall be adopted by ordinance according to the procedures established in Article 8, Chapter 3, Division 1, Title 7, and other applicable provisions of the California Government Code. Any amendments to such Specific Plans or regulations shall also be adopted in accordance with the applicable Government Code provisions. No amendment to a Specific Plan certified as part of a Local Coastal

Program shall be effective in the Coastal Zone until the amendments are certified by the California Coastal Commission, pursuant to section 30514 of the California Public Resources Code.

22.400.030 Administration.

Specific Plans and associated regulations shall be administered in accordance with Article 8, Chapter 3, Division 1, Title 7, and other applicable provisions of the California Government Code. Such plans and regulations may reference existing provisions and procedures of this Title 22 or they may develop different administrative procedures to use in the implementation of the Specific Plan. Except as otherwise expressly provided in a Specific Plan, property may be used for any purpose and subject to all of the standards and requirements of the basic zone. Where the regulations of a Specific Plan differ from the provisions of the basic zone, with the exception of projects subject to Chapter 22.120 (Density Bonus) and Chapter 22.166 (Housing Permits), such regulations shall supersede the provisions of the basic zone as specified in the Specific Plan.

22.400.040 List of Specific Plans.

The following Specific Plans are added by reference, together with all maps and provisions pertaining thereto:

Specific Plan Name	Ordinance of Adoption	Date of Adoption
La Vina	Adopted by Resolution	12/26/1989
Northlake	93-0014	2/9/1993
Newhall Ranch	Adopted by Resolution	5/27/2003
Universal Studios	2013-0010	4/30/2013
East Los Angeles Third Street Form-Based Code	2014-0049	11/12/2014
Willowbrook TOD	2018-0032	9/18/2018
West Carson	2019-0050	10/1/2019
Connect Southwest LA TOD	2020-0024	5/12/2020

CHAPTER 22.402 LA VINA SPECIFIC PLAN

Sections:

22.402.010 La Vina Specific Plan Introduction.

22.402.020 La Vina Specific Plan.

22.402.030 Appendix.

22.402.010 La Vina Specific Plan Introduction.

- A. The La Vina Specific Plan is located in Section 22.402.020.
- B. The La Vina Specific Plan was adopted by the Board on December 26, 1989.
- C. The effective date of the La Vina Specific Plan is January 26, 1990.

22.402.020 La Vina Specific Plan.

Pending link from Municode for the La Vina Specific Plan.

22.402.030 Appendix.

A. References. Unless where specified otherwise, all references to Title 22 are to the current version of Title 22 (Planning and Zoning Code) of the County Code.

B. Terms. Table 22.402.030-A, below, identifies terms used in the La Vina Specific Plan and the following equivalent terms in this Title 22.

TABLE 22.402.030-A: TERMS		
Specific Plan Page No.	Term in Specific Plan	Equivalent Term in Title 22
Multiple (Section IV)	Los Angeles County Planning and Zoning Code, Title 22	Title 22 (Planning and Zoning) of the County Code
Multiple (Section IV)	Parcel of land	lot
V-18, V-19	Los Angeles County Subdivision code, Title 21	Title 21 (Subdivisions) of the County Code
V-20, V-22	County staff	The Department
V-21	Los Angeles County Subdivision ordinance	Title 21 (Subdivisions) of the County Code

CHAPTER 22.404 NORTHLAKE SPECIFIC PLAN

Sections:

22.404.010 Northlake Specific Plan Introduction.

22.404.020 Northlake Specific Plan.

22.404.030 Appendix.

22.404.010 Northlake Specific Plan Introduction.

- A. The Northlake Specific Plan is located in Section 22.404.020 (Northlake Specific Plan).
- B. The Northlake Specific Plan was adopted by the Board on February 9, 1993.
- C. The effective date of the Northlake Specific Plan is March 12, 1993.

22.404.020 Northlake Specific Plan.

Pending link from Municode for the Northlake Specific Plan.

22.404.030 Appendix.

- A. References
 - 1. Table 22.404.030-A, below, identifies outdated references to Title 22 used in the Northlake Specific Plan and the following equivalent references in this Title 22.

TABLE 22.404.030-A: REFERENCE KEY TO TITLE 22		
Specific Plan Page No.	Code Reference in Specific Plan	Title 22 Code Reference
III-10	22.20.040	22.140.070
III-35	Chapter 22.48	Chapter 22.110 and 22.116
III-42	Subsection B of Section 22.28-80	Chapter 22.20
III-45	22.28-040	Chapter 22.20
III-45	22.28-090	Chapter 22.20
III-46	Part 1, Chapter 22.56	Chapter 22.158
III-47, III-51	Chapter 22.52, Part 11	Chapter 22.112
III-48, III-51	22.52.1070	22.112.090
III-60	Part 12 in Chapter 22.52	22.140.560

TABLE 22.404.030-A: REFERENCE KEY TO TITLE 22		
Specific Plan Page No.	Code Reference in Specific Plan	Title 22 Code Reference
III-65	22.28.040	Chapter 22.20
III-67	Part 11 of Section 22.52	Chapter 22.112

2. Unless specified in Subsection A.1, above, all other references to Title 22 are to the current version of Title 22 (Planning and Zoning Code) of the County Code.

B. Terms. Table 22.404.030-B, below, identifies terms used in the Northlake Specific Plan and the following equivalent terms in this Title 22.

CHAPTER 22.406 NEWHALL RANCH SPECIFIC PLAN

Sections:

22.406.010 Newhall Ranch Specific Plan Introduction.

22.406.020 Newhall Ranch Specific Plan.

22.406.030 Appendix.

22.406.010 Newhall Ranch Specific Plan Introduction.

A. The Newhall Ranch Specific Plan is located in Section 22.406.020 (Newhall Ranch Specific Plan).

B. The Newhall Ranch Specific Plan was adopted by the Board on May 27, 2003.

C. The effective date of the Newhall Ranch Specific Plan is June 26, 2003.

22.406.020 Newhall Ranch Specific Plan.

Pending link from Municode for the Newhall Ranch Specific Plan.

22.406.030 Appendix.

A. References

1. Table 22.406.030-A, below, identifies outdated references to Title 22 used in the Newhall Ranch Specific Plan and the following equivalent references in this Title 22.

TABLE 22.406.030-A: REFERENCE KEY TO TITLE 22

Specific Plan Page No.	Code Reference in Specific Plan	Title 22 Code Reference
2-9, 3-23, 3-26, 7.2-51, 7.2-52, 7.2-54, 7.2-72, 7.2-140 to 143, 7.2-161	22.56.215	Chapters 22.102 and 22.104
2-83	Section 22.72.090	22.264.090
2-124	Chapter 22.56, Part 16	Chapter 22.174
3-12, Table 3.4-2, 3-24, Table 3.4-3, 6-2, 6-3, 6-10, 6-12	Chapter 22.08	Division 2
3.25 (in Table 3.4-3)	Chapter 22.52, Part 10	Chapter 22.114
3-52	22.52.1000	Chapter 22.112
3-55	22.08.230	Division 2
5-5	22.60.100	22.222.080
5-10	Subsection D of Section 22.52.1120	22.112.070
5-12	Chapter 22.,56 Part 1	Refer to the May 27, 2003 version of Title 22 for Part 1 of Chapter 22.56.
5-13	Chapter 22.56, Part 2	Refer to the May 27, 2003 version of Title 22 for Part 2 of Chapter 22.56.
6-1	22.08.010A	Division 2
6-1	22.52.300, 22.52.310, and 22.52.320	22.140.070
6-11	Chapter 22.56	Division 8

2. Unless specified in Subsection A.1, above, all other references to Title 22 are to the current version of Title 22 (Planning and Zoning Code) of the County Code.

B. Terms. Table 22.406.030-B, below, identifies terms used in the Newhall Ranch Specific Plan and the following equivalent terms in this Title 22.

TABLE 22.406.030-B: TERMS

Specific Plan Page No.	Term in Specific Plan	Equivalent Term in Title 22
1-9	M-1½	M-1.5
1-11	Title 22, Chapter 22.46 of the Los Angeles County Planning and Zoning Code	Volume III (Specific Plans)
2-60	Los Angeles County Subdivision Code,	Chapter 21.24 in Title 21 (Subdivisions) of

TABLE 22.406.030-B: TERMS		
Specific Plan Page No.	Term in Specific Plan	Equivalent Term in Title 22
	Chapter 21.24	the County Code
2-60, 2-61, 2-43, 5-1	Los Angeles County Subdivision Code; County Subdivision Ordinance	Title 21 (Subdivisions) of the County Code
2-61	Los Angeles County Code Chapter 12.24, Part 3	Part 3 (Local Streets and Ways) of Chapter 21.24 in Title 21 (Subdivisions) of the County Code
Multiple	State Department of Fish & Game; California Department of Fish & Game	California Department of Fish and Wildlife
2-83, 7.2-8	County Building Code	Title 26 (Building Code) of the County Code
2-119, 2-126, 2-128, 2-130, 7.2-172	County Forester	Forestry Division of the Fire Department
2-120	State Fish and Game Commission	California Fish and Game Commission
2-126, 7.2-142	County Oak Tree Ordinance	Chapter 22.174 (Oak Tree Permits)
3-68, 3-71	Community Development Commission (CDC)	Community Development Commission, or successor agency,
4-18	California Exotic Pest Plant Council	California Invasive Plant Council
Multiple	Los Angeles Planning & Zoning Code; Los Angeles County Planning & Zoning Code	Title 22 (Planning and Zoning Code) of the Los Angeles County Code
5-9	State Water Code	California Water Code
6-9	21.24.340, 21.24.350, and 21.28.120-150	21.24.340, 21.24.350, and 21.28.120-150 in Title 21 (Subdivisions) of the County Code
7.2-14, 7.2-45, 7.2-175	Section 17921.3 of the Health and Safety Code	Section 17921.3 of the California Health and Safety Code
7.2-131	California Integrated Waste Management Board	CalRecycle

CHAPTER 22.408 UNIVERSAL STUDIOS SPECIFIC PLAN

Sections:

22.408.010 Universal Studios Specific Plan and Introduction.

22.408.020 Establishment of Specific Plan.

22.408.030 Purposes.

22.408.040 Authority and Scope.

22.408.050 Definitions.

- 22.408.060 Development Limitations.**
- 22.408.070 Land Use and Design Regulations.**
- 22.408.080 Land Use Equivalency.**
- 22.408.090 Historic Resources.**
- 22.408.100 Hotel.**
- 22.408.110 Alcoholic Beverages Regulations.**
- 22.408.120 Oak Tree Regulations.**
- 22.408.130 Grading and Construction Regulations.**
- 22.408.140 Transportation/Transportation Demand Management**

Regulations.

- 22.408.150 Parking Regulations.**
- 22.408.160 Lighting Regulations.**
- 22.408.170 Sound Attenuation Regulations.**
- 22.408.180 Signage Regulations.**
- 22.408.190 Communication Facilities.**
- 22.408.200 Administration.**
- 22.408.210 Substantial Conformance Review.**
- 22.408.220 Specific Plan Boundaries, Exhibits and Tables Following**

LAFCO Action.

- 22.408.230 Interpretations.**
- 22.408.240 Severability.**
- 22.408.250 Appendix.**

22.408.010 Universal Studios Specific Plan and Introduction.

A. The Universal Studios Specific Plan is located in Section 22.408.020 (Establishment of Specific Plan) through Section 22.408.240 (Severability).

B. The Universal Studios Specific Plan was adopted by the Board on April 30, 2013.

C. The effective date of the Universal Studios Specific Plan is May 30, 2013.

22.408.020 Establishment of Specific Plan.

A. As of the effective date of this ordinance, the Board of Supervisors establishes the Universal Studios Specific Plan pursuant to Chapter 22.400 of Title 22 of the Los Angeles County Code (County Code), for the area generally bounded by the Los Angeles River Flood Control Channel road on the north, the adjacent NBC Universal property and existing residential properties within the City of Los Angeles to the east, the Hollywood Freeway to the south (except for the southwest corner of the area, which abuts hotel and office properties in the City of Los Angeles), and Lankershim Boulevard to the west, as shown upon Exhibit 1-A within the heavy dashed lines. The legal description of the boundaries of the Universal Studios Specific Plan is set forth in the zone change ordinance (Ordinance No. 2013-0013Z). The Specific Plan Guidelines provide guidance to the Department for the implementation of this Specific Plan and are available at Department in the case file.

B. After the effective date of the Universal Studios Specific Plan, portions of the Universal Studios Specific Plan area, existing within the County as of the effective date of this Specific Plan, may be annexed into the City and areas of the NBC Universal properties within the City may be detached from the City and made part of the Universal Studios Specific Plan area, upon approval of the annexation and detachment actions by the Local Agency Formation Commission for the County of Los Angeles. If the proposed annexation and detachment actions are approved by the Local Agency Formation Commission, then the Universal Studios Specific Plan area shall encompass those areas shown within the heavy dashed lines on the Universal Studios Specific Plan Map shown on Exhibit 1-B on the effective date of the annexation and detachment actions. The legal description of the boundaries of the Universal Studios Specific Plan following the proposed annexation and detachment actions is set forth in the zone change ordinance (Ordinance No. 2013-0013Z). Those areas proposed to be detached from the City and returned to the jurisdiction of the County are shown on Exhibit 1-C. If the Local Agency Formation Commission modifies the areas of annexation and detachment shown on Exhibit 1-C, the Director is authorized to modify the exhibits and

tables of this Specific Plan consistent with the Local Agency Formation Commission's action pursuant to Section 22.408.220 of this Specific Plan.

22.408.030 Purposes.

This Specific Plan is intended to:

A. Establish eligible uses and/or activities; and to provide a mechanism for implementing the appropriate operational requirements, regulations or other requirements for these uses. The requirements contained herein provide the necessary flexibility to accommodate future development and to achieve compatibility between land uses.

B. Set forth principles, standards, and general procedures to ensure the orderly development of the Universal Studios Specific Plan area.

C. Provide a comprehensive planning tool to guide continued development of a regional center recognizing Universal Studios as a comprehensive motion picture/television production facility; entertainment, dining and retail venue; and hotel and business center, creating business and job opportunities to enhance the economic vitality of the County of Los Angeles consistent with the intent, purpose and goals of the County General Plan. This includes, but is not limited to, the continuance and expansion of such uses as: television and motion picture production, cable, satellite, broadcast and telecommunications activities; tourism and entertainment activities, retail, restaurants, hotel, theaters, offices, shopping and dining opportunities; parking facilities; and associated operational activities.

D. Provide added opportunities to expand this regional center, which is located in immediate proximity to the Universal City Metro Red Line Station and a regional freeway system.

E. Establish a set of general procedures by which the County can verify that proposed projects comply with the regulations of the Universal Studios Specific Plan.

F. Recognize the relationship between the adjacent City [Q]C2 Area, the Universal Studios Specific Plan, and other uses surrounding the Universal Studios site such as residences, other studios, and other commercial enterprises.

G. To allow Additional Permitted Floor Area within the Universal Studios Specific Plan area as set forth in Table 5-1 and Table 5-2, as applicable, and including any additional square feet of Floor Area as may be permitted pursuant to Land Use Equivalency, as set forth in Section 22.408.080 of this Specific Plan.

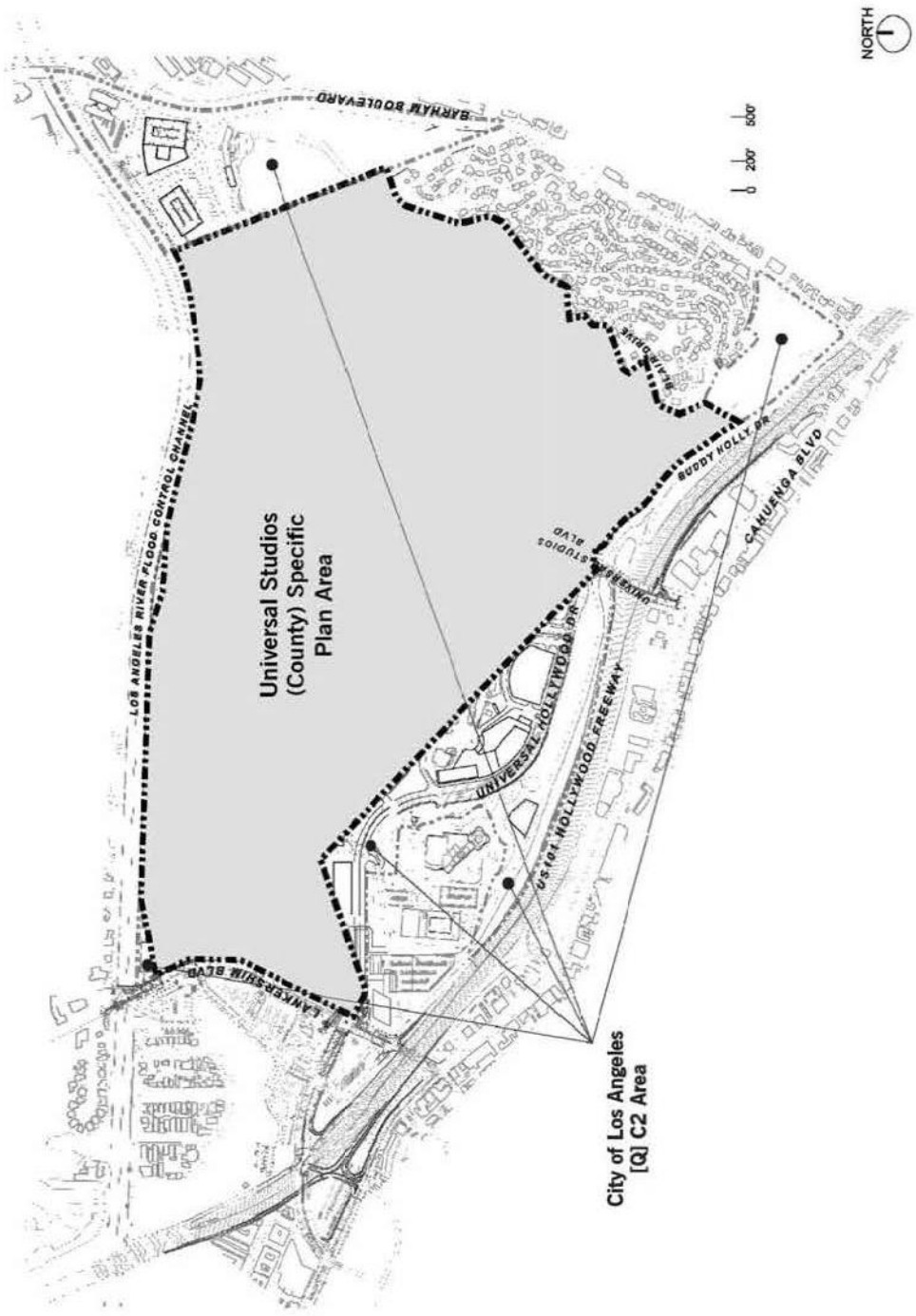


EXHIBIT 1-A – Universal Studios Specific Plan Boundaries Prior to Annexation/Detachment

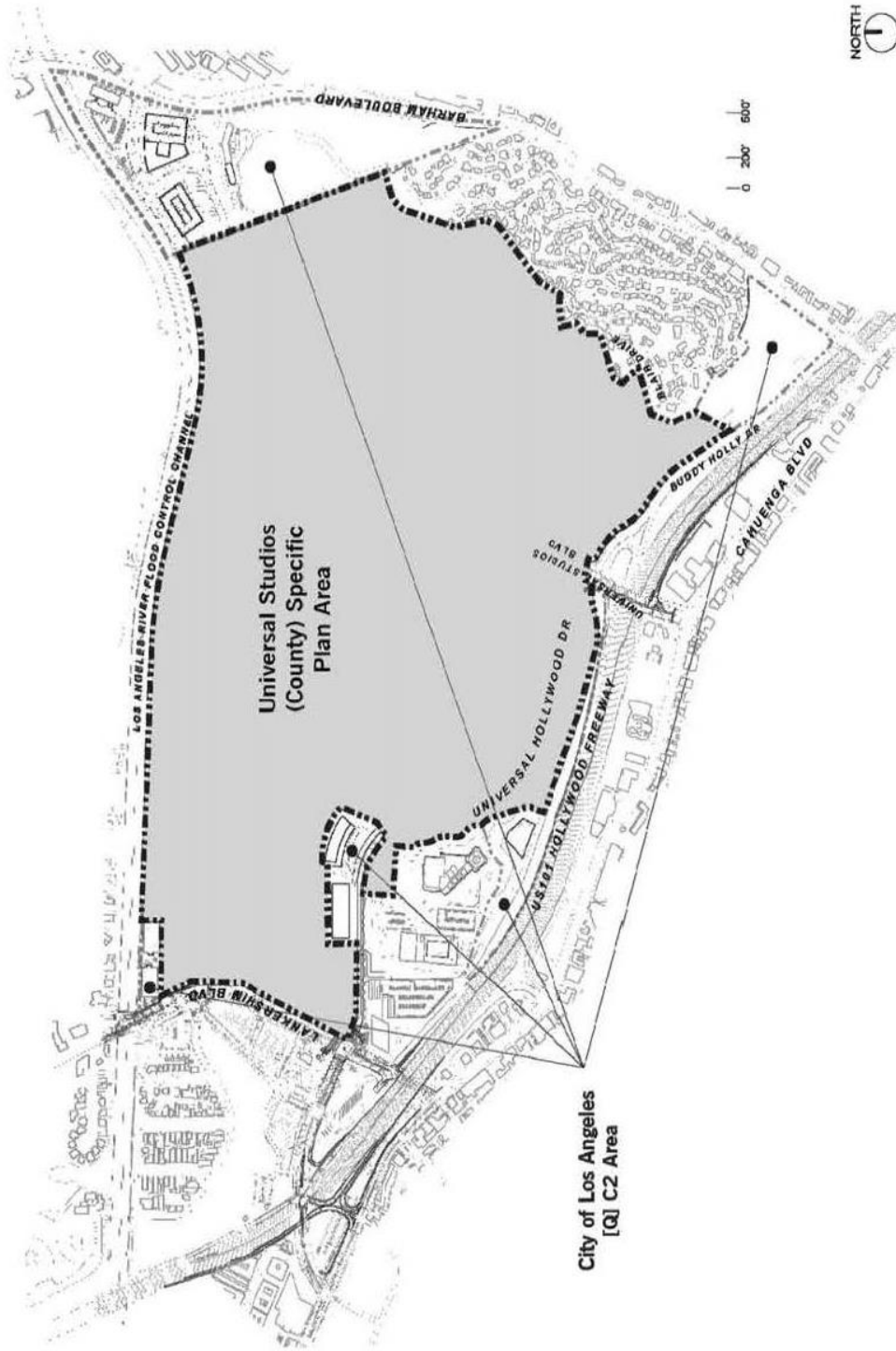


EXHIBIT 1-B – Universal Studios Specific Plan Boundaries After Annexation/Detachment

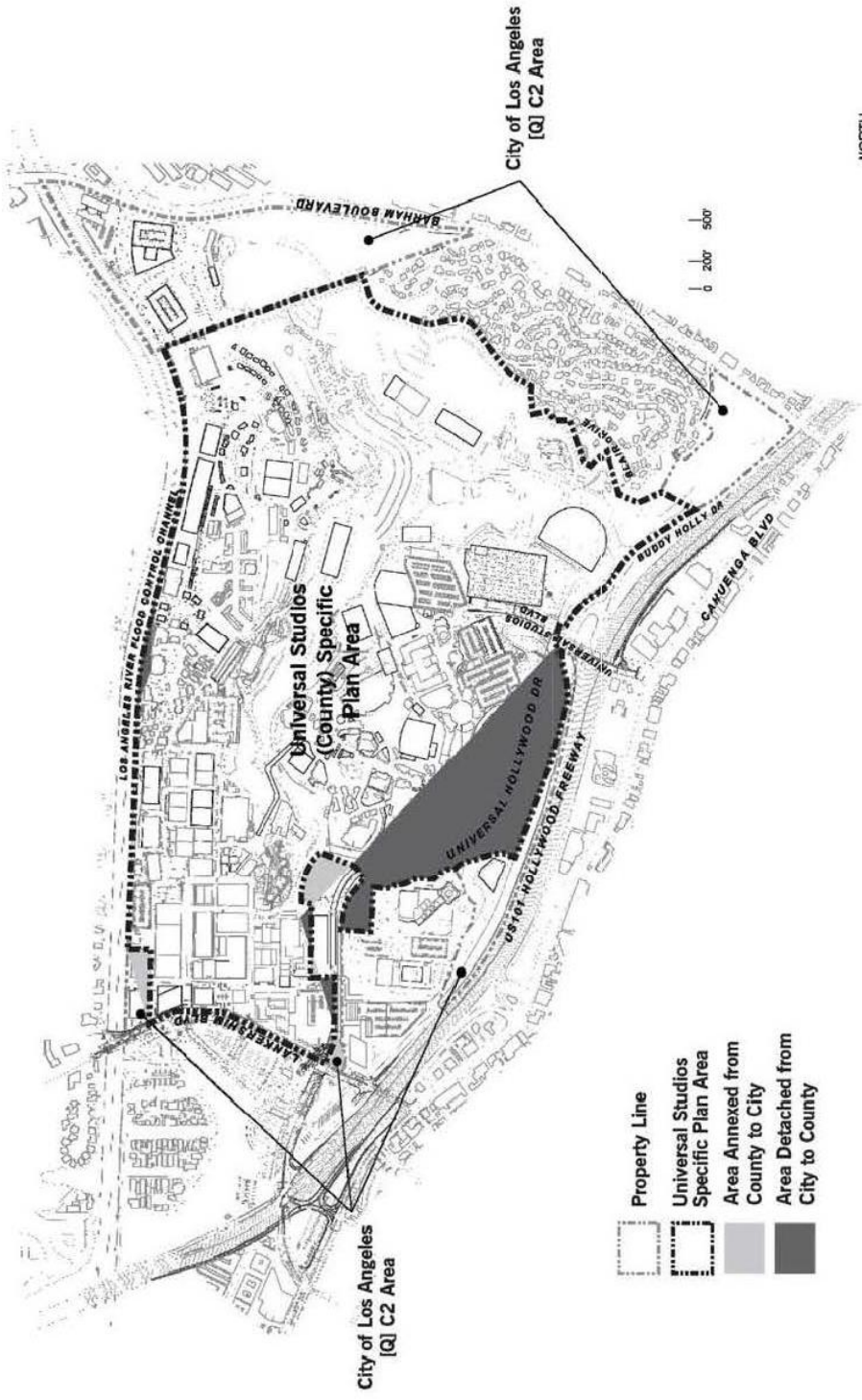


EXHIBIT 1-C – Universal Studios Specific Plan Boundaries with Annexation/Detachment Areas

22.408.040 Authority and Scope.

A. Relationship to Los Angeles County General Plan. The General Plan is a comprehensive long-range policy document that guides the growth and development of the unincorporated areas of the County. The General Plan includes state-mandated elements related to land use, circulation, housing, conservation, open space, noise, and safety. Whereas the General Plan provides a broad general policy directive for the County, a specific plan is a policy statement and implementation tool that is used to address a specified planning area. As stated in the General Plan Introduction: "the General Plan neither guarantees the achievement of a particular goal nor strict adherence to any single policy statement." Pursuant to California Government Code section 65454, a specific plan must be consistent with the General Plan by furthering its overall objectives and policies while not obstructing their attainment, but also need not adhere to every goal and policy.

The Universal Studios Specific Plan area was classified prior to the effective date of this Specific Plan in the Industrial and Commercial categories on the General Plan Land Use Policy Map, which allow a wide variety of uses including motion picture studio, office, restaurants, retail, and entertainment park. As of the effective date of this Specific Plan, the Universal Studios Specific Plan area shall be classified as SP (Specific Plan) on the General Plan Land Use Policy Map. This Specific Plan is generally consistent with the applicable goals and policies in the land use; circulation; conservation and open space; noise; safety; and economic development elements of the General Plan as more fully detailed in Appendix B of the Specific Plan Guidelines.

B. Relationship to County Code.

1. The regulations of this Specific Plan are in addition to those set forth in Title 22 of the County Code (Zoning Code), and do not convey any rights not otherwise granted under the provisions and procedures contained in the Zoning Code, except as specifically provided for herein.

2. Whenever this Specific Plan contains provisions that establish regulations (including, but not limited to, standards such as Heights, uses, parking

requirements, noise, lighting, grading, signage, the sale and service of alcoholic beverages, removal and/or encroachment into the Protected Zone of oak trees), which are different from, more restrictive or more permissive than would otherwise be allowed pursuant to the provisions contained in the Zoning Code, this Specific Plan shall prevail and supersede the applicable provision of the Zoning Code. For matters on which this Specific Plan is silent, applicable provisions of the Zoning Code shall control.

Whenever this Specific Plan states it supersedes and replaces specific provisions of the Zoning Code, the specified provision(s) of the Zoning Code shall not apply. Whenever this Specific Plan states that it modifies the applicability of specific provisions of the Zoning Code, the specified provision(s) of the Zoning Code shall only apply as modified by this Specific Plan.

3. Sign Regulations. This Specific Plan shall supersede and replace the regulations in Division 1, Chapter 22.52, Part 10 of the Zoning Code that address types of signs permitted, sign Heights, maximum sign area permitted, sign face, illumination, and location of signs.

4. Oak Tree Regulations. This Specific Plan shall supersede and replace the regulations in Division 1, Chapter 22.56, Part 16 of the Zoning Code that address removal, replacement, and encroachment into the Protected Zone of oak trees.

5. Alcoholic Beverages Regulations. This Specific Plan shall modify the applicability of the regulations in Section 22.56.195 of the Zoning Code that address the sale and service of alcoholic beverages for on-site and off-site consumption, and Sections 22.56.1500, 22.56.1540, and 22.56.1550 of the Zoning Code that address the amortization schedule for establishments that existed prior to adoption of Ordinance 92-0097.

6. Live Entertainment/Public Dancing/Night Clubs. This Specific Plan shall supersede and replace the regulations in Sections 22.52.1110 and 22.56.1754 of the Zoning Code.

7. Wireless/Communications Facilities. This Specific Plan shall supersede and replace the regulations in Division 1, Chapter 22.52, Part 13 of the

Zoning Code that address wireless or other communications facilities, except with regard to free-standing third-party outdoor wireless Communication Facilities.

8. Parking Requirements. This Specific Plan shall modify the applicability of the regulations in Division 1, Chapter 22.52, Part 11 and shall supersede and replace Division 1, Chapter 22.56, Part 7 of the Zoning Code.

9. Lighting Requirements. This Specific Plan shall supersede and replace any regulations in Division 1, Chapter 22.52, Part 10 of the Zoning Code that address lighting source intensity and design requirements.

10. Grading/Off-site Export/Import. This Specific Plan shall supersede and replace the regulations in Sections 22.56.210, 22.56.230, 22.56.1752, and 22.56.1753 of the Zoning Code that address grading, stockpiling, off-site import or export of grading materials, and other grading-related requirements.

11. Yard Requirements. This Specific Plan shall supersede and replace the regulations in Sections 22.48.050 through 22.48.110 of the Zoning Code that address front, side and rear yard requirements.

12. Projections Between Buildings. This Specific Plan shall supersede and replace Section 22.48.130.A.3 of the Zoning Code, that addresses projections between buildings.

13. Green Building Development Standards. This Specific Plan shall modify the applicability of the Green Building Development Standards contained in Division 1, Chapter 22.52, Part 20 of the Zoning Code.

14. Drought Tolerant Landscaping Requirements. This Specific Plan shall modify the applicability of the Drought Tolerant Landscaping Requirements contained in Division 1, Chapter 22.52, Part 21 of the Zoning Code.

15. Low Impact Development Standards. This Specific Plan shall modify the applicability of the Low Impact Development Standards contained in Division 1, Chapter 22.52, Part 22 of the Zoning Code.

16. Director's Review, Hearings and Appeals for Alcohol Sales and Service. This Specific Plan shall supersede and replace the regulations in Division 1,

Chapter 22.56, Part 12, Sections 22.56.1660 through 22.56.1754 and Division 1, Chapter 22.60, Parts 4 and 5 of the Zoning Code for new Alcohol Use Establishments allowed pursuant to Section 22.408.110.A – C of this Specific Plan. Any additional establishments requesting to sell or serve alcoholic beverages beyond those permitted by Section 22.408.110.A – C of this Specific Plan, shall be subject to a Conditional Use Permit pursuant to, and the modification, inspection and enforcement requirements of, Sections 22.56 and 22.60 of the Zoning Code, except as modified by Section 22.408.110.D of this Specific Plan.

17. Director's Review for Temporary Uses. This Specific Plan shall supersede and replace the regulations in Division 1, Chapter 22.56, Part 14, Sections 22.56.1830 through 22.56.1925 of the Zoning Code for Temporary Uses.

C. Relationship to CEQA. Pursuant to CEQA, the NBC Universal Evolution Plan Environmental Impact Report (EIR) was prepared for the NBC Universal Evolution Plan, which includes the implementation of the Universal Studios Specific Plan. EIR SCH No. 2007071036 identifies potential effects on the environment of the NBC Universal Evolution Plan and sets forth mitigation measures to lessen those impacts.

D. Relationship to Existing Uses.

1. The Universal Studios Specific Plan creates a regulatory framework for long-term development of the Universal Studios Specific Plan area. This Specific Plan also recognizes that existing uses within the Universal Studios Specific Plan area will continue as the development permitted by this Specific Plan is implemented. Existing uses include, but are not limited to: Studio Use including Production Activities; Studio Office; Office; Entertainment Use including the Theme Park and Universal Studio Tour; Entertainment Retail Use including all forms of retail and restaurant uses in CityWalk; and Amphitheater.

2. Replacement of Existing Permits. This Specific Plan shall supersede and replace the following County conditional use permits for grading, alcohol sales and service, and Communication Facilities: Case numbers 90074-(3), 95-047-(3), 99-158-(3), 99-159-(3), 99-160-(3), 99-161-(3), 99-162-(3), 99-163-(3), 99-164-(3), and

92252-(3). Upon the approval of the proposed annexation and detachment actions set forth in Section 22.408.020.B of this Specific Plan by which the establishments with alcohol sales and service permitted pursuant to City of Los Angeles case numbers ZA 93-0292(ZV) and ZA 2001-3714(PAB) are located within the Specific Plan area, this Specific Plan shall also supersede and replace City of Los Angeles case numbers ZA 93-0292(ZV) and ZA 2001-3714(PAB).

22.408.050 Definitions.

Whenever the following terms are used in this Specific Plan, they shall be construed as defined in this Section. Words and phrases not defined below or in Sections 22.408.120 and 22.408.180 of this Specific Plan shall be construed as defined in the County Code. The definitions set forth in this Specific Plan are intended to encompass future technologies and materials which may be utilized in the construction, implementation, or uses permitted herein.

Adult Business Establishment. Adult Business Establishment shall include Adult Business, Adult Cabaret, and Adult Hotel and Motel, as those terms are defined in Section 22.62.015 of the Zoning Code.

Alcohol Use Approval. A ministerial process to determine compliance of new establishments seeking approval after the effective date of this Specific Plan of the right to sell and/or serve alcoholic beverages with all applicable provisions of this Specific Plan, pursuant to Section 22.408.110 of this Specific Plan.

Amphitheater. A Land Use Category that allows a venue used for public assembly and/or entertainment including, but not limited to, theatrical performances, concerts, lectures, circuses, sporting events, or other similar events.

Ancillary Support Facility. Ancillary facilities to Studio Uses designed to provide consumer services within the Universal Studios Specific Plan area. Ancillary Support Facilities include, but are not limited to, those facilities used for food services, banking services, hair salons, physical fitness, commuter transportation, security, and the sale of sundries, studio merchandise and memorabilia, if these uses are designed and

operated to be primarily available for on-site employees, guests, and visitors, but are not generally available to the general public.

Applicant. Any person or entity submitting an application for a Substantial Conformance Review, an Alcohol Use Approval, Sign Conformance Review, Internal Sign Review, an administrative clarification, a Specific Plan exception, a Specific Plan interpretation, or similar action related to this Specific Plan.

Back-of-House. The area of an Entertainment Attraction, Universal Studio Tour or other feature of the Theme Park not normally accessible to visitors which contains maintenance and repair facilities, warehouses, storage areas, animal storage facilities, ancillary offices, delivery areas, employee dressing rooms and rest areas, mechanical/electrical equipment, ride track areas within Entertainment Attractions, and other support facilities. Back-of-House areas may be enclosed or unenclosed.

Candela. A measure of light energy from a source at a specific standard angle and distance. A measure of the light energy designed to evaluate the output of light from a lamp or light fixture in terms of both the intensity of light and the direction of travel of the light energy away from the source.

City. The City of Los Angeles, California.

City [Q]C2 Area. The applicable areas of the NBC Universal Evolution Plan project site within the boundaries of the City adjacent to the Universal Studios Specific Plan area, as shown on Exhibit 1-A as of the effective date of this Specific Plan and as shown on Exhibit 1-B on the effective date of the annexation and detachment actions discussed in Section 22.408.020.B of this Specific Plan should those actions be approved. The Director may modify Exhibit 1-B consistent with the Local Agency Formation Commission's action pursuant to Section 22.408.220 of this Specific Plan.

CityWalk. An entertainment venue and entertainment retail venue area that provides retail, restaurant, entertainment and theater uses, including, but not limited to, the cinemas in CityWalk. Within CityWalk, there are also several administrative and employee support offices, along with some Office and Studio Use. The boundaries of CityWalk within the Universal Studios Specific Plan area as of the effective date of this

Specific Plan are shown on Exhibit 2-A and are shown on Exhibit 2-B as of the effective date of the annexation and detachment actions discussed in Section 22.408.020.B of this Specific Plan should those actions be approved. The Director may modify Exhibit 2-B pursuant to Section 22.408.220 of this Specific Plan to be consistent with the detachment and annexation actions.

Communication Facilities. Any Non-Occupiable Structure or equipment used for the purpose of sending or receiving data and information communications or housing equipment to support the sending or receiving of communications, and other future technological advances in such communications. Communication Facilities may include, but are not limited to, satellite and microwave dishes, antennae dishes and/or satellite farms, wireless telecommunication facilities such as cellular, WiFi, television and two-way radio transmitters and broadcast communications facilities, communications and data facilities, control and telemetry signals, cable or fiber optic systems, or future technological advances in Communication Facilities. Communication Facilities shall also include necessary support infrastructure, such as electrical, electronic or electromagnetic vaults, cabling, equipment racks, servers, generators, transformers, downlink systems, uninterrupted power supply (UPS) systems, and other related broadcast and communication support equipment and systems.

Conceptual Site Plan. The exhibit depicting, for informational purposes only, existing development and the conceptual plan for proposed development within the Universal Studios Specific Plan area pursuant to this Specific Plan. An initial Conceptual Site Plan is contained in the Plan Description, Chapter 2, of the Specific Plan Guidelines.

Contributing Building. A building listed as a contributing resource in the Historic Preservation Plan.

County. County of Los Angeles, California.

Department. The Department of Regional Planning of the County of Los Angeles.

Director. The Director of the Department of Regional Planning or the Director's designee.

Entertainment Attraction. A building, structure, improvement, device, mechanism or other facility or use, or combination thereof, operated primarily for entertainment purposes as part of the Theme Park, Universal Studio Tour, CityWalk, or related activities, which may include controlled access or controlled capacities. Entertainment Attractions may include, but are not limited to: amusement rides, shows (live, computerized, animated, automated, electronic, video, motion picture, and new technologies), animal shows, outdoor displays, aquarium, parades, tours, exhibitions, assembly areas, pavilions, interactive and active play areas, or other similar activities and facilities, all of which may be outdoors or indoors, or combination thereof.

Entertainment Retail Use. A Land Use Category that includes all forms of retail and restaurant uses in CityWalk, and support facilities, as permitted by this Specific Plan.

Entertainment Use. A Land Use Category that includes all forms of entertainment and recreation uses generally open to the public, as permitted by this Specific Plan. The uses include, but are not limited to, the Universal Studio Tour, events, and uses in the Theme Park, including restaurant and retail uses, Entertainment Attractions, and support facilities.

Existing Off-Site Residential Uses. Residential uses located outside of the combined boundaries of the Universal Studios Specific Plan area and the City [Q]C2 Area. Hotel uses are not included as Existing Off-Site Residential Uses.

Existing Site Plan. The site plan for the existing NBC Universal property showing existing buildings within the current and proposed County portions of the property as it exists on the effective date of this Specific Plan.

Finished Grade. The lowest point of elevation of the finished surface of the ground, paving or sidewalk, excluding a driveway(s) or secondary access stairwell(s), within the area between a structure and the property line or a line five feet from the structure, when the property line is farther than five feet from the structure.

Floor Area. The total of the area in square feet of the floor surfaces confined within the exterior walls of a building. Floor Area does not include exterior patios, decks, balconies, rooftop areas, or other specifically defined exterior space which is designed for use by patrons, tenants or visitors within the Universal Studios Specific Plan area. Floor Area does not include exterior walls, space devoted to stairways and stairwells, basement storage, elevator shafts, mechanical or electrical equipment areas, vertical utility shafts, light courts, parking structures including associated driveways, ramps, loading areas and areas incidental thereto, rooms housing mechanical equipment and machinery incidental to the operation of buildings, temporary trailers used for Production Activities or construction activities, Temporary Uses, seasonal uses, helicopter landing areas, Sets/Façades, Thematic Elements, ride track areas within Entertainment Attractions, queue lines, covered or uncovered general public pedestrian circulation areas, plazas, and similar areas which are intended for public circulation.

Floor Area, Additional Permitted. The net new Floor Area that may be constructed pursuant to this Specific Plan as of the effective date of this Specific Plan as shown in Table 5-1, and the net new Floor Area that may be constructed as shown in Table 5-2 as of the effective date of the annexation and detachment actions discussed in Section 22.408.020.B of this Specific Plan should those actions be approved, and any net new Floor Area as permitted by this Specific Plan pursuant to the Land Use Equivalency provisions of Section 22.408.080 of this Specific Plan, (including repair, replacement, or modification of existing uses which increase Floor Area). The Additional Permitted Floor Area is calculated based on gross new Floor Area minus the demolition of Floor Area of any existing land uses within the Specific Plan area.

Floor Area, Baseline. The existing Floor Area as of the effective date of this Specific Plan as shown in Table 5-1, and the existing Floor Area as shown in Table 5-2 as of the effective date of the annexation and detachment actions discussed in Section 22.408.020.B of this Specific Plan should those actions be approved, located within the existing buildings shown on the Existing Site Plan.

Floor Area, Total Permitted. The total square feet of existing Baseline Floor Area and the Additional Permitted Floor Area, and any additional square feet of net new Floor Area as permitted by this Specific Plan pursuant to the Land Use Equivalency provisions of Section 22.46.2060 of this Specific Plan. The Total Permitted Floor Area includes the repair, replacement, or modification of existing uses within the Specific Plan area.

Footcandle. A unit of light energy incident on a square foot of surface one foot away from a standard candle.

Graphic Treatment. Graphic Treatment is defined in Section 22.408.180 of this Specific Plan, Signage Regulations, of this Specific Plan.

Height. The vertical distance, in terms of feet above Mean Sea Level (MSL), measured to the highest point of the building, structure, roof structure or parapet wall, whichever is highest. For purposes of measuring Height, roof structures shall include rooftop equipment and architectural elements or Thematic Elements. Notwithstanding, the Height of Free-standing Signs, Communication Facilities and maintenance storage buildings shall be measured from Finished Grade, as set forth in this Specific Plan, unless specified otherwise.

Height Exception. A specified Height, measured in terms of feet above MSL, in which buildings within the 890-foot Height Zone may exceed the maximum Height of the Height Zone up to the maximum stated Height for the Height Exception, as set forth in Section 22.408.070 of this Specific Plan and as shown on Exhibit 3-A as of the effective date of this Specific Plan and as shown on Exhibit 3-B on the effective date of the annexation and detachment actions, should those actions be approved. The Director may modify Exhibit 3-B pursuant to Section 22.408.220 of this Specific Plan to be consistent with the annexation and detachment actions.

Height Zone. A specific limitation on building and structure Heights within the Universal Studios Specific Plan area defined in terms of maximum feet above Mean Sea Level (MSL), as identified on Exhibit 3-A as of the effective date of this Specific Plan and as shown on Exhibit 3-B on the effective date of the annexation and

detachment actions, should those actions be approved. The Director may modify Exhibit 3-B pursuant to Section 22.408.220 of this Specific Plan to be consistent with the annexation and detachment actions.

Highly Reflective Building Materials. Exterior building materials, such as polished metal or mirrored glass (glazing with a ratio of 0.20 or higher of visible light reflectance from its exterior surface), that have the potential to cause glare impacts to offsite uses or public rights of way. Visible light reflectance is the ratio of visible light that is reflected from the surface to the sum of that which is transmitted, reflected and absorbed.

Historic Preservation Expert. A person, retained by the Universal Studios Specific Plan area property owner, who has a graduate degree in architectural history or architecture, and at least three years of experience working as a historic preservation professional.

Historic Preservation Plan. The Universal Studios Historic District Historic Preservation Plan, dated March 2010, prepared by Historic Resources Group, LLC and included as Appendix D of the Specific Plan Guidelines.

Hotel. A Land Use Category for hotel related uses, including, but not limited to facilities such as guest rooms and suites; meeting, banquet and ballroom facilities; lobbies; retail; restaurants; bars; nightclubs; offices; gym and fitness rooms; pools and hot tubs; spas including massage treatment facilities; salons; entertainment uses that are ancillary to the operation of a hotel; parking; and other hotel amenities as part of the hotel complex and operations.

Internal Sign Review. See Signage Regulations, Section 22.408.180 of this Specific Plan, for Sign and Sign-related definitions.

Land Use Category. Those seven general categories of land uses within the Universal Studios Specific Plan area, and as set forth in Tables 5-1 and 5-2 in Section 22.408.060 of this Specific Plan. The seven categories are: Studio Use, Studio Office, Office, Hotel, Entertainment Use, Entertainment Retail Use, and Amphitheater.

Land Use Equivalency. The ability to exchange a certain amount of square feet of Floor Area of one type of Land Use Category (e.g., Studio Use) to a certain amount

of square feet of Floor Area for a different Land Use Category (e.g., Office Use), based on an equivalency factor established in Section 22.408.080 of this Specific Plan. The procedures for Land Use Equivalency referenced in this Specific Plan are set forth in Section 22.408.080 of this Specific Plan.

Light Source. Device that emits light energy from an electric or alternative power source, i.e. the bulb or lamp. The term Light Source does not include lighting associated with Signs, or with the interiors of buildings and structures.

Mean Sea Level (MSL). Sea level at its mean position midway between mean high and mean low tide. MSL is used in this Specific Plan as the standard for the measurement of Heights of buildings or structures. For purposes of this Specific Plan, the MSL shall be based upon bench mark 08-00180 described as "LACFCD DISC *STMP 12-30 1952* IN WALK 5.3 FT E/O CURB CAHUENGA BLVD 11.7 FT S OF N END BRIDGE OVER LA RIVER."

Nightclub. Any bar, cocktail lounge or restaurant, other than a cabaret, wherein live entertainment is provided, excluding Hotel meeting rooms and ballrooms. Any related alcoholic beverage sales shall be subject to Section 22.408.110 of this Specific Plan.

Non-Occupiable Structure. Any structure not permitted to be occupied by a person.

Oak Tree. Those trees noted on the Master Oak Tree Map, dated February 2013, and included as Appendix E of the Specific Plan Guidelines as that appendix may be modified pursuant to Section 22.408.120.D.2 of this Specific Plan.

Office. A Land Use Category that includes all office uses other than Studio Office.

Off-Site Transport Grading Project. The movement of over 10,000 cubic yards of dirt, soil, sand, gravel, rock, clay, decomposed granite, or other minerals related to Projects within the boundaries of the Universal Studios Specific Plan area and which graded materials are imported into or exported out of the combined boundaries of the Universal Studios Specific Plan area and the adjacent City [Q]C2 Area.

On-Site Grading Project. Grading activities (excavation or fill) within the boundaries of the Universal Studios Specific Plan area involving movement of over 100,000 cubic yards of dirt, soil, sand, gravel, rock, clay, decomposed granite, or other minerals related to Projects.

Outdoor Special Light Effects. On-site lighting effects intended primarily for entertainment of visitors, which may include, but are not limited to, sky beacons, floodlights of Thematic Elements and structures, search lights, laser lights, laser light shows, lighting included in parades, pyrotechnic special effects, xenon lights, or future technological advances in special light effects.

Production Activities. A Studio Use that includes indoor and/or outdoor activities in conjunction with the creation, development, production (on sound stages, Sets/Façades, studios, stages, television facilities and other indoor and outdoor locations), acquisition, reproduction, recording, processing, editing, synchronizing, duplication, transmission, reception, viewing, and other use of visual, digital, print and/or aural and audio works, products, services, rights and communications. Production Activities shall include, but shall not be limited to, the use of any and all vehicles, equipment, machinery (temporary or permanent), materials (including pyrotechnic and other special effects materials), animals, or activities for such purposes. Examples of such activities include, but are not limited to, motion pictures, internet, television and radio programming, video recordings, audio recordings, digital recordings, digital media, computerization, publications, and any derivation or evolution of the foregoing as determined by the Director.

Production Facilities. Facilities used in conjunction with Studio Uses that include buildings, structures, Non-Occupiable Structures, Sets/Façades, equipment, man-made water features, and facilities that are related to Production Activities. Production Facilities may include, but are not limited to, sound stages (including live audience stages), studios, outdoor generators, workshops, garages, storage, mills, tents, trailers, trailer servicing facilities and trailer sanitation stations, paint shops, and paint booths.

Project. The construction, erection, addition to, or structural alteration of, any building or structure, a use of building or land, or change of use of building or land, on a lot located in whole or in part within the Universal Studios Specific Plan area, which requires the issuance of a grading permit, foundation permit, building permit, or land use permit, and which results in a net increase of Floor Area or a change in Land Use Category. For purposes of this Specific Plan, Sets/Façades (temporary or permanent), Production Activities (including outdoor production), Signs, and Temporary Uses are not a Project.

Public Services Facility. A facility occupied by a public agency providing sheriff, fire or other public services including any associated residential quarters for public agency personnel assigned to the facility.

Public Works. The Department of Public Works of the County of Los Angeles.

Sets/Façades. Temporary or permanent structures not intended for permanent occupancy that are constructed and primarily used for motion picture, film, television, or digital production and any derivation or evolution of the foregoing technologies utilized in conjunction with Production Activities.

Signs. See Signage Regulations, Section 22.408.180 of this Specific Plan, for Sign and Sign-related definitions.

Sign Conformance Review. A ministerial process to determine compliance of a proposed Sign with all applicable provisions of Section 22.46.2160 of this Specific Plan, as issued by the Director pursuant to Section 22.408.180.D.1 of this Specific Plan.

Specific Plan Land Use District Map. That map accompanying this Specific Plan which illustrates and categorizes the land use districts of development. The Specific Plan Land Use District Map is Exhibit 2-A as of the effective date of this Specific Plan and shall be as shown on Exhibit 2-B on the effective date of the detachment and annexation actions should those actions be approved, as may be modified by the Director pursuant to Section 22.408.220 of this Specific Plan.

Studio Office. A Land Use Category for work associated with Studio Uses in which the occupants conduct their primary work activity at a desk, or technical or non-

technical work station, either within a private office or in an open area. Studio Office includes related support functions and facilities including, but not limited to, conference rooms, reception and waiting rooms, file rooms, copying rooms, coffee rooms, child care, restrooms, and ancillary uses such as food service, physical fitness, sale of sundries, and which are not otherwise designated for Production Activities, Production Facilities, Studio Support Facilities, or Ancillary Support Facilities.

Studio Support Facilities. Studio Use facilities primarily used for storage, utilities, central heating and cooling, manufacturing, equipment maintenance and repair, and other similar uses.

Studio Use. A Land Use Category primarily used for the acquisition, creation, development, production (on sound stages, Sets/Façades, television facilities and other facilities and locations), reproduction, recording, transmission, reception, publicizing, merchandising, marketing, promotion, licensing, sales, leasing, financing, accounting, legal, distribution and other exploitation of visual, print and/or aural works, products, services, rights, communications, and similar Production Activities. Examples of such works include, but are not limited to, motion pictures, television, digital and radio programming, video recordings, audio recordings, digital recordings, internet applications, video gaming, publications and any evolution of the foregoing, as well as the management and administration thereof. Studio Use facilities include Production Facilities, Studio Support Facilities, Ancillary Support Facilities, and related parking.

Substantial Conformance Review. A ministerial process conducted by the Director to determine conformance of a Project with all applicable provisions of this Specific Plan and any other applicable provisions of the County Code, as issued by the Director pursuant to Section 22.408.210 of this Specific Plan.

Temporary Use. A temporary operation of any use that is not expressly permitted or expressly prohibited by this Specific Plan subject to the provisions of Section 22.408.070.C.3 of this Specific Plan.

Thematic Element. A three-dimensional object or non-occupiable structure or portion thereof, freestanding or attached to any building or structure. Thematic

Elements may include, but are not limited to, spheres, gateways, towers, sculptures, spires, special effect elements, and architectural features. Thematic Elements may be an appurtenance to a building or structure or function as screening. A Thematic Element may be static or kinetic, may create sound subject to Section 22.408.170 of this Specific Plan, and may be internally or externally illuminated. A Thematic Element is not a Sign.

Theme Park. The area that has controlled access and comprises Universal Studios Hollywood and associated uses, including Entertainment Attractions, related retail, restaurants, food service facilities, and related Back-of-House and accessory uses. The Theme Park includes portions of the Universal Studio Tour and also accessory facilities such as plazas, streets, walkways, promenades, water features, parks, and other landscaped open space areas.

Transportation Demand Management (TDM). A program promoting ridesharing, transit, bicycles, or other measures to reduce the number of vehicles accessing a property.

Transportation Facilities. People mover systems including, but not limited to, multi-passenger diesel, gas or electric vehicles (trams, shuttles, gondolas, etc.), a rail-guided system, escalators and/or moving sidewalk systems, all of which may be at, below, or above the surface of the ground. Transportation Facilities also include bus/shuttle stops and accessory shelters, and facilities.

Transportation Information Center (TIC). A centrally-located information center where employees, patrons, visitors, and guests may obtain information regarding shuttles, transit, metro, ridesharing programs, and real-time information for planning travel without using an automobile. The TIC may be located within the Specific Plan area or within the City [Q]C2 Area.

Transportation Management Association (TMA). An organization comprised of the Universal Studios Specific Plan area property owner(s) and tenants whose function is to promote and implement the Transportation Demand Management program. The goal of the TMA is to promote awareness of the available TDM strategies for the

employees, patrons, visitors, and guests of the Universal Studios Specific Plan area. Specific components of the TMA may include: rideshare matching; transit passes; administrative support for formation of vanpools and/or carpools; bike and walk to work promotions; emergency rides home; preferential load/unload for high occupancy vehicles; and operation of a Transportation Information Center.

Universal Studios Historic District. The portion of the Universal Studios Specific Plan area identified on Exhibit 5 that is subject to the Historic Preservation Plan.

Universal Studio Tour. A vehicular tour of Universal Studios for visitors to see and experience Universal Studios Hollywood and associated Entertainment Attractions.

Universal Studio Tour Capacity. The maximum amount of Universal Studio Tour patrons that can be accommodated on the Universal Studio Tour. Universal Studio Tour Capacity consists of 23 tram vehicles, with a maximum of 160 seats per tram vehicle, per hour, or the equivalent.

22.408.060 Development Limitations.

A. Prohibitions.

1. Except as provided herein, no grading permit, foundation permit, building permit, land use permit, or permit for a change of use shall be issued for any Project in whole or in part within the Universal Studios Specific Plan area until the Director has issued a Substantial Conformance Review approval, Alcohol Use Approval, or Sign Conformance Review approval, whichever is applicable, pursuant to this Specific Plan.

2. No Substantial Conformance Review application shall be approved for a Project that would result in Additional Permitted Floor Area and Total Permitted Floor Area that exceeds the Additional Permitted Floor Area and Total Permitted Floor Area for a Land Use Category as set forth in Table 5-1 or Table 5-2, as applicable, except as may be adjusted pursuant to the Land Use Equivalency provisions of Section 22.408.080 of this Specific Plan.

3. No Substantial Conformance Review, Alcohol Use Approval, Sign Conformance Review, or any other application listed in Section 22.408.210.D of this

Specific Plan shall be approved unless the Project complies with all applicable provisions of this Specific Plan and with the applicable planning provisions of the Zoning Code.

B. Additional Permitted Floor Area and Total Permitted Floor Area.

1. Prior to the effective date of the proposed annexation and detachment actions, the Additional Permitted Floor Area and Total Permitted Floor Area within the Universal Studios Specific Plan area shall not exceed the Additional Permitted Floor Area and Total Permitted Floor Area by Land Use Category in Table 5-1, and as of the effective date of the annexation and detachment actions, should those actions be approved, the Additional Permitted Floor Area and Total Permitted Floor Area shall not exceed the Additional Permitted Floor Area and Total Permitted Floor Area by Land Use Category in Table 5-2, except in each case for Additional Permitted Floor Area and Total Permitted Floor Area allowed pursuant to the Land Use Equivalency Transfer provisions of Section 22.408.080 of this Specific Plan. Within 30 days of the effective date of this Specific Plan, the Universal Studios Specific Plan area property owner shall provide an Existing Site Plan and revised Tables 5-1 and 5-2 reflecting the existing Baseline Floor Area by Land Use Category as of the effective date of the Specific Plan consistent with the Existing Site Plan. The Director may modify Tables 5-1 and 5-2 reflecting the existing Baseline Floor Area existing as of the effective date of the Specific Plan consistent with the Existing Site Plan without an amendment to this Specific Plan. The Director may modify Table 5-2 consistent with the Local Agency Formation Commission's action pursuant to Section 22.408.220 of this Specific Plan. The repair, replacement, or modification of existing facilities within the Additional Permitted Floor Area and Total Permitted Floor Area is allowed.

C. Exemptions. The following uses and activities shall be permitted, shall not be subject to Substantial Conformance Review under this Specific Plan, and are not otherwise subject to the Zoning Code, except that in each case such activities shall comply with the Oak Tree regulations contained in Section 22.408.120 of this Specific Plan to the extent applicable:

1. Sets/Façades;
2. Grading activities involving:
 - a. The movement of less than or equal to 100,000 cubic yards of earth material related to Projects within the boundaries of the Universal Studios Specific Plan area (i.e. not an On-Site Grading Project), and
 - b. The movement of less than or equal to 10,000 cubic yards of graded materials related to Projects within the boundaries of the Universal Studios Specific Plan area and which graded materials are imported into or exported out of the combined boundaries of the Universal Studios Specific Plan area and the adjacent City [Q]C2 Area (i.e. not an Off-Site Transport Grading Project);
3. Production Activities; and
4. Repair or modification of buildings or structures that does not increase the Floor Area of the building or structure by more than 10 percent or 1,000 square feet, whichever is less. The total additional Floor Area in square feet of said uses above the conditions prior to modification shall be counted as Additional Permitted Floor Area.

D. Prohibited Uses and Facilities. The following uses and facilities shall be expressly prohibited within the Universal Studios Specific Plan area:

- Adult Business Establishments
- Gun shops
- Gambling establishments
- Medical Marijuana Dispensaries
- Tattoo Parlors

Any other uses and facilities not listed in Section 22.408.070.C of this Specific Plan as permitted uses and facilities or that are determined by the Director not to be similar to permitted uses and facilities under this Specific Plan.

E. Existing Uses and Facilities.

1. Any buildings or structures, or any portion thereof, or use of land lawfully existing upon the effective date of this Specific Plan may, without limitation, be

continued, maintained, remodeled, renovated, or replaced for any reason, whether conforming or nonconforming with the provisions of the Zoning Code prior to the effective date of this Specific Plan.

2. Any building or structure, whether existing upon or after the effective date of this Specific Plan, may be demolished and replaced with a new building or structure of equal Floor Area of the same Land Use Category, subject to Substantial Conformance Review as may be required pursuant to Section 22.408.060.A and C, above.

3. Any building or structure, whether existing upon or after the effective date of this Specific Plan, may be demolished and replaced with a new building or structure of a different Land Use Category, subject to Substantial Conformance Review as may be required pursuant to Section 22.408.060.A and C, above, provided that such building or structure complies with the Land Use Equivalency transfer procedures in Section 22.408.080 of this Specific Plan if the new building or structure would result in exceeding the Total Permitted Floor Area stated in Table 5-1 or 5-2, as applicable.

F. Large Scale Entertainment Attractions. Any new large scale Entertainment Attraction shall be limited to construction within the Entertainment District and Studio District as those districts are shown on Exhibit 2-A as of the effective date of this Specific Plan, and as shown on Exhibit 2-B as of the effective date of the annexation and detachment actions should those actions be approved (as may be modified by the Director consistent with the Local Agency Formation Commission's action pursuant to Section 22.408.220 of this Specific Plan). New Entertainment Attractions in the Back Lot District shall be limited to Entertainment Attractions associated with the Tram Tour.

TABLE 5-1
TOTAL PERMITTED FLOOR AREA BY LAND USE CATEGORY a
PRIOR TO ANNEXATION AND DETACHMENT

LAND USE CATEGORY	EXISTING BASELINE (sf)	DEMOLITION (sf)	GROSS NEW DEVELOPMENT (sf)	ADDITIONAL PERMITTED (sf)	TOTAL PERMITTED (sf)
Studio Use	1,228,010	185,051	443,000	257,949	1,485,959
Studio Office	769,905	97,680	415,000	317,320	1,087,225
Office	463,242	54,594	550,000	495,406	958,648
Entertainment Use	775,052	107,105	445,000	337,895	1,112,947
Entertainment Retail Use	480,021	30,784	20,000	-10,784	469,237
Amphitheater	108,100	108,100	60,000	-48,100	60,000
Hotel	0	0	450,000	450,000	450,000
TOTAL	3,824,330	583,314	2,383,000	1,799,686	5,624,016

TABLE 5-2
TOTAL PERMITTED FLOOR AREA BY LAND USE CATEGORY a
AFTER ANNEXATION AND DETACHMENT

LAND USE CATEGORY	EXISTING BASELINE (sf)	DEMOLITION (sf)	GROSS NEW DEVELOPMENT (sf)	ADDITIONAL PERMITTED (sf)	TOTAL PERMITTED (sf)
Studio Use	1,228,100	185,051	443,000	257,949	1,486,049
Studio Office	671,564	80,226	415,000	334,774	1,006,338
Office	463,430	54,594	550,000	495,406	958,836
Entertainment Use	775,132	107,105	445,000	337,895	1,113,027
Entertainment Retail Use	632,244	6,884	70,000	63,116	695,360
Amphitheater	110,600	110,600	60,000	-50,600	60,000
Hotel	0	0	450,000	450,000	450,000
TOTAL	3,881,070	544,460	2,433,000	1,888,540	5,769,610

a. The Additional Permitted Floor Area and Total Permitted Floor Area in square feet by Land Use Category may be adjusted pursuant to the Land Use Equivalency provisions of Section 22.408.080 of this Specific Plan.

b. See Section 22.408.060.E of this Specific Plan regarding demolition of existing buildings and structures.

c. Includes up to a maximum of 500 guestrooms/suites.

d. Note: Net Additional Permitted Floor Area is consistent with the net Additional Permitted Floor Area within the County reflected in the analysis of Alternative 10 in the Final Environmental Impact Report for the NBC Universal Evolution Plan (EIR SCH No. 2007071036) less 125,000 square feet of Studio Office Floor Area, less 17,454 square feet of Studio Office demolition and 23,900 square feet of Entertainment Retail demolition that is included in the City portion of the project site rather than within the County portion of the project site with the proposed annexation and detachment actions discussed in Section 22.46.2000.B of this Specific Plan.

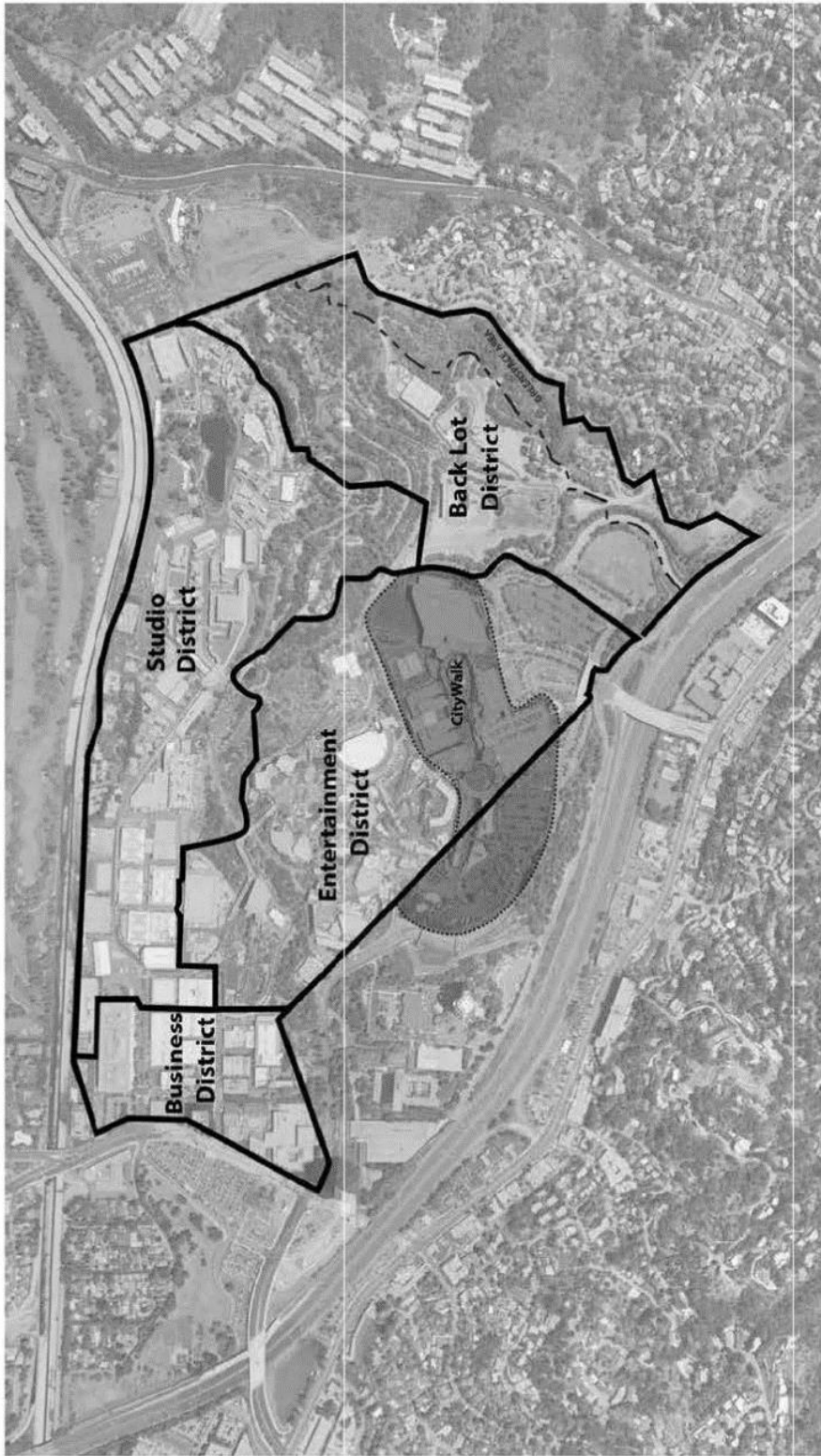


EXHIBIT 2-A – Land Use District Map Prior to Annexation/Detachment

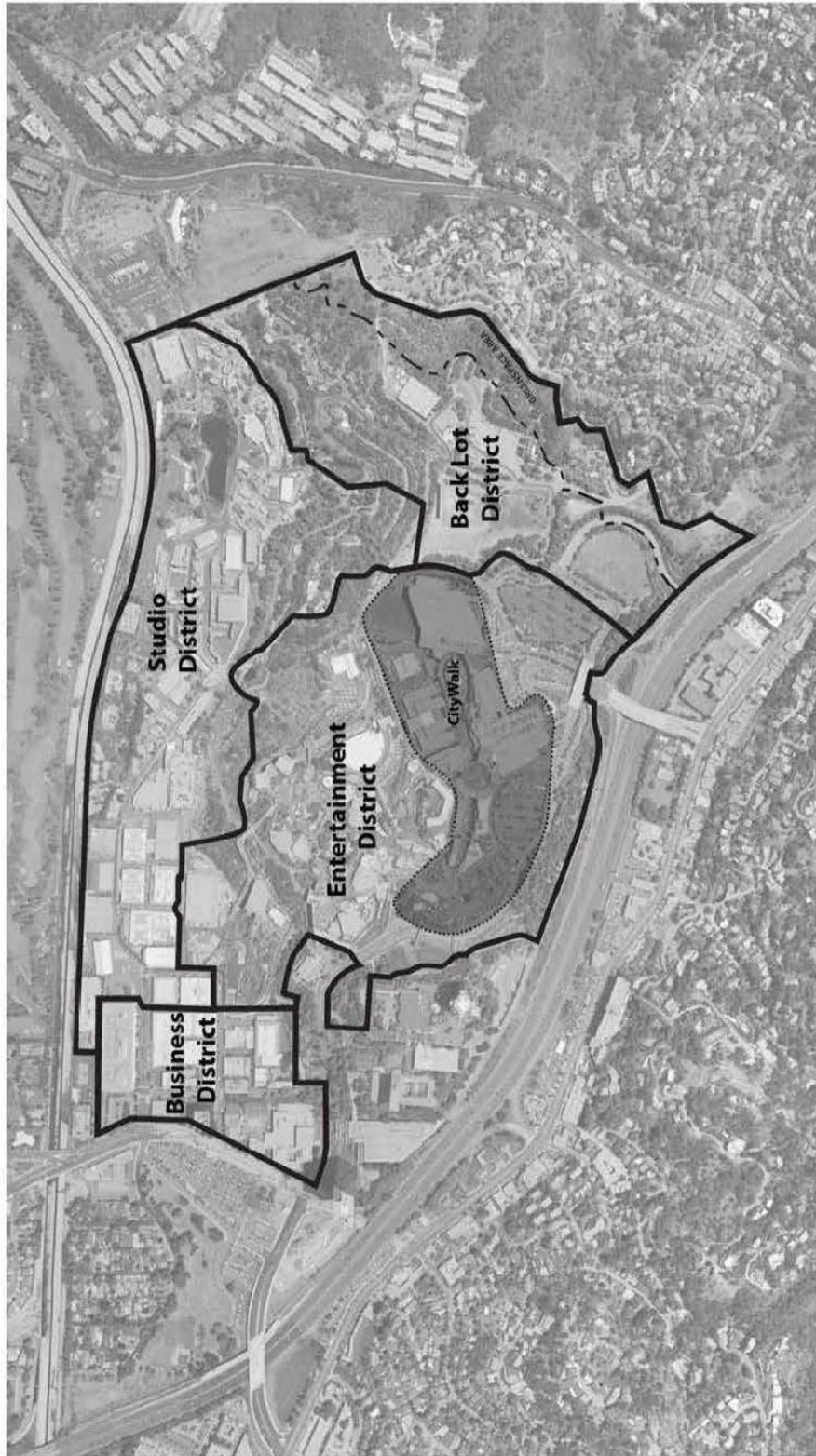


EXHIBIT 2-B – Land Use District Map After Annexation/Detachment

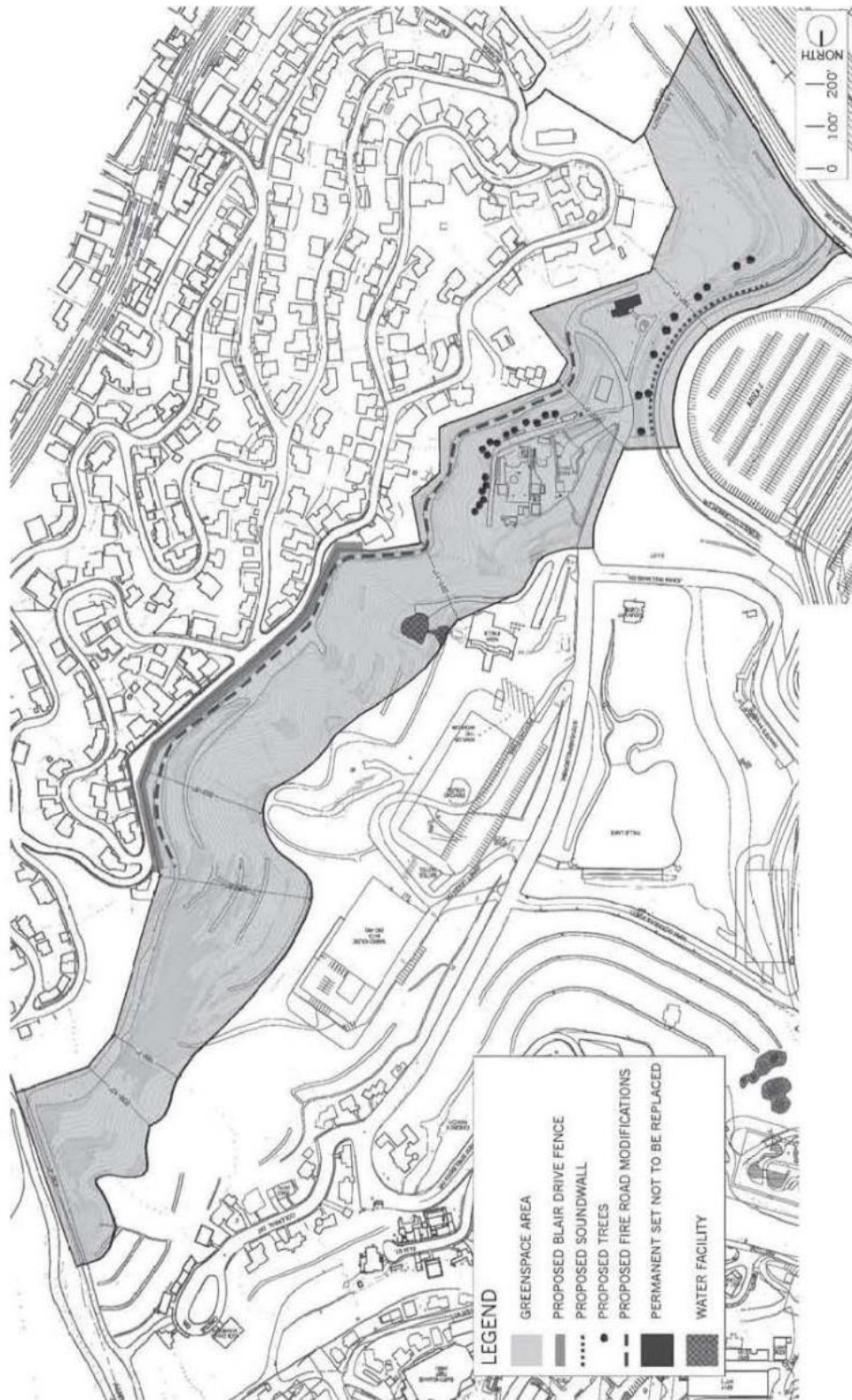


EXHIBIT 2-C -- Universal Studios Specific Plan Greenspace Area

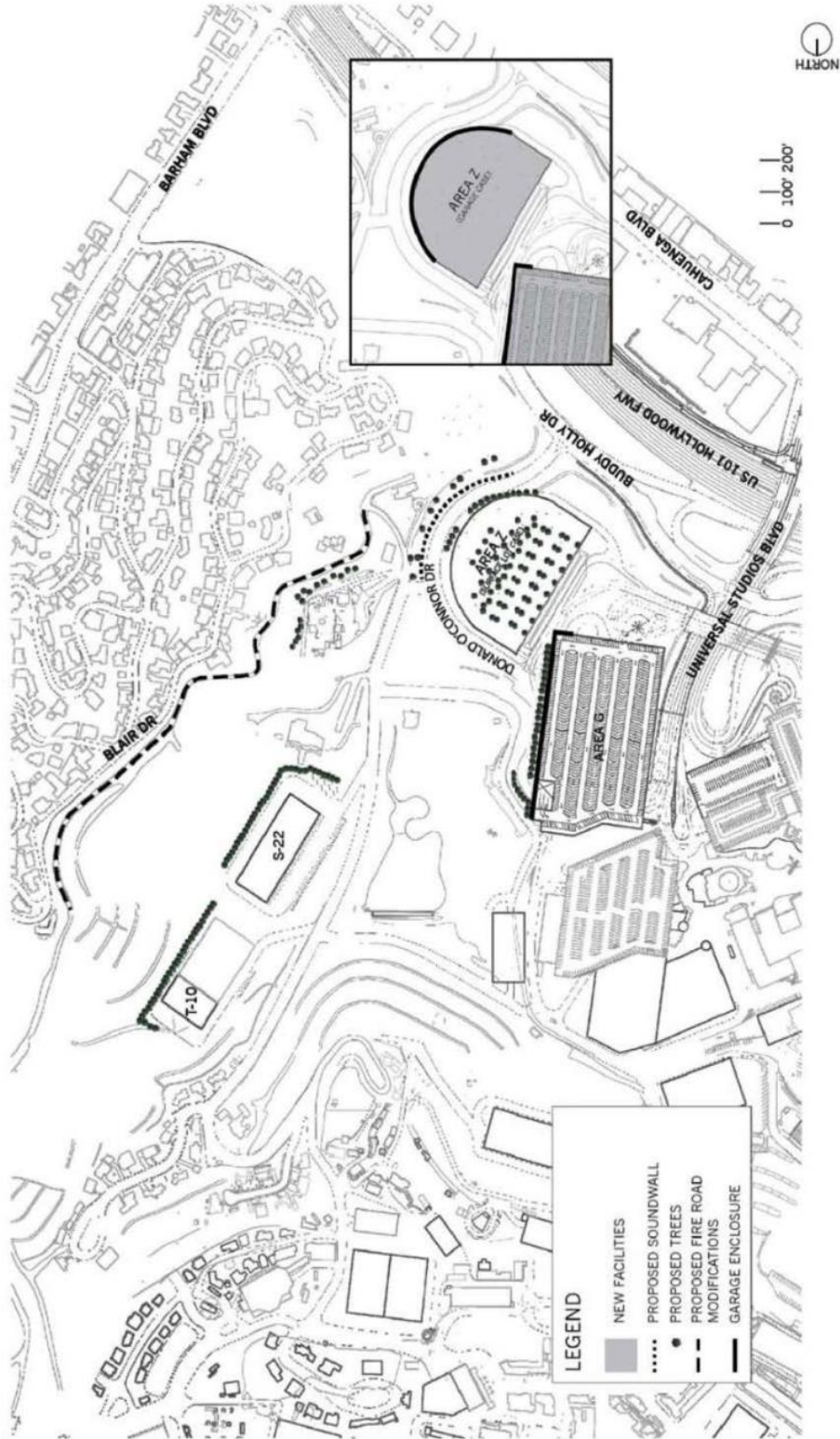


EXHIBIT 2-D – Location of Parking Facilities in Design Regulations

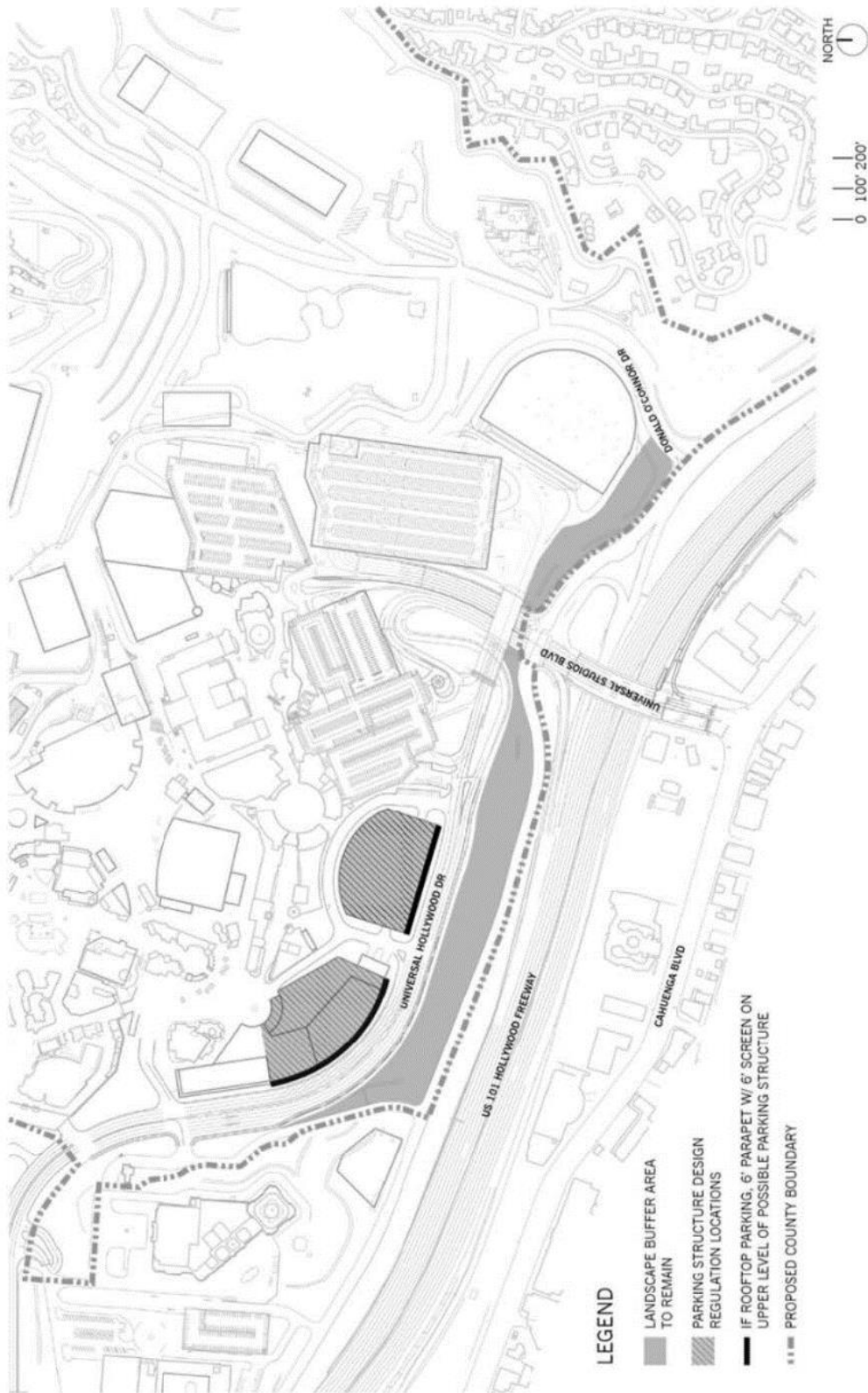


EXHIBIT 2-E – Universal Studios Specific Plan Southern Landscape Buffer



EXHIBIT 3-A – Height Zone Map Prior to Annexation/Detachment



EXHIBIT 3-B – Height Zone Map After Annexation/Detachment

22.408.070 Land Use and Design Regulations.

A. Designation of Districts. The Universal Studios Specific Plan area is divided into four Districts, as shown on Exhibit 2-A as of the effective date of this Specific Plan, and as shown on Exhibit 2-B as of the effective date of the annexation and detachment actions should those actions be approved, which are designated as: Studio District; Studio Back Lot District; Business District; and Entertainment District. The Director may modify Exhibit 2-B consistent with the Local Agency Formation Commission's action pursuant to Section 22.46.2200 of this Specific Plan.

B. Land Use Categories. As set forth in Table 5-1 or Table 5-2, as applicable, of Section 22.46.2040 of this Specific Plan, seven Land Use Categories shall be permitted within the Universal Studios Specific Plan area. The seven Land Use Categories are: Studio Use; Studio Office; Office; Hotel; Entertainment Use; Entertainment Retail Use; and Amphitheater.

C. Permitted Uses and Facilities.

1. The following uses and facilities shall be permitted within the Studio, Business, and Entertainment Districts described in Section 22.408.070.A, above:

- Amphitheater
- Amusement games or arcades
- Ancillary Support Facilities
- Animal care and boarding facilities, provided said animals are kept or maintained pursuant to and in compliance with all applicable regulations of the County Department of Animal Care and Control
- Athletic facilities
- Billiard or pool halls
- Bowling alleys
- Charitable events
- Civic events
- Communication Facilities

Conference facilities
Construction offices
Educational facilities
Emergency medical facilities (for on-site employees, guests and visitors)

Entertainment Attractions
Entertainment Retail Uses
Entertainment shows
Entertainment Uses
Entry facilities, including but not limited to parking payment booths
Fences/walls
Financial institutions
Fueling stations (for businesses and activities conducted on-site or related to on-site businesses and activities)

Fundraisers
Government facilities
Health and exercise spas and physical fitness centers
Hotels, subject to provisions in Section 22.408.100 of this Specific Plan

Landscape nurseries and related uses
Museums, art displays, art shows, art galleries (indoor/outdoor)
Nightclubs
Offices
Outdoor Special Light Effects
Overnight sleeping quarters for security personnel, fire protection personnel, and on-site managers
Parades and street performers shows
Parking structures and surface parking lots including but not limited to parking payment booths

Pedestrian or vehicular tours
 Power facility (to provide power for on-site purposes)
 Premieres (film, television, audio, and other media events)
 Production Activities (including outdoor production)
 Production Facilities
 Promotional activities
 Public dancing and live entertainment
 Public Services Facilities
 Pyrotechnic special effects and storage
 Recreational facilities
 Recycling facilities
 Research and development facilities
 Restaurants, cafes, coffee shops, bars, dinner theaters and
 nightclubs (indoor/outdoor)
 Retail uses, indoor and outdoor, including the display, rental and
 sale of new or second-hand goods in shops, retail facilities, carts, kiosks and other
 facilities
 Roads
 Sale of alcoholic beverages for on-site and off-site consumption
 (subject to the provisions of Section 22.408.110 of this Specific Plan)
 Seasonal uses (e.g. pumpkin patches, Christmas tree lots)
 Security facilities and short-term detention facilities for on-site
 security purposes
 Sets/Façades (permanent and temporary)
 Signs
 Special events
 Stockpiling/On-site storage of graded materials (less than 50,000
 cubic yards)
 Storage, outdoor and indoor (ancillary to uses on-site)

on-site) Storage tanks, underground and above ground (ancillary to uses

Studio Offices

Studio Support Facilities

Studio Uses

Temporary Uses

Theaters, motion picture theaters, live performance theaters

Thematic Elements

Theme Park, Universal Studio Tour and related activities

Trailers (non-residential)

Transportation Facilities

Utilities, underground and above ground

Vehicle maintenance and repair facilities

Wall Murals

Warehouses

Other uses, which are similar, accessory or incidental to permitted uses, as determined by the Director.

2. The following uses and facilities shall be permitted within the Studio Back Lot District described in Section 22.408.070.A, above:

Ancillary Support Facilities

Animal care and boarding facilities, provided said animals are kept or maintained pursuant to and in compliance with all applicable regulations of the County Department of Animal Care and Control

Charitable events

Civic events

Communication Facilities

Construction offices

Emergency medical facilities (for on-site employees, guests and visitors)

Entertainment Attractions
Entertainment shows
Entertainment Uses
Entry facilities, including but not limited to parking payment booths
Fences/walls
Fueling stations (for businesses and activities conducted on-site or related to on-site businesses and activities)
Fundraisers
Landscape nurseries and related uses
Offices
Outdoor Special Light Effects
Overnight sleeping quarters for security personnel, fire protection personnel, and on-site managers
Parking structures and surface parking lots including but not limited to parking payment booths
Pedestrian or vehicular tours
Power facility (to provide power for on-site purposes)
Premieres (film, television, audio, and other media events)
Production Activities (including outdoor production)
Production Facilities
Promotional activities
Pyrotechnic special effects and storage
Recycling facilities
Roads
Seasonal uses (e.g. pumpkin patches, Christmas tree lots)
Security facilities and short-term detention facilities for on-site security purposes
Sets/Façades (permanent and temporary)
Signs

Special events
Stockpiling/On-site storage of graded materials (less than 50,000 cubic yards)
Storage, outdoor and indoor (ancillary to uses on-site)
Storage tanks, underground and above ground (ancillary to uses on-site)
Studio Offices
Studio Support Facilities
Studio Uses
Temporary Uses
Thematic Elements
Theme Park, Universal Studio Tour and related activities
Trailers (non-residential)
Transportation Facilities
Utilities, underground and above ground
Vehicle maintenance and repair facilities
Wall Murals
Warehouses

Other uses, which are similar, accessory or incidental to permitted uses, as determined by the Director.

3. Temporary Uses. Notwithstanding Section 22.408.070.C.1 and C.2, above, a Temporary Use may be permitted for up to 60 consecutive days per individual Temporary Use, which may be extended by the Director for an additional 30 days for a total of 90 days permitted for an individual Temporary Use; provided, however, that in no event shall the cumulative time for all Temporary Uses within the Universal Studios Specific Plan area during a calendar year exceed 120 days in the aggregate for all Temporary Uses.

a. Application. The Applicant shall file a Temporary Use application using the County's standard Temporary Use application form accompanied

by the filing fee applicable to a Temporary Use Permit not requiring a public hearing as established in Section 22.60.100 of the Zoning Code. The Temporary Use application shall contain the following information:

i. The name and address of Applicant and the operator of the proposed Temporary Use, if different;

ii. Site address for proposed Temporary Use;

iii. The precise nature of the proposed Temporary Use;

iv. A site plan of the proposed Temporary Use drawn to a scale satisfactory to, and in the number of copies prescribed by the Director, indicating:

(a) The area and dimensions of the proposed Temporary Use;

(b) Hours of operation of the proposed Temporary Use; and

(c) Plan and elevation of temporary structure(s), if any.

v. Access and parking provisions;

vi. Duration of the Temporary Use;

vii. Unique operational conditions of the proposed Temporary Use, if any;

viii. Summary table of duration of prior Temporary Uses in the same calendar year; and

ix. Other information that the Director deems necessary to process the application.

b. Burden of proof. The Applicant shall substantiate to the satisfaction of the Director that:

i. The operation of the proposed Temporary Use at the location proposed and within the time period specified will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare; and

ii. The proposed location for the Temporary Use is adequate in size and shape to accommodate such Temporary Use without material detriment to the use or enjoyment of the property of other persons located in the vicinity of the proposed Temporary Use location.

c. Findings. The Director shall not approve a Temporary Use unless the Director finds that:

i. The proposed use is consistent with the definition of Temporary Uses in Section 22.408.070 of this Specific Plan;

ii. Adequate temporary parking to accommodate vehicular traffic to be generated by such Temporary Use will be available either on-site or at alternate locations acceptable to the Director in any case where such Temporary Use is proposed for a period longer than one weekend or three consecutive days;

iii. Approval of the Temporary Use will not exceed the time limitations for Temporary Uses set forth in this Subsection;

iv. The Applicant has substantiated the facts required in Section 22.46.2050.C.3.b, above.

d. Conditions. In approving an application for a Temporary Use, the Director may impose such conditions as the Director deems necessary to ensure that the Temporary Use will be in accordance with the findings required by Section 22.408.070.C.3.c, above.

e. Time for review. Within seven calendar days of receipt of a complete Temporary Use application, the Director shall either approve the application or indicate how the application is not in substantial compliance with this Specific Plan.

D. Designation of Height Zones.

1. Height Zones. Within the Universal Studios Specific Plan area, nine Height Zones are designated that establish the maximum permitted Height of buildings and structures measured in terms of feet above Mean Sea Level (MSL) as shown on Exhibit 3-A as of the effective date of this Specific Plan and as shown on Exhibit 3-B as of the effective date of the annexation and detachment actions should

those actions be approved. The Director may modify Exhibit 3-B consistent with the Local Agency Formation Commission's action pursuant to Section 22.408.220 of this Specific Plan to be consistent with the annexation and detachment actions. The Height Zones are designated as follows:

- a. 625 feet MSL
- b. 650 feet MSL
- c. 720 feet MSL
- d. 725 feet MSL
- e. 745 feet MSL
- f. 750 feet MSL
- g. 820 feet MSL
- h. 850 feet MSL
- i. 890 feet MSL

These Height Zones and the corresponding approximate building heights above existing and future grade are summarized in Table 2.8a, Chapter 2 of the Specific Plan Guidelines.

2. Height of buildings or structures. Notwithstanding Zoning Code height provisions to the contrary, for purposes of this Specific Plan, the Height of any building or structure shall be the vertical distance, in terms of feet above MSL, measured to the highest point of the building or structure or roof structure or parapet wall, whichever is highest.

For the purposes of measuring Height, roof structures shall include rooftop equipment, architectural elements and Thematic Elements. Rooftop equipment shall not include Communication Facilities, which are located on high-rise buildings containing ten (10) or more stories.

3. Height Exception. A Height Exception is the Height, measured in terms of feet above MSL, in which buildings (including roof-top equipment, other than Communication Facilities, architectural elements and Thematic Elements) may exceed the maximum Height of the 890-foot Height Zone up to the maximum stated Height of

1000-feet above MSL, as shown on Exhibit 3-A as of the effective date of this Specific Plan and as shown on Exhibit 3-B on the effective date of the annexation and detachment actions should those actions be approved (as may be modified by the Director consistent with the Local Agency Formation Commission's action pursuant to Section 22.408.220 of this Specific Plan). There shall be no more than 25,000 square feet of total building floorplate(s) utilizing the Height Exception. For purposes of calculating the building floorplate, roof top equipment, architectural elements and Thematic Elements shall not be included in the calculation of the total building floorplate permitted to use the Height Exception.

4. Existing Buildings/Structures—Height. The Lew R. Wasserman Building (Building No. 1280), which exists prior to the effective date of this Specific Plan shall be permitted to exceed the Height Zone to its existing Height of approximately 770 feet MSL.

a. In the event of any damage or destruction to Building No. 1280, it may be rebuilt up to the Height that existed as of the effective date of this Specific Plan.

b. Any horizontal additions or enlargements in excess of 10 percent of Building No. 1280's Floor Area shall be subject to the Height Zone requirements of this Specific Plan. No vertical additions to the top of the existing Building No. 1280 shall be permitted.

5. Height of Fences. The height of any non-structural fence shall be permitted up to 15 feet in height above highest Finished Grade. The height of a fence shall be measured at the highest grade within three feet of either side of said fence. In order to allow for variation in topography, the height of a fence may vary an amount not to exceed six inches.

6. Retaining Walls/Engineered Walls. Retaining walls and specially-engineered or structural walls shall be allowed in conformance with County Code requirements.

E. Design Standards for Buildings and Other Structures. All Projects shall comply with the following design requirements, as applicable.

1. Screening of buildings along the Los Angeles River Flood Control Channel edge. Any new buildings within the 625-foot Height Zone located along the Los Angeles River Flood Control Channel, as shown on Exhibit 3-A as of the effective date of this Specific Plan and as shown on Exhibit 3-B on the effective date of the annexation and detachment actions should those actions be approved (as may be modified by the Director consistent with the Local Agency Formation Commission's action pursuant to Section 22.408.220 of this Specific Plan), shall incorporate, to the satisfaction of the Director, visual treatment along the north-facing building plane that may include, but shall not be limited to, such measures as: articulation of building plane; use of varying building materials to create visual interest; or installation of landscaping to visually buffer the building façade.

2. Screening/enclosing of rooftop equipment. All rooftop equipment, including Communication Facilities, shall be vertically screened from the view of public pedestrian locations within 500 feet of the combined boundaries of the Universal Studios Specific Plan area and the adjacent City [Q]C2 Area, except such screening shall not be required where it would interfere with the operation or transmission of such Communication Facilities. Screening may include landscaping, walls, or fences to visually buffer the rooftop equipment. Screening shall be maintained. Non-vegetative screening materials shall complement the architecture of the structure. Screening of rooftop equipment from view from above is not required.

3. Screening of outdoor storage areas. With the exception of Sets/Façades and Production Activities, all outdoor storage shall be screened, to the satisfaction of the Director, from the view of public pedestrian locations within 500 feet of the combined boundaries of the Universal Studios Specific Plan area and the adjacent City [Q]C2 Area. Screening may include landscaping, walls, or fences to visually buffer the outdoor storage areas. Non-vegetative screening shall be comprised of materials complementary to nearby buildings. Chain link fence shall only be used as

screening in conjunction with the use of slats, mesh, fabric, or vegetation. Screening of outdoor storage areas from view from above is not required.

4. Yards, building projections and building separation requirements. No front, side or rear yards, limitations on building projections or building separations shall be required for any lot or building within the Universal Studios Specific Plan area, except as required by Titles 26 (Building) and 32 (Fire) of the Los Angeles County Code, respectively, or other applicable County Building and Safety or Fire Department regulations.

5. Highly Reflective Building Materials. Projects shall not utilize mirrored glass or other Highly Reflective Building Materials as defined by this Specific Plan.

6. Building façades. Building façades within 40 feet of and facing public rights-of-way shall include articulation of building plane; use of varying building materials to create visual interest, and/or the regular placement of windows, or other similar architectural treatments.

7. Greenspace Area. A greenspace area shall be maintained along the eastern boundary of the Universal Studios Specific Plan area adjacent to the Existing Off-Site Residential Uses to the east as shown on Exhibit 2-C. The western boundary of the greenspace area shall be marked approximately every 300 feet and the boundary markers shall be maintained. The following standards shall apply to the designated greenspace area:

a. Other than the use of existing roadways and security and/or maintenance access, utilities, and as provided in Section 22.408.070.E.7.c, below, no new activities or new buildings or structures shall occur within the greenspace area, except that the existing roadways may be modified and utilities, including recycled water storage and distribution facilities, may be added or modified;

b. The portions of the existing fire road shown on Exhibit 2-C, and any modifications to such portions of the fire road, shall be improved with decomposed granite or other suitable material to control dust prior to the issuance of the

certificate of occupancy for the new warehouse facility identified as S-22 on Exhibit 2-D, and the decomposed granite or other suitable material shall be properly maintained;

c. Those Sets/Façades or other structures existing within the greenspace area as of the effective date of this Specific Plan as shown on Exhibit 2-C may remain and continue to be utilized for Production Activities, including use of vehicles and trailers related to Production Activities, and in the event of any destruction of the Sets/Façades or other structures, such Set/Façades or other structures may be rebuilt up to substantially the same size and in substantially the same location that existed as of the effective date of this Specific Plan;

d. No new Sets/Façades shall be developed in this area and the permanent Set/Façade shown on Exhibit 2-C shall not be replaced;

8. Fencing at Specific Plan Eastern Boundary.

a. A new painted metal fence, 12 feet in height including a security section, shall be installed and maintained along the Specific Plan eastern boundary within the area shown on Exhibit 2-C prior to the issuance of the certificate of occupancy for the new warehouse facility identified as S-22 on Exhibit 2-D;

b. Any fencing required under this Specific Plan located along the eastern boundary of the Specific Plan area shall be properly maintained at all times.

9. Access for new buildings developed pursuant to this Specific Plan shall be designed consistent with the applicable provisions of Titles 26 (Building) and 32 (Fire) of the County Code, respectively, or other applicable County Building and Safety or Fire Department regulations.

10. See Section 22.408.150.H of this Specific Plan for Design Standards for Permanent Parking Facilities and Section 22.408.190.C of this Specific Plan for Design Standards for new Communication Facilities.

11. Prior to the Universal Studios Specific Plan area property owner using Donald O'Connor Drive after 11:00 p.m. or prior to 7:00 a.m., a 10-foot high painted block sound wall shall be constructed along the eastern edge of Donald O'Connor Drive in the location shown on Exhibit 2-D.

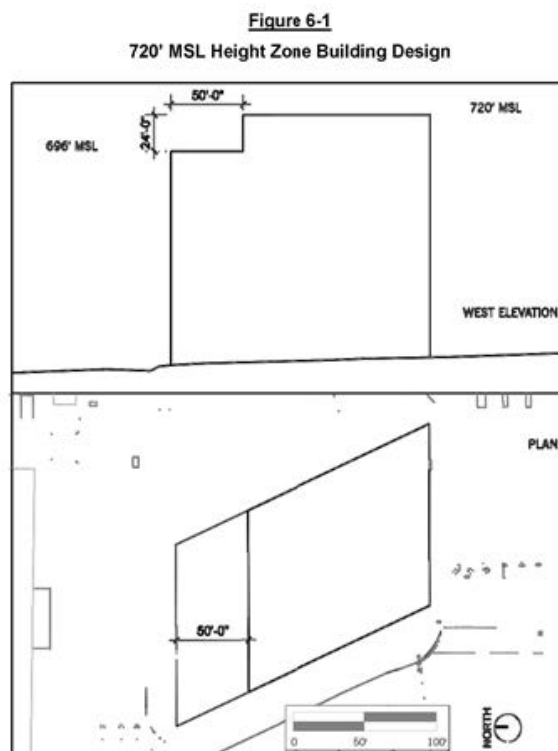
12. For any new warehouse facilities developed at the locations shown on Exhibit 2-D:

a. Parking areas and loading docks shall not be developed on the east side of such new warehouse facilities;

b. New trees shall be installed and maintained as shown on Exhibit 2-D to screen the eastern and southern sides of the new warehouse structure identified as S-22 on Exhibit 2-D prior to the issuance of the certificate of occupancy for that structure;

c. New trees shall be installed and maintained as shown on Exhibit 2-D to screen the eastern side of the expansion of the warehouse structure identified as T-10 on Exhibit 2-D prior to the issuance of the certificate of occupancy for that structure.

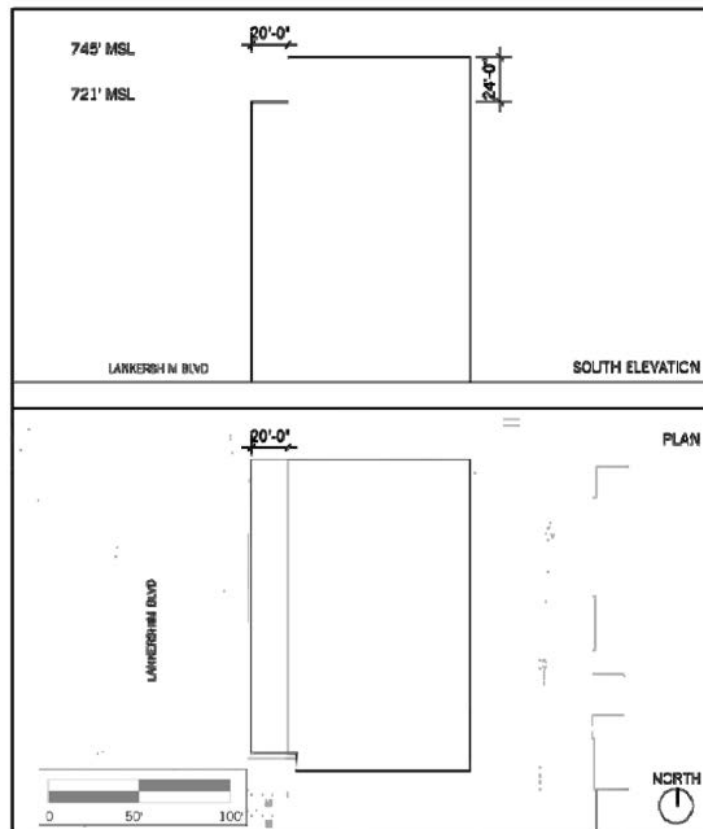
13. For any new building developed within the 720-foot MSL Height Zone, those portions of the building above 696-foot MSL shall be terraced back from the north façade of the building by 50 feet as shown on Figure 6-1, below.



14. For any new building developed within the 745-foot MSL Height Zone, those portions of the building above 721-foot MSL shall be terraced back from the west façade of the building by 20 feet as shown on Figure 6-2, below.

15. Southern Landscape Buffer Area. The southern landscape buffer area shown on Exhibit 2-E shall be retained as a landscaped area. Any existing structures and signs existing in this area as of the effective date of this Specific Plan may be retained and maintained.

Figure 6-2
745' MSL Height Zone Building Design



F. Sustainable Development Measures.

1. General requirements. All Projects shall comply with Green Building regulations, as applicable, in Sections 22.52.2100 – 22.52.2160 of the Zoning Code, except that in addition to the exemptions in the Green Building regulations, the following shall be exempt from such requirements:

a. Production Activities (which does not include construction of stages or television facilities within which Production Activities may occur), Sets/Façades, and amusement rides, shows, tour attractions, exhibitions or play areas associated with the Theme Park or Universal Studios Tour.

2. Additional sustainable standards. In addition to the requirements of Section 22.52.2130 of the Zoning Code, Projects within the Universal Studios Specific Plan area shall also comply with the following standards:

a. All new buildings shall be designed to exceed Title 24, Part 6 of the California Code of Regulations (2005) energy requirements by at least 15 percent. In the event Title 24 is amended such that the energy conservation requirements in the amended Title 24 exceed Title 24 (2005) by 15 percent or greater, the building shall comply with the amended Title 24.

b. Outdoor water conservation. Project landscaping shall include the following:

- i. Use of reclaimed water for landscape irrigation;
- ii. Installation of the infrastructure to deliver the reclaimed water, if necessary; and
- iii. Use of high efficiency irrigation systems, including weather-based irrigation controllers that use sensors and weather information to automatically adjust watering times and frequency in response to weather changes.

c. Indoor water conservation. Water fixtures in new buildings shall meet or exceed the following water conservation standards:

- i. High Efficiency Toilets: 1.28 gallons/flush or less;
- ii. High Efficiency Urinals: 0.5 gallons/flush or less;
- iii. Restroom Faucets: 1.5 gallons/minute or less;
- iv. Pre-rinse Spray Valves: 1.6 gallons/minute or less for Commercial Kitchens; and
- v. Public Restroom: self-closing faucets.

d. Education on water conservation shall be provided to the Universal Studios Specific Plan area property owner's employees through new employee orientation materials and three times annually through company website, exhibits, or meetings on energy conservation.

e. Resource conservation. During new construction, a minimum of 65 percent of the non-hazardous construction and demolition debris from construction of new Project buildings shall be recycled and/or salvaged for reuse. During occupancy and operations, the Project shall have a solid waste diversion target of 65 percent of the non-hazardous waste generated.

G. Landscape Standards.

1. General requirements. All Projects shall comply with the Drought-Tolerant Landscaping design regulations, as applicable, in Sections 22.52.2200 – 22.52.2270 of the Zoning Code, except that in addition to the exemptions in the Drought-Tolerant Landscaping design regulations the following shall be exempt from such requirements.

a. Outdoor Production Activities, Sound Stages, Sets/Façades, amusement rides, shows, tour attractions, exhibitions or play areas associated with the Theme Park, CityWalk or Universal Studios Tour, and visitor entry points to the Theme Park and CityWalk.

2. With each Substantial Conformance Review application for a Project facing Lankershim Boulevard, the Applicant shall prepare and submit to the Director for review and approval a landscape design plan in substantial conformance with the Conceptual Lankershim Streetscape Plan in the Specific Plan Guidelines.

H. Low Impact Development.

1. General requirements. All Projects shall comply with Low Impact Development regulations, as applicable, in Section 22.52.2310 of the Zoning Code, except that in addition to the exemptions in the County Code Low Impact Development regulations, the following shall be exempt from such requirements to the extent the

exemption is not in violation of any applicable Federal and State regulatory water quality requirements.

- a. Sets/Façades.
- b. The temporary addition, modification, or replacement of impervious surface area for Production Activities during the duration of the Production Activity.
- c. The modification or replacement of impervious surface area associated with repurposing of amusement rides, shows, tram tour attractions, exhibitions, and open air areas with facilities for play/games associated with the Low Impact Development Theme Park and CityWalk areas shown on Exhibit 4.



EXHIBIT 4 – Universal Studios Low Impact Development Theme Park Exemption Area

22.408.080 Land Use Equivalency.

A. Purpose. The Land Use Equivalency procedure is established to provide development flexibility by permitting shifts of permitted Floor Area between certain Land Use Categories over the life of this Specific Plan, while maintaining the intent and regulatory requirements of this Specific Plan, and the overall character of the Universal Studios Specific Plan area and each District. The Land Use Equivalency Conversion Table 7-1 allows for Floor Area reallocations between the Land Use Categories utilizing conversion factors in the Table.

B. Procedure. Projects within the Universal Studios Specific Plan area may be developed consistent with this Specific Plan and pursuant to the Substantial Conformance Review procedures set forth in Section 22.408.210 of this Specific Plan up to the Total Permitted Floor Areas set forth in Table 5-1 or Table 5-2, as applicable, for each Land Use Category. At such time as a Project will exceed the Total Permitted Floor Area for a Land Use Category stated in Table 5-1 or Table 5-2, as applicable, the Project, and all subsequent Projects of the same Land Use Category, shall comply with the following Land Use Equivalency procedures.

1. A Land Use Category may be exchanged for another Land Use Category, so long as the new use is otherwise permitted by this Specific Plan and the Floor Area of the new use is in conformance with the applicable conversion factor in the Land Use Equivalency Conversion Table 7-1.

2. The Applicant shall submit the Land Use Equivalency calculation along with the Substantial Conformance Review application. The application shall include the following information:

a. A statement as to which Land Use Category's Total Permitted Floor Area set forth in Table 5-1 or Table 5-2, as applicable, the Applicant wishes to draw against for the Land Use Equivalency transfer and the amount of the reduction of the selected Land Use Category Total Permitted Floor Area based upon the applicable Land Use Equivalency Conversion Table 7-1.

b. Calculations to demonstrate compliance with the applicable Land Use Equivalency Conversion Table 7-1 conversion factors.

c. A description of how the Project is fully consistent with all applicable provisions of this Specific Plan and mitigation measures in the NBC Universal Evolution Plan Mitigation Monitoring and Reporting Program (MMRP).

3. The Applicant shall submit a revised Table 5-1 or 5-2, as applicable, reflecting the change in Additional Permitted Floor Area and Total Permitted Floor Area based on the Land Use Equivalency.

4. The combined Total Permitted Floor Area of all Land Use Categories as adjusted pursuant to these Land Use Equivalency procedures shall not exceed 10 percent of the overall Total Permitted Floor Area set forth in Table 5-1 or Table 5-2, as applicable, and the Total Permitted Floor Area for each individual Land Use Category shall not exceed 10 percent of the Total Permitted Floor Area set forth in Table 5-1 or Table 5-2, as applicable, except for Studio Use that shall not exceed 30 percent of the Total Permitted Floor Area for Studio Use set forth in Table 5-1 or Table 5-2, as applicable.

C. Director's Review. The Director's review of the Land Use Equivalency transfer shall be limited to verifying that the proposed Project is within the applicable conversion factors set forth in the Land Use Equivalency Conversion Table 7-1. The Director shall not impose additional conditions or mitigation measures on the Project. The time periods for review shall be the same as those set forth in the Substantial Conformance Review procedures in Section 22.408.210.C of this Specific Plan.

D. A Specific Plan Amendment shall not be required for the updated Table 5-1 or Table 5-2, as applicable, stating the revised Additional Permitted Floor Area and Total Permitted Floor Area with the Land Use Equivalency provided the overall Total Permitted Floor Area of all Land Use Categories does not exceed 10 percent of the Total Permitted Floor Area set forth in Table 5-1 or Table 5-2, as applicable, and the Total Permitted Floor Area for each individual Land Use Category shall not exceed 10 percent of the Total Permitted Floor Area set forth in Table 5-1 or

Table 5-2, as applicable, except for Studio Use that shall not exceed 30 percent of the Total Permitted Floor Area for Studio Use set forth in Table 5-1 or Table 5-2, as applicable.

E. Limitation. If the Project would not be within the Total Permitted Floor Area limitations in Section 22.408.080.B.4, above, then the Land Use Equivalency shall not be used, and additional analysis pursuant to the California Environmental Quality Act shall be undertaken for the Project, and a Specific Plan Amendment shall be required to revise the development limits set forth in this Specific Plan.

Table 7-1
Land Use Equivalency Conversion Table

Studio			
Trip Equivalency Rates		Convert Studio to Other Land Use Categories	
Land Use	Trip Rate (tr/1,000 sf)	Equivalency	10,000 sf of Studio is equivalent to:
Studio Office	0.63	0.90	9,000 sf of Studio Office
Office	1.21	0.47	4,700 sf of Office
Studio	0.57	1.00	10,000 sf of Studio
Entertainment	1.96	0.29	2,900 sf of Entertainment
Entertainment Retail	0.66	0.86	8,600 sf of Entertainment Retail
Amphitheater	5.24	0.11	1,100 sf of Amphitheater
Hotel	1.11	0.51	5,100 sf of Hotel

Studio Office			
Trip Equivalency Rates		Convert Studio Office to Other Land Use Categories	
Land Use	Trip Rate (tr/1,000 sf)	Equivalency	10,000 sf of Studio Office is equivalent to:
Studio Office	0.63	1.00	10,000 sf of Studio Office
Office	1.21	0.52	5,200 sf of Office
Studio	0.57	1.11	11,100 sf of Studio
Entertainment	1.96	0.32	3,200 sf of Entertainment
Entertainment Retail	0.66	0.95	9,500 sf of Entertainment Retail
Amphitheater	5.24	0.12	1,200 sf of Amphitheater
Hotel	1.11	0.57	5,700 sf of Hotel

Entertainment			
Trip Equivalency Rates		Convert Entertainment to Other Land Use Categories	
Land Use	Trip Rate (tr/1,000 sf)	Equivalency	10,000 sf of Entertainment is equivalent to:
Studio Office	0.63	3.11	31,100 sf of Studio Office
Office	1.21	1.62	16,200 sf of Office
Studio	0.57	3.44	34,400 sf of Studio
Entertainment	1.96	1.00	10,000 sf of Entertainment
Entertainment Retail	0.66	2.97	29,700 sf of Entertainment Retail
Amphitheater	5.24	0.37	3,700 sf of Amphitheater
Hotel	1.11	1.77	17,700 sf of Hotel

Entertainment Retail			
Trip Equivalency Rates		Convert Entertainment Retail to Other Land Use Categories	
Land Use	Trip Rate (tr/1,000 sf)	Equivalency	10,000 sf of Entertainment Retail is equivalent to:
Studio Office	0.63	1.05	10,500 sf of Studio Office
Office	1.21	0.55	5,500 sf of Office
Studio	0.57	1.16	11,600 sf of Studio
Entertainment	1.96	0.34	3,400 sf of Entertainment
Entertainment Retail	0.66	1.00	10,000 sf of Entertainment Retail
Amphitheater	5.24	0.13	1,300 sf of Amphitheater
Hotel	1.11	0.59	5,900 sf of Hotel

Amphitheater			
Trip Equivalency Rates		Convert Amphitheater to Other Land Use Categories	
Land Use	Trip Rate (tr/1,000 sf)	Equivalency	10,000 sf of Amphitheater is equivalent to:
Studio Office	0.63	8.32	83,200 sf of Studio Office
Office	1.21	4.33	43,300 sf of Office
Studio	0.57	9.19	91,900 sf of Studio
Entertainment	1.96	2.67	26,700 sf of Entertainment
Entertainment Retail	0.66	7.94	79,400 sf of Entertainment Retail
Amphitheater	5.24	1.00	10,000 sf of Amphitheater
Hotel	1.11	4.72	47,200 sf of Hotel

Hotel			
Trip Equivalency Rates		Convert Hotel to Other Land Use Categories	
Land Use	Trip Rate (tr/1,000 sf)	Equivalency	10,000 sf of Hotel is equivalent to:
Studio Office	0.63	1.76	17,600 sf of Studio Office
Office	1.21	0.92	9,200 sf of Office
Studio	0.57	1.95	19,500 sf of Studio
Entertainment	1.96	0.57	5,700 sf of Entertainment
Entertainment Retail	0.66	1.68	16,800 sf of Entertainment Retail
Amphitheater	5.24	0.21	2,100 sf of Amphitheater
Hotel	1.11	1.00	10,000 sf of Hotel

22.408.090 Historic Resources.

A. Application. This Section regulates the alteration, preservation, relocation, or demolition of Contributing Buildings, and the construction of new structures within the potential Universal Studios Historic District as shown on Exhibit 5, with respect to their effect within and upon the potential Universal Studios Historic District. The requirements of this Section and the Historic Preservation Plan (Appendix D of the Specific Plan Guidelines) shall be the exclusive Historic Preservation requirements applicable to the Universal Studios Specific Plan area.

B. Requirement. Prior to the issuance of a building permit or demolition permit for any structure within the potential Universal Studios Historic District, the Applicant shall submit to the Director written verification from a Historic Preservation Expert of compliance with the Historic Preservation Plan.

22.408.100 Hotel.

A. Requirements. Hotel use shall be permitted within the Universal Studios Specific Plan area in accordance with the requirements of this Section and subject to the conditions listed in Exhibit 6. The Director, through the Substantial Conformance Review process set forth in Section 22.408.210 of this Specific Plan, shall determine compliance with this Section and Exhibit 6, including the limitation of potential locations of any Hotel(s) to those locations depicted on Exhibit 7-A as of the effective date of this Specific Plan and those locations depicted on Exhibit 7-B as of the effective date of the

annexation and detachment actions should those actions be approved (as may be modified by the Director consistent with the Local Agency Formation Commission's action pursuant to Section 22.46.2200 of this Specific Plan).

B. Location. Hotel(s) shall be permitted in those locations depicted on Exhibit 7-A as of the effective date of this Specific Plan and those locations depicted on Exhibit 7-B as of the effective date of the annexation and detachment actions should those actions be approved (as may be modified by the Director consistent with the Local Agency Formation Commission's action pursuant to Section 22.408.220 of this Specific Plan).

C. Size. Hotel use shall be limited to a maximum of 450,000 square feet of Floor Area and a maximum of 500 hotel guest rooms/suites as may be modified by Land Use Equivalency as set forth in Section 22.408.080 of this Specific Plan.

D. Uses. Hotel use may include ancillary uses including but not limited to: meeting, banquet and ballroom facilities; lobbies; retail; restaurants; bars; nightclubs; offices; gym and fitness rooms; pools and hot tubs; spas including massage treatment facilities; salons; entertainment uses that are ancillary to the operation of a hotel; parking; and other hotel amenities as part of the hotel complex and operations.

E. Parking. Parking for any Hotel shall be provided as set forth in Section 22.408.150 of this Specific Plan.

F. Alcoholic Beverages. The sale and/or service of alcoholic beverages in connection with any Hotel shall be subject to the provisions set forth in Section 22.408.110 of this Specific Plan.

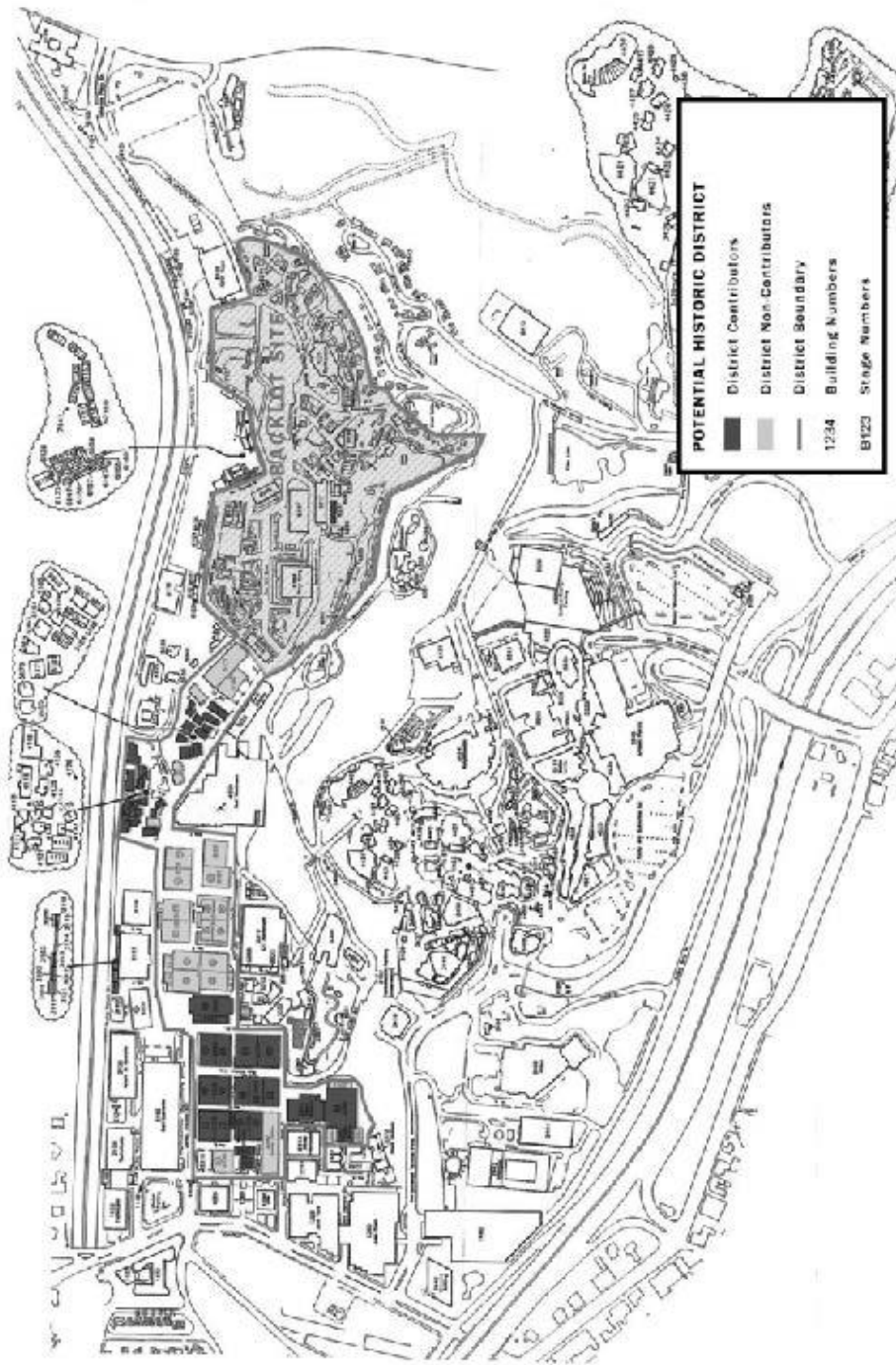


EXHIBIT 5 – Potential Universal Studios Historic District Map

EXHIBIT 6

Conditions for Hotel Use

1. The Hotel operator, if other than the owner of the subject property, shall file at the office of the Department an affidavit stating that the Hotel operator is aware of and agrees to comply with all of the Hotel regulations and conditions of the Universal Studios Specific Plan.

2. All structures, walls, and fences open to public view shall remain free of graffiti. In the event graffiti occurs, the Hotel shall remove or cover the graffiti within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

3. The Hotel shall be maintained in a neat and orderly fashion, free of litter and debris. All required landscaping shall be continuously maintained in good condition, including proper pruning, weeding, removal or litter, fertilizing and replacement of plants when necessary.

4. The Hotel use authorized hereby shall be conducted at all times with due regard for the character of the surrounding neighborhood.

5. Amplified sound equipment, music or public address systems intended to be audible outside the Hotel boundaries are prohibited, except for an emergency address system.

6. Security lighting shall be low intensity, shielded, at low height, and directed downward.

7. The Hotel shall be operated in manner such that guest rooms and suites will be occupied and rented on a temporary basis and no commercial apartments shall be permitted on the Hotel site consistent with Section 8.52.020 of the County Code.

8. Hotel guest rooms shall not be rented for a period of less than one night's stay, and rent for each guest room shall not be collected more frequently than once daily.

9. The Hotel operator shall maintain a current contact name, address, and phone number on file with the Department at all times.

10. The Department shall inspect the Hotel on an annual basis to determine compliance with these conditions and Hotel regulations of this Specific Plan.

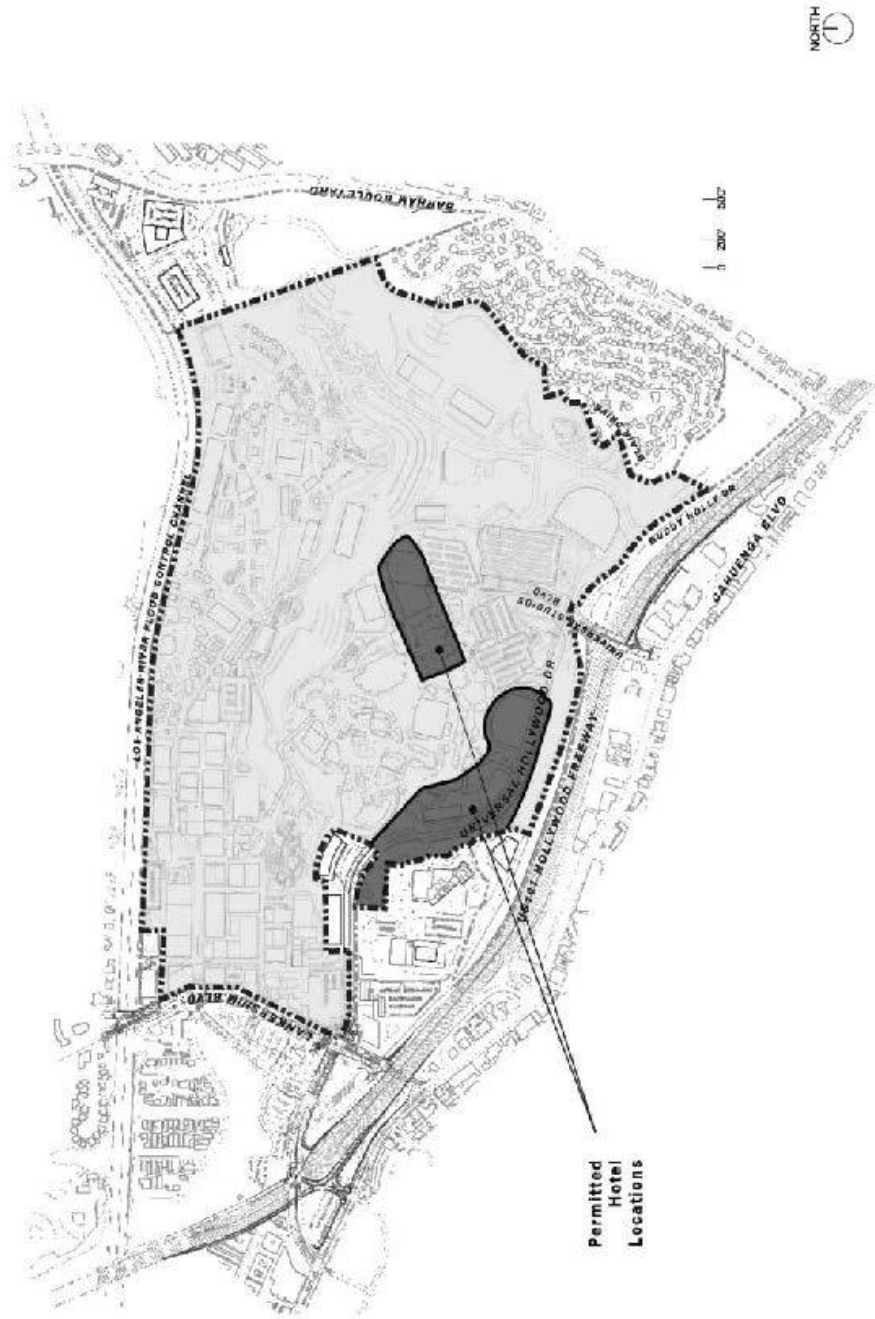


EXHIBIT 7-B – Hotel Permitted Locations Map After Annexation/Detachment

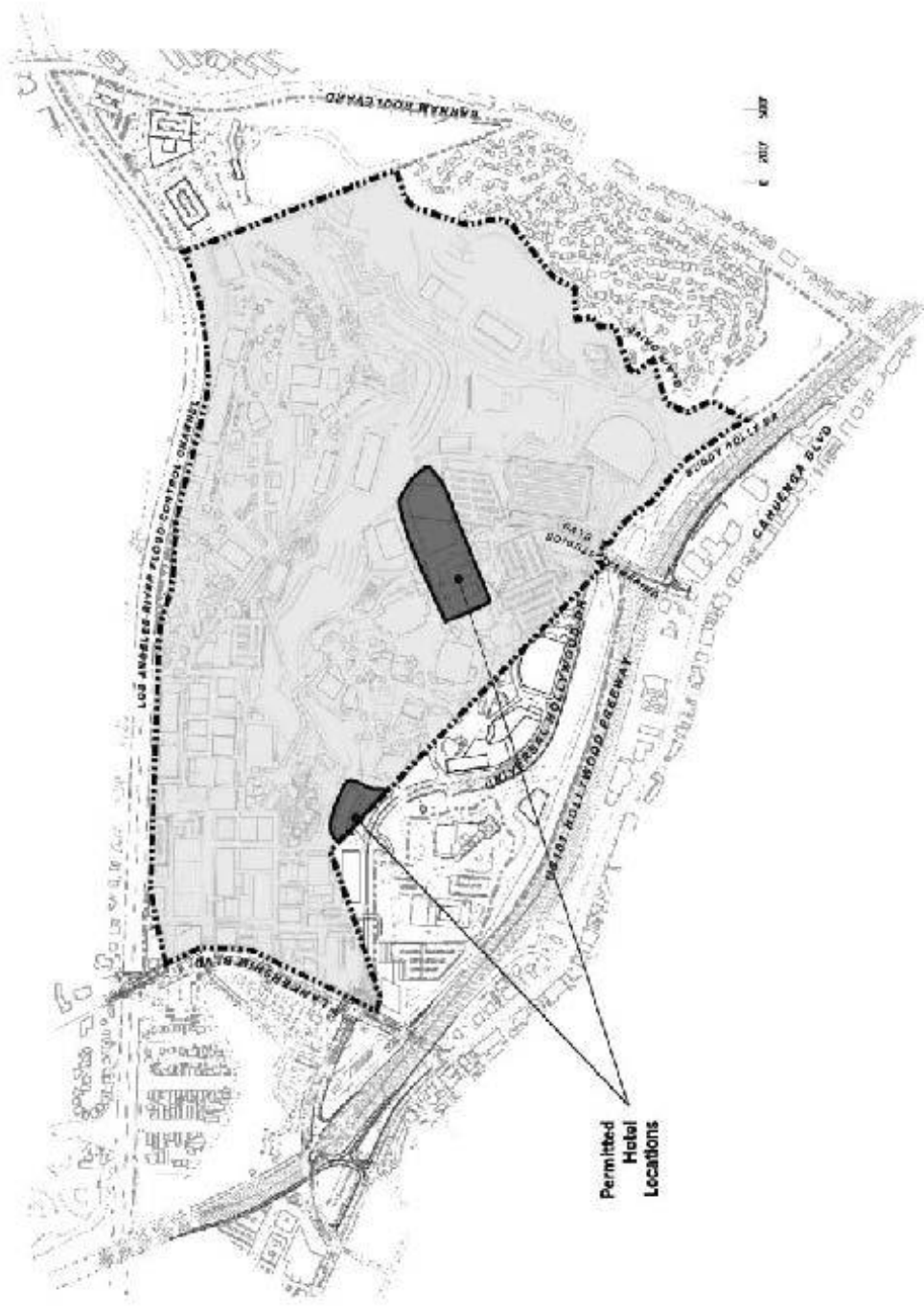


EXHIBIT 7-A – Hotel Permitted Locations Map Prior to Annexation/Detachment

22.408.110 Alcoholic Beverages Regulations.

The sale and service of alcoholic beverages for on-site and off-site consumption shall be permitted subject to the provisions of this Section. Entities that sell and serve alcoholic beverages for on-site consumption and off-site consumption shall obtain approvals from other agencies, as required, including licenses or permits from the State Department of Alcoholic Beverages Control (ABC).

A. Existing Establishments/Uses. There are 20 establishments existing as of the effective date of this Specific Plan as shown on Exhibit 8-A that are permitted to sell and serve alcoholic beverages for on-site consumption including one that also is permitted for off-site consumption sales within the Universal Studios Specific Plan area. Within 30 days of the effective date of this Specific Plan, the Universal Studios Specific Plan area property owner shall provide the Director a list of the existing establishments including the address and the type of alcohol permit of each establishment and their respective floor plan(s). An additional 15 new establishments for the sale and/or service of alcoholic beverages for on-site and/or off-site consumption may be permitted within the Universal Studios Specific Plan area pursuant to the regulations set forth below.

1. Establishments existing as of the effective date of this Specific Plan, which sell and/or serve alcoholic beverages.

a. Establishments existing as of the effective date of this Specific Plan, and which were authorized by issuance of a conditional use permit for alcohol sales. Those eight establishments identified on Exhibit 8-A, which exist upon the effective date of this Specific Plan and have been authorized by issuance of a conditional use permit from the County, are hereby authorized to continue in operation under this Specific Plan. Those eight establishments shall be subject to Section 22.408.110.A.1.d, below, and the applicable provisions and conditions as set forth in Exhibit 8-B of this Specific Plan upon the effective date of this Specific Plan.

b. Establishments existing as of the effective date of this Specific Plan and which were established prior to adoption of Ordinance 92-0097. Those 10 establishments identified on Exhibit 8-A, which exist upon the effective date of

this Specific Plan and which existed prior to the County's requirement to obtain a conditional use permit are hereby authorized to continue in operation under this Specific Plan. Those ten establishments, which include the Theme Park, Amphitheater, and eight restaurants, shall be subject to Section 22.408.110.A.1.d, below, and the applicable provisions and conditions as set forth in Exhibit 8-B and 8-C of this Specific Plan, as applicable, upon the effective date of this Specific Plan.

c. Establishments that were originally authorized by the City of Los Angeles and which are located in areas which will become part of the Universal Studios Specific Plan area. Those two establishments identified on Exhibit 8-A, which exist upon the effective date of this Specific Plan and that were authorized by the City of Los Angeles, one pursuant to a conditional use permit and one pursuant to a variance, are hereby authorized to continue in operation under this Specific Plan as of the effective date of the annexation and detachment actions as described in Section 22.408.010.B of this Specific Plan should those actions be approved. Those two establishments, which include a restaurant and a restaurant/club, shall be subject to Section 22.408.110.A.1.d, below, and the applicable provisions and conditions as outlined in Exhibit 8-B of this Specific Plan as of the effective date of the annexation and detachment actions should those actions be approved.

d. The existing establishments authorized pursuant to Section 22.408.110.A.1.a – c, above, shall require a new approval pursuant to Section 22.408.110.D, below, if:

- i. The establishment proposes to substantially change the type of alcohol permit (e.g. from on-site to off-site consumption);
- ii. There is a substantial change in the type of establishment (e.g. from a restaurant to a bar);
- iii. There is a cumulative increase of greater than 10 percent in Floor Area devoted to the sale or service of alcoholic beverages or a cumulative increase of greater than 25 percent in facing used for the display of alcoholic beverages; and

iv. The establishment abandons operations for three months or more. Notwithstanding the foregoing, abandonment shall not include closures for change of tenant or operator, reconstruction, refurbishing or modifications to the existing establishments, however, abandonment shall include a change of tenant or operator that results in the establishment no longer selling or serving alcoholic beverages.

e. The provisions of Section 22.408.110.A.1.d, above, shall apply to the establishments described in Section 22.408.110.A.1.c, above, as of the effective date of the annexation and detachment actions should those actions be approved.

2. Modifications to Existing Establishments. Cumulative changes of 10 percent or less in Floor Area devoted to the sale or service of alcoholic beverages, or change of owner/operator, shall not require a new approval.

3. New Establishments/Uses. Following the effective date of this Specific Plan, in addition to the establishments selling and serving alcoholic beverages existing as of the effective date of this Specific Plan as provided for in Section 22.408.110.A.1.a, A.1.b and A.1.c, above, a maximum of 15 new establishments shall be permitted to sell and serve a full line of alcoholic beverages as provided in Section 22.408.110.B, C, and D, below.

B. Alcohol Use Approval Process for Hotel Use.

1. Procedure. A Hotel shall be considered a single establishment and shall be permitted to sell and serve a full line of alcoholic beverages for on-site consumption: (a) as part of its banquets, lobbies, meeting rooms, pool areas and room services; (b) within mini-bars located in each guest room; and (c) within a restaurant establishment(s) physically located within the Hotel that does/do not exceed a combined seating capacity of 500. Additional establishments within the Hotel seeking to sell and/or serve alcoholic beverages shall be subject to Section 22.408.110.D, below. The operator of the Hotel shall apply to the Director for an Alcohol Use Approval following the same procedures as a Substantial Conformance Review. The Director's review of

the Alcohol Use Approval application for the Hotel shall follow the same procedures as required for a Substantial Conformance Review as set forth in Section 22.408.210 of this Specific Plan, except that the Director's review of the Alcohol Use Approval application shall be limited to review of substantial compliance with the conditions set forth in the Alcoholic Beverages Regulations of this Specific Plan.

2. Exception. Cumulative changes of 10 percent or less in Floor Area devoted to the sale or service of alcoholic beverages, or change of owner/operator, shall not require a new Alcohol Use Approval.

3. Conditions. A Hotel shall comply with the conditions for on-site alcohol consumption listed in Exhibit 8-B.

C. Alcohol Use Approval Process for Cinemas.

1. Procedure. The cinemas in CityWalk (a multi-screen theater complex) shall be considered a single establishment and shall be permitted to sell and serve a full line of alcoholic beverages for on-site consumption only within the upper floors and balconies that are accessed separately from the main theaters on the ground level. The operator of the cinemas shall apply to the Director for an Alcohol Use Approval following the same procedures as a Substantial Conformance Review. The Director's review of the Alcohol Use Approval application for the cinemas shall follow the same procedures as required for a Substantial Conformance Review as set forth in Section 22.408.210 of this Specific Plan, except that the Director's review of the Alcohol Use Approval application shall be limited to review of substantial compliance with the conditions set forth in the Alcoholic Beverages Regulations of this Specific Plan.

2. Exception. Cumulative changes of 10 percent or less in Floor Area devoted to the sale or service of alcoholic beverages, or change of owner/operator, shall not require a new Alcohol Use Approval provided that the sale of alcoholic beverages is limited to the upper floors and balconies of the cinemas.

3. Conditions. The cinemas shall comply with the conditions for on-site alcohol consumption listed in Exhibit 8-B.

D. Approval Process for Other New Alcohol Use Establishments. Any additional establishments requesting to sell or serve alcoholic beverages for either on-site or off-site consumption beyond those permitted by Section 22.408.110.A – C, above, shall be subject to a Conditional Use Permit pursuant to, and the modification, inspection and enforcement requirements of, Chapters 22.56 and 22.60 of the Zoning Code, except that:

1. The Hearing Officer shall preside over the initial public hearing for the Conditional Use Permit. The Hearing Officer's decision shall only be appealed to the Board of Supervisors. The decision of the Hearing Officer may be called up for review by the Board of Supervisors.

2. Notwithstanding any other provision of Chapter 22.60 of the Zoning Code, upon receiving an appeal or initiating a call for review, the Board of Supervisors may:

- a. Affirm the action of the Hearing Officer; or
- b. Refer the matter back to the Hearing Officer for further proceedings with or without instructions; or
- c. Require a transcript of the testimony and any other evidence relevant to the decision and take such action as in its opinion is indicated by the evidence. In such case, the Board of Supervisors' decision need not be limited to the points appealed, and may cover all phases of the matter, including the addition or deletion of any conditions.

3. Conditions. Other new alcohol use establishments shall comply with the conditions for on-site alcohol consumption listed in Exhibit 8-B and/or conditions for off-site alcohol consumption listed in Exhibit 8-C, as applicable.

E. Alcohol Use Approval Applications.

1. In addition to the Substantial Conformance Review application requirements set forth in Section 22.408.210 of this Specific Plan, each application for an Alcohol Use Approval under Section 22.408.110.B and C, above, shall include:

- a. A site plan, depicting floor plan, seating areas, and alcohol shelf space for the subject establishment;
- b. A table including the proposed establishment and existing establishments that sell and serve alcohol within the Universal Studios Specific Plan area existing as of the time of the Alcohol Use Approval application indicating the type of permit (e.g. on-site or off-site), type of establishment (e.g. restaurant, nightclub, or retail), and District (Business, Studio, or Entertainment) location as of the time of the Alcohol Use Approval application; and
- c. A copy of the State Alcohol Beverage Control violation report for establishments within the Universal Studios Specific Plan area.

F. Inspection and Enforcement of Alcohol Use Establishments Permitted Pursuant to Section 22.408.110.A, B, and C, above.

1. Zoning Enforcement may inspect each alcohol use establishment at least once per year to determine compliance with the alcohol regulations and conditions of this Specific Plan. The Universal Studios Specific Plan area property owner shall compensate the Department for the reasonable expenses incurred in conducting the inspection pursuant to Section 22.408.200.E of this Specific Plan.

2. If the Director believes that an alcohol use establishment is in violation of the Alcoholic Beverages Regulations of this Specific Plan, or is detrimental to public health or safety or is a nuisance, the Director may provide written notification to the operator of the establishment and the Universal Studios Specific Plan area property owner requiring that the alleged violation be remedied. If the alleged violation is not remedied within the time specified by the written notification, and the Director makes written findings that the establishment violates the Alcoholic Beverages Regulations of this Specific Plan or is detrimental to public health or safety or is a nuisance, then the Director shall comply with the following:

- a. The Director shall give notice to the operator of the establishment and the Universal Studios Specific Plan area property owner to appear at a public hearing before the Hearing Officer at a time and place fixed by the Director and

the Hearing Officer to determine whether the Alcohol Use Approval should be modified or revoked, and the operator and owner shall show cause why the Alcohol Use Approval should not be modified or revoked by the Hearing Officer.

b. Not less than 30 days prior to the date of the hearing, the Director shall cause a copy of a notice of the time and place of such hearing to be (i) published once in a newspaper of general circulation in the County and (ii) mailed by first class mail, postage prepaid, to owners of land within a distance of 500 feet from the exterior boundaries of the subject parcel, and to any person who has filed a written request therefore with the Director.

c. Within 10 days of the hearing, the Director shall serve notice of the Hearing Officer's action upon (i) the operator of the establishment, (ii) the owner of the property and (iii) any person testifying or speaking at the public hearing, by registered or certified mail, postage prepaid, return receipt requested.

3. The decision of the Hearing Officer may be appealed to the Board of Supervisors by filing a written request with the executive officer of the Board within ten days after the Hearing Officer serves notice of his/her action. The Board of Supervisors shall hear the matter within 60 days following receipt of the written request for a hearing by the Board. Notice of the hearing shall be provided to the persons set forth in Section 22.408.110.F.2.b, above. The Board of Supervisors may approve, modify or disapprove the action of the Hearing Officer. The Board of Supervisors' action shall be supported by written findings. The Board of Supervisors shall serve notice of its action upon (i) the operator of the establishment, (ii) the owner of the property and (iii) any person testifying or speaking at the public hearing who wished to be notified, by registered or certified mail, postage prepaid, return receipt requested.

22.408.120 Oak Tree Regulations.

A. Removal Permitted. Oak Trees may be removed, or the Protected Zone (as defined below) encroached upon, in accordance with the requirements of this Section. Removal or encroachment upon the Protected Zone of Oak Trees may be requested by filing a Substantial Conformance Review application in accordance with

the procedures set forth in Section 22.408.210 of this Specific Plan. Removal of Oak Trees shall include cutting, destroying, removing, relocating, inflicting Damage (as defined below) or encroaching into the root zone or grading/filling within the drip line area of an Oak Tree; provided however, that pruning of branches up to two inches in diameter, deadwood, stubs, and no more than 15 percent of the tree canopy of any one tree, conducted under the supervision of a registered consulting arborist shall not be considered a removal or encroachment and shall not require a Substantial Conformance Review.

B. Definitions. Whenever the following terms are used in this Section, they shall be construed as defined in this Section. To the extent that other terms used in this Section are not defined herein or in Section 22.408.050 of this Specific Plan, but are defined in the County Code, those definitions shall apply.

Damage. Any act causing or tending to cause injury to the root system or other parts of a tree, including, but not limited to, burning, application of toxic substances, operation of equipment or machinery, or by paving, changing the natural grade, trenching or excavating within the Protected Zone of an Oak Tree.

Protected Zone. That area within the drip line of an Oak Tree and extending there from to a point at least five feet outside the drip line, or 15 feet from the trunks of a tree, whichever distance is greater.

C. Oak Trees Subject to this Specific Plan.

1. Removal or encroachment upon the Protected Zone of those Oak Trees indicated on the Master Oak Tree Maps, dated February 2013, and included in the County file, and identified in the NBC Universal Evolution Plan Tree Report dated September 2010 (Oak Tree Report), and any trees identified per Section 22.408.120.C.2, below, shall be subject to this Specific Plan and shall not be otherwise subject to Oak Tree regulations contained in the Zoning Code.

2. Exemptions.

a. Cases of emergency caused by an Oak Tree being in a hazardous or dangerous condition, or being irretrievably Damaged or destroyed through

flood, fire, wind or lightning as determined after visual inspection by a Forester with County Forester or the County Fire Marshall;

b. Emergency or routine maintenance by a public utility necessary to protect or maintain an electric power or communication line or other property of a public utility;

c. Trees, including tree canopies, within existing road rights-of-way where pruning is necessary to obtain adequate line-of-sight distances and/or to keep street and sidewalk easements clear of obstructions or to remove or relocate trees causing damage to roadway improvements or other public facilities and infrastructure within existing road rights-of-way as required by the Director of Public Works.

d. All trees, other than those identified on the Master Oak Tree Map or as provided in Section 22.408.120.D.2 and D.6, below, shall be exempt from the Oak Tree requirements of this Specific Plan and shall not be subject to any other tree regulations established by the Zoning Code. Trees that are exempt may be removed by the Universal Studios Specific Plan area property owner without any review or approval by the County.

D. Requirements. Prior to the removal or encroachment upon the Protected Zone of any Oak Tree indicated on the Master Oak Tree Maps, dated February 2013, the Applicant shall provide a map, which corresponds to the Master Oak Tree Map, indicating the specific Oak Tree and its tag number to be removed. Copies of the original Oak Tree Report, Master Oak Tree Map, and Oak Tree Substantial Conformance Review application and approval shall be kept on the Project site and available for review, and all individuals associated with the Project as it relates to the oak resource shall be familiar with said documents. The Applicant shall suitably guarantee, to the satisfaction of the Director and County Forester, compliance with Section 22.408.120.D.1.a, D.1.b, D.1.c, or D.1.d, below, in connection with the removal of an Oak Tree or an encroachment upon the Protected Zone that results in Damage to an Oak Tree.

1. The Applicant shall either:

a. Provide and plant two replacement oak trees at an on-site location for each single Oak Tree removed within one year of the Oak Tree removal unless otherwise specifically stated or extended by the County Forester. The replacement tree(s) shall be a minimum of fifteen gallon in size, measure at least one inch in diameter one foot above the base, and shall consist exclusively of indigenous oak trees and certified as being grown from a seed source collected from an indigenous oak woodland within valley regions of Los Angeles County where feasible; or

b. Provide and plant two replacement oak trees at an off-site location within one year of the Oak Tree removal unless otherwise specifically stated or extended. The off-site replacement tree location shall be approved by the Director and County Forester. The replacement tree(s) shall be a minimum of fifteen gallon in size, measure at least one inch in diameter one foot above the base, and shall consist exclusively of indigenous oak trees and certified as being grown from a seed source collected from indigenous oak woodland within valley regions of Los Angeles County where feasible; or

c. Pay an in lieu fee of \$2,700 for each removed Oak Tree. This fee shall be adjusted by the County Forester consistent with the Consumer Price Index for the Los Angeles-Long Beach metropolitan statistical area on the annual anniversary of the effective date of this Specific Plan. If the Applicant provides an in lieu fee, it shall be deposited into a segregated trust fund maintained or selected by the County for the planting of replacement Oak Trees and the deposit shall be made prior to issuance of a grading or building permit involving construction within the area of any Oak Tree removal; or

d. Any combination of Subsections (a), (b), and (c), above.

2. Removal of any Oak Tree, which is eight inches, or more, in diameter as measured four and one-half feet above mean natural grade or in the case of Oak Trees with multiple trunks a combined diameter of twelve inches or more of the two largest trunks, that is not identified on the Master Oak Tree Map shall comply with Section 22.408.120.D.1, above. In addition, the Master Oak Tree Map shall be

amended to include the subject tree(s) including the additional tag number and tree data.

3. In addition to the Substantial Conformance Review application requirements set forth in Section 22.408.120 of this Specific Plan, each application for Substantial Conformance Review for removal of an Oak Tree shall include:

a. The location of all Oak Trees proposed to be removed and/or relocated, and/or within 200 feet of proposed construction and/or grading activity. Each tree shall be identified by the corresponding permanent identifying tag as listed on the Master Oak Tree Map. The Protected Zone shall be shown for each plotted tree;

b. Where a change in grade is proposed, the change in grade within the Protected Zone of each Oak Tree within the grading area;

c. Location and size of all proposed replacement trees or statement of the in-lieu fee amount to be paid calculated based on Section 22.408.120.D.1.c, above;

d. Proposed and existing land uses in the immediate vicinity of the proposed Oak Tree to be removed and location of proposed replacement trees;

e. A letter from the Applicant to the Director and the County Forester stating that a registered consulting arborist has been retained to perform or supervise the Oak Tree work; and

f. Other information that the Director deems necessary to process the application.

4. The registered consulting arborist shall monitor the replacement trees for a minimum of seven years, to evaluate the growth, health and condition of the replacement trees. The seven-year maintenance period will begin upon receipt of a letter from the Applicant or registered consulting arborist to the Director and the County Forester indicating that the replacement trees have been planted.

5. The Applicant shall properly maintain each replacement tree and shall replace any tree failing to survive due to a lack of proper care and maintenance with a tree meeting the specifications set forth in Section 22.408.120.D.1, above. If a

new replacement tree is required, the new replacement tree shall also be monitored for a period of seven years commencing upon the receipt of a letter from the Applicant or registered consulting arborist to the Director and the County Forester indicating that the new replacement tree has been planted.

6. The removal or encroachment into the Protected Zone of any replacement trees located within the Universal Studios Specific Plan area, regardless of size, shall be subject to the requirements of Section 22.408.120.D.1, above.

7. The Applicant shall design landscapes and irrigation systems that are adjacent to the replacement trees in a manner that is compatible for the survival of the replacement trees.

8. The Applicant shall remove mistletoe infestations, insect infestations and other pathogens within existing Oak Trees as directed by a registered consulting arborist.

9. No planting or irrigation system shall be installed within the drip line of any Oak Tree.

10. Trenching, excavation, or clearance of vegetation within the Protected Zone of an Oak Tree shall be accomplished by the use of hand tools or small hand-held power tools. Any major roots encountered shall be conserved to the extent possible and treated as recommended by the registered consulting arborist.

11. Oak Trees which are determined to be healthy, structurally sound, and located on accessible terrain shall be considered as candidates for relocation, to the extent feasible, as determined by a registered consulting arborist retained by the Applicant.

E. Mitigation Banking. The Applicant may plant blocks of trees either on- or off-site to the satisfaction of the Director and the County Forester as provided in Section 22.408.120.D.1.a, and D.1.b, above, which may be used as mitigation for future removals. This would create a more efficient and consolidated monitoring effort for both the Applicant and the County Forester. Any replacement trees planted pursuant to this

Subsection shall meet the minimum requirements outlined in Section 22.408.120.D.1.a and/or D.1.b, above, as applicable.

F. Forester Inspection and Monitoring Fee. In addition to the Substantial Conformance Review fee required pursuant to Section 22.408.210.C, the Applicant shall, prior to commencement of the use of the Substantial Conformance Review approval under this Section, deposit with the County Fire Department, Forestry Division an inspection and monitoring fee in a manner and amount as determined by the County Forester.

G. Violations and Enforcement. If the provisions of this Section are violated, the County Forester may issue a notice of correction. A reasonable time frame within which deficiencies must be corrected shall be indicated on the notice of correction. Should an inspection disclose the removal or encroachment upon the Protected Zone of an Oak Tree in violation of this Specific Plan, the Universal Studios Specific Plan area property owner shall pay \$2,700 (as may be adjusted for inflation annually from the effective date of this Specific Plan based upon Section 22.408.120.D.1.c, above) for each such removed or Damaged Oak Tree and shall reimburse the County of Los Angeles Fire Department, Forestry Division for all enforcement efforts necessary to bring the subject property into compliance with this Specific Plan.

22.408.130 Grading and Construction Regulations.

A. Maximum import or export. A total of 530,000 cubic yards of import or export of earth shall be permitted within the Universal Studios Specific Plan area. Movement of earth within the combined boundaries of the Universal Studios Specific Plan area and the adjacent City [Q]C2 Area shall not count toward this total.

B. Cross-lot authorization. Movement of earth related to projects within the boundaries of the Universal Studios Specific Plan area shall be permitted regardless of lot lines. The grading of and import or export of earth shall also be subject to the applicable provisions of Title 26 of the County Code.

C. Approval required for Off-Site Transport Grading Project. An Off-Site Transport Grading Project shall be subject to the Substantial Conformance Review process as outlined in Section 22.408.210 of this Specific Plan.

1. In addition to the Substantial Conformance Review application requirements set forth in Section 22.408.210 of this Specific Plan, each application for Substantial Conformance Review involving an Off-Site Transport Grading Project shall include:

a. The names and addresses of all persons owning all or any part of the property from which Off-Site Transport Grading material is proposed to be removed from and transported to;

b. The names and addresses of the persons who will be conducting the Off-Site Transport Grading operations;

c. A map showing in sufficient detail the location of the property from which such material is proposed to be removed, the proposed route over streets and highways, and the location to which such material is to be transported.

D. Approval required for On-Site Grading Project. An On-Site Grading Project shall be subject to the Substantial Conformance Review process as outlined in Section 22.408.210 of this Specific Plan. Cumulative On-Site Grading shall not exceed 4,600,000 cubic yards of cut and 3,700,000 cubic yards of fill.

E. Standard County requirements. Any grading shall be subject to the applicable provisions of Title 26 of the County Code, and any import or export of earth shall be subject to the applicable requirements of Public Works.

F. Construction liaison. At the time of application for a grading permit, a construction relations officer shall be designated to serve as a liaison with surrounding property owners, with the responsibility of responding to concerns regarding construction activity. The liaison's telephone number(s) shall be prominently displayed at multiple locations along the perimeter of the Project site.

22.408.140

Transportation/Transportation Demand Management

Regulations.

A. Transportation Demand Management. Prior to the issuance of the first Substantial Conformance Review for the first Project developed under this Specific Plan, the Applicant shall provide documentation satisfactory to the Director that a Transportation Demand Management program has been prepared to the satisfaction of the City of Los Angeles Department of Transportation. The program shall include implementation of several Transportation Demand Management strategies satisfactory to the Director in consultation with Public Works Traffic and Lighting Division, which may include, but are not limited to, the following:

1. Flexible work schedules and telecommuting programs
2. Alternative work schedules
3. Pedestrian friendly environment
4. Bicycle amenities (bicycle racks, lockers, etc.)
5. Rideshare/carpool/vanpool promotion and support
6. Mixed-use development
7. Education and information on alternative transportation modes
8. Transportation Information Center
9. Guaranteed Ride Home program
10. Join an existing or form a new Transportation Management

Association

11. Participation in a flex car program in the vicinity of the Universal Studios Specific Plan area

12. Discounted employee transit passes
13. Financial mechanisms and/or programs to provide for the implementation of the Transportation Demand Management program.

B. Required Traffic Improvements.

1. Phasing plan. Prior to the issuance of the first Substantial Conformance Review approval for the first Project developed under this Specific Plan,

the Applicant shall provide documentation satisfactory to the Director that a Traffic Mitigation Phasing Plan (TMPP) has been approved by the City of Los Angeles Department of Transportation.

2. Guarantee of traffic improvements.

a. Prior to the issuance of a building permit for a Project, the Applicant shall provide documentation satisfactory to the Director that all transportation improvements and associated traffic signal work required by the TMPP for the Project has been guaranteed to the satisfaction of the City's Department of Transportation.

b. Any guarantee required pursuant to this Subsection may be satisfied by a letter of credit, surety bond or other suitable guarantee satisfactory to the City's Department of Transportation.

c. Prior to the issuance of the Certificates of Occupancy for a Project, all transportation improvements required by the TMPP for the Project shall be completed or suitably guaranteed to the satisfaction of the City of Los Angeles Department of Transportation. Temporary Certificates of Occupancy may be granted in the event of any delay through no fault of the Applicant, provided that, in each case the Applicant has demonstrated reasonable efforts and due diligence to the satisfaction of the City of Los Angeles Department of Transportation.

3. Traffic Improvement Modifications. The City's Department of Transportation, at the request of the Applicant, may determine the implementation of a transportation improvement is infeasible and should be substituted with a comparable transportation improvement of equivalent effectiveness. In that situation, the City's Department of Transportation, in consultation with the Director (in consultation with Public Works Traffic and Lighting Division) and the City's Director of Planning, may modify or substitute the traffic improvement; provided the City's Department of Transportation determines the alternative mitigation measure(s) to be implemented by the Applicant shall provide equivalent effectiveness.

22.408.150 Parking Regulations.

A. General Requirements.

1. Pursuant to the Substantial Conformance Review procedures set forth in Section 22.408.210 of this Specific Plan, parking for Projects which are subject to this Specific Plan shall be provided in accordance with the requirements of this Section. Where this Specific Plan contains language or standards which require more parking or permit less parking than the Zoning Code, this Specific Plan shall supersede the Zoning Code.

2. Within 30 days of the effective date of this Specific Plan, the Universal Studios Specific Plan area property owner shall provide a table summarizing the existing parking supply for the Universal Studios Specific Plan area. With each Substantial Conformance Review submittal, the Applicant shall provide a table summarizing the existing parking and any changes in parking required pursuant to this Section and proposed by the Project as well as information regarding the location of any new bicycle amenities pursuant to Section 22.408.140.A of this Specific Plan as may be required for the Project.

3. The Department shall be responsible for monitoring the Applicant's compliance with the parking requirements of this Specific Plan.

B. Required. On-site parking shall be provided as follows:

1. Retail. Parking for retail establishments that are not located within the Theme Park or Hotel shall be provided at a rate of four parking spaces per 1,000 square feet of Floor Area.

2. Restaurant. Parking for restaurant establishments that are not located within the Theme Park or Hotel shall be provided at a rate of one parking space per three seats.

3. Theme Park. Parking for Theme Park Entertainment Attractions shall be provided at a rate of 7.9 parking spaces per 1,000 square feet of net new Floor Area. Change-out of existing Entertainment Attractions shall not require additional parking. Parking shall not be required for Theme Park restaurant, retail and Back-of-

House areas. Additional parking shall not be required for new Universal Studio Tour Entertainment Attractions provided that the new Universal Studio Tour Entertainment Attraction will not increase Universal Studio Tour Capacity, as certified by the Applicant.

4. Hotel. Parking shall be provided at the rate of one parking space for each two guest rooms and one parking space for each guest suite. No additional parking spaces shall be required for Hotel related ancillary uses such as meeting, banquet and ballroom facilities; lobbies; retail; restaurants; bars; nightclubs; offices; gym and fitness rooms; pools and hot tubs; spas including massage treatments; salons; entertainment uses that are ancillary to the operation of a hotel; and other hotel amenities as part of the hotel complex and operations.

5. Office. Parking shall be provided at the rate of one parking space for each 400 square feet of Floor Area.

6. Studio Office. Parking shall be provided at the rate of one parking space for each 400 square feet of Floor Area.

7. Studio Use (other than Ancillary Support Facilities, Studio Support Facilities, sound stage or warehouse). Parking shall be provided at the rate of one parking space for each 500 square feet of Floor Area.

8. Sound stage. Parking shall be provided at the rate of one parking space for each 1,000 square feet of Floor Area.

9. Warehouse. Parking shall be provided at the rate of one parking space for each 1,000 square feet of Floor Area.

10. Theater/Cinema/Amphitheater/Performance Venue/Assembly (other than Theme Park). Parking shall be provided at the rate of one parking space for each three seats.

11. Ancillary Support Facilities and Studio Support Facilities. No parking shall be required unless otherwise provided herein.

12. Parking for any land use categories not addressed by this Section shall be provided at a parking rate in accordance with the Zoning Code.

C. Modifications to Minimum Parking Required. The minimum parking requirements established by this Specific Plan or the Zoning Code, where this Specific Plan is silent, may be modified upon request and application by the Applicant as part of a Substantial Conformance Review request pursuant to Section 22.408.210 of this Specific Plan. Such request shall be accompanied by a parking analysis, prepared by a qualified transportation/parking engineer to the satisfaction of the Director, and shall demonstrate justification for the modification request.

D. Location of Parking. Parking for each use or activity may be located at any location within the combined boundaries of the Universal Studios Specific Plan area or the adjacent City [Q]C2 Area. Parking for each use or activity may be located outside the combined boundaries of the Universal Studios Specific Plan area and City [Q]C2 Area upon submittal of a parking agreement or covenant satisfactory to the Director. Such parking agreement or covenant shall be provided to the Director for review when a Project seeks to rely on parking outside the combined boundaries of the Universal Studios Specific Plan area or the adjacent City [Q]C2 Area. In the event that separate legal lots are created within the Universal Studios Specific Plan area, parking may be provided within any lot within the Universal Studios Specific Plan area upon submittal of a parking agreement or covenants satisfactory to the Director.

E. Tandem and Valet Parking. Vehicles may be parked in tandem or by valet, provided that attendants are available to move vehicles at the times the parking area using tandem or valet parking is open for use. If the attendant requirement is met, each tandem or valet stall shall constitute the number of parking spaces equivalent to the number of cars it can accommodate.

F. Parking for Existing Uses, Buildings or Structures. Any use, building or structure established or constructed prior to the effective date of this Specific Plan may be continuously maintained with parking as provided as of the effective date of this Specific Plan with no change in parking requirements.

1. Alterations or Modifications. Such existing uses, buildings or structures shall not be required to provide additional parking in connection with

alterations or modifications to such uses, buildings or structures provided that such alterations or modifications do not increase the Floor Area by greater than ten percent or 1,000 square feet, whichever is less. In the event that the alteration or modification increases the Floor Area by greater than ten percent or 1,000 square feet, additional parking shall be provided for the additional square footage only.

2. Damage or Destruction. In the event of any damage or destruction to such uses, buildings or structures, such existing uses, buildings and structures may be rebuilt to the Floor Area existing as of the effective date of this Specific Plan without providing any additional parking in excess of that provided by such uses, buildings or structures as of the effective date of this Specific Plan.

G. Credit for Parking Provided. In the event that a use, building or structure is demolished, removed, or repurposed, the amount of parking that was provided for such use, building or structure shall be credited and considered surplus parking. Such surplus parking may be allocated to satisfy the parking requirements for new uses, buildings or structures as developed in accordance with this Specific Plan.

H. Design Standards for Permanent Parking Facilities.

1. Parking structures.

a. The exterior design of a parking structure shall utilize architectural styles or techniques that enhance their visual compatibility with surrounding buildings, structures and terrain, which architectural styles or techniques may include but not be limited to the following features: façade articulation; step backs or terracing of the parking levels; landscaping and Graphic Treatments; use of compatible building materials and colors.

b. Rooftop parking shall be vertically screened from view when located within 500 feet of Existing Off-Site Residential Uses located outside the combined boundaries of this Specific Plan and the adjacent City [Q]C2 Area. Screening may include landscaping or "headlight" parapet walls.

c. The use of Highly Reflective Building Materials is prohibited.

d. The paving surfaces within parking structures shall be designed to reduce tire squeal.

e. Parking structures shall comply with Zoning Code provisions related to parking space dimensions, aisle width, and access to parking spaces that are applicable to such parking structures.

f. Parking facilities shall comply with the applicable lighting requirements set forth in Section 22.408.160 of this Specific Plan.

2. Surface parking lots.

a. The use of highly reflective paving materials is prohibited.

b. Parking lots shall comply with Zoning Code provisions related to parking space dimensions, aisle width, landscaping, and access to parking spaces that are applicable to such parking lots.

3. Any parking structure, including any associated parking payment booths, constructed in Area G as shown on Exhibit 2-D shall include the following design features:

a. The east façade and the easterly 60 feet of the south façade of the parking structure where there are no access driveways or ramps shall be enclosed as shown on Exhibit 2-D and shall be painted;

b. If the parking structure is constructed with roof-top parking, a minimum six-foot high parapet with an additional six-foot high visual screen on the parapet (12 feet total above roof level) shall be provided along the east and south side of the roof where there are no access driveways or ramps.

c. The roof surface shall be a non-reflective finish.

4. Any parking facility, including any associated parking payment booths, constructed in Area Z as shown on Exhibit 2-D shall include the following design features:

a. If a parking structures is developed:

i. The east façade of the parking structure shall be enclosed as shown on Exhibit 2-D and shall be painted;

- ii. No parking shall be permitted on the roof of the structure;
- iii. The roof surface shall be a non-reflective finish.
- b. If an at-grade surface parking lot is developed:
 - i. The parking area, not including driveways or roadways, shall be a concrete material that allows for growth of grass (e.g. grasscrete), or other suitable material;
 - ii. A 10-foot high painted block sound wall shall be constructed in the location shown on Exhibit 2-D.
 - c. Landscaping as shown on Exhibit 2-D shall be installed and maintained along the eastern perimeter of any parking facility developed at this location.

5. Any parking structures constructed in the locations shown on Exhibit 2-E shall include the following design features:

- a. If the parking structures are constructed with roof-top parking, a minimum six-foot high parapet with an additional six-foot high visual screen on the parapet (12 feet total above roof level) shall be provided along the south side of the roof where there are no access driveways or ramps.

- b. The roof surface shall be a non-reflective finish.

- I. Fire Lane Enforcement. The Applicant shall designate on-site fire lanes in consultation with the Los Angeles County Fire Department. The Applicant shall prohibit parking within designated fire lanes by installing surface painting and signage.

- J. Shared Parking Plan. The parking requirements listed in Section 22.408.150.B above may be modified for shared parking between two or more uses within the Universal Studios Specific Plan area and/or the adjacent City [Q]C2 Area if the Director determines that a lower total number of parking spaces will provide adequate parking for these uses. A Shared Parking Plan shall not be required for special events or Temporary Uses that utilize shared parking with other uses for the duration of the special event or Temporary Use. An application for and consideration of a Shared Parking Plan shall be processed pursuant to the following requirements:

1. Contents of Shared Parking Plan. The Shared Parking Plan shall contain the following information:

a. An analysis of parking demand. This analysis shall be conducted by a qualified traffic/parking engineer on an hourly basis, 24 hours per day, for seven consecutive days or by other means acceptable to the Director;

b. A description of the portion of the Universal Studios Specific Plan area and/or the adjacent City [Q]C2 Area subject to the Shared Parking Plan;

c. A description of the uses, hours of operation, parking requirements, and allocation of parking spaces that demonstrates that adequate parking for each use will be available, taking into account their hours of operation; and

d. A description of the characteristics of the affected uses and/or special programs that will reduce the need for the required number of parking spaces, which may include the availability of alternative transportation modes.

2. Review. The Shared Parking Plan application shall be deemed complete within 30 days of submittal unless the Director advises the Applicant in writing that the application is considered incomplete and the specific reasons therefore. Within 30 days of receipt of a complete application for a Shared Parking Plan, the Director shall either approve the Shared Parking Plan application or indicate how the Shared Parking Plan would not provide adequate parking. This time period may be extended by the mutual consent of the Applicant and Director. If the Director does not act within such 30 day period, the Shared Parking Plan application shall be deemed approved. The decision of the Director shall not be appealable.

3. Findings. The Director shall grant a Shared Parking Plan application if he/she makes the following findings:

a. The peak hours of operations are different or other operational characteristics warrant such a reduction; and

b. The joint use or shared parking shall not create a negative parking impact on the surrounding public streets.

22.408.160 Lighting Regulations.

A. Applicability. Except as provided herein, all new lighting within the Universal Studios Specific Plan area shall comply with the following regulations. New lighting fixtures shall be constructed and installed in conformance with applicable provisions of the Los Angeles County Building Code.

B. Existing lighting. All lighting which exists on the effective date of this Specific Plan shall be permitted and shall not be required to comply with this Section. Additions or alterations to existing lighting shall be permitted provided that such additions or alterations do not materially change the location, type, or orientation of the existing lighting. In the event of any damage or destruction to existing lighting, such existing lighting may be replaced with lighting comparable in location, type, orientation and illumination.

C. Light Sources Requirements and Limitations.

1. Light Sources shall be designed and maintained so as to produce not more than two footcandles of illumination as measured at the property line of the nearest residentially zoned property outside of the combined boundaries of the adjacent City [Q]C2 Area and Universal Studios Specific Plan area.

2. Light Sources (i.e. bulb or lamp) which exceed 300 Candelas (approximately equivalent to a 200-watt incandescent light bulb) within the range from 45 degrees above horizontal to 21 degrees below horizontal as measured at the Light Source shall not be visible from Existing Off-Site Residential Uses located outside of the combined boundary of the Universal Studios Specific Plan area and the adjacent City [Q]C2 Area. For purposes of this Subsection, "not visible" shall mean: i) that the Light Source shall not be directly visible from the lot on which the residential use is located; or ii) that the Light Source is a minimum of 2000 feet in distance from the residential use. Various forms of screening measures, which may or may not be physically attached to the Light Source, may be utilized in order to comply with this regulation. Such screening measures of the Light Source may include, but are not limited to, shielding

measures attached to the Light Source or structure, other buildings or structures, and non-deciduous landscaping or landscape trellises and louver systems.

3. Light Sources, which emit no more than 300 Candelas (approximately equivalent to a 200-watt incandescent light bulb) within the range from 45 degrees above horizontal to 21 degrees below horizontal as measured at the Light Source shall comply with Section 22.408.160.C.1, above, but shall not otherwise be regulated.

4. In addition to the requirements set forth in Section 22.408.160.C.1, C.2, and C.3, above, Light Sources greater than 10,000 Candela, as determined by the manufacturer, shall be full cut-off type.

5. Light Sources which do not meet Section 22.408.160.C.2, above, or the exceptions in Section 22.408.160.C.9, below, shall be subject to a conditional use permit, pursuant to Chapter 22.56 of the Zoning Code.

6. The transitions (modulations) of Light Sources that provide animated, moving, programmed, flashing, color changing or variable lighting effects shall take a minimum of 30 seconds prior to being queued for a subsequent transition. Non-stroboscopic lighting transitions that are perceived as linear dimming, or linear color changing, are required.

7. New surface parking lot lighting shall be installed with cut-off fixtures.

8. Exceptions.

a. Production Activities. Light Sources associated with Production Activities shall not be subject to the lighting regulations contained in this Specific Plan or in the Zoning Code.

b. Outdoor Special Light Effects. Light Sources associated with Outdoor Special Light Effects shall not be subject to the lighting regulations contained in Section 22.408.160.C.1 through C.7, above, or in the Zoning Code.

c. Decorative lights, other than those installed along the Lankershim Boulevard property boundary and the northern property boundary of the

Universal Studios Specific Plan area, which are temporarily installed between September 1 and January 15 of the next year shall not be subject to the lighting regulations contained in this Specific Plan or in the Zoning Code. Decorative lights temporarily installed between September 1 and January 15 of the next year along the Lankershim Boulevard property boundary and the northern property boundary of the Universal Studios Specific Plan area shall be subject to any applicable lighting regulations in this Specific Plan or the Zoning Code.

d. Emergency Light Sources or temporary Light Sources used for repair or construction as required by governmental agencies shall not be subject to the lighting regulations contained in this Specific Plan or in the Zoning Code.

e. Light Sources owned or controlled by any public agency for the purpose of directing or controlling navigation, traffic or for highway or street illumination shall not be subject to the lighting regulations contained in this Specific Plan or in the Zoning Code.

f. Signs. Lighting associated with Signs shall not be subject to the lighting regulations contained in this Section and shall be subject to the lighting regulations contained in Section 22.408.180 of this Specific Plan.

g. Hotel. Hotel rooftop lighting for sports/recreational uses, such as recreation areas, pools, tennis or paddle courts, which would not comply with Section 22.408.160.C.1, C.2, C.3, or C.4, above, shall comply with the following lighting standard: Such uses shall be lighted by horizontally mounted, rectilinear-type, cut-off fixtures shielded in such a manner that the bulb or lamp cannot be viewable from Existing Off-Site Residential Uses outside of the combined boundaries of the Universal Studios Specific Plan area and the adjacent City [Q]C2 Area. Such Light Sources shall be mounted at a height of 20 feet or less above the roof top surface.

h. Construction lighting. Light Sources related to construction activities, which would not comply with Section 22.408.160.C.1, C.2, C.3 or C.4, above, shall be shielded or directed to restrict any direct illumination onto property located

outside of the combined boundaries of the Universal Studios Specific Plan area and the adjacent City [Q]C2 Area.

9. Current and future technologies of Light Sources such as neon, LED, LCD, projected images and similar lighting displays or installations shall be permitted provided they comply with the applicable regulations in this Section or Section 22.408.180 of this Specific Plan. Animated, moving, programmed, flashing, neon, LCD, and similar technologies of lighting displays or installations also shall be permitted as determined by the Director.

10. In office buildings greater than four stories in height and abutting Lankershim Boulevard, the property owner shall implement, at the property owner's election, one or a combination of the following features to reduce the visibility of all interior lights of offices facing north or west after 10:00 p.m.:

- a. Installing and maintaining an electronic or mechanical device, such as motion sensors, that turn off the interior lights of offices facing north or west that are not in use;
- b. Installing and maintaining opaque window shades in offices facing north or west that are lowered by 10:00 p.m.; or
- c. On-site personnel walking through the building by 10:00 p.m. each night to turn off any interior lights of offices facing north or west that are not in use.

22.408.170 Sound Attenuation Regulations.

A. General Requirements. For operational and construction noise, Project sound sources within the Universal Studios Specific Plan area shall comply with Title 12 of the County Code as applicable.

B. Additional Operational Noise Requirements. In addition to compliance with Section 22.408.170.A, above, all operational sound sources, including existing (e.g. Waterworld) and future sound sources, shall comply with the following provisions except as provided in Section 22.408.170.C and D, below:

1. From 7:00 a.m. to 7:00 p.m. the allowable noise level shall not exceed the greater of (i) a L 50 of 50 dBA or (ii) ambient, as measured at the six designated monitoring sites shown on Figure 16-1.

2. From 7:00 p.m. to 1:00 a.m. the allowable noise level shall not exceed the greater of (i) a L 75 of 47 dBA or (ii) ambient, as measured at the six designated monitoring sites shown on Figure 16-1.

3. From 1:00 a.m. to 7:00 a.m. the allowable noise level shall not exceed the greater of (i) a L 90 of 44 dBA or (ii) ambient, as measured at the six designated monitoring sites shown on Figure 16-1.

4. From 7:00 a.m. to 10 p.m. the L 0 (otherwise known as the L max) shall not exceed the greater of (i) 67 dBA or (ii) ambient, as measured at the six designated monitoring sites shown on Figure 16-1. For sound sources that emit a pure tone or impulsive noise (e.g. gunshot) from 7:00 a.m. to 10:00 p.m., the L 0 shall not exceed the greater of (i) 62 dBA or (ii) ambient, as measured at the six designated monitoring sites shown on Figure 16-1. Consistent with Title 12 of the County Code, from 10:00 p.m. to 7:00 a.m. the L 0 shall not exceed the greater of (i) 65 dBA or (ii) ambient, as measured at the six designated monitoring sites shown on Figure 16-1, and for sound sources that emit a pure tone or impulsive noise (e.g. gunshot) from 10:00 p.m. to 7:00 a.m., the L 0 shall not exceed the greater of (i) 60 dBA or (ii) ambient, as measured at the six designated monitoring sites shown on Figure 16-1.

C. Compliance. Operational sound sources existing upon the effective date of this Specific Plan shall have 18 months from the effective date of this Specific Plan to bring the operational sound sources into compliance with the provisions in Section 22.408.170.B, above. New sound sources, developed or installed after the effective date of this Specific Plan, shall comply with the provisions in Section 22.408.170.B, above, upon commencing operations.

1. In order to comply with Section 22.408.170.B and C, above, the following modifications to the Waterworld attraction shall be commenced within 60 days

of the effective date of this Specific Plan and shall be completed within 120 days of the effective date of this Specific Plan:

a. The conventional loud speaker system shall be replaced with directional audio technology capable of delivering digital processed sound; and

b. The live action special effects (i.e. gunshots and pyrotechnics) shall be modified with prerecorded digital sound track.

D. Exemptions. The following shall be exempted from the sound attenuation provisions of Section 22.408.170.B, above:

1. Those activities identified in Section 12.08.570 of the County Code;

2. Motion picture, television, video, digital and other media related production activities (which does not include construction of stages or television facilities within which Production Activities may occur); and

3. Firework displays associated with special events subject to Section 326.2 of Title 32 of the County Code requiring a permit from the County Fire Department.

E. Construction and Grading Sound Requirements. Prior to the issuance of a grading permit for a Project, the Applicant shall provide proof satisfactory to Public Works that all construction contractors have been required in writing to comply with Section 22.408.170.A, above. The contractor or Applicant shall prepare a Construction Noise Mitigation Plan. The Construction Noise Mitigation Plan shall include a noise hotline to enable the public to call to report specific construction noise issues or activities that may be causing problems at offsite locations. The Construction Noise Mitigation Plan also shall provide a telephone number for the adjacent homeowner associations and Forest Lawn Memorial-Park Association to contact construction management personnel during normal business hours. The Construction Noise Mitigation Plan also shall include measures to mitigate construction noise to comply with Section 22.408.170.A, above. Such measures may include:

1. Use of the most current methods of equipment noise control.

2. Ensure that construction equipment is fitted with modern sound-reduction equipment.
3. Use of highly efficient mufflers.
4. Use of air inlet silencers on motors.
5. Enclosures on motor compartments.
6. Staging certain high noise-generating activities to take place during mid-day when less people are at home or ambient noise levels in the receptor areas are at their highest levels.
7. Scheduling construction and demolition activities to the extent feasible so as to avoid operating several pieces of high noise generating equipment simultaneously.
8. Provide for the location of construction staging areas to be situated and operated in manners which will avoid direct interference with and impact upon Existing Off-Site Residential streets outside of the combined boundaries of the Universal Studios Specific Plan area and the adjacent City [Q]C2 Area.
9. Comply with all applicable requirements to shield and screen staging areas to minimize any associated noise impacts.
10. Use best efforts to minimize the sound of backup bells during nighttime construction in the Back Lot District.

F. Monitoring.

1. Noise Monitoring. The Director shall retain a qualified third-party acoustical consultant, mutually acceptable to the Universal Studios Specific Plan area property owner and the Director, in consultation with the County Director of Public Health, to monitor the noise levels at the six designated monitoring sites shown in Figure 16-1. Following selection of a third-party acoustical consultant, the acoustical consultant, the Director and the Universal Studios Specific Plan area property owner shall agree upon the procedures for conducting the monitoring, including the manner for documenting the sound monitoring, to identify noises not associated with the Universal Studios Specific Plan area for purposes of calculating the L 0 (otherwise known as the

L max). The third-party acoustical consultant shall use the latest technology generally accepted by qualified acoustical consultants as applicable to the required monitoring, if available to the acoustical consultant. The monitoring shall be conducted, without prior notice to the Universal Studios Specific Plan area property owner, for a 24-hour period every quarter. In addition, the Director may require monitoring of noise levels during special events. The Universal Studios Specific Plan property owner shall give the Director at least 48 hours notification prior to any outdoor special event that will have more than 250 attendees and amplified sound in the Studio or Back Lot District. Notwithstanding the foregoing, nothing herein shall limit the ability of the Director to require additional monitoring for determining compliance and enforcement of the regulations in this Specific Plan. Upon completion of the monitoring, the acoustical consultant shall prepare a monitoring and compliance report with the monitoring data. The monitoring and compliance report shall be provided to the Director and the Universal Studios Specific Plan area property owner. The Universal Studios Specific Plan area property owner shall post the report to the Universal Studios Specific Plan area web site as provided in Section 22.408.200.F.6 of this Specific Plan. A copy of the monitoring and compliance report shall also be provided to the Community Advisory Panel as set forth in Section 22.408.200.F.1 of this Specific Plan.

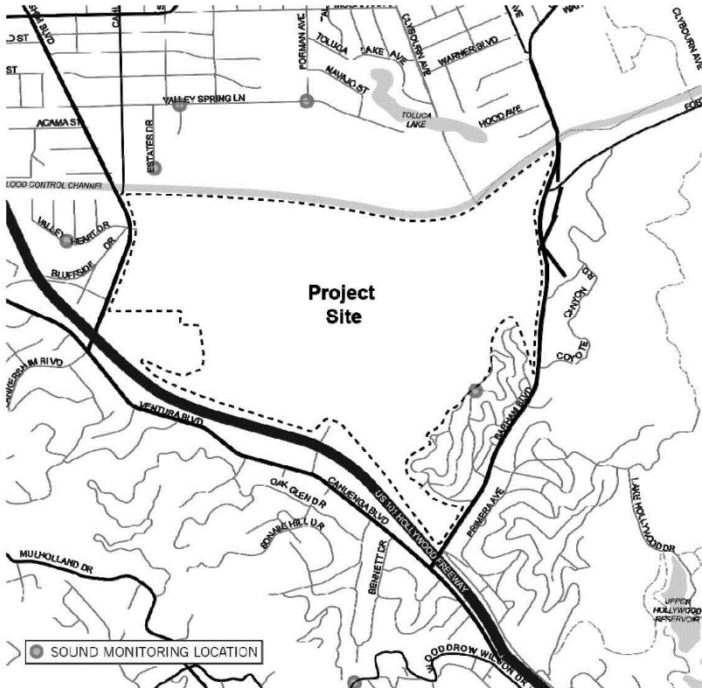
2. Pursuant to Section 22.408.200.E of this Specific Plan, the Universal Studios Specific Plan area property owner(s) shall be responsible for all reasonable costs and expenses incurred by the County in implementing, monitoring, or enforcing this Section, including but not limited to, costs for monitoring, reviewing and verifying information contained in reports, undertaking inspections, and administrative support.

3. The Universal Studios Specific Plan area property owner(s) shall conduct community outreach regarding noise generating operations within the Universal Studios Specific Plan area as set forth in Section 22.408.200.F of this Specific Plan.

G. Ombudsperson(s). As more fully set forth in Section 22.408.200.F of this Specific Plan, the Universal Studios Specific Plan area property owner(s) shall

designate an employee or employees to serve as ombudsperson(s) to respond to questions and concerns regarding operations including noise within the Universal Studios Specific Plan area.

Figure 16-1
Designated Sound Monitoring Sites



22.408.180 Signage Regulations.

A. General requirements.

1. Purpose. The intent of the signage program in this Specific Plan is to create vibrant, clear, attractive signage and graphics that enhance the Universal Studios Specific Plan area while complementing and protecting the character of the surrounding neighborhoods by limiting visual clutter through regulation of the location, size, shape, density, and types of Signs allowed within the Universal Studios Specific Plan area.

2. Permitted Signs. All Signs defined in Section 22.408.180.B, below, which are not otherwise allowed by the Zoning Code, shall be permitted, as set forth in this Specific Plan.

3. Sign Review.

a. Sign Conformance Review. New Signs, other than Internal Signs, shall require a Sign Conformance Review as set forth in this Subsection.

b. The Sign Conformance Review procedure for applicable Signs is in lieu of the Substantial Conformance Review set forth in Section 22.408.210 of this Specific Plan.

c. Internal Sign Review. New illuminated Internal Signs in Sign Districts 1, 2, 4, and 5 shall require an Internal Sign Review to verify that the Sign meets the definition and qualifies as an Internal Sign for location, height and orientation. No other review shall be required. A Sign determined not to qualify as an Internal Sign in Sign Districts 1, 2, 4, or 5 shall be subject to Sign Conformance Review.

4. Compliance. All new Signs shall comply with the requirements of this Section, as determined by the Director pursuant to Section 22.408.180.D, below. All new Signs shall comply with the provisions of Title 26, Chapter 65 of the County Code, related to the construction and installation of Sign structures.

5. Existing Signs. Signs and/or Sign support structures that lawfully exist on the effective date of this Specific Plan shall be permitted to continue and shall not be required to comply with this Specific Plan, but shall comply with the County Code related to the construction, installation and maintenance of Sign structures.

a. In the event of any damage, dilapidation, destruction, or structural upgrade to an existing Sign, such existing Sign may be replaced with a Sign with comparable Height, Sign Area, location, type, and orientation existing as of the effective date of this Specific Plan; and

b. Except as set forth in Section 22.408.180.C.6.d.vi and C.6.d.vii, below, additions or alterations of existing Signs which increase the Sign Area or Height or which materially change the location or orientation of the existing Sign shall comply with the requirements of this Specific Plan and shall be subject to Sign Review.

c. Existing Sign Inventory. Upon submittal of the first Sign Conformance Review application for an Area Identification Sign, Electronic Message

Sign, On-Site (Business) Sign and/or Group 'A' Wall Sign, the Applicant shall provide a baseline inventory of existing Area Identification Signs, Electronic Message Signs, On-Site (Business) Signs and/or Group 'A' Wall Signs that are not Internal Signs. The inventory shall include location, type, Height, and Sign Area. Inventory of such existing Signs permitted during the subject year shall be provided annually along with a copy of the baseline inventory of such existing Signs at the time of the Specific Plan annual report.

6. Sign Area Calculation. Sign Area shall be calculated in accordance with the Sign Area definition set forth in Section 22.408.180.B, below.

7. Backs of Signs. All Signs which are located within 500 feet of this Specific Plan boundary and which are oriented so as to expose the unimproved back of the Sign toward a location outside of the combined boundaries of the Universal Studios Specific Plan area and adjacent City [Q]C2 Area shall be improved or screened with landscaping or other aesthetic treatment(s) to buffer the view of the back of the Sign to the satisfaction of the Director.

8. Internal Electronic Message Signs. Any Internal Sign that is an Electronic Message Sign shall be limited in orientation to the Specific Plan boundary as shown on Figures 17-1 and 17-2.

9. Sign Illumination Standards. The following lighting and illumination standards shall apply to Signs within the Specific Plan area:

a. Animated Area Identification Signs. (i) The light source (i.e. the bulb or lamp) illuminating an Animated Sign shall be shielded from view outside of the combined boundaries of the Specific Plan area and the adjacent City [Q]C2 Area; (ii) The lighting on the Sign shall be turned off from 2:00 a.m. to 7:00 a.m.

b. Building Identification Signs. The brightness of any Building Identification Sign located at the top 10 percent of a Building Face shall not exceed the following:

- During Standard Time
(1st Sunday in November to 2nd Sunday in March)

- 7:00 a.m. to 7:30 p.m.: 300 Candelas/meter sq.
- 7:30 p.m. to 7:00 a.m.: 150 Candelas/meter sq.
- During Daylight Savings Time
(2nd Sunday in March to 1st Sunday in November)
 - 7:00 a.m. to 10:00 p.m.: 300 Candelas/meter sq.
 - 10:00 p.m. to 7:00 a.m.: 150 Candelas/meter sq.

c. Group 'A' Wall Signs. (i) Group 'A' Wall Signs shall be externally lit with light sources (i.e. the bulb or lamp) shielded from view outside of the combined boundaries of the Specific Plan area and the adjacent City [Q]C2 Area; (ii) The brightness of any Group 'A' Wall Sign shall not exceed 300 Candelas per square meter; (iii) Illumination of Group 'A' Wall Signs shall be turned off from 2:00 a.m. to 7:00 a.m.

d. Electronic Message Signs. (i) Instantaneous image changes shall not be allowed; (ii) The image refresh shall occur through a seamless transition from one image to the next with no strobing effect; (iii) The brightness of the Electronic Message Sign shall not exceed the following:

- During Standard Time
(1st Sunday in November to 2nd Sunday in March)
 - 7:00 a.m. to sunset: 7,500 Candelas/meter sq.
 - Sunset to 7:30 p.m.: 600 Candelas/meter sq.
 - 7:30 p.m. to 2:00 a.m.: 450 Candelas/meter sq.
 - 2:00 a.m. to 7:00 a.m.: Turned off
- During Daylight Savings Time
(2nd Sunday in March to 1st Sunday in November)
 - 7:00 a.m. to sunset: 7,500 Candelas/meter sq.
 - Sunset to 10:00 p.m.: 600 Candelas/meter sq.
 - 10:00 p.m. to 2:00 a.m.: 450 Candelas/meter sq.
 - 2:00 a.m. to 7:00 a.m.: Turned off

Beginning 45 minutes prior to sunset and concluding 45 minutes after sunset, the Electronic Message Signs shall transition smoothly at a consistent rate from the permitted daytime brightness level to the permitted brightness level during the Sunset to 7:30 p.m. or Sunset to 10:00 p.m. period as applicable. Beginning 15 minutes prior to the required time, the Electronic Message Sign shall also transition smoothly at a consistent rate from the permitted brightness for the Sunset to 7:30 p.m. or Sunset to 10:00 p.m. period to the 7:30 p.m. to 2:00 a.m. or 10:00 p.m. to 2:00 a.m. period as applicable.

e. Measurement of Brightness. The brightness of Electronic Message Signs, Group 'A' Wall Signs and Building Identification Signs shall be measured from ground level at the nearest residential property outside of the combined boundaries of the Universal Studios Specific Plan area and the City [Q]C2 Area. The measured maximum brightness shall be based on the luminance levels of the white display portion of the Sign. For Electronic Message Signs, the red, green and blue outputs shall be turned to full ON at the time of testing. A calibrated luminance meter shall be used to measure the luminance intensity of the Sign in Candela per meter squared (nits) in accordance with the luminance meter manufacturer's operational instructions. The luminance measurements should not be taken at oblique angles that exceed 60 degrees off-axis from the face of the Sign.

f. Sign Illumination Limitations. Illuminated Signs shall not generate light intensity levels of greater than two footcandles as measured at the property line of the nearest residentially zoned property outside the combined boundaries of the Universal Studios Specific Plan area and the City [Q]C2 Area, and illuminated Signs shall not cumulatively generate light intensity levels of greater than three footcandles as measured at the property line of the nearest residentially zoned property outside of the combined boundaries of the Universal Studios Specific Plan area and the City [Q]C2 Area. A calibrated illuminance meter shall be used to measure the maximum incident illuminance resultant from the illuminated Sign in footcandles, in accordance with the illuminance meter manufacturer's operational instructions. The

meter shall be mounted to a tripod at eye level, and aimed at the Sign. A measurement shall be taken with the Sign turned on, and again with the Sign turned off. The difference of the two measurements shall be considered the resultant illuminance generated by the Sign.

Figure 17-1
Orientation of Internal Electronic Message Signs

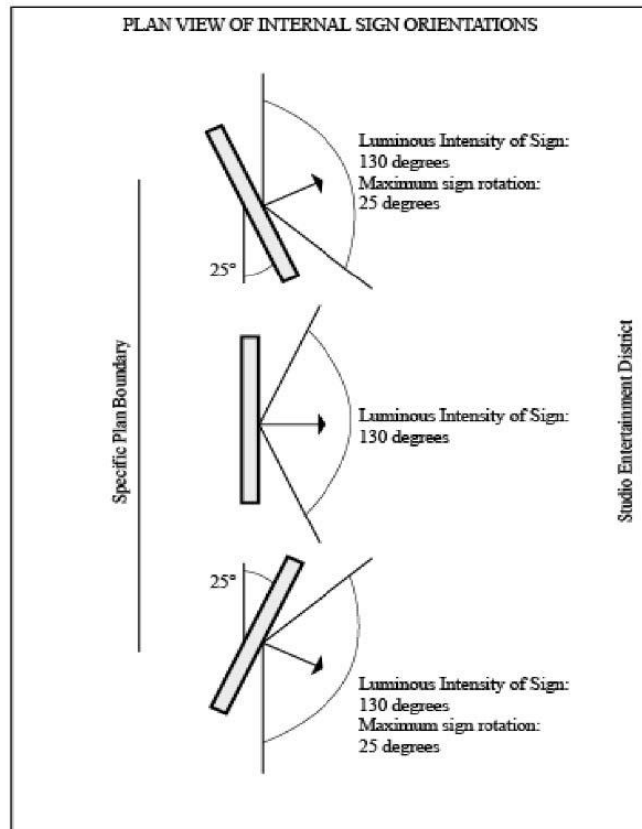
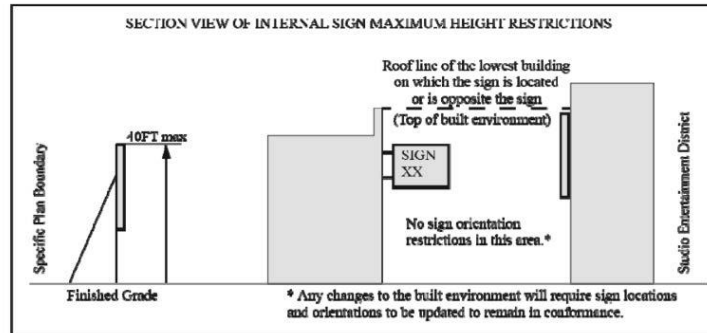


Figure 17-2
Orientation of Internal Electronic Message Signs



B. Definitions. Whenever the following terms are used in this Specific Plan, they shall be construed as defined in this Subsection. To the extent that other terms used in this Section are not defined herein or in Section 22.408.050 of this Specific Plan, but are defined in the Zoning Code, those definitions shall apply.

Aerial View Sign. A type of Sign that is applied or placed upon the roof surface, approximately parallel with the roof plane, intended to be viewed from the sky.

Animated Sign. A Sign that contains parts that change, move, rotate or otherwise incorporate physical motion that is not an Electronic Message Sign.

Architectural Ledge Sign. A Sign with individual channel letters, numbers, symbols or icons, which stand atop a horizontal projection forming a narrow shelf on a wall or architectural projection.

Area Identification Sign. A category of Sign intended to identify an area by the common place name of the area or business.

Awning Sign. A Sign affixed to an awning or removable canopy not permanently attached to or built as part of a building or structure that projects over a deck, door, or window of a building or structure.

Banner Sign. (See also Street Banner Sign) A Sign that is generally constructed of fabric, canvas, metal or similar material and that is attached to a pole, building, or hung by wire, and is fixed in place.

Blade Sign. A Sign that projects perpendicularly from a Building Face, not exceeding five (5) feet in width, which has a vertical dimension that exceeds the horizontal dimension and may or may not extend above a roof line.

Building Face. The general outer surface, not including cornices, bay windows, or architectural projections, of any wall of a building.

Building Identification Sign. A category of Sign that is limited to a company logo, name of building, business, or destination that may include the building address.

Channel Letters Sign. Multi-dimensional, individually cut letters, numbers, or figures, illuminated or un-illuminated, which are affixed to a building or structure.

Construction/Contractor Sign. A category of Sign located on the site of a building that states the name of the contractor(s) working on the site and any owners, building-related architectural, engineering, financial firms, future tenants, and others associated with a construction project, but which contains no other advertising matter.

Construction Fence/Wall Sign. A type of Construction/Contractor Sign located on a fence or wall securing a construction site. Signs shall be limited to the names of the developer, building owner and contractor(s) working on the site and any building-related architectural, engineering or financial firms involved with the building on that site and may include a Graphic Treatment.

Electronic Message Sign. A Sign that displays still images, scrolling images, or moving images, including video and animation, utilizing a series or grid of lights that may be changed by electronic means, including cathode ray, light emitting diode display (LED), plasma screen, liquid crystal display (LCD), fiber optic, or other electronic media or technology.

Exempt Sign. The following are exempt from Sign Review:

- a. Regulatory signs, information signs or warning signs required or authorized by law or by federal, State, or County authority;
- b. Official and legal notices issued by any court, public body, person, or officer in performance of a public duty or in giving any legal notice;

c. Official flags of the United States of America, the State of California, and other states of the United States, counties, municipalities, official flags of foreign countries, and flags of internationally and nationally recognized organizations; and

d. Internal Signs. Internal Signs in Sign District 3 and Internal Signs that are not illuminated shall be exempt from Sign Review.

e. Graphic Treatments are not Signs and are permitted and not regulated by this Section.

Free-standing Sign. A Sign that is placed on the ground or has as its primary structural support one or more columns, poles, uprights or braces in or upon the ground. Free-standing Signs includes Monument and Pole Signs.

Graphic Treatment. An image or pattern which is applied to a fence, wall or structure and does not constitute a Sign. A Graphic Treatment may function as a screening device. Thematic Elements may be combined with Graphic Treatments.

Inflatable Sign. An object that is inflated with cold air, hot air, helium, or a lighter-than-air substance. It may be of various shapes, made of flexible fabric, and may be equipped with a portable blower motor that provides a constant flow of air into the device. Inflatable Signs are restrained, attached, or held in place by a cord rope, cable, or similar method. Inflatable Signs shall be limited to Internal Signs.

Information Sign (Directional Sign). A category of Sign that is limited to a message giving directions, instructions, menus, selections, or address numerals. Information Signs are often referred to as "directional signs."

Internal Sign. A category of Sign that includes:

a. Signs that are below 40 feet in Height above Finished Grade located in the Lankershim Edge and Northern Edge Sign Districts provided the Signs directly face the Studio District; or

b. Signs that are below rooflines if within CityWalk or below 40 feet Height above Finished Grade if within other areas of the Studio and Entertainment Sign District; or

c. Signs that are below 40 feet in Height above Finished Grade located in the Visitor Gateway Sign District provided the Signs directly face the Entertainment District; or

d. Signs that are below 40 feet in Height above Finished Grade located in the Studio Back Lot Sign District provided the Signs directly face the Entertainment District or Studio District; and

e. Internal Signs may be On-site or Off-site Signs and consist of any other Sign category (e.g. Area Identification) or Sign type (e.g. Wall Sign).

Internal Sign Review. A ministerial process conducted by the Director to determine that a Sign qualifies as an Internal Sign as defined in this Subsection.

Marquee Sign. A type of Sign painted on or affixed to the perimeter or border of a permanently roofed structure constructed as part of a building and protruding over the sidewalk, plaza or roadway.

Monument Sign. A Free-standing Sign that is erected directly upon the existing or Finished Grade, or that is raised no more than 12 inches from the existing or Finished Grade to the bottom of the sign, and that has a horizontal dimension equal to or greater than its vertical dimension.

Off-site Sign (Outdoor Advertising Sign). A category of Sign that is other than an On-Site (Business) Sign, Area Identification Sign, Building Identification Sign, Information Sign, Tenant Identification Sign, Construction/Contractor Sign, or Real Estate Sign. Off-site does not refer to the physical location of the Sign.

On-site (Business) Sign. A category of Sign that identifies or promotes (1) media and entertainment industry products of NBC Universal or its affiliates, (2) products related to the media and entertainment industry that are produced, distributed, or sold within the combined boundaries of the Universal Studios Specific Plan area and the adjacent City [Q]C2 Area, not including products solely displayed in commercials produced therein, (3) media and entertainment industry businesses, services, activities, or events located or conducted within the combined boundaries of the Universal Studios Specific Plan area and the adjacent City [Q]C2 Area, and

(4) businesses, services, activities or events conducted or located on a lot in which the Sign is located. On-Site (Business) Signs may take the form of the Sign types listed in the Sign definitions as allowed by the Sign District.

Pillar (Pylon) Sign. A type of Monument Sign that is mounted directly on the ground, consisting of rectangular sign faces or a sculptural themed shape, with a vertical dimension that exceeds its horizontal dimension.

Pole Sign. A Free-standing Sign that is erected or affixed to one or more poles or posts and that does not meet the requirements of a Monument Sign.

Projected Image Sign. A still image projected on the face of a wall from a distant electronic device, such that the image does not originate from the plane of the wall.

Projecting Sign. A Sign, other than a Wall Sign, that is affixed to and wholly supported by an exterior wall of a building or structure and projects outward and/or upward there from with one or more sign faces, other than a Wall Sign.

Real Estate Sign. A category of Sign indicating that a property, building, or any portion thereof is available for inspection, sale, lease, or rent.

Roof Sign. A Sign erected upon or above and wholly supported by a roof or parapet of a building or structure.

Sign. Any display board, wall, screen, projected image, object or part thereof, or any other material or medium used to announce, declare, demonstrate, display or otherwise present a message and attract the attention of the public outdoors.

Sign Area. An area circumscribed by the smallest geometric shape created with a maximum of eight straight lines, which enclose all words, letters, figures, symbols, designs, and pictures, together with framing, background material, colored or illuminated areas and attention-attracting devices forming an integral part of an individual message except that:

a. Wall Signs having no discernible boundary shall have areas between the letters and/or words intended to be read together and device intended to draw attention to the sign message included in any computation of Sign Area;

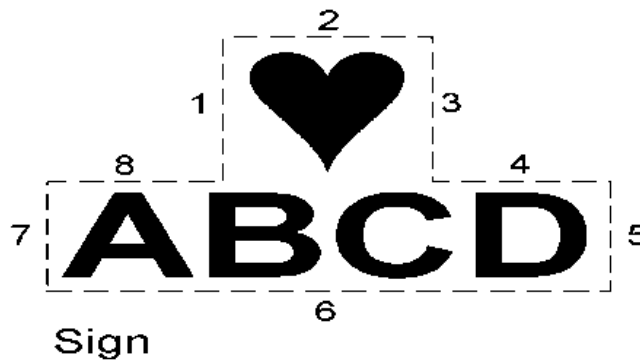
b. For spherical, cylindrical, or other three-dimensional Signs, the Sign Area shall be computed from the two-dimensional geographical shape or shapes that will best approximate the greatest actual surface area visible from any one direction;

c. Sign support structures are excluded if neutral in color; and

d. "Time and temperature" sign copy is excluded from computation of Sign Area if such copy is less than 56 square feet in area. An explanatory graphic "Calculating Sign Area" is provided below.

EXPLANATORY GRAPHIC

Calculating Sign Area



Sign Area: An area circumscribed by the smallest geometric shape created with a maximum of eight straight lines which enclose all words, letters, figures, symbols, designs and pictures, together with framing, background material, colored or illuminated areas and attention-attracting devices forming an integral part of an individual message.

Sign Conformance Review. A ministerial process to determine compliance of a Sign with all applicable provisions of this Section, as issued by the Director pursuant to Section 22.408.180.D, below.

Street Banner Sign – Private. An On-Site Banner Sign that is generally constructed of fabric, canvas, metal or similar material and that is attached to a street light fixture or other such fixture on a Private Street.

Temporary Sign. Any Sign that is to be maintained for a limited duration, not to exceed 60 days in duration, and not to exceed a total of 90 days per year on a single Building Face, and which is not permanently affixed to the ground, or a building or structure. Temporary Signs include Inflatable Signs, but shall not include Electronic Message Signs, or Group 'A' Wall Signs.

Tenant Identification Sign. A category of Sign that is limited to a company logo or the name of a business used to identify the tenant(s) or establishment located on the same lot or premises.

Wall Mural. A painted or digitally produced image generally large in scale that is incorporated onto the wall and/or parapet of a building or a structure and does not constitute a Sign.

Wall Sign. A Sign, other than a Roof Sign, that is attached to, painted on or erected against the wall and/or parapet of a building or a structure, with the exposed face of the Sign on a plane approximately parallel to the plane of the wall. Group 'A' Wall Signs are all Walls Signs greater than 1,000 square feet in Sign Area. Group 'B' Wall Signs are all Wall Signs 1,000 square feet or less in Sign Area. Group 'A' Wall Signs may consist of an image, with or without written text, which is applied to and architecturally and compositionally integrated with a wall. The Group 'A' Wall Sign may be printed on vinyl, mesh, window film, or other material supported and attached to a wall or window by an adhesive and/or by using stranded cable and eye-bolts and/or other materials or methods provided the Sign is architecturally and compositionally integrated with the wall.

Window Sign. A Sign, other than a Group 'A' Wall Sign, that is attached to, affixed to, leaning against, or otherwise placed inside of a building within six feet of any window or door in such a manner that it is visible from outside the building, but not including the display of merchandise in store windows.

C. Sign Districts.

1. Sign Districts. There shall be five Sign Districts in the Universal Studios Specific Plan area as shown on Exhibit 9-A as of the effective date of this

Specific Plan and as shown on Exhibit 9-B as of the effective date of the annexation and detachment actions should those actions be approved. The Director may modify Exhibit 9-B consistent with the Local Agency Formation Commission's action pursuant to Section 22.408.220 of this Specific Plan.

- a. Sign District 1 – Lankershim Edge Sign District.
- b. Sign District 2 – Northern Edge Sign District.
- c. Sign District 3 – Studio and Entertainment Sign District.
- d. Sign District 4 – Visitor Gateway Sign District.
- e. Sign District 5 – Studio Back Lot Sign District.

2. Permitted and Prohibited Signs by Sign District. Table 17-1 summarizes the Sign categories and Sign Type allowed in each Sign District.

3. Wall Murals. Wall Murals, which do not constitute a Sign, shall be permitted in Sign District 3. Wall Murals shall be prohibited in Sign Districts 1, 2, 4, and 5.

4. Graphic Treatments. Graphic Treatments, which do not constitute a Sign, shall be permitted generally within Sign District 3, shall be permitted in Sign Districts 1, 2, 4, and 5 only as a screening device, and in Sign District 1 shall not be on building façades facing Lankershim Boulevard.

Table 17-1
Permitted and Prohibited Signs

Sign District	Signs Permitted	Prohibited Signs
1 Lankershim Edge	Permitted Sign Categories: Internal, Area Identification, Building Identification, Tenant Identification, On-Site (Business), Information, Temporary, Construction, Real Estate	Off-Site (other than Internal Signs)
	Permitted Sign Types: Animated, Architectural Ledge, Awning, Banner, Blade, Channel Letters, Construction Fence/Wall, Electronic Message, Monument, Pillar (Pylon), Pole (limited to Information and replacement Sign), Projecting, Street Banners – Private, Wall (limited to Group 'B'), Window	Aerial View, Group 'A' Wall
2 Northern Edge	Permitted Sign Categories: Internal, Building Identification, Information	Off-Site (other than Internal Signs) Temporary (other than Internal Signs)

Sign District	Signs Permitted	Prohibited Signs
	Permitted Sign Types: Architectural Ledge, Awning, Blade, Channel Letters, Monument, Pillar (Pylon), Pole (limited to Information), Projecting, Wall (limited to Group 'B'), Window	Aerial View, Animated (other than Internal Signs), Electronic Message (other than Internal Signs), Group 'A' Wall (other than Internal Signs)
3 Studio & Entertainment	Permitted Sign Categories: Internal, Area Identification, Building Identification, Tenant Identification, On-Site (Business), Information, Temporary, Construction, Real Estate	Off-Site (other than Internal Signs)
	Permitted Sign Types: Aerial View, Animated, Architectural Ledge, Awning, Banner, Blade, Channel Letters, Construction Fence/Wall, Electronic Message, Marquee, Monument, Pillar (Pylon), Pole, Projecting, Street Banners – Private, Wall Signs (Group 'A' and Group 'B'), Window Signs	
4 Visitor Gateway	Permitted Sign Categories: Internal, Area Identification, Building Identification, Tenant Identification, On-Site (Business), Information, Temporary, Construction	Off-Site (other than Internal Signs)
	Permitted Sign Types: Animated, Architectural Ledge, Awning, Banner, Blade, Channel Letters, Construction Fence/Wall, Marquee, Monument, Pillar (Pylon), Pole, Projecting, Street Banners – Private, Wall (limited to Group 'B'), Window	Aerial View, Electronic Message (other than Internal Signs), Group 'A' Wall (other than Internal Signs)
5 Back Lot	Permitted Sign Categories: Internal, Building Identification, Information	Off-Site (other than Internal Signs), Temporary
	Permitted Sign Types: Architectural Ledge, Awning, Banner, Blade, Channel Letters, Monument, Pillar (Pylon), Pole (limited to Information), Projecting, Wall (limited to Group 'B'), Window	Aerial View, Animated (other than Internal Signs), Electronic Message (other than Internal Signs), Group 'A' Wall (other than Internal Signs)

5. Overall Specific Plan Limitations. The following is a summary of the On-Site (Business) Signs permitted by Section 22.408.180.C.6 to C.10, below.

a. A maximum of 36 new On-Site (Business) Signs shall be permitted within the entire Universal Studios Specific Plan area including a maximum of: 10 new On-Site (Business) Signs within the Lankershim Edge Sign District, 17 new On-Site (Business) Signs within the Studio and Entertainment Sign District, 22 new On-Site (Business) Signs within the Visitor Gateway Sign District, and no On-Site (Business) Signs in the Northern Edge and Studio Back Lot Sign Districts.

b. Of the 36 On-Site (Business) Signs permitted in the Universal Studios Specific Plan area, a maximum of one new Electronic Message Sign shall be permitted within the entire Specific Plan area with such Electronic Message Sign located within the Studio and Entertainment Sign District, and no new Electronic Message Signs in the Lankershim Edge, Northern Edge, Visitor Gateway and Studio Back Lot Sign Districts.

c. Of the 36 On-Site (Business) Signs permitted in the Universal Studios Specific Plan area, a maximum of three new Group 'A' Wall Signs shall be permitted within the entire Specific Plan with all three Group 'A' Wall Signs located within the Studio and Entertainment Sign District, and no Group 'A' Wall Signs in the Lankershim Edge, Northern Edge, Visitor Gateway and Studio Back Lot Sign Districts.

d. One existing On-Site Pole Sign located in the Lankershim Edge Sign District may be relocated as set forth in Section 22.408.180.C.6.d.vi, below.

e. One existing Area Identification Sign (with an On-Site Electronic Message Sign component) located in the Lankershim Edge Sign District may be replaced as set forth on Section 22.408.180.C.6.d.vii, below.

6. Sign District 1 – Lankershim Edge Sign District.

a. Permitted Sign Categories: The following categories of Signs are permitted within the Lankershim Edge Sign District:

- i. Internal Signs
- ii. Area Identification Signs
- iii. Building Identification Signs
- iv. Tenant Identification Signs
- v. On-Site (Business) Signs
- vi. Information (Directional) Signs
- vii. Temporary Signs
- viii. Construction Signs
- ix. Real Estate Signs

b. Permitted Sign Types: Any Sign, whether or not listed herein, is permitted as an Internal Sign within the Lankershim Edge Sign District. For all other Sign categories identified in Section 22.408.180.C.6.a.ii – ix, above, the following types of Signs are permitted within the Lankershim Edge Sign District:

- i. Animated Signs
- ii. Architectural Ledge Signs
- iii. Awning Signs
- iv. Banner Signs
- v. Blade Signs
- vi. Channel Letters Signs
- vii. Construction Fence/Wall Signs
- viii. Electronic Message Signs (limited to one replacement Sign)
- ix. Monument Signs
- x. Pillar (Pylon) Signs
- xi. Pole Signs (limited to Information Signs)
- xii. Projecting Signs
- xiii. Street Banner Signs – Private
- xiv. Wall Signs (limited to Group 'B' Wall Signs)
- xv. Window Signs

c. Prohibited Signs. The following types of Signs are prohibited within the Lankershim Edge Sign District:

- i. Aerial View Signs
- ii. Off-Site Signs, other than Internal Signs
- iii. Group 'A' Wall Signs
- iv. Signs that emit audio sounds

d. District Provisions for the Lankershim Edge Sign District:

- i. General Provisions. (i) Area Identification Signs, Building Identification Signs and Tenant Identification Signs shall be limited to

Architectural Ledge, Channel Letters, Monument, Pillar, Projecting, Wall, or Window Signs; (ii) Any Wall Signs shall be limited to Group 'B' Wall Signs.

ii. Internal Signs. (i) There shall be no limitation on the number or total Sign Area of Internal Signs; (ii) Signs shall not exceed 40 feet in Height above Finished Grade.

iii. Area Identification Signs: (i) A maximum of three new Area Identification Signs shall be permitted within the Lankershim Edge Sign District and a maximum of five new Area Identification Signs shall be permitted in the Universal Studios Specific Plan area; (ii) Individual Area Identification Signs shall not exceed 500 square feet in Sign Area; (iii) Area Identification Signs shall be located below the edge of the highest roof, parapet or similar architectural feature of the building if affixed to a building; (iv) Area Identification Signs shall not exceed 100 feet in Height above Finished Grade if Free-standing, and shall not exceed the applicable Height Zone; (v) Area Identification Signs may be Animated Signs subject to the additional limitations in Subsection (xiii), below.

iv. Building Identification Signs: (i) A maximum of one Building Identification Sign per Building Face and a maximum of four Building Identification Signs per building shall be permitted; (ii) Individual Building Identification Signs shall not exceed 500 square feet in Sign Area; (iii) Building Identification Signs shall not exceed 75 feet in Height above Finished Grade if affixed to a building; (iv) Building Identification Signs shall not exceed 40 feet in Height above Finished Grade if Free-standing, and shall not exceed the applicable Height Zone; and (v) Building Identification Signs shall comply with the Sign illumination standards in Section 22.408.180.A.9, above.

v. Tenant Identification Signs: (i) A maximum of one Tenant Identification Sign per tenant space shall be permitted; (ii) Individual Tenant Identification Signs shall not exceed a Sign Area equal to three square feet per lineal foot of commercial tenant frontage when affixed to a building or 25 square feet maximum if Free-standing; (iii) Tenant Identification Signs shall be located below the

edge of the highest roof, parapet or similar architectural feature of the building if affixed to a building; (iv) Tenant Identification Signs shall not exceed 40 feet above Finished Grade if Free-standing, and shall not exceed the applicable Height Zone.

vi. On-Site (Business) Signs – General: (i) A maximum of 10 new On-Site (Business) Signs shall be permitted within the Lankershim Edge Sign District; (ii) New individual On-Site (Business) Signs shall not exceed 600 square feet in Sign Area; (iii) On-Site (Business) Signs facing north and west shall not exceed 40 feet in Height above Finished Grade; (iv) new On-Site (Business) Signs may take the form of Banner Signs, Blade Signs, and Group 'B' Wall Signs; (v) new On-Site (Business) Signs shall not be Pole Signs or Free-standing Signs; (vi) The existing On-Site (Business) Free-standing Sign located adjacent to Muddy Waters Drive may be relocated southeastwardly to accommodate improvements to Muddy Waters Drive; (vii) On the existing Jules Stein (Bldg. No. 1360) and John Ford (Bldg. No. 1320) Buildings at the locations shown on Figure 17-3, west-facing Group 'B' Wall Signs shall be prohibited from facing the Campo de Cahuenga and a maximum of two west-facing Group 'B' Wall Signs facing the Campo de Cahuenga shall be permitted at the locations shown on Figure 17-3; (viii) the limitations in Section 22.408.180.C.6.d.vi(vii), above, shall only apply to the existing Jules Stein and John Ford Buildings.

vii. Replacement Area Identification Sign/On-site Electronic Message Sign: (i) The existing Area Identification Sign that contains a double sided Electronic Message Sign located in the median of Universal Hollywood Drive at the intersection with Lankershim Boulevard may be replaced with a re-designed Area Identification Sign/On-Site double sided Electronic Message Sign; (iii) The Area Identification Sign shall not exceed 500 square feet in Sign Area and the double sided Electronic Message Sign shall not exceed 1,000 square feet in Sign Area per face; (iv) The Thematic Element of the Area Identification Sign shall not exceed 60 feet in Height and the Electronic Message Sign portion of the Sign shall not exceed 30 feet in Height above Finished Grade; (v) The replacement Area Identification/On-Site double sided Electronic Message Sign shall be located in substantially the same location as the

existing Area Identification Sign/Electronic Message Sign near the intersection of Lankershim Boulevard and Universal Hollywood Drive; (vi) The Sign shall comply with the Sign illumination standards in Section 22.408.180.A.9, above.

viii. Information Signs: (i) There shall be no limitation on the number of Information Signs; (ii) Individual Information Signs shall not exceed 25 square feet in Sign Area; (iii) Information Signs shall not exceed the maximum Height permitted within the applicable exceed Height Zone.

ix. Temporary Signs: (i) There shall be no more than a maximum of two Temporary Signs at any one time in the Lankershim Edge Sign District; (ii) Individual Temporary Signs shall not exceed 125 square feet in Sign Area; (iii) Temporary Signs shall not exceed the maximum Height permitted within the applicable Height Zone.

x. Construction/Contractor Signs: (i) A maximum of one Construction/Contractor Sign per Building Face and a total of two Construction/Contractor Signs per building under construction shall be permitted; (ii) Individual Construction/Contractor Signs shall not exceed 500 square feet in Sign Area; (iii) Construction/Contractor Signs shall not exceed the Height of the building; (iv) Animated and Electronic Message Signs are prohibited; (v) Construction/Contractor Signs shall be limited to the names of the building developer, building owner and contractor(s) working on the building and any building-related architectural, engineering or financial firms involved with the building on the site.

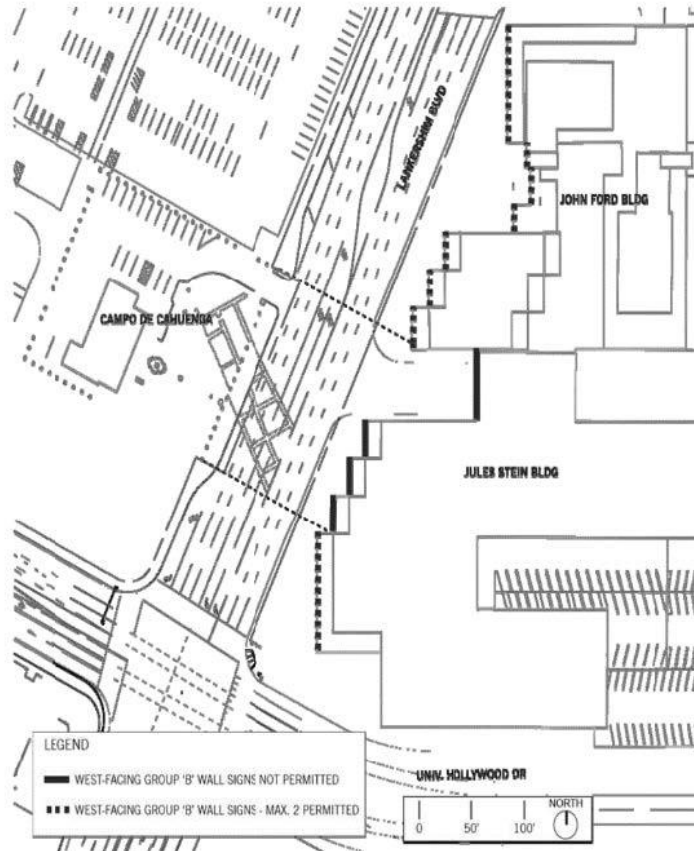
xi. Real Estate Signs: (i) A maximum of one Real Estate Sign per Building Face and a maximum of four Real Estate Signs per building shall be permitted, however, multiple listings may be shown on one Real Estate Sign; (ii) Individual Real Estate Signs shall not exceed 500 square feet in Sign Area; (iii) Real Estate Signs shall not exceed the Height of the building; (iv) Real Estate Signs shall be limited to the sales, lease or rent of building(s) and unit(s) or directing people to the building.

xii. Street Banners – Private: (i) A maximum of two double-sided Street Banners – Private Signs per private street light fixture shall be permitted; (ii) Individual Street Banners – Private Signs shall not exceed 24 square feet in Sign Area; (iii) Street Banners – Private Signs shall not obstruct traffic signals or warning devices in compliance with State and County Codes; (iv) Street Banners – Private Signs shall not be allowed along Lankershim Boulevard where County jurisdiction applies, but are otherwise allowed on other roadways within the Lankershim Edge Sign District.

xiii. Additional Limitations on Animated Signs:
(i) Animated Signs may contain parts that change, move, or rotate provided the Animated Sign is limited to physical rotation motion not to exceed six revolutions per minute; (ii) The rotating portion of any Animated Sign shall not be an Electronic Message Sign; (iii) Animated Signs shall comply with the Sign illumination standards in Section 22.408.180.A.9, above.

Figure 17-3

Limitations on Group 'B' Wall Signs Facing Campo de Cahuenga



7. Sign District 2 – Northern Edge Sign District.

a. Permitted Sign Categories: The following categories of Signs are permitted within the Northern Edge Sign District:

- i. Internal Signs
- ii. Building Identification Signs
- iii. Information (Directional) Signs

b. Permitted Sign Types: Any Sign, whether or not listed herein, is permitted as an Internal Sign within the Northern Edge Sign District. For all other Sign categories identified in Section 22.408.180.C.7.a.ii – iii, above, the following types of Signs are permitted within the Northern Edge Sign District:

- i. Architectural Ledge Signs
- ii. Awning Signs

- iii. Blade Signs
- iv. Channel Letters Signs
- v. Monument Signs
- vi. Pillar (Pylon) Signs
- vii. Pole Signs (limited to Information Signs)
- viii. Projecting Signs
- ix. Wall Signs (limited to Group 'B' Wall Signs)
- x. Window Signs

c. Prohibited Signs. The following Sign Types are prohibited in the Northern Edge Sign District:

- i. Aerial View Signs
- ii. Animated Signs, other than Internal Signs
- iii. Off-Site Signs, other than Internal Signs
- iv. Electronic Message Signs, other than Internal Signs
- v. Group 'A' Wall Signs, other than Internal Signs
- vi. Signs that emit audio sounds
- vii. Temporary Signs, other than Internal Signs

d. District Provisions for the Northern Edge Sign District:

i. General Provisions. (i) Building Identification Signs shall be limited to Architectural Ledge, Channel Letters, Monument, Pillar, Projecting, Wall, or Window Signs; (ii) Any Wall Signs shall be limited to Group 'B' Wall Signs.

ii. Internal Signs: (i) There shall be no limitation on the number or total Sign Area of Internal Signs; (ii) Internal Signs shall not exceed 40 feet in Height above Finished Grade.

iii. Building Identification Signs: (i) A maximum of one Building Identification Sign per Building Face and a maximum of four Building Identification Signs per building shall be permitted; (ii) Individual Building Identification Signs shall not exceed 500 square feet in Sign Area; (iii) Except for Building Identification Signs facing north, Building Identification Signs shall be located below the

edge of the highest roof, parapet or similar architectural feature of the building if attached to a building; (iv) Except for Building Identification Signs facing north, Building Identification Signs shall not exceed 40 feet in Height above Finished Grade if Free-standing, and shall not exceed the applicable Height Zone; (v) Building Identification Signs facing north shall be limited to 20 feet in Height above Finished Grade and shall not be internally lit; (vi) Except for Building Identification Signs facing north, Building Identification Signs shall comply with the Sign illumination standards in Section 22.408.180.A.9, above.

iv. Information Signs: (i) There shall be no limitation on the number of Information Signs; (ii) Individual Information Signs shall not exceed 25 square feet in Sign Area; (iii) Except for Information Signs facing north, Information Signs shall not exceed the maximum Height permitted within the applicable Height Zone; (iv) Information Signs facing north shall be limited to 20 feet in Height above Finished Grade and shall not be internally lit.

8. Sign District 3 – Studio and Entertainment Sign District.

a. Permitted Sign Categories: The following categories of Signs are permitted within the Studio and Entertainment Sign District:

- i. Internal Signs
- ii. Area Identification Signs
- iii. Building Identification Signs
- iv. Tenant Identification Signs
- v. On-Site (Business) Signs
- vi. Information (Directional) Signs
- vii. Temporary Signs
- viii. Construction Signs
- ix. Real Estate Signs

b. Permitted Sign Types: Any Sign, whether or not listed herein, is permitted as an Internal Sign within the Studio and Entertainment Sign District. For all other Sign categories identified in Section 22.408.180.C.8.a.ii – ix,

above, the following types of Signs are permitted within the Studio and Entertainment Sign District:

- i. Aerial View Signs
- ii. Animated Signs
- iii. Architectural Ledge Signs
- iv. Awning Signs
- v. Banner Signs
- vi. Blade Signs
- vii. Channel Letters Signs
- viii. Construction Fence/Wall Signs
- ix. Electronic Message Signs
- x. Marquee Signs
- xi. Monument Signs
- xii. Pillar (Pylon) Signs
- xiii. Pole Signs
- xiv. Projecting Signs
- xv. Street Banners – Private
- xvi. Wall Signs (Group 'A' and Group 'B')
- xvii. Window Signs

c. Prohibited Signs. The following types of Signs are prohibited in the Studio and Entertainment Sign District:

- i. Off-Site Signs, other than Internal Signs.
- ii. Signs that emit audio sounds, other than Internal

Signs subject to Section 22.408.170 of this Specific Plan.

d. District Provisions for the Studio and Entertainment Sign District:

i. General Provisions. Area Identification Signs, Building Identification Signs and Tenant Identification Signs shall be limited to Aerial

View, Architectural Ledge, Channel Letters, Monument, Pillar, Projecting, Wall or Window Signs.

ii. Internal Signs. (i) There shall be no limitation on the number or total Sign Area of Internal Signs; (ii) Internal Signs shall not exceed 40 feet in Height above Finished Grade or shall be below rooflines if within CityWalk.

iii. Area Identification Signs: (i) A maximum of two Area Identification Signs shall be permitted within the Studio and Entertainment Sign District and a maximum of five Area Identification Signs shall be permitted in the entire Specific Plan area; (ii) Individual Area Identification Signs shall not exceed 500 square feet in Sign Area except for Aerial View Area Identification Signs; (iii) Area Identification Signs shall be located below the highest roof, parapet or similar architectural feature of a building if affixed to a building; (iv) Area Identification Signs shall not exceed 55 feet in Height above Finished Grade if Free-standing, and shall not exceed the applicable Height Zone; (v) Aerial View Area Identification Signs shall be limited to Sign District 3 within the Studio and Business Districts as shown on Exhibit 2-A as of the effective date of this Specific Plan, and as shown on Exhibit 2-B as of the effective date of the annexation and detachment actions should those actions be approved; (vi) Aerial View Area Identification Signs shall be limited to 50 percent of the flat roof area of the building on which it is located; (vii) Area Identification Signs may be Animated Signs subject to the additional limitations in Section 22.408.180.C.8.d(xiii), below; (viii) One Area Identification Sign may be combined with a double sided Electronic Message Sign in the configuration, Sign Area, Height and location as shown on Exhibit 9-C with the combined Sign counting as one Area Identification Sign and one Electronic Message Sign.

iv. Building Identification Signs: (i) A maximum of one Building Identification Sign per Building Face and a maximum of four Building Identification Signs per building shall be permitted; (ii) Individual Building Identification Signs shall not exceed 500 square feet in Sign Area; (iii) Building Identification Signs shall be located below the highest roof, parapet or similar architectural feature of a

building if affixed to a building; (iv) Building Identification Signs shall not exceed 40 feet in Height above Finished Grade if Free-standing, and shall not exceed the applicable Height Zone; (v) Building Identification Signs shall comply with the Sign illumination standards in Section 22.408.180.A.9, above.

v. Tenant Identification Signs: (i) A maximum of one Tenant Identification Sign per tenant space shall be permitted; (ii) Individual Tenant Identification Signs shall not exceed a Sign Area equal to three square feet per lineal foot of commercial tenant frontage when affixed to building or 25 square feet maximum if Free-standing; (iii) Tenant Identification Signs shall be located below the highest roof, parapet or similar architectural feature of a building if affixed to a building; (iv) Tenant Identification Signs shall not exceed 40 feet in Height above Finished Grade if Free-standing, and shall not exceed the applicable Height Zone.

vi. On-Site (Business) Signs – General: (i) A maximum of 17 new On-Site (Business) Signs shall be permitted within the Studio and Entertainment Sign District; (ii) Except as provided in Section 22.408.180.C.8.d(viii), below, individual On-Site (Business) Signs shall not exceed 1,000 square feet in Sign Area; (iii) On-Site (Business) Signs shall be located below the highest roof, parapet or similar architectural feature of a building if affixed to a building; (iv) On-Site (Business) Signs shall not exceed 40 feet in Height above Finished Grade if Free-standing; (v) Additional limitations on Electronic Message and Group 'A' Wall Signs are contained in Section 22.408.180.C.8.d(vii) and (viii), below.

vii. On-Site (Business) – Electronic Message Sign: (i) Of the 17 new On-Site (Business) Signs permitted in the Studio and Entertainment Sign District, a maximum of one new double sided Electronic Message Sign shall be permitted within the Studio and Entertainment Sign District; (ii) The Electronic Message Sign may be double sided and shall not exceed 1,000 square feet in Sign Area per face; (iii) The Electronic Message Sign may be combined with one Area Identification Sign and located in the area shown on Exhibit 9-C with the combined Sign counting as one Area Identification Sign and one Electronic Message Sign; (iv) The Electronic Message

Sign shall not exceed 30 feet in Height above Finished Grade; (v) The Electronic Message Sign shall not be more than incidentally visible from Existing Off-Site Residential Uses; (vi) The Electronic Message Sign shall comply with the Sign illumination standards in Section 22.408.180.A.9, above.

viii. On-Site (Business) – Group 'A' Wall Signs : (i) Of the 17 new On-Site (Business) Signs permitted in the Studio and Entertainment Sign District, a maximum of three new Group 'A' Wall Signs shall be permitted within the Studio and Entertainment Sign District; (ii) Individual Group 'A' Wall Signs shall not be limited in Sign Area, however, the total combined Sign Area for all three Group 'A' Wall Signs shall not exceed 9,000 square feet; (iii) Group 'A' Wall Signs shall not exceed 150 feet above Finished Grade and shall not exceed the Height of the building; (iv) Group 'A' Wall Signs shall be architecturally and compositionally integrated into the building's façade; (v) Group 'A' Wall Signs shall comply with the Sign illumination standards in Section 22.408.180.A.9, above.

ix. Information Signs: (i) There shall be no limitation on the number of Information Signs; (ii) Individual Information Signs shall not exceed 25 square feet in Sign Area; (iii) Information Signs shall not exceed the maximum Height permitted within the applicable Height Zone.

x. Temporary Signs: (i) There shall be maximum of two Temporary Signs at any one time within the Studio and Entertainment Sign District; (ii) Individual Temporary Signs shall not exceed 125 square feet in Sign Area; (iii) Temporary Signs shall not exceed the maximum Height permitted within the applicable Height Zone.

xi. Construction/Contractor Signs: (i) A maximum of one Construction/Contractor Sign per Building Face and a total of two Signs per building under construction shall be permitted; (ii) Individual Construction/Contractor Signs shall not exceed 500 square feet in Sign Area; (iii) Construction/Contractor Signs shall not exceed the Height of the building; (iv) Animated and Electronic Message Signs are prohibited; (v) Construction/Contractor Signs shall be limited to the names of the

building developer, building owner and contractor(s) working on the building and any building-related architectural, engineering or financial firms involved with the building on the site.

xii. Real Estate Signs: (i) A maximum of one Real Estate Sign per Building Face and a maximum of four Real Estate Signs per building shall be permitted, however, multiple listings may be shown on one Real Estate Sign; (ii) Individual Real Estate Signs shall not exceed 500 square feet in Sign Area; (iii) Real Estate Signs shall not exceed the Height of the building; (iv) Real Estate Signs shall be limited to the sales, lease or rent of building(s) and unit(s) or directing people to the building.

xiii. Additional Limitations on Animated Signs:
(i) Animated Signs may contain parts that change, move, or rotate provided the Animated Sign is limited to physical rotation motion not to exceed six revolutions per minute; (ii) The rotating portion of any Animated Sign shall not be an Electronic Message Sign; (iii) Animated Signs shall comply with the Sign illumination standards in Section 22.408.180.A.9, above.

9. Sign District 4 – Visitor Gateway Sign District.

a. Permitted Sign Categories: The following categories of Signs are permitted within the Visitor Gateway Sign District:

- i. Internal Signs
- ii. Area Identification Signs
- iii. Building Identification Signs
- iv. Tenant Identification Signs
- v. On-Site (Business) Signs
- vi. Information (Directional) Signs
- vii. Temporary Signs
- viii. Construction Signs

b. Permitted Sign Types: Any Sign, whether or not listed herein, is permitted as an Internal Sign within the Visitor Gateway Sign District. For all

other Sign categories identified in Section 22.408.180.C.9.a.ii – viii, above, the following types of Signs are permitted within the Visitor Gateway Sign District:

- i. Animated Signs
- ii. Architectural Ledge Signs
- iii. Awning Signs
- iv. Banner Signs
- v. Blade Signs
- vi. Channel Letters Signs
- vii. Construction Fence/Wall Signs
- viii. Marquee Signs
- ix. Monument Signs
- x. Pillar (Pylon) Signs
- xi. Pole Signs
- xii. Projecting Signs
- xiii. Street Banner Signs – Private
- xiv. Wall Signs (limited to Group 'B' Wall Signs)
- xv. Window Signs

c. Prohibited Signs. The following Sign types are prohibited in the Visitor Gateway Sign District:

- i. Off-Site Signs, other than Internal Signs
- ii. Aerial View Signs
- iii. Electronic Message Signs, other than Internal Signs
- iv. Group 'A' Wall Signs, other than Internal Signs
- v. Signs that emit audio sounds

d. District Provisions for the Visitor Gateway Sign District:

i. General Provisions. (i) Area Identification Signs, Building Identification Signs and Tenant Identification Signs shall be limited to Architectural Ledge, Channel Letters, Monument, Pillar, Projecting, Wall or Window Signs; (ii) Any Wall Signs shall be limited to Group 'B' Wall Signs.

ii. Internal Signs. (i) There shall be no limitation on the number or total Sign Area of Internal Signs; (ii) Internal Signs shall not exceed 40 feet in Height above Finished Grade or shall be below rooflines if within CityWalk.

iii. Area Identification Signs: (i) A maximum of two Area Identification Signs shall be permitted within the Visitor Gateway Sign District and a maximum of five Area Identification Signs shall be permitted in the entire Specific Plan area; (ii) Individual Area Identification Signs shall not exceed 500 square feet in Sign Area; (iii) Area Identification Signs shall be located below the highest roof, parapet or similar architectural feature of a building if affixed to a building; (iv) Area Identification Signs shall not exceed 100 feet in Height above Finished Grade if Free-standing, and shall not exceed the applicable Height Zone; (v) Area Identification Signs may be Animated Signs subject to the additional limitations in Section 22.408.180.C.9.d(xi), below.

iv. Building Identification Signs: (i) A maximum of one Building Identification Sign per Building Face and a maximum of four Building Identification Signs per building shall be permitted; (ii) Individual Building Identification Signs shall not exceed 500 square feet in Sign Area; (iii) Signs shall be located below the highest roof, parapet or similar architectural feature of a building if affixed to a building; (iv) Building Identification Signs shall not exceed 40 feet in Height above Finished Grade if Free-standing, and shall not exceed the applicable Height Zone; (v) Building Identification Signs shall comply with the Sign illumination standards in Section 22.408.180.A.9, above.

v. Tenant Identification Signs: (i) A maximum of one Tenant Identification Sign per tenant space shall be permitted; (ii) Individual Tenant Identification Signs shall not exceed a Sign Area equal to three square feet per lineal foot of commercial tenant frontage when affixed to a building or 25 square feet maximum if Free-standing; (iii) Tenant Identification Signs shall be located below the highest roof, parapet or similar architectural feature of a building if affixed to a building;

(iv) Tenant Identification Signs shall not exceed 40 feet in Height above Finished Grade if Free-standing, and shall not exceed the applicable Height Zone.

vi. On-Site (Business) Signs – General: (i) A maximum of 22 new On-Site (Business) Signs shall be permitted within the Visitor Gateway Sign District; (ii) Individual On-Site (Business) Signs shall not exceed 1,000 square feet in Sign Area; (iii) other than the height of certain southerly facing On-Site (Business) Signs that are set forth in Section 22.408.180.C.9.d(xii), below, On-Site (Business) Signs shall be located below the highest roof, parapet or similar architectural feature of a building; (iv) On-Site (Business) Signs shall not exceed 40 feet in Height above Finished Grade, if Free-standing; (v) Additional limitations on Animated and southerly facing Signs are contained in Section 22.408.180.C.9.d(xi) and (xii), below.

vii. Information Signs: (i) There shall be no limitation on the number of Information Signs; (ii) Individual Information Signs shall not exceed 25 square feet in Sign Area; (iii) Information Signs shall not exceed the maximum Height permitted within the applicable Height Zone.

viii. Temporary Signs: (i) There shall be maximum of two Temporary Signs at any one time in the Visitor Gateway Sign District; (ii) Individual Temporary Signs shall not exceed 125 square feet in Sign Area; (iii) Temporary Signs shall not exceed the maximum Height permitted within the applicable Height Zone.

ix. Construction/Contractor Signs: (i) A maximum of one Construction/Contractor Sign per Building Face and a total of two Construction/Contractor Signs per building shall be permitted; (ii) Individual Construction/Contractor Signs shall not exceed 500 square feet in Sign Area; (iii) Construction/Contractor Signs shall not exceed the Height of the building; (iv) Animated and Electronic Message Signs are prohibited; (v) Construction/Contractor Signs shall be limited to the names of the building developer, building owner and contractor(s) working on the building and any building-related architectural, engineering or financial firms involved with the building on the site.

x. Street Banners – Private: (i) A maximum of two double-sided Street Banners – Private Signs per private street light fixture shall be permitted; (ii) Individual Street Banners – Private Signs shall not exceed 24 square feet in Sign Area; (iii) Street Banners – Private Signs shall not obstruct traffic signals or warning devices in compliance with State and County Codes.

xi. Additional Limitations on Animated Signs:
(i) Animated Signs may contain parts that change, move, or rotate provided the Animated Sign is limited to physical rotation motion not to exceed six revolutions per minute; (ii) The rotating portion of any Animated Sign shall not be an Electronic Message Sign; (iii) Animated Signs shall comply with the Sign illumination standards in Section 22.408.180.A.9, above.

xii. Additional Limitation on Southerly Facing On-Site (Business) Signs. (i) On-Site (Business) Signs located in the area identified on Exhibit 9-A as of the effective date of this Specific Plan, and on Exhibit 9-B as of the effective date of the annexation and detachment actions should those actions be approved (as may be modified by the Director consistent with the Local Agency Formation Commission's action pursuant to Section 22.408.220 of this Specific Plan), shall not be oriented south of the Visitor Gateway Sign District; (ii) South facing On-Site (Business) Signs located along the north-side of Universal Hollywood Drive shall not exceed 40 feet in Height above Finished Grade and shall have trees, other landscaping, or Signs across from such On-Site (Business) Signs on the opposite side of the roadway to buffer the view of the south facing On-Site (Business) Sign to the satisfaction of the Director.

10. Sign District 5 – Studio Back Lot Sign District.

a. Permitted Sign Categories: The following categories of Signs are permitted within the Studio Back Lot Sign District:

- i. Internal Signs
- ii. Building Identification Signs
- iii. Information (Directional) Signs

b. Permitted Sign Types: Any Sign, whether or not listed herein, is permitted as an Internal Sign within the Studio Back Lot Sign District. For all other Sign categories identified in Section 22.408.180.C.10.a.ii – iii, above, the following types of Signs are permitted within the Studio Back Lot Sign District:

- i. Architectural Ledge Signs
- ii. Awning Signs
- iii. Banner Signs
- iv. Blade Signs
- v. Channel Letters Signs
- vi. Monument Signs
- vii. Pillar (Pylon) Signs
- viii. Pole Signs (limited to Information Signs)
- ix. Projecting Signs
- x. Wall Signs (limited to Group 'B' Wall Signs)
- xi. Window Signs

c. Prohibited Signs. The following types of Signs are prohibited in the Studio Back Lot Sign District:

- i. Aerial View Signs
- ii. Animated Signs, other than Internal Signs
- iii. Electronic Message Signs, other than Internal Signs
- iv. Off-Site Signs, other than Internal Signs
- v. Group 'A' Wall Signs, other than Internal Signs
- vi. Temporary Signs
- vii. Signs that emit audio sounds

d. District Provisions for the Studio Back Lot Sign District:

i. General Provisions. (i) Building Identification Signs shall be limited to Architectural Ledge, Channel Letters, Monument, Pillar, Projecting, Wall or Window Signs; (ii) Any Wall Signs shall be limited to Group 'B' Wall Signs.

ii. Internal Signs. (i) There shall be no limitation on the number or total Sign Area of Internal Signs; (ii) Internal Signs shall not exceed 40 feet in Height above Finished Grade.

iii. Building Identification Signs: (i) A maximum of one Building Identification Sign per Building Face and a maximum of four Building Identification Signs per building shall be permitted; (ii) Individual Building Identification Signs shall not exceed 500 square feet in Sign Area; (iii) Except for Building Identification Signs facing east, Building Identification Signs shall be located below the highest roof, parapet or similar architectural feature of a building; (iv) Except for Building Identification Signs facing east, Building Identification Signs shall not exceed 40 feet in Height above Finished Grade if Free-standing, and shall not exceed the applicable Height Zone; (v) Building Identification Signs facing east shall not exceed 20 feet in Height above Finished Grade and shall not be internally lit; (vi) Building Identification Signs shall comply with the Sign illumination standards in Section 22.408.180.A.9, above.

iv. Information Signs: (i) There shall be no limitation on the number of Information Signs; (ii) Individual Information Signs shall not exceed 25 square feet in Sign Area; (iii) Except for Information Signs facing east, Information Signs shall not exceed 40 feet in Height above Finished Grade; (iv) Information Signs facing east shall not exceed 20 feet in Height above Finished Grade and shall not be internally lit.

D. Sign Review Procedures.

1. Sign Conformance Review.

a. Review procedures. The Director shall establish appropriate forms and fees required for the Sign Conformance Review application from among those fees provided in Section 22.60.100 of the Zoning Code. The Sign Conformance Review application shall be deemed complete within 15 calendar days of submittal unless the Director advises the Applicant in writing that the application is considered incomplete and the reason therefore. Within 30 calendar days of the receipt of a

complete application, as determined by the Director, the Director shall either approve the application or indicate how the application is not in compliance with this Specific Plan or any applicable County Code regulations, unless the time limit is extended by mutual consent of the Applicant and the Director. Upon any approval, the Director shall stamp, sign, and date an approved Sign plan to be given to Public Works. Public Works shall issue any applicable Sign permit upon receipt of the Director's approval and verification of compliance with this Specific Plan.

b. Applications. The Applicant shall submit a Sign plan, drawn to scale, in such quantities or electronic form as determined by the Director, indicating the Sign Area, Sign type, Sign Height, placement, lettering styles, materials, colors and lighting methods for the proposed Sign(s). The application also shall identify the location graphically on a map similar to Sign District Map Exhibit 9-A as of the effective date of this Specific Plan, and Exhibit 9-B as of the effective date of the annexation and detachment actions should those actions be approved (as may be modified by the Director consistent with the Local Agency Formation Commission's action pursuant to Section 22.408.220 of this Specific Plan), the proposed location of the Sign and indicate conformance with the requirements of this Specific Plan. For Signs utilizing landscaping as visual screening pursuant to Section 22.408.180.A.7 and C.9.d.xii, above, the application also shall include a landscape design plan. An Applicant may apply for Sign approvals for individual Signs or for a more comprehensive Sign program through the Sign Conformance Review procedure.

c. Decision. The Director shall approve the Sign Conformance Review application if the application is in compliance with the requirements of this Specific Plan and any applicable County Code regulations. If the application fails to comply with the applicable requirements of this Specific Plan, the Sign Conformance Review shall be denied. If denied, the Director shall set forth the specific reasons for denial in the decision letter.

d. Re-application. If the Director denies an application for a Sign Conformance Review, the Applicant may file without prejudice, at any time, a new

application with a revised sign plan addressing the Director's reasons for denial. Review of the new application shall be in accordance with Section 22.408.180.D.1.a – c, above.

2. Internal Sign Review.

a. Application. The Applicant shall submit to the Department a plan drawn to scale indicating the Sign Area, Sign location and Sign Height of the proposed illuminated Internal Sign in Sign Districts 1, 2, 4, or 5 using the County's standard Zoning Conformance Review application form accompanied by the filing fee applicable to a Zoning Conformance Review as established in Section 22.60.100 of the Zoning Code.

b. Review and Decision. At the time the application is submitted, the Director shall confirm that the proposed illuminated Internal Sign conforms with the definition of Internal Sign in Section 22.408.180.B, above. If the proposed illuminated Internal Sign conforms with the definition of Internal Sign, the Sign is cleared as an Internal Sign and no further review is required. If a proposed illuminated Internal Sign in Sign District 1, 2, 4, or 5 is determined not to conform with the definition of Internal Sign, the Applicant shall submit a Sign Conformance Review application as set forth in Section 22.408.180.D.1, above.

22.408.190 Communication Facilities.

A. Existing Communication Facilities. All Communication Facilities that lawfully exist on the effective date of this Specific Plan shall be permitted to continue and shall not be subject to this Specific Plan. Any alteration or replacement of such existing Communication Facilities that does not enlarge the area occupied and/or the Height of the Communication Facility by more than 10 percent shall not be subject to Substantial Conformance Review as outlined in Section 22.408.210 of this Specific Plan.

B. New Communication Facilities.

1. New Communication Facilities 3.9 meters or less in diameter shall be permitted anywhere within the Universal Studios Specific Plan area. No more than

eight individual Communication Facilities shall be permitted on any individual building rooftop.

2. New Communication Facilities greater than 3.9 meters in diameter shall be subject to Substantial Conformance Review pursuant to the procedures set forth in Section 22.408.210 of this Specific Plan. In addition to the Substantial Conformance Review application requirements set forth in Section 22.408.210 of this Specific Plan, each application for a Communication Facility shall contain the following information:

a. Type of Communication Facility and other related equipment and necessary support infrastructure;

b. The site plan shall include an elevation showing in sufficient detail the location and materials of the proposed Communication Facility and any related equipment; including distance from edge of roof and/or nearest walkway, if applicable; type of screening material, if applicable; and nearest pedestrian public location within 500 feet of the boundaries of the Universal Studios Specific Plan area and the adjacent City [Q]C2 Area, if applicable.

3. New Third-Party Communication Facilities. New freestanding third-party outdoor wireless Communication Facilities on the property shall be subject to the permitting requirements applicable to such use as provided in the Zoning Code.

C. Design Standards for New Communication Facilities.

1. Communication Facilities shall not occupy more than 50 percent of a building rooftop.

2. Communication Facilities shall be set back a minimum of 20 feet from the edge of the building rooftop on which it is located.

3. Screening. Communication Facilities shall be screened by landscaping or fencing in order to minimize visibility of the Communication Facilities from the view of pedestrian public locations within 500 feet of the boundaries of the Universal Studios Specific Plan area and the adjacent City [Q]C2 Area except such screening shall not be required where it would interfere with the operation or

transmission of such Communication Facilities. "Minimizing visibility" means that not more than 25 percent of the antenna, exclusive of any structural supports, shall be visible from pedestrian public locations. Screening shall be maintained.

22.408.200 Administration.

A. Implementation. The Director is responsible for the overall administration and enforcement of the provisions of this Specific Plan. Within 30 days of the effective date this Specific Plan, the Universal Studios Specific Plan area property owner shall file at the Department an affidavit in substantially the form attached as Exhibit 10-A.

B. Enforcement. The regulatory portions of this Specific Plan have been adopted by Ordinance and therefore are subject to the enforcement and penalty provisions of the County Code. Notwithstanding anything to the contrary in the County Code, the monitoring data collected by a third-party consultant retained by the Director pursuant to this Specific Plan, including Section 22.408.170.F of this Specific Plan, may be used as a basis to enforce the sound attenuation regulations of this Specific Plan. Nothing herein shall limit the ability of the Applicant or Universal Studios Specific Plan area property owner(s) to challenge any enforcement action or penalty as provided in the County Code.

C. Annual Report. An annual report for the prior calendar year prepared by each Universal Studios Specific Plan area property owner shall be submitted by March 31st of each year to the Director for review. The annual report shall contain the following:

1. Identification of the property;
2. Name, address and contact information of the property owner;
3. Summary of Projects that occurred during the prior calendar year and the current Conceptual Site Plan as described in Section 22.408.210.D.3 of this Specific Plan;
4. Identification of the location and quantity of associated parking, if applicable and a copy of the current parking table as described in Section 22.408.150.A.2 of this Specific Plan;

5. A summary of any demolition, relocation, alteration, and/or new construction within the potential Universal Studios Historic District and verification of compliance with the Historic Preservation Plan during the prior calendar year;

6. A summary of any Oak Tree removals within the property during the prior calendar year;

7. A summary of any Alcohol Use Approvals or Conditional Use Permits for other new alcohol use establishments within the property obtained during the prior calendar year; and

8. A summary of new Area Identification, Electronic Message Signs, On-site (Business) Signs, and Group 'A' Wall Signs requiring Sign Conformance Review, by locations, during the prior calendar year.

D. Adopted Mitigation Monitoring and Reporting Program. The Mitigation Monitoring and Reporting Program, including Attachments, adopted by the County applicable to those portions of the NBC Universal Evolution Plan located within the County, is incorporated in full by reference as a condition of this Specific Plan and all activities undertaken pursuant to this Specific Plan shall comply with the Mitigation Monitoring and Reporting Program.

E. Inspection and Monitoring Fee. Prior to approval of the first Substantial Conformance Review pursuant to Section 22.408.210 of this Specific Plan, the Universal Studios Specific Plan area property owner(s) shall provide an initial deposit with the Department in the amount of \$50,000 to be used to compensate the Department for all reasonable expenses incurred while inspecting and monitoring the Universal Studios Specific Plan area for compliance with the applicable provisions of this Specific Plan. The fee shall be placed in a performance fund that shall be used exclusively to compensate the Department for reasonable expenses incurred by the Department or third-party consultants retained by the Department to inspect the property to determine compliance with the provisions and conditions of this Specific Plan. If during the inspection and monitoring process, actual costs or expenses reasonably incurred by the Department reach 80 percent of the amount on deposit, the

Universal Studios Specific Plan area property owner(s) shall deposit additional funds sufficient to bring the balance up to the initial deposit amount if requested by the Department. There is no limit to the number of supplemental deposits that may be required throughout the life of this Specific Plan. If there are multiple Universal Studios Specific Plan area property owners in the future, such deposits and costs shall be proportionally paid by each Universal Studios Specific Plan area property owner.

F. Community Outreach and Feedback.

1. Community Advisory Panel. A Community Advisory Panel ("CAP") shall be established to foster communication about ongoing operations within the Universal Studios Specific Plan area and to allow the community representatives to provide input to the County and the Applicant concerning ongoing operations within the Universal Studios Specific Plan area.

a. CAP Members. The CAP shall include two representatives from each of the following community organizations:

- Cahuenga Pass Neighborhood Association
- Cahuenga Pass Property Owners Association
- Hollywood Knolls Community Club
- Studio City Residents Association
- Toluca Estates Drive Homeowners Association
- Toluca Lake Homeowners Association

The CAP shall also include a representative of the Supervisorial District and one representative for each of the City of Los Angeles City Council Districts adjacent to the Universal Studios Specific Plan area.

b. CAP Meetings. The CAP shall meet quarterly each year. The first quarterly meeting of each year shall be open to all members of the community organizations represented by the CAP as an annual community meeting to provide updates to the community on operations within the Universal Studios Specific Plan area. Notice of all CAP meetings shall be sent the CAP members, the applicable

Supervisory and Los Angeles City Council Districts and the Department. The Department may attend the CAP meetings.

c. Documents Provided to the CAP. A notice of availability of all monitoring and compliance reports prepared by the County pursuant to Section 22.408.170.F of this Specific Plan shall be provided to all CAP members. Copies of the monitoring and compliance reports shall be provided to CAP members upon request except to the extent information therein may not be legally disclosed. Prior to each CAP meeting, the County shall provide to the CAP a list of any violations of the provisions of Section 22.408.170 this Specific Plan that have occurred since the last CAP meeting.

2. Community Hotline. The Universal Studios Specific Plan area property owner(s) shall maintain a community hotline and dedicated email address for community members to file comments or complaints concerning the Universal Studio Specific Plan area operations (anonymously, if preferred) – (818) 622-2995 and Community.Hotline@nbcuni.com which may be updated, the Community Hotline shall be answered by a live person 24 hours/7 days a week.

3. Ombudsperson(s). The Universal Studios Specific Plan area property owner(s) shall designate an employee or employees to serve as ombudsperson(s) to respond to questions and concerns regarding operations including noise within the Universal Studios Specific Plan area. The ombudsperson(s) shall be familiar with all operational provisions of this Specific Plan. It shall be the further responsibility of the ombudsperson(s) to facilitate, to the extent feasible, the prompt resolution of any issues that may arise relating to individual and community concerns regarding operations within the Universal Studios Specific Plan area. The name, title, email address, and telephone number of the ombudsperson(s) shall be posted on the Universal Studios Specific Plan area web site, prominently displayed in the newsletter distributed annually pursuant to Section 22.408.200.F.7, below, and provided to any other persons requesting such information. The ombudsperson(s) also shall meet at reasonable times with interested parties in an attempt to resolve issues regarding

operations within the Universal Studio Specific Plan area. The ombudsperson(s) shall have authority to initiate a response on behalf of the Universal Studios Specific Plan area property owner(s) in matters relating to operations within the Universal Studio Specific Plan area.

4. Comments and Complaints.

a. The Universal Studios Specific Plan area property owner(s) shall be required to maintain a written log of all calls to the Community Hotline number and emails registering comments or complaints regarding Universal Studios Specific Plan area operations. The log shall include the date, time, nature of the comment or complaint, and the response or resolution offered. A copy of the log shall be provided to the Director and the CAP on a quarterly basis and updated on the Universal Studios Specific Plan area web site on an on-going basis.

b. The ombudsperson(s) designated pursuant to Section 22.408.200.F.3, above, shall be called promptly to assist in resolving reported conditions regarding Universal Studios Specific Plan area operations.

c. Each call or email comment or complaint shall be responded to within 24 hours or the next business day, as applicable, with an update on the Applicant's actions to address the comment or complaint.

5. Community Meetings. The Universal Studios Specific Plan area property owner(s) shall hold a community meeting open to all members of the community organizations represented by the CAP on an annual basis at the first quarterly CAP meeting as provided pursuant to Section 22.408.200.F.1, above, to provide updates on operations within the Universal Studio Specific Plan area.

6. Universal Studios Specific Plan Area Web Site. The Universal Studios Specific Plan area property owner(s) shall maintain and update on a regular basis a Universal Studios Specific Plan area web site that shall include information on operations within the Universal Studios Specific Plan area.

a. All monitoring and compliance reports prepared by the County pursuant to Section 22.408.170.F of this Specific Plan (except to the extent they

contain information that may not legally be disclosed) shall be posted promptly on the Universal Studios Specific Plan area web site in PDF format. CAP members shall be given password-protected access to all monitoring and compliance reports on the Universal Studios Specific Plan area web site.

7. Newsletter. The Universal Studios Specific Plan area property owner(s) shall publish an informational newsletter annually, which shall contain updated information on operations within the Universal Studio Specific Plan area and any related effects on the surrounding community. The newsletter shall be mailed by the Universal Studios Specific Plan area property owner(s) to all owners of property within 500 feet of the perimeter of the Universal Studios Specific Plan area as shown in the records of the County Assessor's office and to any person or entity who has filed a written request with the Director. The Universal Studios Specific Plan area property owner(s) also shall make these newsletters available on the Universal Studios Specific Plan area web site. The web site address shall be publicized in each newsletter.

22.408.210 Substantial Conformance Review.

A. General. Except for the activities exempted under Section 22.408.060.C of this Specific Plan, no grading permit, foundation permit, building permit, or land use permit, including a change of use, shall be issued for a Project until a Substantial Conformance Review application has been approved pursuant to the procedures set forth in this Section.

B. Director's Authority. The Director shall have the authority to review each Project for substantial compliance with the applicable requirements of this Specific Plan and applicable provisions of the Zoning Code not addressed by this Specific Plan. The Director may consult with other County departments as necessary, including, but not limited to, Public Works and the Los Angeles County Fire Department. If the Project is in substantial compliance with the applicable requirements of this Specific Plan, the Director shall grant a Substantial Conformance Review determination conditioned upon the applicable requirements of this Specific Plan and the applicable provisions of the Zoning Code not addressed in this Specific Plan. If the Project fails to be in substantial

compliance with the applicable requirements of this Specific Plan, the Director shall deny the application for a Substantial Conformance Review determination.

C. Procedures. A Substantial Conformance Review application shall be filed by the Applicant using the Ministerial Site Plan Review application form with associated fees from Section 22.60.100 of the Zoning Code. The Substantial Conformance Review application shall be deemed complete within 30 calendar days of submittal unless the Director advises the Applicant in writing that the application is considered incomplete and the specific reasons therefore. Within 60 calendar days of the receipt of a complete application, as determined by the Director, the Director shall either approve the Substantial Conformance Review application or deny the application and indicate how the Substantial Conformance Review application is not in substantial compliance with this Specific Plan or any applicable Zoning Code regulations not addressed in this Specific Plan, unless the time limit is extended by the mutual consent of the Applicant and the Director. The decision of the Director shall be final and not appealable.

D. Applications. In addition to the forms that may be required under Section 22.408.210.C, above, the following information and documents shall be submitted with an application for Substantial Conformance Review:

1. All applications for Substantial Conformance Review shall contain the following information: name, signature and address of the Applicant and of all persons owning any or all of the property included in the application; evidence that the Applicant is the owner of the property involved or has written permission of the owner(s) to make such application; location of subject property; legal description of property; and description of the proposed facility or use.

2. A site plan, in such quantities or electronic form as determined by the Director, illustrating the proposed use, type of operation, and construction boundaries of the Project. Site plans must be drawn to a scale and sufficient detail satisfactory to the Director.

3. An updated Conceptual Site Plan that identifies the Project that is the subject of the Substantial Conformance Review application and for informational

purposes only the existing structures and uses, and other proposed conceptual development distinguished from existing uses and the Project. Each Conceptual Site Plan submitted to the Director shall be numbered sequentially and dated.

4. With each Substantial Conformance Review application, the Applicant shall prepare and submit to the Director a report containing an inventory of actual cumulative to date and proposed quantities in cubic yards of earth import and export relative to the total 530,000 cubic yards of import or export, and maximum On-Site grading quantities allowed by Section 22.408.130.A and D. of this Specific Plan. The Director shall use said report to compare with the current inventory on file with the Department to monitor compliance with the provisions of Section 22.408.130 of this Specific Plan.

5. With each Substantial Conformance Review application, the Applicant shall prepare and submit to the Director a report containing a table, in the format shown on Table 20-1, with an inventory of Floor Area for each Land Use Category as follows:

- a. Total Existing Development (square feet);
- b. Proposed Project Demolition (square feet);
- c. Proposed Project Gross New Development (square feet);
- d. Proposed Project Net New Development (square feet); and
- e. Total Development including Proposed Project (square feet).

The Director shall use said report to compare with the current inventory on file with the Department to monitor compliance with the Total Permitted Floor Area provisions of Section 22.408.060.B of this Specific Plan. The Director shall advise Public Works, Building and Safety Division, in writing, whether the proposed Project would be in compliance with the Total Permitted Floor Area provisions of this Specific Plan.

6. In addition to filing the Substantial Conformance Review application required according to Section 22.408.210.C, above, pursuant to the following Sections

and Subsections of this Specific Plan, additional procedures and/or information may be required as applicable:

- a. Landscape design plan for the following:
 - i. Projects utilizing landscaping as visual screening:
Section 22.408.070.E.1, E.2, and E.3;
 - ii. Projects as may be required by
Section 22.408.070.G.1;
 - iii. Projects directly facing Lankershim Boulevard:
Section 22.408.070.G.2;
 - iv. Parking facilities: Section 22.408.150.H.1, H.2, and
H.4;
 - v. Communication Facilities: Section 22.408.190.C.3;
and
 - vi. As may otherwise be required by this Specific Plan;
- b. Land Use Equivalency: Section 22.408.080.B;
- c. Historic Resources: Section 22.408.090;
- d. Oak Tree removal: Section 22.408.120.C and D;
- e. Parking: Section 22.408.150.A.2;
- f. Shared Parking: Section 22.408.150.J;
- g. Alcohol Use Approval: Section 22.408.110.A, B, and C;
- h. Sign Conformance Review: Section 22.408.180.D.1;
- i. New Communication Facility: Section 22.408.190.B;
- j. Grading Project, Off-Site Transport: Section 22.408.130.C
and D;
- k. Temporary Use Review: Section 22.408.070.C.3;
- l. Internal Sign Review: Section 22.408.180.D.2; and
- m. Other information that the Director deems necessary to
process the application.

Table 20-1

Substantial Conformance Review Floor Area Inventory

Land Use Category	Total Existing Development (sf)	Proposed Project Demolition (sf)	Proposed Project Gross New Development (sf)	Proposed Project Net New Development (sf)	Total Development including Proposed Project (sf)
Studio Use					
Studio Office					
Office					
Hotel					
Entertainment Use					
Entertainment Retail Use					
Amphitheater					
TOTAL					

E. Ministerial Review. The Substantial Conformance Review shall be a ministerial review of the applicable provisions of this Specific Plan and the applicable provisions of the Zoning Code not addressed in this Specific Plan and determination whether a Project is in substantial compliance with the applicable provisions of this Specific Plan and applicable provisions of the Zoning Code not addressed in this Specific Plan.

F. Decision and Re-application. If the Director denies an application for a Substantial Conformance Review, the Director shall set forth the specific reasons for denial in the determination letter. Following a denial, the Applicant may file without prejudice at any time a new application for a Substantial Conformance Review with a revised Project addressing the Director's reasons for denial. Review of the new Substantial Conformance Review application shall be in accordance with Section 22.408.210.A through F.

G. Expiration date of unused Substantial Conformance Review Approval.

1. A Substantial Conformance Review approval issued pursuant to the provisions of Section 22.408.210.E, above, that is not used within two years after the

granting of the Substantial Conformance Review approval becomes null, void and of no effect at all.

2. In all cases of an expiration per Section 22.408.210.G.1, above, the Director may extend such time for a period of not to exceed one year, provided an application in writing with payment of the application fee requesting such extension is filed prior to such expiration date.

3. A Substantial Conformance Review approval shall be considered used, within the intent of this Subsection, when construction or other development authorized by such permit has commenced that would be prohibited if no Substantial Conformance Review had been granted.

22.408.220 Specific Plan Boundaries, Exhibits and Tables Following LAFCO Action.

A. As of the effective date of this Specific Plan, the boundaries of the Universal Studios Specific Plan area shall be as shown on Exhibit 1-A and the applicable exhibits, tables and figures for this Specific Plan shall be Exhibits 1-A, 1-C, 2-A, 2-C, 2-D, 2-E, 3-A, 4, 5, 6, 7-A, 8-A, 8-B, 8-C, 9-A, 9-C, and 10-A, Tables 5-1, 7-1, 17-1 and 20-1, and Figures 6-1, 6-2, 16-1, 17-1, 17-2, and 17-3.

B. If the Local Agency Formation Commission for the County of Los Angeles approves the annexation and detachment actions shown on Exhibit 1-C, then the Universal Studios Specific Plan area shall encompass those areas shown on Exhibit 1-B and the applicable exhibits, tables and figures for this Specific Plan shall be Exhibits 1-B, 1-C, 2-B, 2-C, 2-D, 2-E, 3-B, 4, 5, 6, 7-B, 8-A, 8-B, 8-C, 9-B, 9-C, and 10-A, Tables 5-2, 7-1, 17-1, and 20-1, and Figures 6-1, 6-2, 16-1, 17-1, 17-2, and 17-3. If the Local Agency Formation Commission for the County of Los Angeles modifies the annexation and detachment areas shown on Exhibit 1-C, the boundaries of the Specific Plan area shall be modified consistent with the Local Agency Formation Commission's action and the Director is authorized to modify Exhibits 1-B, 2-B, 3-B, 7-B, and 9-B and Table 5-2 of this Specific Plan to be consistent with the Local Agency Formation Commission's action without an amendment to this Specific Plan.

C. No further Regional Planning Commission or Board of Supervisors action shall be required to modify the boundaries of the Specific Plan area and Exhibits 1-B, 2-B, 3-B, 7-B, 9-B, and Table 5-2 of this Specific Plan to be consistent with the Local Agency Formation Commission's action. These boundary exhibit and table modification procedures shall apply only to modifications for consistency with the Local Agency Formation Commission's action. All other boundary adjustments, exceptions, amendments and interpretations to this Specific Plan shall follow the applicable procedures set forth in the Zoning Code.

22.408.230 Interpretations.

Whenever any ambiguity or uncertainty exists related to the uses permitted by this Specific Plan or the application of this Specific Plan so that it is difficult to determine the precise application of these provisions, the Director shall, upon application by the Applicant, issue written interpretations of this Specific Plan requirements consistent with the purpose and intent of this Specific Plan. The Director may consult with County Counsel and other County departments as necessary in evaluating and issuing such interpretations.

22.408.240 Severability.

If any provision of this Specific Plan or the application thereof to any person or circumstance is held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, such invalidity shall not affect other Specific Plan provisions, clauses, or applications thereof which can be implemented without the invalid provision, clause or application, and to this end the provisions and clauses of this Specific Plan are declared to be severable.

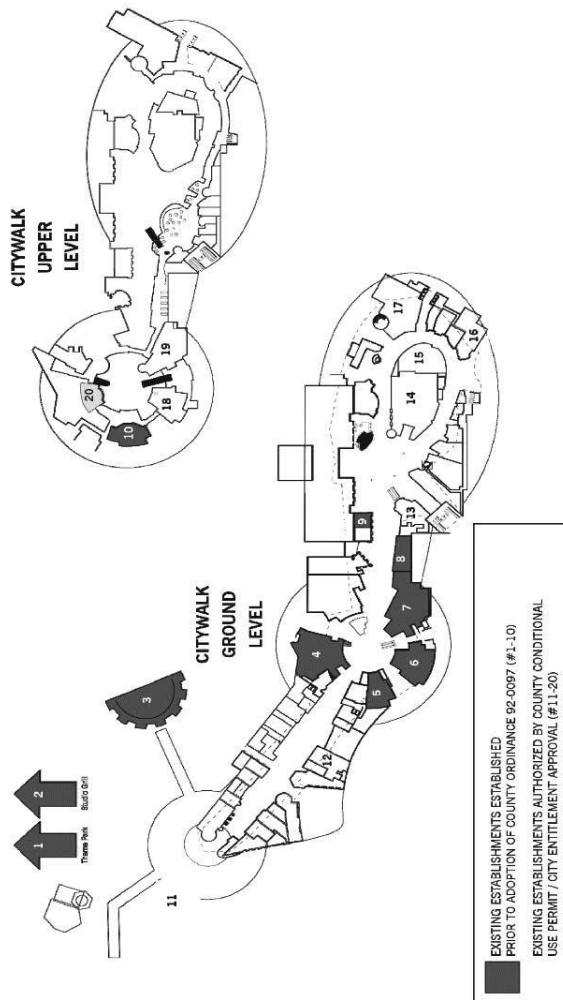


EXHIBIT 8-A – Locations of Existing Establishments That Sell and/or Serve Alcoholic Beverages

EXHIBIT 8-B

Conditions for Establishments That Sell and/or Serve Alcoholic Beverages for On-Site Consumption

1. The sale of alcoholic beverages shall be limited to on-site consumption within the establishment boundaries only.
2. All regulations of the State of California prohibiting the sale of alcoholic beverages to minors shall be strictly enforced.

3. The Universal Studios Specific Plan area property owner shall coordinate with the Los Angeles County Sheriff's Substation located within the boundaries of the Universal Studios Specific Plan area in order to monitor and patrol areas and prohibit loitering where establishments selling alcoholic beverages are located during the operating hours of the establishments.

4. The permittee shall maintain the property in a neat and orderly fashion at all times.

5. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.

6. All structures, walls, and fences open to public view shall remain free of graffiti. In the event graffiti occurs, the permittee shall remove or cover the graffiti within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

7. The permittee shall ensure each employee of said establishment/permit who sells or serves alcoholic beverages shall attend training classes in the sale and service of alcoholic beverages within 60 days of the start of employment or opening of the establishment. Such training classes shall be either those provided by the Universal Studios Specific Plan area property owner or permittee, in coordination with the Los Angeles County Sheriff's Department, or shall be a training class approved by the Los Angeles County Sheriff's Department and/or the State Department of Alcoholic Beverages Control. Training shall be renewed annually and record of training shall be maintained on premises and available to Planning Staff upon request.

8. Posted signs shall include the following information:

a. No alcohol beyond establishment boundaries;

b. Contact information for the Sheriff's Substation and

Department;

c. Complimentary non-alcoholic beverages available to designated drivers; and

d. Hours of alcohol service.

9. The permittee shall provide adequate lighting above the entrance of the premises. The lighting shall be of sufficient power to illuminate and make easily discernible persons entering or exiting the premises.

10. A copy of these conditions shall be retained on the premises in each establishment which serves alcoholic beverages and shall be made available upon request by the Director of Planning or County Sheriff.

11. Restaurants/Cafes/Dinner Theaters:

a. Hours of sales. Alcoholic beverages may be sold during the following hours: 7 days a week, 9:00 a.m. – 2:00 a.m. All alcoholic beverage service and sales must cease 30 minutes prior to closing of the restaurant.

b. The premises shall be maintained as a bonafide restaurant and shall provide a menu containing an assortment of foods. The quarterly gross sales of alcoholic beverages shall not exceed the gross sales of food and non-alcoholic beverages during the same period.

c. The perimeter of outdoor eating areas shall be defined by physical barriers and shall be designed to prevent the unrestricted flow of persons to and from the establishment boundaries.

12. Night Club Establishments/Comedy Clubs/Music Clubs:

a. Hours of sales. Alcoholic beverages may be sold during the following hours: 7 days a week, 11:00 a.m. – 2:00 a.m. All alcoholic beverage service and sales must cease 30 minutes prior to closing of the night club.

13. Cinemas:

a. Hours of sales. Alcoholic beverages may be sold during the following hours: 7 days a week, 11:00 a.m. – 2:00 a.m.

b. Food items shall also be offered for sale where alcoholic beverages are sold.

c. Restricted areas for sale and dispensing. Alcoholic beverages may be sold and dispensed only within a restricted area located within concession areas of the cinema, as determined by the Alcohol Use Approval review. Said area shall be physically separated (via ropes or similar devices) from other circulation areas of the cinema/theater. A uniformed cinema/theater employee shall be stationed at the entrance to any restricted areas.

d. Theater auditorium use.

i. At all times that alcoholic beverage sales, dispensing, and consumption is available to the general public, all access to the designated theaters and balconies shall be restricted to patrons who have purchased a reserved and designated seat. Patrons shall provide staff with sufficient identification to confirm that patrons with alcoholic beverages are 21 years of age or older at the entry locations to each theater.

ii. No sales or dispensing of alcoholic beverages shall take place within any theaters, except that patrons may carry their alcoholic beverages from the restricted areas to the designated theaters and balconies, and for patrons requiring or requesting assistance, servers may transport patrons' alcoholic beverages from the restricted areas to the designated theaters and balconies for them.

iii. During the period from the initiation of seating until the commencement of the feature presentation (which interval shall not be shorter than 10 minutes), ambient light in the designated theaters shall remain at a level sufficient to allow a reasonable person to observe patrons who may be consuming alcoholic beverages.

e. There shall be no requirement for an admission charge or a cover charge, nor shall there be a requirement to purchase a minimum number of drinks.

f. All servers providing alcoholic beverage service within the restricted areas shall be at least 21 years of age.

g. At such times as a theater is utilized for a private function, alcoholic beverages may be sold, dispensed and consumed in the presence of persons under 21 years of age.

h. The sale of distilled spirits by the bottle for same day or future consumption is prohibited.

14. Hotel:

a. Hours of sales. Alcoholic beverages may be sold as part of banquet or meeting room activities, within lobby, pool and similar guest areas, within restaurants/cafes or night clubs which are physically located within the Hotel or are physically/operationally connected to the Hotel; during the following hours: 7 days a week, 9:00 a.m. – 2:00 a.m. Mini-bars located within hotel guest rooms and room service shall not be limited in the hours of alcohol service.

15. Theme Park:

a. The Theme Park shall be considered a single establishment with a single permit and shall be permitted to sell a full line of alcoholic beverages at various locations within the boundaries of the Theme Park.

b. Hours of sales. Alcoholic beverages may be sold during Theme Park operational hours, 7 days a week. All alcoholic beverage service and sales must cease at 2:00 a.m.

c. Venues that sell and/or serve alcoholic beverages within the Theme Park shall be subject to conditions outlined in this Exhibit.

d. Alcoholic beverages sold within the Theme Park shall be consumed on-site and shall not be taken or consumed outside the boundaries of the Theme Park.

16. Amphitheater/Performance Venue:

a. An Amphitheater/performance venue shall be considered a single establishment with a single permit and shall be permitted to sell a full line of alcoholic beverages.

b. Hours of sales. Alcoholic beverages may be sold during operational hours of the Amphitheater or performance venue, 7 days a week. All alcoholic beverage service and sales must cease at 2:00 a.m.

c. Alcoholic beverages sold within the Amphitheater/performance venue shall be consumed on-site and shall not be taken or consumed outside the boundaries of the establishment.

EXHIBIT 8-C

Conditions for Establishments That Sell Alcoholic Beverages for Off-Site Consumption

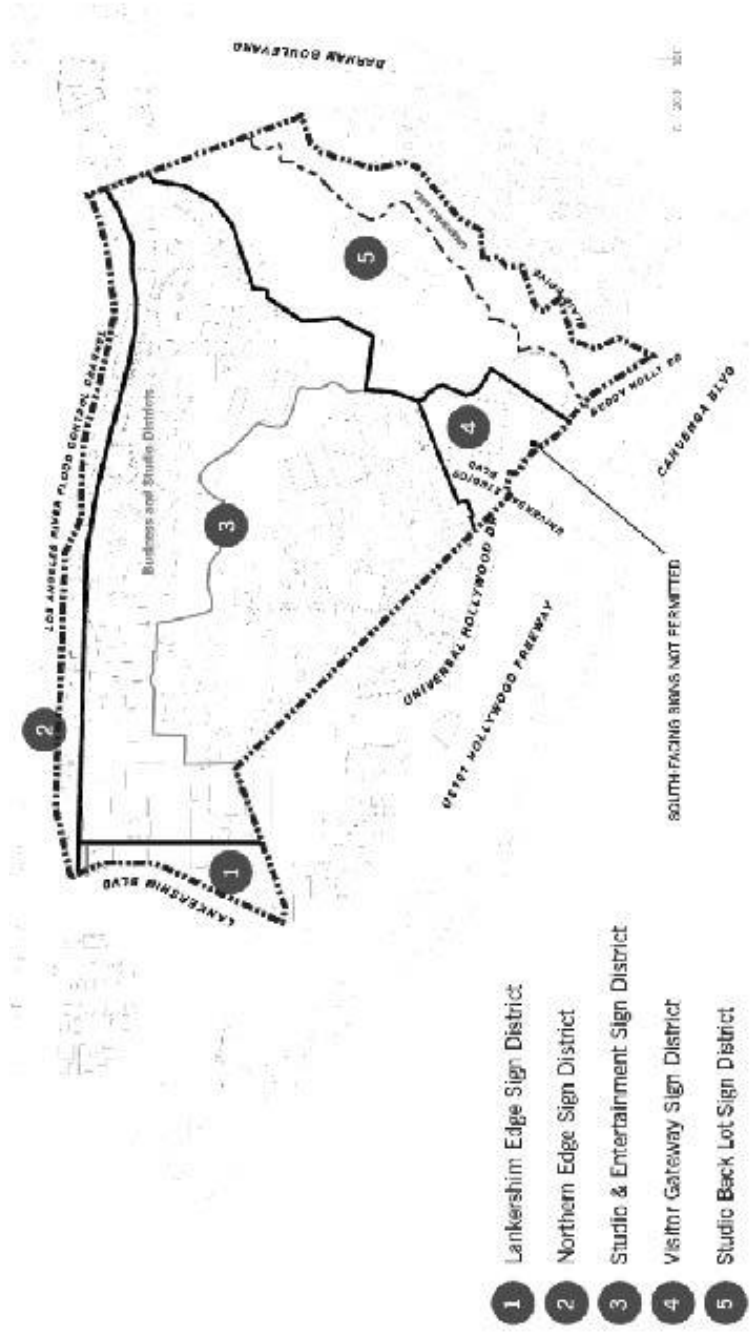
1. All regulations of the State of California prohibiting the sale of alcoholic beverages to minors shall be strictly enforced.
2. Consumption on the premises of alcoholic beverages sold for off-site consumption is prohibited unless same establishment also has a license for on-site consumption.
3. Universal Studios Specific Plan area property owner shall coordinate with the Los Angeles County Sheriff's Substation located within the boundaries of the Universal Studios Specific Plan area in order to monitor and patrol areas and prohibit loitering where establishments selling alcoholic beverages are located during the operating hours of the establishments.
4. The permittee shall maintain the property in a neat and orderly fashion at all times.
5. The permittee shall maintain free of litter all areas of the premises over which permittee has control.
6. All structures, walls, and fences open to public view shall remain free of graffiti. In the event graffiti occurs, the permittee shall remove or cover the graffiti within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.
7. The permittee shall ensure each employee of said establishment/permit who sells alcoholic beverages shall attend training classes in the

sale of alcoholic beverages within 60 days of the start of employment or opening of the establishment. Such training classes shall be either those provided by the Universal Studios Specific Plan area property owner or permittee, in coordination with the Los Angeles County Sheriff's Department, or shall be a training class approved by the Los Angeles County Sheriff's Department and/or the State Department of Alcoholic Beverages Control. Training shall be renewed annually and record of training shall be maintained on premises and available to County Staff upon request.

8. Sale of alcoholic beverages from drive-up or walk-up windows is prohibited.

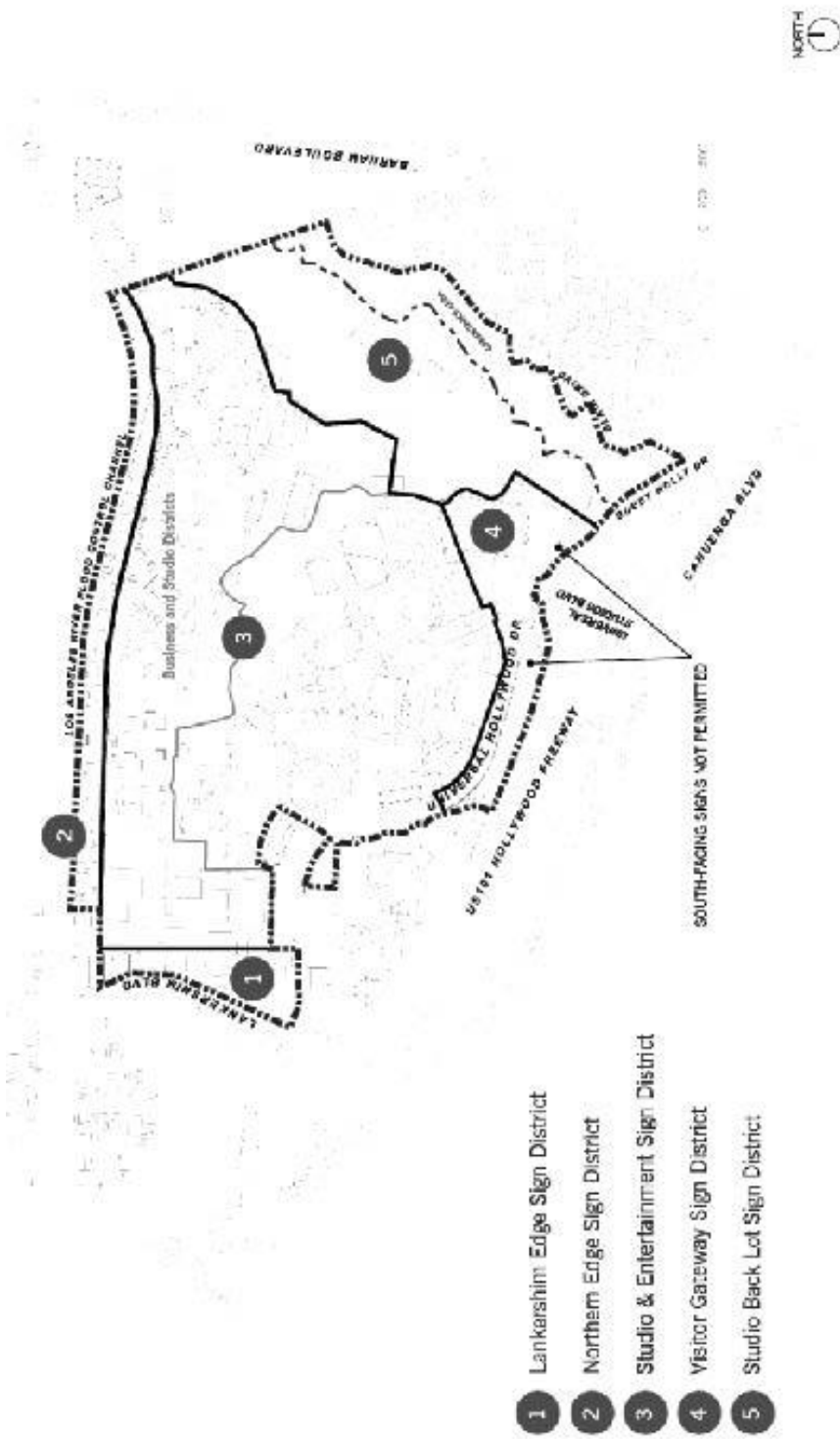
9. Hours of sales. Alcoholic beverages may be sold 7 days a week between the hours of 9:00 a.m. and 2:00 a.m.

10. A copy of these conditions shall be retained on the premises in each establishment which sells alcoholic beverages and shall be made available upon request by the Director or County Sheriff.



- 1 Lankershim Edge Sign District
- 2 Northern Edge Sign District
- 3 Studio & Entertainment Sign District
- 4 Visitor Gateway Sign District
- 5 Studio Back Lot Sign District

EXHIBIT 9-A – Sign District Map Prior to Annexation/Detachment



- 1 Lankershim Edge Sign District
- 2 Northern Edge Sign District
- 3 Studio & Entertainment Sign District
- 4 Visitor Gateway Sign District
- 5 Studio Back Lot Sign District

EXHIBIT 9-B – Sign District Map After Annexation/Attachment

EXHIBIT 10-A
Form of Affidavit of Acceptance



Please complete and return to:
Department of Regional Planning
320 West Temple Street, 13th Floor
Los Angeles, California 90012

AFFIDAVIT OF ACCEPTANCE

STATE OF CALIFORNIA } ss
COUNTY OF LOS ANGELES

REGARDING: PROJECT NO. TR068565-(3)
SPECIFIC PLAN NO. 200700001
100 Universal City Plaza, Universal City, CA 91608
APN(S): 2424-043-019, 2424-043-020, 2424-043-021, 2424-043-022,
2424-043-024, 2424-044-009, 2424-044-023, 2424-045-009

_____ hereby states:

Universal Studios LLC is the owner of the property described above. Universal Studios LLC is aware of and accepts the provisions of the Universal Studios Specific Plan (Ordinance No. _____) as those provisions were set forth in the Universal Studios Specific Plan adopted on, April 30, 2013. Nothing in this affidavit shall limit the Universal Studios Specific Plan property owner(s) from challenging or defending the application of any provision of the Universal Studios Specific Plan, or challenging the constitutionality or enforceability of any amendment or modification to the initially adopted Universal Studios Specific Plan.

Executed this _____ day of _____ 20 _____

I/We declare under the penalty of perjury that the foregoing is true and correct.

Signature must be acknowledged by a Notary Public. Affix seal or appropriate acknowledgements.

Owner's Name: _____

Address: 100 Universal City Plaza, 1280-8

City, State, Zip: Universal City, CA 91608

Signature: _____

22.408.250 Appendix.

All references to Title 22 are to the version of Title 22 (Planning and Zoning Code) of the County Code in effect at the time of this Specific Plan's adoption, which is applicable through April 30, 2038.

CHAPTER 22.410 EAST LOS ANGELES THIRD STREET FORM-BASED CODE SPECIFIC PLAN

22.410.010 East Los Angeles Third Street Form-Based Code Plan and Introduction.

22.410.020 Establishment of Form-Based Code.

22.410.030 Intent and Purpose.

22.410.040 Applicability.

22.410.050 Administration.

22.410.060 Project Review Procedures.

22.410.070 Definitions of Uses and Terms.

22.410.080 Transect Zones.

22.410.090 General Standards.

22.410.100 Required Form and Articulations.

22.410.110 Transect Zone Standards.

22.410.120 Building Type Standards.

22.410.130 Frontage Type Standards.

22.410.140 Signs.

22.410.150 Block and Subdivision Guidelines.

22.410.010 East Los Angeles Third Street Form-Based Code Plan and Introduction.

A. The East Los Angeles Third Street Form-Based Code is located in Section 22.410.020 (Establishment of Form-Based Code) through Section 22.410.150 (Block and Subdivision Guidelines).

B. The East Los Angeles Third Street Form-Based Code was adopted by the Board of Supervisors on November 12, 2014 and was thereafter amended.

22.410.020 Establishment of Form-Based Code.

This Form-Based Code Specific Plan (Form-Based Code or ordinance) is established as the primary means to implement the East Los Angeles Third Street Plan, which is applicable to the area shown on the Plan Map (Figure 1) ("Plan Area") set forth in Section 22.46.3006, and may be cited as the Third Street Form-Based Code.

22.410.030 Intent and Purpose.

This Form-Based Code is established to:

A. Update development standards, add prescriptive evaluation standards, and provide implementing options for the Plan Area to ensure that new development exhibits high standards of urban design, architecture, and landscaping.

B. Establish allowable uses and provide procedures for implementing requirements for these uses. The requirements contained herein provide the necessary flexibility to accommodate future development and to achieve compatibility between land uses.

C. Identify comprehensive principles, standards, implementing options, and procedures to ensure the orderly development of the Plan Area into a mixed-use and multi-modal community, with residences, offices, entertainment, dining, and retail venues. These mixed uses will allow for the creation of business and job opportunities in the Plan Area so as to enhance the economic vitality of the County consistent with the intent, purpose, and goals of the Countywide General Plan.

D. Allow for expansion of residential and commercial uses within the Plan Area by increasing the commercial floor area and dwelling units allowed.

22.410.040 Applicability.

A. General Applicability. This Form-Based Code shall apply to all new development projects for which a complete application has been filed on or after the effective date of the ordinance containing these new or revised regulations. Complete applications that were filed before the effective date of this Form-Based Code shall

comply with the regulations and applicable Title 22 provisions that were in effect at the time that the respective complete applications were filed.

B. Additions, Repairs, or Modifications to Existing Development. The provisions of this Form-Based Code shall apply to any addition, repair, or modification to existing development, or to any new use proposed for existing development, except as otherwise provided for in this Section C.2. When an addition, repair, or modification to existing development is subject to this Form-Based Code, only the actual addition, repair, or modification shall be required to comply with this Form-Based Code.

The following types of additions, repairs, or modification to existing development shall be exempt from the provisions of this Form-Based Code.

1. 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;

2. Projects involving the remodeling of interior space of a structure that do not cause any of the structure's windows to be removed, and also do not increase the gross square footage of the structure's nonresidential floor area, the number of hotel rooms if the structure is a hotel, or the number of dwelling units in the structure;

3. Projects involving a modification to a property that, as of the effective date of this Form-Based Code, has an associated conditional use permit ("CUP") that is valid and the applicant holding the CUP is in good standing under the CUP. For these modifications, the applicant shall comply with the CUP provisions for carrying out such modifications;

4. Projects subject to Section 22.124.140 (Certificate of Appropriateness – When Required) or 22.124.080.D (Certificate of Appropriateness or Certificate of Economic Hardship During Nomination) that comply with Section 22.124.160 (Certificate of Appropriateness - Standards).

C. Non-Conforming Uses, Buildings, or Structures.

1. Except as otherwise provided for in this Subsection C, the nonconforming use and structure provisions in Chapter 22.172 (Nonconforming Uses, Buildings and Structures) shall apply to all uses and structures in the area governed by this Form-Based Code that were legally established prior to the effective date of this Form-Based Code.

2. The application of the nonconforming use and structure provisions as described in Subsection C.1 shall be limited as follows:

a. The termination period or periods set forth in Section 22.172.050 (Termination Conditions and Time Limits) that would otherwise apply to residential dwelling units shall not apply;

b. Section 22.172.020 (Maintenance of Buildings or Structures Nonconforming Due to Use) shall not apply to any alteration to a nonconforming building or structure that is due to seismic retrofitting as required by Chapters 95 and 96 of Title 26 (Building Code) of the Los Angeles County Code; and

c. Buildings originally constructed as a Neighborhood Market in an underlying residential zone that were legally established prior to the effective date of this Form-Based Code may be made a legally conforming use pursuant to a Specific Plan Substantial Conformance Review under Section 22.410.060.D of this Form-Based Code.

D. Existing CUP Structures and Uses. Existing structures or uses established through a CUP, or otherwise authorized by a nonconforming use permit under a previous regulation in Title 22, shall be deemed a lawful conditional or nonconforming use upon the effective date of this Form-Based Code. Any such conditional or non-conforming use shall be subject to all the conditions of approval in its respective permit.

22.410.050 Administration.

A. Other Requirements May Apply. No provision in this Form-Based Code shall eliminate the need for: obtaining any other permit, approval, or entitlement required by the County, or any other applicable special district or agency, or the State or

federal government or their agencies; or otherwise comply with applicable State and federal regulations or laws.

B. Prohibited Uses and Facilities. Any uses or facilities not listed or defined in Section 22.410.070 of this Form-Based Code as allowed uses or facilities are prohibited.

C. Severability. If any provision of this Form-Based Code or the application thereof to any person or circumstance is held to be invalid by a court of competent jurisdiction, such invalidity shall not affect the other Form-Based Code provisions, clauses, or applications thereof which can be implemented without the invalid provision, clause, or application, and to this end the provisions and clauses of this Form-Based Code are declared to be severable.

D. Relationship to other provisions of Title 22.

1. The provisions contained in this Form-Based Code shall be considered to be in combination with the other applicable provisions of Title 22.

2. Where provisions of this Form-Based Code conflict with any other provision of Title 22, this Form-Based Code shall govern.

3. Where provisions of this Form-Based Code are silent, the other applicable provisions of Title 22 shall govern.

E. In this Form-Based Code, the term "shall" means the related action is required; "should" means the related action is recommended; and "may" means the related action is optional.

F. Capitalized terms used throughout this Form-Based Code are defined herein or in Chapter 22.14 (Definitions).

G. The metrics contained herein are an integral part of this Form-Based Code. However, the diagrams and illustrations that accompany these metrics should be considered guidelines. When in conflict, numerical metrics shall take precedence over graphic metrics.

H. Encroachments into the Public Right-of-Way. All design features described in this Form-Based Code, including, but not limited to, canopies, awnings,

overhanging roofs, ornamental light fixtures, columns, or any other architectural element, that would encroach into the public right-of-way shall be subject to the applicable provisions of Title 16 (Highways) and Title 26 (Building Code) of the Los Angeles County Code.

22.410.060 Project Review Procedures.

A. No new development or use shall be established under this Form-Based Code, and no grading or building permits shall be issued for these uses, until an application has been approved for the required permit type listed in Section 22.410.110 and pursuant to the applicable procedures set forth in Subsections B through E. If the new development or use is not covered by this Form-Based Code, the applicable provisions of Title 22 shall apply to the application.

B. Ministerial Site Plan Review.

1. Review Authority. The Director shall have the authority to review projects subject to a Ministerial Site Plan Review for compliance with this Form-Based Code and other provisions of Title 22.

2. Application Requirements. A Ministerial Site Plan Review application shall include all information required by the form provided by the Department, and the payment of the required fee set forth in Section 22.250.010 (Filing Fees and Deposits).

3. Determination. If the project complies with the provisions of this Form-Based Code and other applicable provisions of Title 22, the Director shall grant the Ministerial Site Plan Review approval. Otherwise, the Director shall deny the application for a Ministerial Site Plan Review.

C. Modification Review.

1. Review Authority. The Hearing Officer shall have the authority to review projects requesting a modification to the development standards identified in subsection 4 below, for substantial compliance with the applicable requirements of this Form-Based Code and other provisions of Title 22.

2. Application Requirements. A modification application shall include all information required by the form provided by the Department, and the payment of the required fee set forth in Section 22.250.010 (Filing Fees and Deposits).

3. Procedures. A modification request shall be subject to the public hearing procedures and requirements set forth in Section 22.222.120 (Public Hearing Procedure).

4. Determination. If the Hearing Officer determines that the request for a modification is consistent with the principles and standards of Section 22.222.200 (Findings and Decision), the Hearing Officer may approve the modification.

Notwithstanding the foregoing, only the following development standards may be modified pursuant to this Subsection C:

Requirement	Maximum Modification
Lot Width	10%
Setback	15%
Building Height	10%
Building Size/Massing	15%
Open Space Area/Landscaping	15%
Sign Height/Width/Area	10%
Parking Spaces	10%
Loading Areas	May be modified or waived.

Table 1, Modifications

5. 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).

6. Revisions to Modification. Revisions to a modification grant 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 approval of a new modification.

D. Specific Plan Substantial Conformance Review.

1. Review Authority. The Hearing Officer shall have the authority to review projects subject to a Specific Plan Substantial Conformance Review for substantial compliance with the applicable standards and implementing options of this Form-Based Code and other applicable provisions of Title 22.

2. Application Requirements. A Specific Plan Substantial Conformance Review application shall include all information required by the form provided by the Department, and the payment of the fee set forth in Section 22.250 (Applications, Petitions, and Fees).

3. Procedures. A Specific Plan Substantial Conformance Review shall be subject to the public hearing procedures and requirements set forth in Section 22.222.120 (Public Hearing Procedure).

4. Burden of Proof. The applicant shall substantiate to the satisfaction of the Hearing Officer that:

a. Approval of the project conforms with the applicable provisions of this Form-Based Code and other applicable provisions of Title 22;

b. Approval of the project is in the interest of the public health, safety, and general welfare;

c. Site layout, open space, orientation and location of buildings, vehicular access, circulation and parking, setbacks, heights, and walls and fences are designed to provide a desirable environment within a unifying context that encourages increased pedestrian activity and promotes compatibility among neighboring land uses;

d. Architectural character, scale, quality of design, building materials, colors, screening of exterior appurtenances, and signs are designed to ensure compatibility of the development with the Form-Based Code and the character of the neighborhood;

e. Project landscaping, including its location, type, size, color, texture, and coverage of plant materials at the time of planting are designed and developed to provide visual interest, complement buildings and structures, and provide an attractive environment for the public. The project landscaping shall also include

measures to provide for irrigation, maintenance, and protection of the landscaped areas;

f. Parking areas are designed and developed to buffer surrounding land uses, complement pedestrian-oriented development, enhance the environmental quality of the site such as to minimize stormwater run-off and the heat-island effect, and achieve a safe, efficient, and harmonious development; and

g. Lighting and lighting fixtures are designed to complement buildings, are of appropriate scale, avoid creating glare, and provide adequate light over walkways and parking areas to foster pedestrian safety.

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

6. Revisions to Specific Plan Substantial Conformance Review. Revisions to the 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.

E. Conditional Use Permit. When a conditional use permit is required under this Form-Based Code or otherwise required under Title 22, the review procedures for a conditional use permit shall be the same as those prescribed in Chapter 22.158 (Conditional Use Permits), except that in addition to the required burden of proof in Section 22.158.050 (Findings and Decisions), the burden of proof for a Substantial Conformance Review set forth in Section 22.410.060.D.4 shall also apply.

22.410.070 Definitions of Uses and Terms.

The following definitions shall apply in this Form-Based Code.

A. Definitions of Uses.

1. Alcoholic Beverage Sales: Alcoholic Beverage Sales means a place of business selling alcoholic beverages for on-site or off-site consumption, and where the sale of food may be incidental to the sale of such beverages. This includes

any establishment that has a valid alcoholic beverage license from the State. Alcoholic beverage sales businesses may include, but are not limited to, restaurants, bars, taverns, liquor stores, cocktail lounges, nightclubs, and supper clubs.

2. Artisan/Craft Production: Artisan/Craft Production means an establishment that produces and/or assembles small products by hand, including jewelry, pottery, and other ceramics, as well as small glass and metal art and craft products, where any retail sales, if any, are incidental to the production activity.

3. Auto-Related, Commercial: Auto-Related, Commercial means a place of business serving auto-related needs including, but not limited to, car rental; car wash; gas station; mechanic offering routine minor maintenance, such as fluid replacement, wiper blade replacement, flat tire repair, or similar activities that produce minimal noise, vibration, or fumes and that exclude activities listed under the definition of "auto-related industrial establishment" in this Subsection; consumer retail auto parts; and indoor vehicle sales. Excluded from this definition are auto-related commercial storage facilities and drive-through establishments.

4. Auto-Related, Industrial: Auto-Related, Industrial means a facility conducting activities associated with: the repair or maintenance of motor vehicles, trailers, and similar large mechanical equipment; paint and body work; major overhaul of engine or engine parts; vehicle impound or wrecking yard; outdoor vehicle sales, storage, or repair; and government vehicle maintenance facilities. This definition includes auto-related uses not otherwise allowed within the Auto-Related, Commercial category.

5. Commercial, General: Commercial, General means a use where the place of business provides the sale and display of goods or sale of services directly to the consumer with goods available for immediate purchase and removal by the purchaser. General commercial goods include, but are not limited to, clothing, food, furniture, pharmaceuticals, books, antiques, and art. General commercial service includes, but is not limited to, a barber/beauty shop, bicycle rental, travel agency, retail store, bank, retail dry cleaning with limited equipment, express delivery service, photo

studio, repair service establishment, employment office, and a veterinary clinic. Excluded from this definition are drive-through establishments. Drive-through establishments are excluded from this definition, and are thereby prohibited.

6. Commercial, Restricted: Commercial, Restricted means a use which, because of its characteristics or location, may be suitable only in specific locations and only if such uses are designed or arranged on the site in a particular manner. For such uses, the Hearing Officer may impose conditions to ensure the purpose and intent of this Form-Based Code are satisfied including conditions related to, but not limited to, location, construction, maintenance, operation, site planning, traffic control, and time limits for the use. Restricted Commercial may include, but not be limited to, a nail salon, dry cleaning plant, mortuary, tattoo and body piercing, massage parlor, bail bond, pawn shop, and a food and beverage processing uses. Tobacco shops, cigar bars, hookah bars, and alternative financial services, such as, but not limited to, cashless transaction check-cashing stores or auto-title loan stores, are excluded from this definition, and are thereby prohibited.

7. Community Facility: Community Facility means a non-commercial facility established primarily for the benefit and service of the general public of the community in which it is located. Such facilities may include, but are not limited to, community centers, County field offices, police and fire stations, and cultural facilities, such as libraries and museums.

8. Community Residence: A Community Residence includes, but is not limited to, the following:

- Adult day care facility.
- Adult residential facility.
- Child care center.
- Family child care home, large.
- Family child care home, small.
- Foster family home.
- Group home, children, having seven or more children.

- Group home, children, limited to six or fewer children.
- Shelters, homeless or domestic violence.
- Juvenile hall.
- Small family home, children.

9. Community Support Facility: Community Support Facility means a facility providing basic services for the benefit and service of the population of the community in which it serves. Such facilities may include, but not be limited to, extended care facilities, nursing homes, convalescent homes, continuing care facilities, and assisted living facilities.

10. Designated Historic Landmark: Designated Historic Landmark is a property that is either of the following:

- a. Listed in the National Register of Historic Places as defined in Section 1.191-2(b) of Title 26 of the Code of Federal Regulations; or
- b. Listed in any State or County official register of historical or architecturally significant sites, places, or landmarks.

11. Entertainment: Entertainment means a place of business serving the amusement and recreational needs of the community. This category may include, but not be limited to, cinemas, movie theaters, billiard parlors, cabarets, teen clubs, dance halls, or game arcades.

12. Food Service: Food Service means a place of business dedicated to the preparation and sale of food and beverage for immediate consumption on- or off-site.

13. Infrastructure and Utilities: Infrastructure and Utilities means facilities or structures related to the provision of roads, transit facilities, water and sewer lines, electrical, telephone and cable transmission, wireless telecommunication facilities, and all other utilities and communication systems necessary to the functioning of a community.

14. Learning Center: Learning Center means a facility offering training, tutoring, or instruction to students in subjects including, but not limited to, languages,

music, fine arts, or dance. Instruction may include the provision of electronic testing and distance learning.

15. Major Facility: Major Facility means a facility of an institutional nature including, but not limited to, a hospital, public health and social service facility, medical clinic, research facility, judicial building, ambulance service, and pharmaceutical laboratory.

16. Manufacturing and Processing Facility: Manufacturing and Processing Facility means a facility primarily engaged in the manufacturing, processing, repair, or assembly of goods.

17. Office: Office means a building or portion thereof used for conducting a business, profession, service, or government function. This category may include, but not be limited to, offices of attorneys, engineers, architects, physicians, dentists, accountants, financial institutions, real estate companies, insurance companies, financial planners, or corporate offices. A facility for manufacturing activities shall be excluded from this definition.

18. Place of Assembly: Place of Assembly means a facility for public assembly including, but not limited to, arenas, auditoriums, banquet halls, conference facilities, convention centers, exhibition halls, major sports facilities, performing arts centers, and theaters.

19. Products and Services Facility: Products and Services Facility means a public or private facility providing industrial and other services to individuals or businesses. This category may include, but is not limited to, laundry/dry cleaning plants, and metal, machine, or welding shops. This category may also include special services such as, but not limited to, pharmaceutical laboratories, animal kennels, government maintenance facilities, and solid waste facilities.

20. Public Parking: Public Parking means a non-accessory parking facility available to the general public for parking motor vehicles, including parking lots or parking structures. This use does not include parking located in the public right-of-way.

21. Recreational, Commercial: Recreational, Commercial means a place of business providing group leisure activities, often requiring equipment, and open to the public with or without entry or activity fees. This category may include, but not be limited to, game courts, skating rinks, bowling alleys, and commercial golf facilities, gyms, or sports rooms.

22. Recreational, Non-Commercial: Recreational, Non-Commercial means a non-commercial facility, primarily an open space, serving the recreational needs of the general public. This category may include, but not be limited to, public golf courses, parks, playfields, and playgrounds.

23. Religious Facility: Religious Facility means a facility used for regular organized religious worship and related activities.

24. Research Facility: Research Facility means a facility used primarily for research and development that does not involve the use of human testing, animal husbandry, incinerators, heavy equipment, mass manufacturing, fabrication, processing, or sale of products.

25. Schools: Schools means any parochial, private, charitable or non-profit school, college, or university, other than trade or business schools, which may include instructional or recreational uses, living quarters, dining rooms, restaurants, heating plants, or other incidental facilities for students, teachers and employees. Examples of schools include: boarding schools, charter schools, pre-schools, elementary schools, middle schools, high schools, colleges, and universities.

26. Special Training/Vocational: Special Training/Vocational means a facility offering instruction or training in trades or occupations such as secretarial, paralegal, business, beauty, barber, bartender, acupuncture, massage, or other similar vocations. This category excludes training or education for any activity that is not otherwise allowed in the zone.

27. Storage and Distribution Facility: Storage and Distribution Facility means a facility providing long-term or short-term storage, and the selling or distribution of merchandise. This category includes, but is not limited to, container yards, crating,

packing and shipping service, heavy equipment sales, service and storage, logistics, warehousing or distribution establishments, public storage facilities, commercial storage facilities, or outdoor storage of building materials.

B. Definitions of Terms.

1. Attic: Attic means the space between the ceiling joists and roof rafters of a structure. Attics may be accessible by a staircase or other means.
2. Arcade: See Frontage Type Standards for Arcade (Section 22.410.130).
3. Awning Sign: See Sign Standards for Awning Sign (Section 22.410.140).
4. Bulkhead: Bulkhead means a low partition wall located between the grade and window opening(s) used for the display of merchandise.
5. Cabinet Sign: Cabinet Sign means a sign in which a removable sign face (usually with translucent sign graphics) is enclosed on all edges by a metal cabinet. A Cabinet Sign may also be multi-sided. Cabinet signs are prohibited in all transect zones.
6. Civic Space: Civic Space means an open area dedicated for public use, typically for community gatherings.
7. Clearly Visible From the Street: When a project is "clearly visible from the street," the street includes its sidewalks, squares, plazas, civic greens, parks, and all public space except alleys. A building element more than 30 feet from the building line or street is considered not Clearly Visible From the Street. A common wall is considered not Clearly Visible From the Street.
8. Colonnade: Colonnade means a series of columns similar to an arcade but spanned by straight lintels rather than arches, linked together, usually as an element of a building.
9. Compatible: Compatible means that the characteristics of different uses or activities or designs, allow them to be located near or adjacent to each other so as to be in harmony and to avoid abrupt or severe differences. Some elements

affecting compatibility include height, scale, mass, and bulk of structures. Other elements affecting compatibility include pedestrian or vehicular traffic routes, circulation, access, parking impacts, landscaping, lighting, noise, odor, and architecture. Compatible does not mean "the same as," but rather, refers to the sensitivity of development proposals in maintaining the character of existing development.

10. Court: See Building Type Standards for Court (Section 22.410.120).

11. Discretionary Sign: A creative sign that meets the requirements of Section 22.410.140.F of this Form-Based Code and has a Discretionary Sign permit.

12. Curb, Curb Line: Curb, Curb Line means a stone, concrete, or other improved boundary, marking the edge of the roadway or paved area.

13. Drive-through Establishment: Drive-through Establishment means a retail or service business where services may be obtained by motorists without leaving their vehicles. Examples include automated teller machines (ATMs), banks, pharmacies, and food service establishments. New drive-through establishments are prohibited in all transect zones.

14. Duplex/Triplex: See Building Type Standards for Duplex/Triplex (Section 22.410.120).

15. Façade: Façade means the exterior wall of a building that is set along a frontage line that supports the public realm, and is subject to frontage requirements.

16. Flex Block: See Building Type Standards for Flex Block (Section 22.410.120).

17. Flex Space: Flex Space means a ground-level floor area that is structurally built to accommodate both residential and non-residential uses, such as that in a live-work building.

18. Forecourt: See Frontage Type Standards for Forecourt (Section 22.410.130).

19. Front Yard/Porch: See Frontage Type Standards for Front Yard/Porch (Section 22.410.130).
20. Gallery: See Frontage Type Standards for Gallery (Section 22.410.130).
21. Half-Story: Half-Story means a partial story located above a full story and underneath a sloping roof, where the roof planes intersect two opposite exterior walls at a height of no more than three feet above the half-story floor level.
22. House: See Building Type Standards for House (Section 22.410.120).
23. Hybrid Court: See Building Type Standards for Hybrid Court (Section 22.410.120).
24. I-710: I-710 refers to Interstate Highway 710, also known as the Long Beach Freeway.
25. Lined Block: See Building Type Standards for Lined Block (Section 22.410.120).
26. Main Entrance: A main building entrance is the widest entrance to a building and the one that most pedestrians are expected to use. In multi-tenant buildings, main entrances open directly into the building's lobby or principal interior ground level circulation space. When a multi-tenant building does not have a lobby or ground level interior circulation space, there shall be no main entrance for purposes of this definition. In single-tenant buildings, main entrances typically open directly into lobby, reception, or sales areas.
27. Neighborhood Market: Neighborhood Market means a neighborhood-serving retail store with merchandise, oriented to daily convenience shopping needs, and sell items such as fresh foods and produce. A Neighborhood Market shall not sell used merchandise.
28. Projecting Sign: See Sign Standards for Projecting Sign (Section 22.410.140).

29. Relief: Relief means an architectural element in which forms or figures are distinguished from a surrounding plane surface or wall. Typical relief may include projecting detail or carved or molded ornamentation that projects from a flat surface.

30. Rowhouse: See Building Type Standards for Rowhouse (Section 22.410.120).

31. Setback, Setback Line: Setback, Setback Line means the area of a lot measured from a lot line to a building façade or elevation that must be maintained clear of permanent structures except for an encroachment allowed by an encroachment permit issued in compliance with Title 16 and Title 26 of the Los Angeles County Code.

32. Shared Parking: Shared Parking means parking space that is available to more than one use.

33. Shop Front: See Frontage Type Standards for Shop Front (Section 22.410.130).

34. Stoop: See Frontage Type Standards for Stoop (Section 22.410.130).

35. Story: Story means a habitable level within a building from finished floor to finished ceiling. Attics and raised basements are not considered part of a story for purposes of determining building height when measured in stories.

36. Street, Front: Street, Front means a street that is predominately bordered by front lot lines and which the front façade of a structure would normally face.

37. Street, Side: Street, Side means a street or right-of-way that is not a front street or an alley.

38. Terrace: See Frontage Type Standards for Terrace (Section 22.410.130).

39. Transect Zone: Transect Zone means a designated area governed by the regulations set forth in this Form-Based Code.

40. Wall Sign: See Sign Standards for Wall Sign (Section 22.410.140).

41. Yard Sign: See Sign Standards for Yard Sign
(Section 22.410.140).

22.410.080 Transect Zones.

A. Purpose. This Section identifies the eight Transect Zones within the Specific Plan Area, as delineated on the Plan Map in Figure 1:

- 3rd Street (TOD)
- Cesar E. Chavez Avenue (CC)
- 1st Street (FS)
- Atlantic Boulevard (AB)
- Neighborhood Center (NC)
- Low-Medium Density Residential (LMD)
- Civic (CV)
- Open Space (OS)



22.410.090 General Standards.

A. Purpose. This Section establishes the general standards and regulations that apply to all Transect Zones.

B. Standards for Non-Residential Uses. The following standards are applicable to non-residential uses:

1. Mechanical Equipment and Utility Standards. Mechanical equipment, including air conditioning, piping, ducts, and conduits external to a building, shall be concealed from view from adjacent buildings and the street level by use of landscaping, grills, screens, or other enclosures.

2. Outdoor Lighting. Defined as lighting equipment or light fixtures used to provide illumination for outdoor areas, objects, or activities, including light fixtures attached to buildings or structures; self-supporting structures to provide lighting for parking lots, walkways, building entrances, outdoor sales areas, recreational fields, or within landscaped areas shall all constitute outdoor lighting. Such lighting shall confine glare and reflections to the boundaries of the site. Each light source shall be shielded and directed away from any adjoining properties and public rights-of-way.

3. Operational Standards. All non-residential uses shall be conducted and located within an enclosed building, except that the following uses may be conducted outside an enclosed building provided that they comply with all other requirements as provided in Section 22.410.050.A:

- a. Outdoor dining;
- b. A bicycle sharing station;
- c. Seasonal outdoor sales of plants, trees, or produce no more than twice a year for a maximum of five consecutive weeks for each sales period; and
- d. Other outdoor uses allowed by this Form-Based Code within a specific Transect Zone.

4. Outdoor Structures Allowed. Outdoor fixtures such as tables, chairs, umbrellas, landscape pots, valet stations, bicycle racks, planters, benches, bus shelters, kiosks, and waste receptacles are allowed in connection with all non-

residential uses. Fixtures that extend into the public right-of-way require an encroachment permit from Public Works.

5. Outdoor Structures Prohibited. The following outdoor structures are prohibited when located outdoors of a non-residential use and clearly visible from the street: donation boxes for collecting goods; machines such as, but not limited to, photo booths, penny crunching machines, blood pressure machines, fortune-telling machines, video games, animated characters and other such machines that are internally illuminated, or have moving parts, make noise, and/or have flashing lights; inanimate figures such as statues or sculptures of horses, kangaroos, bears, gorillas, or similar animals, and mannequins, cartoon figures, or human figures.

C. Parking.

1. Purpose. This subsection regulates parking for motor vehicles and bicycles, and provides options to adjust parking requirements in a Transect Zone as provided below, except that the standards provided in Section 22.112.040 C (Residential and Agricultural Zones) shall apply to parking in all Transect Zones. These regulations ensure that the parking needs of new land uses and development are met, while ensuring that parking spaces are provided in a manner that promotes the development of a walkable community.

2. General Parking Standards. The minimum number of parking spaces required by the applicable Transect Zone (see Section 22.410.110) shall be provided, except as follows:

a. There shall be no minimum non-residential use parking for a property located within 500 feet from any Metro rail station, as measured from that property's closest property line to the rail station's property line, along a thoroughfare right-of-way;

b. Accessory outdoor dining shall require no additional parking spaces;

c. For changes in land use, as long as the gross square footage of an existing building or structure is the same or less than the preexisting land

use, no new parking or loading spaces are required for that change of land use. In the event that the gross floor area of the building or structure is increased by the change in land use, required parking and loading spaces shall be provided only as they relate to the increased gross floor area.

3. Off-Site Parking, Non-Residential. Required parking for non-residential uses may be provided off-site if all of the following requirements are met. In addition, off-site non-residential parking is subject to a Specific Plan Substantial Conformance Review, the application for which shall include the materials as provided below in Section 22.410.090.C.4.a-g:

a. The required parking is provided in an off-street parking facility on another site within 500 feet of the site proposed for development, as measured from that parking facility and the closest property line to the development, along a thoroughfare right-of-way;

b. Pedestrian access between the site and the off-site parking area is via concrete or paved sidewalk or walkway; and

c. The owners of the development site and the off-site parking area enter into, and record, a parking agreement or covenant in a form approved by the Director reflecting the terms of the agreement, including, but not limited to, identifying the number of spaces provided, length of time of the agreement, and hours the parking is available, and any time limits on the parking.

4. Shared Parking, Non-Residential. The shared use of parking spaces may occur where two or more non-residential uses located on the same or separate sites are able to share the same parking spaces because their parking demands occur at different times of the day or because parking demands can be managed in a Shared Parking facility. This shared use of non-residential parking is subject to a Specific Plan Substantial Conformance Review, the application for which shall include all of the following:

a. The names and addresses of the uses and of the owners or tenants that will share the parking or provide off-site;

- b. The number of parking spaces that will be shared or provided off-site;
- c. Evidence, provided by the applicant, that location of the parking is no more than 500 feet from each use as measured from the parking site's closest property line to the proposed use, along a thoroughfare right-of-way;
- d. If shared parking, an analysis, provided by the applicant, showing that the peak parking times for the separate uses occur at different times of the day and that the amount of available parking spaces shall be sufficient for each use;
- e. A covenant between the property owners that guarantees access to the parking for all of the shared uses or to off-site parking;
- f. Any operational limitations on the parking, including, but not limited to, the time limits or hours of the day for the parking; and
- g. Any designated signage and parking space markings for the shared parking.

5. Landscaping and Screening for Parking Lots. Parking lots shall be screened for the purpose of minimizing views of parked vehicles from the nearby public right-of-way. If the requirements of this Subsection are determined to be technologically infeasible or impractical, a different landscape configuration or the use of alternative materials may be used, at the discretion of the Hearing Officer, subject to a Specific Plan Substantial Conformance Review.

a. Adjacent to Residential Zone. Where a parking lot is located on property adjoining a residential zone, in addition to the requirements of this subsection, the applicable provisions of Section 22.112.080.F (Parking Design – Walls) shall apply;

b. Trees. Parking lots with more than 12 parking spaces shall contain a minimum of one 24-inch box canopy shade tree for every six parking spaces, or as required by Chapter 22.126 (Tree Planting Requirements), whichever is greater. The required trees shall be evenly spaced on the lot and distributed in an "orchard" configuration (placement of trees in uniformly-spaced rows) within the interior parking lot

area, and shall be planted within raised curbed planter islands that are at least four feet wide on all sides;

c. Landscaped Setback and Screening. All required setbacks for parking areas shall be landscaped with living plant material and screened with a continuous landscaped hedge, masonry or stone wall, landscaped berm, or any combination thereof, so that views of parked vehicles are minimized and shielded. The screening of parking areas shall meet the following requirements:

i. At the time of installation, the screening shall be at least 30 inches in height, and any walls or fences used shall not exceed 36 inches in height;

ii. Any plant screening established as a screen shall reach a height of 36 inches within two years of planting;

iii. Walls used for screening shall have the same architectural treatment on both sides of the wall;

iv. When a wall is used for screening, the wall shall be placed on the interior line of the required setback and the setback shall be landscaped with living plant material and a continuous hedge;

v. Wood and chain link fences are prohibited for screening parking areas; and

vi. Irrigation. A permanent and automatic irrigation system shall be installed and maintained for all landscaped areas.

6. Lighting. Parking lot lighting shall comply with the following:

a. Outdoor light fixtures for parking lot lighting shall be limited to a maximum height of 15 feet; and

b. Parking lot lighting shall comply with Section 22.410.090.B.2 (Outdoor Lighting).

7. Materials.

a. All parking lots and driveways shall be surfaced with materials approved by the Director of Public Works.

b. In compliance with Chapter 22.122 (Low Impact Development), the use of pervious or semi-pervious parking area surfacing materials including, but not limited to "grasscrete," or recycled materials such as glass, rubber, used asphalt, brick, block, and concrete, may be approved by the Director for vehicular surface area on a site, provided such area is properly maintained. Where possible, such materials should be used in areas in proximity to, and in combination with, on-site stormwater control devices.

22.410.100 Required Form and Articulations.

A. Purpose. This Section establishes the building forms and articulations for each Transect Zone.

B. Applicability. All building types, except the building types for a single-family house and duplex or triplex, used exclusively for residential uses, shall be subject to the provisions of this Section.

C. Architectural Character.

1. Required Form. Refer to Sections 22.410.120 (Building Types Standards) and 22.410.130 (Frontage Types Standards) for the required form related to architectural character.

2. Architectural Implementation. To implement the building form requirement in Subsection C.1, proposed buildings should be compatible with the architectural characteristics of surrounding buildings, and allow for a range of architectural expressions that complement the existing urban fabric. The proposed building design should be based upon, and reflect, a thorough analysis of the surrounding patterns with regard to the following:

- a. Building orientation;
- b. Horizontal and vertical building articulation;
- c. Architectural style;
- d. Building scale and proportion;
- e. Roof line and form;
- f. Window pattern and detailing;

- g. Architectural detailing;
- h. Exterior finish materials and colors; and
- i. Lighting and landscape patterns.

Where there is no consistent architectural character or pattern found in the surrounding area, building design and massing should complement the architectural characteristics of neighboring buildings that are consistent with this Form-Based Code. In some cases, where the existing context is not well-defined, or may be undesirable, a proposed project may establish an architectural character and pattern for which future development in the area should be compatible.

D. Building Massing.

1. Required Articulation.

a. Façade Height Articulation Elements. Each building, or portions of a building, with more than one story shall have, at minimum, a distinctive building base, a building middle and building top (eave, cornice, and/or parapet line), all that complement and balance one another. See Figure 2, Façade Height Articulation Elements below.

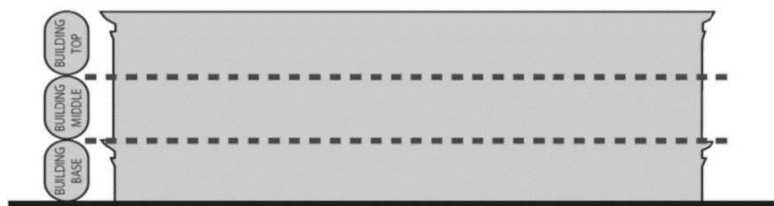


Figure 2, Façade Height Articulation Elements

- b. Main building entrances shall be easily identifiable and distinguishable from other ground floor entries. Such main building entrances shall be at least one of the following:
 - i. Marked by a taller mass above the entrance, such as a tower, or within a volume that protrudes from the rest of the building surface;
 - ii. Located in the center of the façade, as part of a symmetrical overall composition;

- iii. Accented by architectural elements, such as columns, overhanging roofs, awnings, and ornamental light fixtures;
- iv. Marked or accented by a change in the roofline or change in the roof type; or
- v. If a corner building, they shall provide prominent corner entrances for shops or other activity-generating uses.

2. Building Massing Implementation. To implement the building massing requirement in Subsection D.1, the following principles shall be considered.

a. Articulation. Horizontal articulations are recommended and may be produced by material changes or applied Façade elements. Vertical articulations should be produced by variations in rooflines, window groupings, bay windows, balconies, entrance stoops, porches, or subtle changes in materials and vertical planes that create shadow lines and textural differences. Vertical elements should break up long, monolithic building façades along the street.

b. Building base. A building base articulation may consist of a small projection of the wall surface and/or a different material or color. For a building of two or more floors, a building base may be heavier or of a thicker design treatment than the rest of the building, or be setback from the upper floors.

c. Building middle. The building middle articulation may be created using façade offsets, consisting of slight recesses in the wall plane. This articulation should include multiple architectural rhythms derived through step backs, changes in plane, changes in materials or colors, window types, window sizes, pairing, multiple windows, or other detailing.

d. Building top. The building top should consist of a horizontal element that crowns the building, and should be aesthetically differentiated from the building middle. The differentiation may be significant or subtle, and possible approaches from this differentiation and include variations in color, materials, ornamentation, or shape.

e. The location, spacing, materials, and colors of exposed downspouts, gutters, scuppers, and other visible roof drainage components should be incorporated into the architectural composition of the façade and roof. The haphazard placement of such features should be avoided. Downspouts should be concealed within walls.

E. Wall Surface Materials.

1. Required Articulation.

a. Building walls shall be constructed of durable materials, such as brick, natural stone, terra cotta, decorative concrete, metal, glass, or other similar materials.

b. Standards for using decorative concrete block, stucco or other similar troweled finishes in non-residential, mixed-use, and multi-family residential buildings are:

i. Decorative concrete block. Decorative concrete block shall be limited to a maximum of 50 percent of the street façade. When decorative concrete blocks are used for the street façade, the building shall incorporate a combination of textures and/or colors to add visual interest. For example, combining split or rock-façade units with smooth stone can create distinctive patterns. Cinder block (concrete masonry unit) is not allowed as an exterior finish.

ii. Stucco or other similar troweled finishes shall: (a) be smooth to prevent the collection of dirt and surface pollutants; (b) be trimmed or combined with wood, masonry, or other durable material and be limited to a maximum of 50 percent of the street façade; and (c) not extend below two feet above grade of the street façade. Concrete, masonry, natural stone, or other durable material shall be used for wall surfaces within two feet above grade of the street façade.

iii. If clearly visible from the street, side and rear building façades shall have a level of trim and finish compatible with the front façade.

iv. Blank wall areas without windows or doors are only allowed on internal-block, side-property line walls. Any blank exterior wall shall also be treated with a graffiti-resistant coating.

v. Building walls shall have contrasting trim colors. For example, dark colors and saturated hues for accent and ornamental colors may be used with neutral or light walls; white or light window and door trim may be used on a medium or dark building wall; and medium or dark window and door trim may be used on a white or light building wall. Other contrasting wall and trim combinations may also be used.

vi. All building elements that project from the building wall by more than 16 inches, including, but not limited to, decks, balconies, porch roofs, and bays, shall be visibly supported by pilasters, piers, brackets, posts, columns, or beams that correspond in size to the structure above. This requirement does not apply to cantilevered elements that are typical for a specific style.

2. Wall Surface Implementation. To implement the wall surface requirement in Subsection E.1, the following principles shall be considered.

a. Change in wall surface materials should be used to articulate building elements such as base, body, parapets caps, bays, arcades, and structural elements. Not all building elements require a change in material. Change in materials should be integral with building façade and structure, rather than an application.

b. If the building mass and pattern of windows and doors are complex, simple wall surfaces should be used (such as stucco, terra-cotta veneer, or metal/cement paneling); if the building mass and the pattern of windows and doors are simple, additional wall texture and articulation should be employed (such as bricks or blocks, ornamental reliefs, pilasters, columns, and/or cornices).

c. Internal blank walls. Wall articulation or surface reliefs, decorative vines, architectural murals (trompe l'oeil), or other surface enhancements should be considered for internal walls and may be approved by the Director.

d. Bright colors for wall surfaces should be used sparingly to allow display windows and merchandise to catch the eye and stand out in the visual field. Typical and appropriate application of bright colors would be for fabric awnings.

e. A secondary color for wall surfaces may be used to give additional emphasis to the walls and to architectural features such as a building base (like a wainscot), plaster, cornice, capital, and a band.

F. Wall Openings.

1. Required Articulation.

a. For Shop Front frontages, upper stories shall generally have a window to wall area proportion that is less than that of ground floor shop fronts. Glass curtain walls or portions of glass curtain walls are exempt from this standard;

b. Window Inset. Glass shall be recessed or projected at least three inches from the exterior wall surface to add relief to the wall surface. Glass curtain walls or portions of glass curtain walls are exempt from this standard;

c. Glazing. Reflective glazing shall not be used on windows.

2. Wall Opening Implementation. To implement the wall opening requirement in Subsection F.1, the following principles shall be considered.

a. Glazing. Clear glazing is strongly recommended for windows. If tinted glazing is used, the tint shall be kept as light as possible. Green, gray, and blue glazing are recommended.

b. Shop Fronts, Clerestory Windows. Clerestory windows are vertical panels of glass arranged in a row between the first and second story of a storefront. These windows reflect a traditional element of "main street" buildings, and are recommended for all new or renovated shop fronts. Clerestory windows are acceptable locations for neon, painted-window, and other non-obtrusive types of signs.

c. Shop Front, Recessed Entries. Recessed entries are recommended as another traditional element of a main street storefront.

Recommended treatments for this element include:

tile;

- i. Special paving materials, such as ceramic or mosaic

- ii. Ornamental ceilings, such as coffering; or

- iii. Decorative light fixtures.

G. Roofs.

1. Required Articulation.

- a. To differentiate the roofline from the building and to add visual interest, a horizontal articulation shall be applied at the top of the building by projecting cornices, parapets, lintels, caps, or other architectural expression to cap the building.

- b. Flat roofs are acceptable if a cornice and/or parapet wall is provided.

- c. Metal seam roofing, if used, shall be anodized, fluorocoated, or painted. Copper and lead roofs shall be natural or oxidized.

2. Roof Implementation. To implement the roof requirement in subsection G.1., the following principles shall be considered:

- a. Roof forms should complement the building mass and match the principal building in terms of style, detailing, and materials.

- b. Parapet walls should have cornice detailing or a distinct shape or profile, such as a gable, arc, or raised center.

22.410.110 Transect Zone Standards.

A. Purpose. This Section establishes the allowable uses and the development standards for each Transect Zone.

B. Applicability. The standards of this Section shall be considered in combination with the standards and requirements of Sections 22.410.090 (General Standards), 22.410.100 (Required Form and Articulations), 22.410.120 (Building Type Standards), and 22.410.130 (Frontage Type Standards).

C. Permissible Land Uses and Permit Requirements. Permissible uses for each Transect Zone and the type of review required are identified below in Table 2.

Land uses are defined in the Transect Zones specified. Section 22.46.3004 sets forth the review procedures for obtaining project approval.

BUILDING TYPES, LAND USE TYPES, AND PERMITS REQUIRED BY TRANSECT ZONE								
Building Type	TOD	CC	FS	AB	NC	LMD	CV	OS
House/Duplex/Triplex	X	A	X	X	A	A	*	*
Row House	A	A	A	X	A	X	*	*
Court	A	A	A	A	A	X	*	*
Hybrid Court	A	W	X	X	A	X	*	*
Lined Block	A	W	A	A	X	X	*	*
Flex Block	A	A	A	A	A	X	*	*
Frontage Type	TOD	CC	FS	AB	NC	LMD	CV	OS
Front Yard/Porch	X	A	X	X	A	A	*	*
Stoop	A	A	A	X	A	X	*	*
Terrace	A	A	X	X	A	A	*	*
Forecourt/ Shop Front	A	A	A	A	A	X	*	*
Gallery	E	A	A	A	X	X	*	*
Arcade	E	X	X	A	X	X	*	*
Land Use Type	TOD	CC	FS	AB	NC	LMD	CV	OS
RESIDENTIAL								
Community Residence	1	1	1	1	1	2	X	X
Residence, Apartment House (4 or more units)	P	P	P	P	P	X	X	X
Residence, Single-Family, Two-Family, Three-Family	X	P	X	X	P	P	X	X
LODGING								
Hotel	P	P	P	P	P	X	X	X
Motel	X	X	X	X	X	X	X	X
OFFICE								
Office	P	P	P	P	P	X	SCR	SCR
COMMERCIAL								
Alcoholic Beverage Sales	CUP	CUP	CUP	CUP	CUP	X	CUP	CUP
Auto-Related, Commercial	SCR	SCR	SCR	SCR	SCR	X	X	X
Commercial, General	P	P	P	P	P	X	X	X
Commercial, Restricted	SCR	SCR	SCR	SCR	SCR	X	X	X
Entertainment	SCR	SCR	SCR	SCR	SCR	X	CUP	CUP

BUILDING TYPES, LAND USE TYPES, AND PERMITS REQUIRED BY TRANSECT ZONE								
Food Service	P	P	P	P	P	X	SCR	SCR
Place of Assembly	SCR	SCR	SCR	SCR	SCR	X	X	X
Recreational, Commercial	SCR	SCR	SCR	SCR	SCR	X	SCR	X
COMMUNITY								
Community Facility	SCR	SCR	SCR	SCR	SCR	CUP	SCR	SCR
Recreational, Non-Commercial	SCR	SCR	SCR	SCR	SCR	CUP	SCR	SCR
Religious Facility	P	P	P	P	P	2	SCR	X
COMMUNITY SUPPORT								
Community Support Facility	P	P	P	P	P	CUP	CUP	X
Infrastructure and Utilities	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Major Facility	SCR	SCR	SCR	SCR	SCR	X	CUP	X
Public Parking	SCR	SCR	SCR	SCR	SCR	SCR	SCR	SCR
EDUCATION								
Learning Center	P	P	P	P	P	X	X	X
Research Facility	P	P	P	P	P	X	X	X
Schools	P	P	P	P	P	CUP	CUP	x
Special Training/Vocational	P	P	P	P	P	X	X	X
INDUSTRIAL								
Artisan/Craft Production Manufacturing	P	P	P	P	P	X	X	X
Auto-Related, Industrial	X	X	X	X	X	X	X	X
Manufacturing and Processing	X	X	X	X	X	X	X	X
Products and Services Facility	X	X	X	X	X	X	X	X
Storage and Distribution Facility	X	X	X	X	X	X	X	X
Permit Requirements Key								
CUP = Conditional Use Permit (22.410.060.E)								
SCR = Specific Plan Substantial Conformance Review (22.410.060.D)								
x = Not a permissible use								
1 = Permissible pursuant to C-3 Standards in Chapter 22.20 (Commercial Zones) of Title 22								
2 = Permissible pursuant to R-1 Standards in Chapter 22.18 (Residential Zones) of Title 22								
P = A permissible use, subject to site plan review								
* = Allowed, subject to Chapter 22.16 (Agricultural, Open Space, Resort and Recreation, and Watershed Zones) and Section 22.26.020 (Institutional Zones) of Title 22								
A = Allowed								
W = Allowed only west of I-710								

BUILDING TYPES, LAND USE TYPES, AND PERMITS REQUIRED BY TRANSECT ZONE			
E = Allowed only east of I-710			
Key to Transect Zone Names			
TOD	3rd Street	NC	Neighborhood Center
CC	Cesar E. Chavez Avenue	LMD	Low-Medium Density Residential
FS	1st Street	CV	Civic
AB	Atlantic Boulevard	OS	Open Space

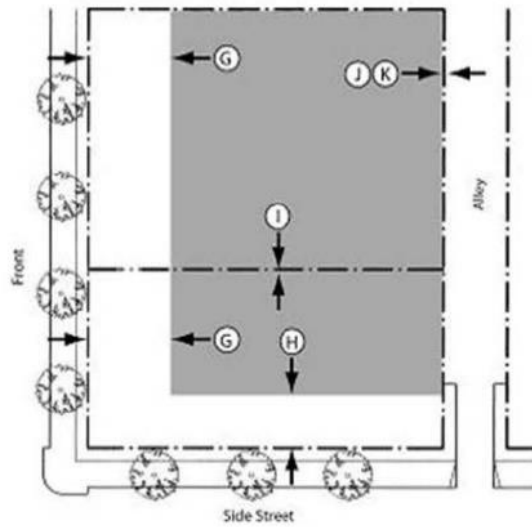
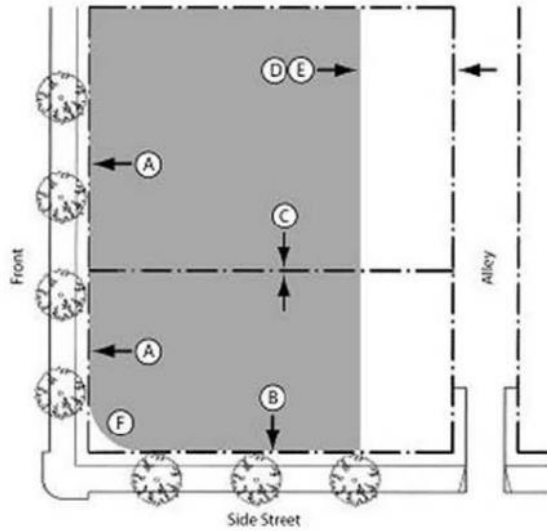
Table 2: Building Types, Land Use Types, and Permits Required by Transect Zone

D. Transect Zone Standards. This Subsection D specifies the requirements of each Transect Zone.

1. 3rd Street (TOD). Property in the TOD Zone shall be subject to the following requirements:

a. Permissible Building Types		c. Building Form	
The following building types are permissible and are subject to the applicable requirements for building types.		Height	
Building Type	Requirements	Main Building	
Rowhouse	22.410.120.F	Stories	3 stories max.
Court	22.410.120.G	Overall	40 ft. max.
Hybrid Court	22.410.120.H	Accessory Structures (Accessory Buildings)	See 22.110.030
Lined Block	22.410.120.I	Ground Floor Height	
Flex Block	22.410.120.J	Non-residential	14 ft. min.
		Residential	11 ft. min.
		Upper Floor(s) Height	
		Non-residential	10 ft. min.
		Residential	9 ft. min.
		Lot Coverage	
		Lot Coverage	90% max.
		Miscellaneous	
		Any building greater than 150 feet in length shall be designed with a Forecourt frontage type or other similar massing break.	
		Loading docks, overhead doors, and other similar service entries shall be screened and not located on primary street Façades.	
		Maximum density is 40 dwelling units per acre.	
b. Required Frontage Types			
The ground floor fronting a street or a public open space shall contain at least one of the following frontage types below, so long as the building complies with the Americans with Disabilities Act, and are subject to the application requirements for frontage types.			
Encroachments in the public right-of-way require an encroachment permit pursuant to Title 16 and Title 26 of the County Code.			
Frontage Type	Requirements		
Stoop	22.410.130.E		
Terrace	22.410.130.F		
Forecourt	22.410.130.G		
Shop Front	22.410.130.H		
Gallery	22.410.130.I		
(Allowed only east of I-710)			
Arcade	22.410.130.J		
(Allowed only east of I-710)			

3rd Street (TOD) (Continued)



d. Building Placement

Setback Line (See Definition)		
Front	0 min., 10 ft. max.	(A)
Side Street	0 min., 10 ft. max.	(B)
Interior Side	0 min.	(C)
Rear		
No Alley	10 ft. min.	(D)
With Alley	3 ft. min.	(E)
Corner Cutoff as required by Sec. 22.116.040 (Intersections and Corner Cutoff Requirements)		
		(F)

e. Parking

Required Spaces		
Non-residential Uses		
≤ 10,000 gross sq. ft.	No spaces required	
> 10,000 gross sq. ft.	2 spaces per 1,000 sq. ft. above first 10,000 sq. ft.	
Residential Use		1 per unit
For other parking and landscape requirements, see Sections 22.410.090.C		
Location		
Front Setback	20 ft. min.	(G)
Side Street Setback	5 ft. min.	(H)
Interior Side	0 min.	(I)
Rear		
No Alley	5 ft. min.	(J)
With Alley	3 ft. min.	(K)
Miscellaneous		
All parking structures shall be screened from the street by habitable space of at least 20 feet from the street.		
Driveways may be shared by adjacent parcels.		

2. Cesar E. Chavez Avenue (CC). Property in the CC Transect Zone shall be subject to the following requirements:

a. Permissible Building Types

The following building types are permissible and are subject to the applicable requirements for building types.

Building Type	Requirements
House	22.410.120.D
Duplex/Triplex	22.410.120.E
Rowhouse	22.410.120.F
Court	22.410.120.G
Hybrid Court	22.410.120.H

(Allowed only west of I-710)

Lined Block	22.410.120.I
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(Allowed only west of I-710)

Flex Block	22.410.120.J
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b. Required Frontage Types

The ground floor fronting a street or a public open space shall contain at least one of the following frontage types below, so long as the building complies with the Americans with Disabilities Act, and are subject to the applicable requirements for frontage types

Encroachments in the public right-of-way require an encroachment permit pursuant to Title 16 and Title 26 of the County Code.

Frontage Type	Requirements
Front Yard/Porch	22.410.130.D
Stoop	22.410.130.E
Terrace	22.410.130.F
Forecourt	22.410.130.G
Shop Front	22.410.130.H
Gallery	22.410.130.I

c. Building Form

Height

Main Building	
Stories	3 stories max.
Overall	40 ft. max.
Accessory Structures (Accessory Buildings)	See 22.110.030

Ground Floor Height

Non-residential	14 ft. min.
Residential	11 ft. min.

Upper Floor(s) Height

Non-residential	10 ft. min.
Residential	9 ft. min.

Lot Coverage

Lot Coverage	90% max.
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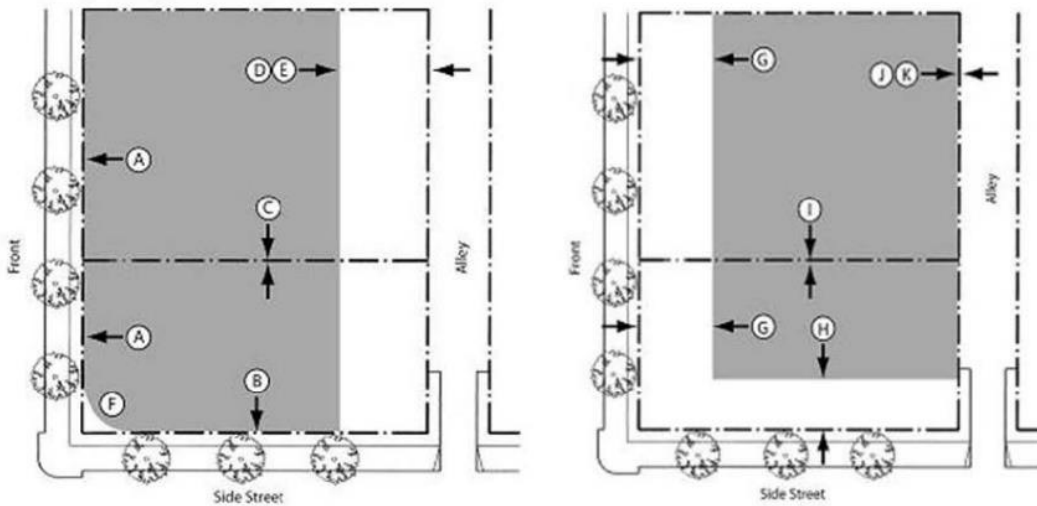
Miscellaneous

Any building greater than 150 feet in length shall be designed with a Forecourt frontage type or other similar massing break.

Loading docks, overhead doors, and other similar service entries shall be screened and not located on primary street façades.

Maximum density is 30 dwelling units per acre.

Cesar E. Chavez Avenue (CC) (Continued)



d. Building Placement		
Setback Line (See Definition.)		
Front	0 min., 10 ft. max.	Ⓐ
Side Street	0 min., 10 ft. max.	Ⓑ
Interior Side	0 min.	Ⓒ
Rear		
No Alley	10 ft. min.	<input type="checkbox"/>
With Alley	3 ft. min.	<input type="checkbox"/>
Sec. 22.116.040 (Intersections and Corner Cutoff Requirements) Ⓕ		

e. Parking		
Required Spaces		
Non-residential Uses		
≤ 10,000 gross sq. ft.	No minimum	
> 10,000 gross sq. ft.	2 spaces per 1,000 sq. ft. above first 10,000 sq. ft.	
Residential Uses		1 per unit
For other parking and landscape requirements, see Section 22.410.090.C		
Location		
Front Setback	20 ft. min.	Ⓖ
Side Street Setback	5 ft. min.	Ⓓ
Interior Side	0 min.	Ⓘ
Rear		
No Alley	5 ft. min.	Ⓙ
With Alley	3 ft. min.	Ⓚ
Miscellaneous		
All parking structures shall be screened from the street by habitable space of at least 20 feet deep from the street.		
Driveways may be shared by adjacent parcels.		

3. First Street (FS). Property in the FS Transect Zone shall be subject to the following requirements:

a. Permissible Building Types

The following building types are permissible and are subject to the applicable requirements for building types.

Building Type	Requirements
Rowhouse	22.410.120.F
Court	22.410.120.G
Lined Block	22.410.120.I
Flex Block	22.410.120.J

b. Required Frontage Types

The ground floor fronting a street or a public open space shall contain at least one of the following frontage types below, so long as the building complies with the Americans with Disabilities Act, and are subject to the applicable requirements for frontage types

Encroachments in the public right-of-way require an encroachment permit pursuant to Title 16 and Title 26 of the County Code.

Frontage Type	Requirements
Stoop	22.410.130.E
Forecourt	22.410.130.G
Shop Front	22.410.130.H
Gallery	22.410.130.I

c. Building Form

Height	
Main Building	
Stories	3 stories max.
Overall	40 ft. max.

Accessory Structures (Accessory Buildings) See 22.110.030

Ground Floor Height	
Non-residential	14 ft. min.
Residential	11 ft. min.

Upper Floor(s) Height	
Non-residential	10 ft. min.
Residential	9 ft. min.

Lot Coverage	
Lot Coverage	90% max.

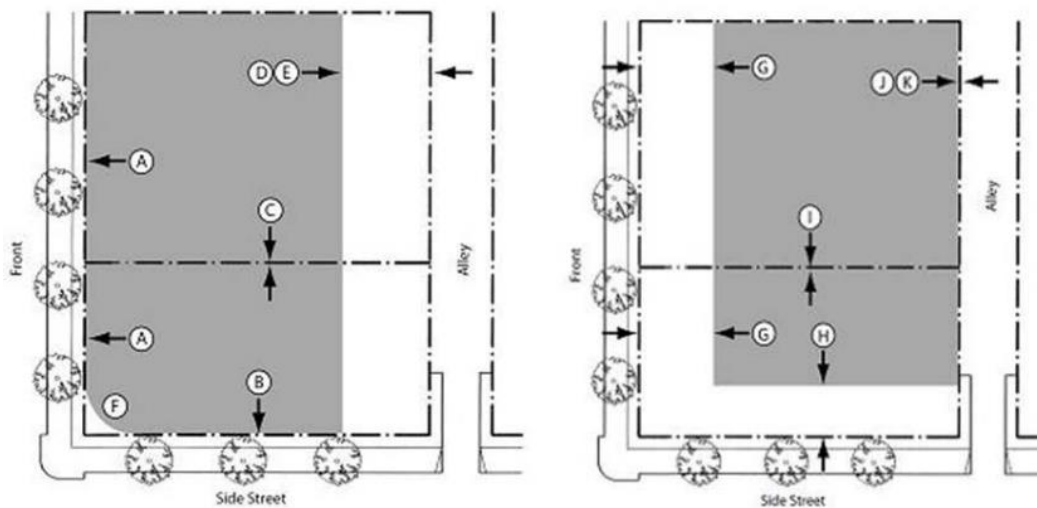
Miscellaneous

Any building greater than 150 feet in length shall be designed with a Forecourt frontage type or other similar massing break.

Loading docks, overhead doors, and other similar service entries shall be screened and not located on primary street Façades.

Maximum density is 30 dwelling units per acre.

First Street (FS) (Continued)



d. Building Placement		
Setback Line (See Definition.)		
Front	0 min., 10 ft. max.	(A)
Side Street	0 min., 10 ft. max.	(B)
Interior Side	0 min.	(C)
Rear		
No Alley	10 ft. min.	(D)
With Alley	3 ft. min.	(E)
Corner Cutoff as required by Sec. 22.116.040 (Intersections and Corner Cutoff Requirements)		

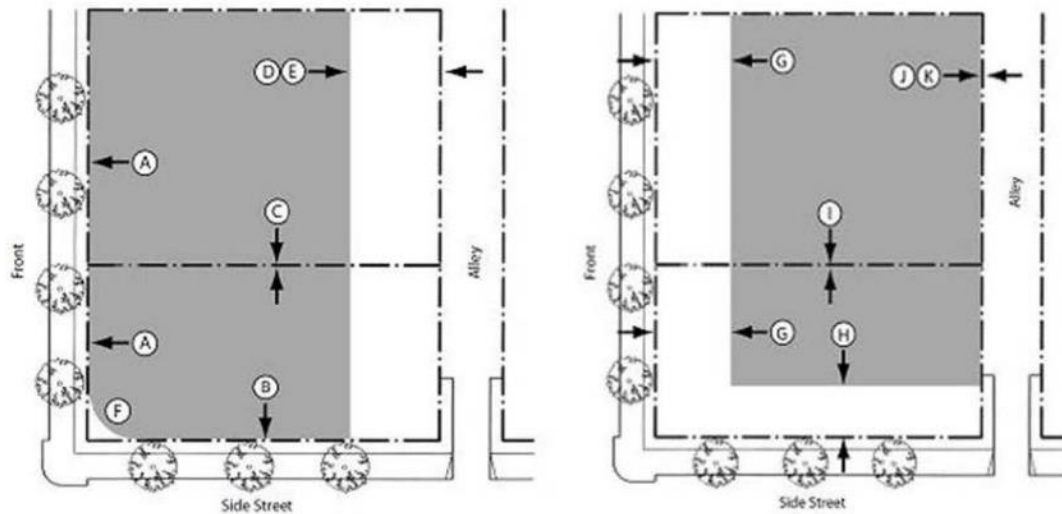
e. Parking		
Required Spaces		
Non-residential Uses		
≤ 10,000 gross sq. ft.	No minimum	
> 10,000 gross sq. ft.	2 spaces per 1,000 sq. ft. above first 10,000 sq. ft.	
Residential Uses		
	1 per unit	
For other parking and landscape requirements, see Sections 22.410.090.C		
Location		
Front Setback	20 ft. min.	(G)
Side Street Setback	5 ft. min.	(H)
Interior Side	0 min.	(I)
Rear		
No Alley	5 ft. min.	(J)
With Alley	3 ft. min.	(K)
Miscellaneous		
All parking structures shall be screened from the street by habitable space of at least 20 feet from the street		
Driveways may be shared by adjacent parcels		

4. Atlantic Boulevard (AB). Property in the AB Transect Zone shall be subject to the following requirements:

a. Permissible Building Types	
The following building types are permissible and are subject to the applicable requirements for building types.	
Building Type	Requirements
Court	22.410.120.G
Lined Block	22.410.120.I
Flex Block	22.410.120.J
b. Required Frontage Types	
The ground floor fronting a street or a public open space shall contain at least one of the following frontage types below, so long as the building complies with the Americans with Disabilities Act, and are subject to the applicable requirements for frontage types	
Encroachments in the public right-of-way require an encroachment permit pursuant to Title 16 and Title 26 of the County Code.	
Frontage Type	Requirements
Forecourt	22.410.130.G
Shop Front	22.410.130.H
Gallery	22.410.130.I
Arcade	22.410.130.J

c. Building Form	
Height	
Main Building	
Stories	2-1/2 stories max.
Overall	40 ft. max.
Accessory Structures (Accessory Buildings)	See 22.110.030
Ground Floor Height	
Non-residential	14 ft. min.
Residential	11 ft. min.
Upper Floor(s) Height	
Non-residential	10 ft. min.
Residential	9 ft. min.
Lot Coverage	
Lot Coverage	90% max.
Miscellaneous	
Any building greater than 150 feet in length shall be designed with a Forecourt frontage type or other similar massing break.	
Loading docks, overhead doors, and other similar service entries shall be screened and not located on primary street façades.	
Maximum density is 30 dwelling units per acre.	

Atlantic Boulevard (AB) (Continued)



d. Building Placement

Setback Line
(See Definition.)

Front	0 min., 10 ft. max.	(A)
Side Street	0 min., 10 ft. max.	(B)
Interior Side	0 min.	(C)
Rear		
No Alley	10 ft. min.	(D)
With Alley	3 ft. min.	(E)
Corner Cutoff as required by Sec. 22.116.040 (Intersections and Corner Cutoff Requirements) (F)		

e. Parking

Required Spaces

Non-residential Uses	
≤ 10,000 gross sq. ft.	No minimum
> 10,000 gross sq. ft.	2 spaces per 1,000 sq. ft. above first 10,000 sq. ft.
Residential Use	1 per unit

For other parking and landscape requirements, see Section 22.410.090.C

Location

Front Setback	20 ft. min.	(G)
Side Street Setback	5 ft. min.	(H)
Interior Side	0 min.	(I)
Rear		
No Alley	5 ft. min.	(J)
With Alley	3 ft. min.	(K)

Miscellaneous

All parking structures shall be screened from the street by habitable space of at least 20 feet from the street.

Driveways may be shared by adjacent parcels.

5. Neighborhood Center (NC). Property in the NC Transect Zone shall be subject to the following requirements:

a. Permissible Building Types

The following building types are permissible and are subject to the applicable requirements for building types.

Building Type	Requirements
House	22.410.120.D
Duplex/Triplex	22.410.120.E
Rowhouse	22.410.120.F
Court	22.410.120.G
Hybrid Court	22.410.120.H
Flex Block	22.410.120.J

b. Required Frontage Types

The ground floor fronting a street or a public open space shall contain at least one of the following frontage types below, so long as the building complies with the Americans with Disabilities Act, and are subject to the applicable requirements for frontage types

Encroachments in the public right-of-way require an encroachment permit pursuant to Title 16 and Title 26 of the County Code.

Frontage Type	Requirements
Front Yard/Porch	22.410.130.D
Terrace	22.410.130.E
Stoop	22.410.130.F
Forecourt	22.410.130.G
Shop Front	22.410.130.H

c. Building Form

Height	
Main Building	
Stories	2-1/2 stories max.
Overall	40 ft. max.

Accessory Structures (Accessory Buildings) See 22.110.030

Ground Floor Height	
Non-residential	14 ft. min.
Residential	11 ft. min.

Upper Floor(s) Height	
Non-residential	10 ft. min.
Residential	9 ft. min.

Lot Coverage	
Lot Coverage	90% max.

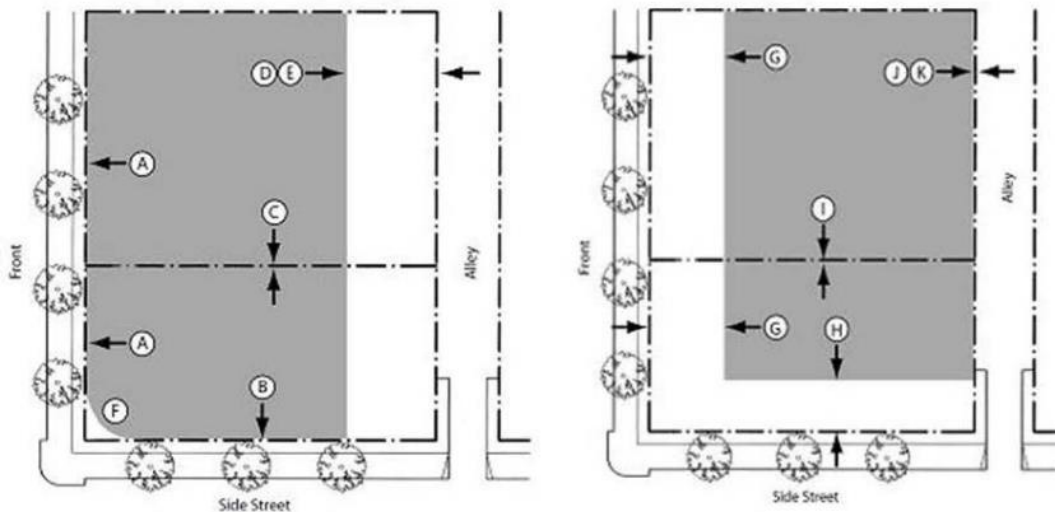
Miscellaneous

Any building greater than 150 feet in length shall be designed with a Forecourt frontage type or other similar massing break.

Loading docks, overhead doors, and other similar service entries shall be screened and not located on primary street Façades.

Maximum density is 30 dwelling units per acre.

Neighborhood Center (NC) (Continued)



d. Building Placement		
Setback Line (See Definition.)		
Front	0 min., 10 ft. max.	(A)
Side Street	0 min., 10 ft. max.	(B)
Interior Side	0 min.	(C)
Rear		
No Alley	10 ft. min.	(D)
With Alley	3 ft. min.	(E)
Corner Cutoff as required by Sec. 22.116.040 (Intersections and Corner Cutoff Requirements) (F)		

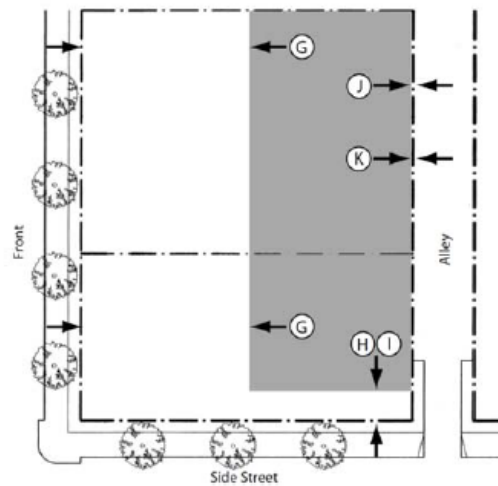
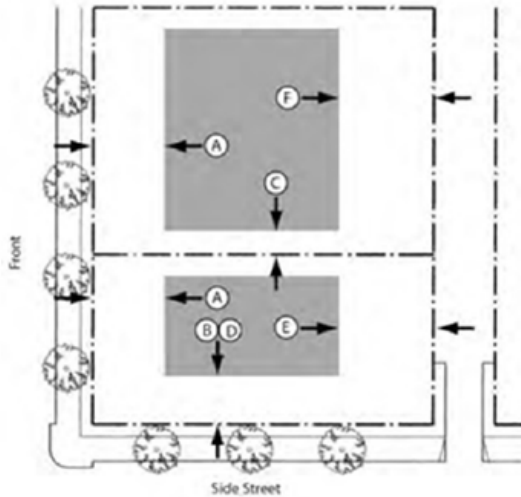
e. Parking		
Required Spaces		
Non-residential Uses		
≤ 10,000 gross sq. ft.	No minimum	
> 10,000 gross sq. ft.	2 spaces per 1,000 sq. ft. above first 10,000 sq. ft.	
Residential Use		1 per unit
For other parking and landscape requirements, see Sections 22.410.090.C		
Location		
Front Setback	20 ft. min.	(G)
Side Street Setback	5 ft. min.	(H)
Interior Side	0 min.	(I)
Rear		
No Alley	5 ft. min.	(J)
With Alley	3 ft. min.	(K)
Miscellaneous		
All parking structures shall be screened from the street by habitable space of at least 20 feet from the street.		
Driveways may be shared by adjacent parcels.		

6. Low-Medium Density Residential (LMD). The regulations for the Low-Medium Density Residential (LMD) Transect Zone shall be the same as those for the R-1 Zone, as prescribed in Chapter 22.18 (Residential Zones), except as specifically provided for herein.

a. Permissible Building Types	
The following building types are permissible and are subject to the applicable requirements for building types.	
Building Type	Requirements
House	22.410.120.D
Duplex/Triplex	22.410.120.E
b. Required Frontage Types	
The ground floor fronting a street or a public open space shall contain at least one of the following frontage types below, so long as the building complies with the Americans with Disabilities Act, and are subject to the applicable requirements for frontage types	
Encroachments in the public right-of-way require an encroachment permit pursuant to Title 16 and Title 26 of the County Code.	
Frontage Type	Requirements
Front Yard/Porch	22.410.130.D
Terrace	22.410.130.F

c. Building Form	
Height	
Main Building	
Stories	2-1/2 stories max.
Overall	35 ft. max.
Accessory Structures (Accessory Buildings)	See 22.110.030
Lot Coverage	
Lot Coverage	60% max.
Miscellaneous	
Any building greater than 150 feet in length shall be designed with a Forecourt frontage type or other similar massing break.	
Loading docks, overhead doors, and other similar service entries shall be screened and not located on primary street Façades.	
Maximum density is 17 dwelling units per acre.	

Low-Medium Density Residential (LMD) (Continued)



d. Building Placement	
Setback Line (See Definition.)	
Front	15 min, 25 ft. max. Ⓐ
Side Street	5 min., 10 ft. max. Ⓑ
Interior Side	5 ft. Ⓒ
Reverse Corner	10 ft. min. Ⓓ
Side	
Rear	
No Alley	10 ft. min. Ⓔ
With Alley	3 ft. min. Ⓕ

e. Parking	
Required Spaces	
Non-residential Uses	
≤ 10,000 gross sq. ft.	No minimum
> 10,000 gross sq. ft.	2 spaces per 1,000 sq. ft. above first 10,000 sq. ft.
Residential Uses	
Single-Family residence	2 per unit
Other <i>dwelling</i> units	1 per unit
For other parking and landscape requirements, see Sections 22.410.090.C.	
Location	
Front Setback	15 ft. min. Ⓖ
Corner Side Setback	5 ft. min. Ⓗ
Reverse Corner Side	10 ft. min. Ⓓ
Setback	
Rear	
No Alley	0 ft. min. Ⓙ
With Alley	5 ft. min. Ⓚ
(26 ft. backup space min.)	
Miscellaneous	
Driveways may be shared by adjacent parcels.	

7. Civic Space (CV). The regulations for the Civic Space Transect Zone shall be the same as those for the Institutional Zone as prescribed in Section 22.26.020 (Institutional Zones), except as specifically provided for herein.

8. Open Space (OS). The regulations for the Open Space Transect Zone shall be the same as those for the Open-Space Zone as prescribed in

Chapter 22.16 (Agricultural, Open Space, Resort and Recreation, and Watershed Zones), except as specifically provided for herein.

22.410.120 Building Type Standards.

A. Purpose. This Section establishes the building types allowed within the Plan Area and the standards applicable to each building type.

B. Applicability. The requirements of this Section shall apply to all development and uses within the Transect Zones, and shall be considered in combination with the standards for the applicable Transect Zone in Section 22.410.110 (Transect Zone Standards).

C. Building Type Overview. Figure 3, Building Types Plan and Diagram below provides an illustrative overview of the permissible building types.

- House
- Duplex/Triplex
- Rowhouse
- Court
- Hybrid Court
- Lined Block
- Flex Block



Figure 3, Building Types Plan and Diagram

D. House. This Subsection specifies standards for development of the House building type.



General note: The drawing above and photos below are examples of the House form and are illustrative only.



Example of 1-story House with a Front Yard/ Porch.



Example of a 2-1/2-story House with a raised Front Yard and wrap-around Porch.

1. Description	
House. A building designed as a single-family dwelling unit, and may be used for non-residential purposes where allowed by the Transect Zone.	
2. Transect Zones where permissible Allowed	
CC, NC, LMD	
3. Number of Units	
Units per structure	1 max.
4. Building Size and Massing	
Per Building Form requirements based on Transect Zone. (See Section 22.410.110)	
5. Pedestrian Access	
Main Entrance shall face the street.	
6. Vehicle Access and Parking	
Parking may be accessed from the alley or side street, and from the front when there is no adjacent alley or side street.	
Street-facing carports or garages shall be set back at least 5 feet behind the house Façade facing the street and shall not accommodate more than 2 cars side-by- side.	
Garage doors that face a street shall not exceed 10 feet in width. Two-car garages that face the street shall consist of two garage doors side-by-side, each to not exceed 10 feet in width.	
Parking spaces may be enclosed, covered, or open.	
7. Open Space and Landscape	
The following required open space shall be located behind the House:	
Width	15 ft. min. (so long as minimum area requirement is met)
Depth	15 ft. min (so long as minimum area requirement is met)
Area	300 sq. ft. min.
In addition to any other tree planting requirements, at least one 36-inch box canopy tree per dwelling unit shall be provided, and may be located in the front yard or required open space.	
8. Accessory Buildings	
Accessory building locations and types permissible pursuant to Section 22.110.030 (Accessory Buildings).	



Example (not allowed): Double-loading garage door for two-car garage facing the street.



Example (allowed): Single-loading garage doors for two-car garage facing the street.

E. Duplex/Triplex. This Subsection specifies standards for development of the Duplex/Triplex building type.



General note: The drawing above and photos below are examples of the Duplex/Triplex form and are

illustrative only.



Example of a Duplex/Triplex with a Front Yard/Porch.



Example of a Duplex/Triplex with a Front Yard/Porch.

1. Description

Duplex/Triplex. A building containing two or three dwelling units where each dwelling unit is accessed directly from the street, and may be used for non-residential purposes where allowed by the Transect Zone.

2. Transect Zones where permissible-Allowed

CC, NC, LMD

3. Number of Units

Units per structure 2 min.; 3 max.

4. Building Size and Massing

Height

Per Building Form requirements based on Transect Zone. (See Section 22.410.110)

Massing

The structure type and mass shall be a single-family house derivative with the overall composition made up of various House forms. Allowed ratio of each floor in percentage of the ground floor:

Story	1	2 to 2-1/2	3
Ratio	100%	100%	75%

5. Pedestrian Access

At least one unit shall have an individual entry facing the street.

6. Vehicle Access and Parking

Parking may be accessed from an alley or side street, and from the front when there is no adjacent alley or side street. Street-facing carports or garages shall be set back at least 5 feet behind the residential structure's façade facing the street and shall not accommodate more than 2 cars side-by-side. Garages doors that face a street shall not exceed 10 feet in width. Two-car garages that face the street shall consist of two garage doors side-by-side, each to not exceed 10 feet in width.

Parking spaces may be enclosed, covered, or open.

7. Open Space and Landscape

The following required open space must be located behind the House:

Width	15 ft. min. (so long as the minimum area requirement is met)
Depth	15 ft. min (so long as the minimum area requirement is met)
Area	300 sq. ft. min.

In addition to any other tree planting requirements, at least one 36-inch box canopy tree per dwelling unit shall be provided, and may be located in the front yard or required open space.

8. Accessory Buildings

Accessory building locations and types are permissible pursuant to Section 22.110.030 (Accessory Buildings).



Example (not allowed): Double-loading garage door for two-car garage facing the street.



Example (allowed): Single-loading garage doors for two-car garage facing the street.

F. Rowhouse. This Subsection specifies standards for development of the Rowhouse building type.



General note: The drawing above and photos below are examples of the Rowhouse form and are illustrative only.



Example of an asymmetrical Rowhouse form with roof articulation.



Example of a Rowhouse form with wall and roof articulation

1. Description

Rowhouse. A residential building that is an attached structure that shares a common party wall with another of the same type and is arranged side by side. The front elevation and massing design may be symmetrical or asymmetrical, repetitive or unique in disposition, as long as the delineation of a private yard is evident.

2. Transect Zones Where Permissible-Allowed

TOD, CC, FS, NC

3. Number of Units

Units that may be connected 2 min.; 6 max.

4. Building Size and Massing

Height

Per Building Form requirements based on Transect Zone. (See Section 22.410.110)

Unit Width

Width 18 ft. min; 36 ft. max

Massing

Units shall be delineated by at least one of the following methods: varied massing, wall articulation, frontage type placement, or roof line articulation.

At least two sides of each dwelling shall be exposed to the outdoors.

5. Pedestrian Access

Each unit shall have an individual entry facing the street.

6. Vehicle Access and Parking

Parking shall be accessed from the alley.

Parking spaces may be enclosed, covered, or open.

7. Open Space and Landscape

The following required open space shall be located behind the main body of each unit.

Width	8 ft. min. (so long as minimum area requirement is met)
Depth	8 ft. min (so long as minimum area requirement is met)
Area	100 sq. ft. min.

In addition to any other tree planting requirements, at least one 36-inch box canopy tree per unit shall be provided, and may be located in the front yard or required open space.

8. Accessory Buildings

Accessory building locations and types are allowed pursuant to Section 22.110.030 (Accessory Buildings).

G. Court. This Subsection specifies standards for development of the Court building type.



General note: The drawing above and photos below are examples of the Court form and are illustrative only.



Example of Court form with a Stoop frontage type configuration.



Example of a landscaped interior courtyard defined by two story buildings.

1. Description

A building comprised of attached and/or stacked dwelling units arranged around a shared, landscaped courtyard that is visible from the street. Dwelling units face and are directly accessed from the street or courtyard via Stoops, porches, or other allowed frontage types. In qualifying Transect Zones, Court buildings may accommodate ground floor non-residential uses.

2. Transect Zones Where Permissible Allowed

TOD, CC, FS, AB, NC

3. Number of Units

Per the maximum density based on the Transect Zone. (See Section 22.410.110)

4. Building Size and Massing

Height

Per Building Form requirements based on Transect Zone. (See Section 22.410.110)

At least two sides of each dwelling shall be exposed to the outdoors.

5. Pedestrian Access

Each ground floor unit shall have an individual entry facing a street or courtyard.

6. Vehicle Access and Parking

Parking may be accessed from an alley or side street, and from the front when there is no adjacent alley or side street. Parking spaces may be enclosed, covered, or open.

7. Open Space and Landscape

Courtyard Dimension

Width	30 ft. min. (so long as the minimum area requirement is met)
Depth	20 ft. min. (so long as the minimum area requirement is met)
Area	600 sq. ft. min.

Landscape

Courtyard area shall provide at least 50% landscape or design elements such as seating areas, fountains, or other similar fixtures, or combination thereof.

8. Accessory Buildings

Accessory building locations and types are allowed pursuant to Section 22.110.030 (Accessory Buildings).

9. Miscellaneous

Courtyard areas may be located on a podium no more than one story above street level.

Courtyards located on a podium shall be designed to minimize the aesthetic impacts of the podiums hardscape through the use of ample landscaping treatment on the courtyard surface and, if possible and necessary, at street level.

H. Hybrid Court. This Subsection specifies standards for development of the Hybrid Court building type.



General note: The drawing above and photos below are examples of the Hybrid Court form and are illustrative only.



Example of two- and three-story massing Hybrid Court form with a Shop Front configuration.



Example of a three story massing Hybrid Court with Shop Front configuration.

1. Description

A building that is a combination of the Court and Flex Block buildings designed for occupancy by retail, service, and/or office uses on the ground floor, with upper floors also configured for those uses or for residences that combines stacked dwelling units with the Court housing types. May contain horizontal mixed uses.

2. Transect Zones Where Permissible Allowed

TOD, CC (Allowed west of I-710 only), NC

3. Number of Units

Per the maximum density based on the Transect Zone. (See Section 22.410.110)

4. Building Size and Massing

Height

Per Building Form requirements based on Transect Zone. (See Section 22.410.110)

5. Pedestrian Access

Upper floor units shall be accessed by a common entry along the front street.

Ground floor units may have individual entries along the front or side street.

6. Vehicle Access and Parking

Parking may be accessed from an alley or side street, and from the front when there is no adjacent alley or side street.

Parking spaces may be enclosed, covered, or open.

7. Open Space and Landscape

Courtyard Dimension

Width	30 ft. min. (so long as the minimum area requirement is met)
Depth	20 ft. min. (so long as the minimum area requirement is met)
Area	600 sq. ft. min.

Landscape

Courtyards shall provide at least 50% landscape or design elements such as seating areas, fountains, or other similar fixtures, or combination thereof.

Required Setback shall include landscaping, which may be in pots or planters.

8. Accessory Buildings

Accessory building locations and types are allowed pursuant to Section 22.110.030 (Accessory Buildings).

9. Miscellaneous

Courtyard areas may be located on a podium of no more than one story above street level.

Courtyards located on a podium shall be designed to minimize the aesthetic impacts of the podium's hardscape through the use of ample landscaping treatment on the courtyard surface and, if possible and necessary, at street level.

I. Lined Block. This Subsection specifies standards for development of the Lined Block building type.



General note: The drawing above and photos below are examples of the Lined Block form and are illustrative only.



Example of a two-story Lined Block form with Shop Front configuration.



Example of a three-story Lined Block form with Shop Front configuration.

1. Description

A building that conceals a larger structure such as a public structure or "big box store" and which is designed for occupancy by retail, service, and/or office uses on the ground floor, with upper floors also configured for those uses or for residences.

2. Transect Zones Where Permissible Allowed

TOD, CC (Allowed only west of I-710), FS, AB

3. Number of Units

Per the maximum density based on the Transect Zone. (See Section 22.410.110)

4. Building Size and Massing

Height

Per Building Form requirements based on Transect Zone. (See Section 22.410.110)

5. Pedestrian Access

Upper floor units shall be accessed by a common entry along the front street.

Ground floor units may have individual entries along the front or side street.

6. Vehicle Access and Parking

Parking may be accessed from an alley or side street, and from the front when there is no adjacent alley or side street.

On-site parking shall be in a structured garage or underground, or combination thereof.

7. Open Space and Landscape

Private patios may be provided at balconies, terraces, and roof gardens.

Required Setback shall include landscaping, which may be in pots or planters.

8. Accessory Buildings

Accessory building locations and types are allowed pursuant to Section 22.110.030 (Accessory Buildings).

J. Flex Block. This Subsection specifies standards for development of the Flex Block building type.



General note: The drawing above and photos below are examples of the Flex Block form and are illustrative only.



Example of two-story Flex Block with single-volume massing.



Example of three-story Flex Block with secondary-volume massing and corner feature.

1. Description

A building that is one to three stories tall and designed for occupancy by retail, service, and/or office uses on the ground floor; and when present the upper floors are also configured for those uses or for dwelling units. May contain horizontal mixed uses.

2. Transect Zones Where Permissible Allowed

TOD, CC, FS, AB, NC

3. Number of Units

Per the maximum density based on the Transect Zone. (See Section 22.410.110)

4. Building Size and Massing

Height

Per Building Form requirements based on Transect Zone. (See Section 22.410.110)

5. Pedestrian Access

Upper floor units shall be accessed by a common entry along the front street.

Ground floor units may have individual entries along the front or side street.

6. Vehicle Access and Parking

Parking may be accessed from an alley or side street, and from the front when there is no adjacent alley or side street.

On-site parking may be underground, or in a landscaped lot behind the building, or combination thereof.

7. Open Space and Landscape

Private patios may be provided at balconies, terraces, and roof gardens.

Required Setback shall include landscaping, which may be in pots or planters.

8. Accessory Buildings

Accessory building locations and types are allowed pursuant to Section 22.110.030 (Accessory Buildings).

22.410.130 Frontage Type Standards.

A. Purpose. This Section establishes the frontage types allowed within each Transect Zone and the standards applicable to these frontage types. Frontages are the components of a building that provide an important transition and interface between the public realm (street and sidewalk) and the private realm (yard or building).

B. Applicability. The standards in this Section shall be considered in combination with the standards found in Section 22.46.3009 (Transect Zone Standards) and Section 22.46.3010 (Building Types Standards) and are applicable to the development or alteration of all frontages within the Transect Zones.

C. Frontage Type Overview. Figure 4, Frontage Types Illustrative Diagram below provides an illustrative overview of the allowed frontage types.

- Front Yard/Porch
- Terrace
- Stoop
- Forecourt
- Shop Front
- Gallery
- Arcade

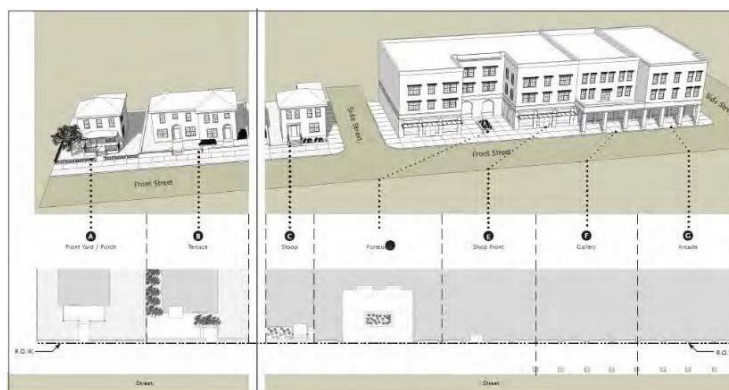
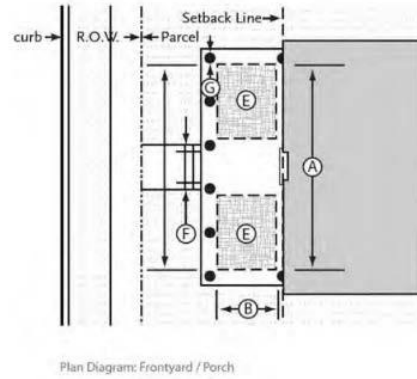
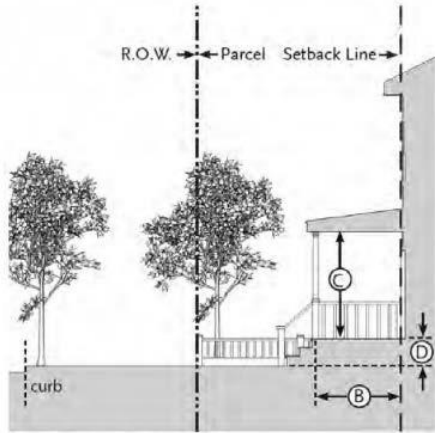


Figure 4, Frontage Types Illustrative Diagram

D. Front Yard/Porch. This Subsection specifies standards applicable to the Front Yard/Porch frontage type.



1. Description

Front yards provide a physical transition from the sidewalk to the building. The front yard may also be raised from the sidewalk, creating a small retaining wall at the property line with entry steps to the yard. A raised porch may be combined with the front yard as shown in the photo example.

2. Transect Zones Allowed

CC, NC, LMD

3. Size

Width, Clear	12 ft. min. centered entry 10 ft. min asymmetrical entry	(A)
Depth, Clear	7 ft. min.	(B)
Height, Clear	8 ft. min.	(C)
Finish Level above Grade	3 ft. max.	(D)
Floor Area, Clear	4 ft. x 6 ft. min.	(E)
Path of Travel	3 ft. wide min.	(F)
Width, Support Pillars	1 ft. max.	(G)

4. Miscellaneous

Porch must be open on at least three sides and have a roof.

Porch may project a maximum of four feet into front yard Setback.

Where required, access compliant with the Americans with Disabilities Act shall also be provided.

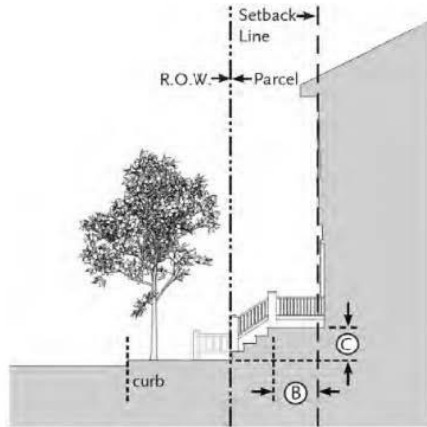


Example of one-story House with Front Yard/Porch.

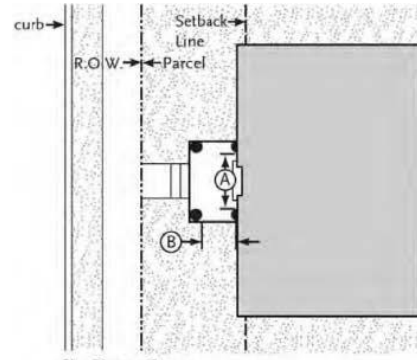


Example of 1-1/2 story House with wrap-around Porch and raised Front Yard.

E. Stoop. This Subsection specifies standards applicable to the Stoop frontage type.



Section Diagram: Stoop



Plan Diagram: Stoop

1. Description

Stoops are elevated entry porches/stairs placed close to the frontage line with the ground story elevated from the sidewalk, securing privacy for the windows and front rooms. This type is suitable for ground-floor residential uses with short Setbacks. This type may be interspersed with the Shop Front frontage type.

2. Transect Zones Allowed

TOD, CC, FS, NC

3. Size

Width, Clear	4 ft. min.	Ⓐ
	8 ft. max.	
Depth, Clear	4 ft. min.	Ⓑ
	8 ft. max.	
Finish Level above Sidewalk	3 ft. max.	Ⓒ

4. Miscellaneous

May project a maximum of 4 feet into front yard Setback.

Stairs may be perpendicular or parallel to the building Façade.

Ramps shall be parallel to the Façade or along the side of the building.

Covered or recessed entry doors are encouraged.

Entry doors shall face the street.

Where required, access compliant with the Americans with Disabilities Act shall also be provided.

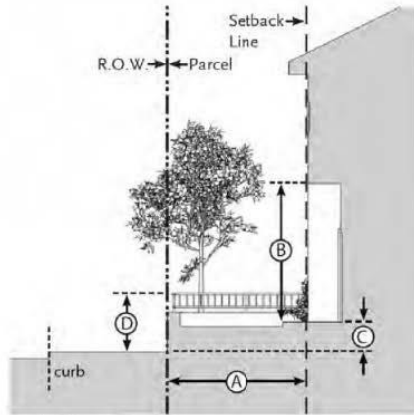


Example of covered Stoop serving a commercial use.

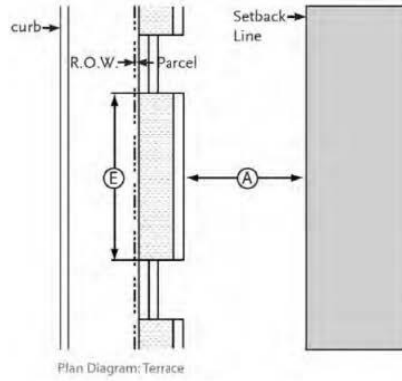


Example of Stoop serving two residential entries.

F. Terrace. This Subsection specifies standards applicable to the Terrace frontage type.



Section Diagram: Terrace



Plan Diagram: Terrace

1. Description

A Terrace separates the Façade from the sidewalk and the street. This type buffers residential use from urban sidewalks and removes the private yard from public encroachment. Terraces are suitable for conversion to outdoor cafes where such a use is allowed by the Transect Zone.

2. Transect Zones Allowed

TOD, CC, NC, LMD

3. Size

Depth, Clear	7 ft. min.	(A)
Height, Clear	8 ft. min.	(B)
Finish Level above Sidewalk	3 ft. max.	(C)
Height, Perimeter Wall	4 ft. max.	(D)
Distance between Stairs	50 ft. max.	(E)
Length of Terrace	150 ft. max.	

4. Miscellaneous

These standards shall be used in conjunction with those for the Shop Front frontage. In case of conflict between them, the Terrace frontage standards shall govern.

Low walls used as seating are encouraged.

Where required, access compliant with the Americans with Disabilities Act shall also be provided.

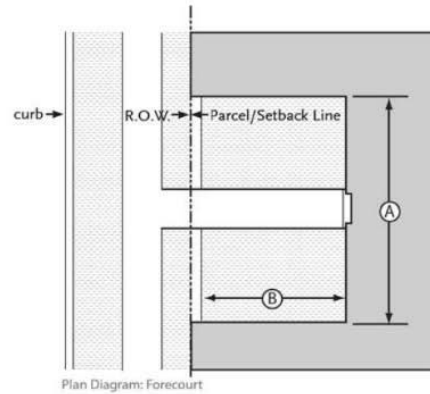
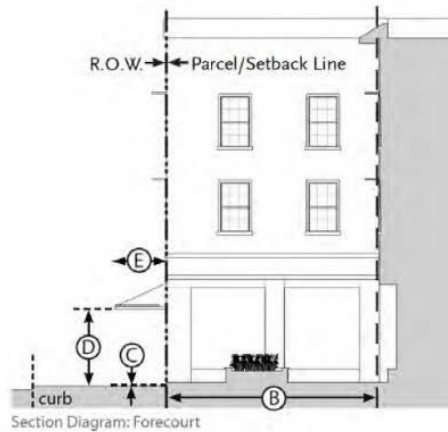


Example of covered Terrace used to accommodate change in grade and used in combination with Shop Front.



Example of Terrace with seating areas used in combination with Shop Fronts and awnings.

G. Forecourt. This Subsection specifies standards applicable to the Forecourt frontage type.



1. Description		
A Forecourt is a semi-public space formed by a recess in the façade of a building and is generally appropriate for commercial or civic use.		
2. Transect Zones Allowed		
TOD, CC, FS, AB, NC		
3. Size		
Width, Clear	10 ft. min. 60 ft. max.	Ⓐ
Depth, Clear	20 ft. min. 60 ft. max.	Ⓑ
Finish Level above Sidewalk	3 ft. max.	Ⓒ
Ground Floor Transparency	65% min.	
4. Awning		
Height, Clear	8 ft. max.	Ⓓ
Depth	4 ft. min.	Ⓔ
5. Miscellaneous		
These standards shall be used in conjunction with those for the Shop Front frontage. In case of conflict between them, the Forecourt frontage standards shall govern.		
Encroachments, such as balconies, awnings, and signage are allowed in the Forecourt and shall be located at least 8 feet above finish level.		
The proportions and orientation of Forecourt space should be carefully considered for solar orientation and user comfort.		
Access compliant with the Americans with Disabilities Act shall be provided.		

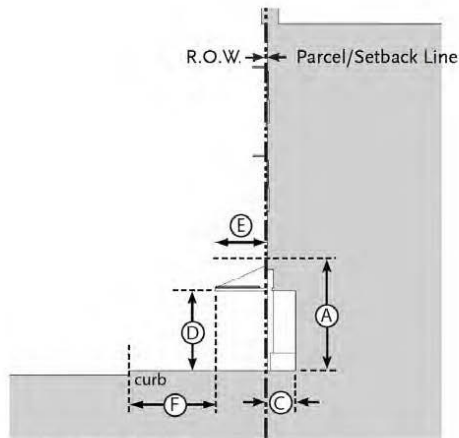


Example of Forecourt interior space with seating and landscape in planters and pots.

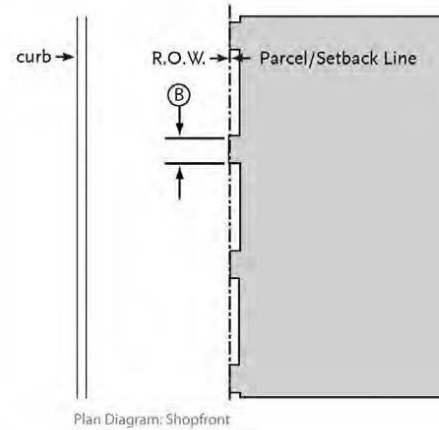


Example of small Forecourt area used in combination with Shop Front.

H. Shop Front. This Subsection specifies standards applicable to the Shop Front frontage type.



Section Diagram: Shopfront



Plan Diagram: Shopfront

1. Description		
Shop Fronts are large glazed openings in a Façade, filled with doors and transparent glass in a storefront assembly.		
2. Transect Zone Allowed		
TOD, CC, FS, AB, NC		
3. Size		
Height, Shop Front Opening	11 ft. min.	(A)
Distance Between Glazing	2 ft. max.	(B)
Depth of Recessed Entries	10 ft. max.	(C)
Ground Floor Transparency	65% min.	
4. Awning		
Height, Clear	8 ft. min.	(D)
Depth	4 ft. min.	(E)
Setback from Curb	2 ft. min.	(F)
5. Miscellaneous		
Operable retractable awnings are encouraged.		
Open-ended awnings are encouraged.		
Rounded, hooped, or bubble awning are discouraged.		
Shop Fronts with accordion-style doors/windows or other windows that may be opened to allow the space to open to the street are encouraged.		
Access compliant with the Americans with Disabilities Act shall be provided.		

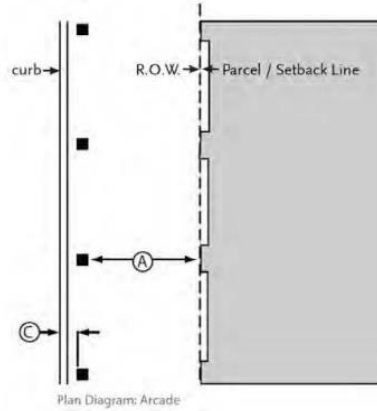
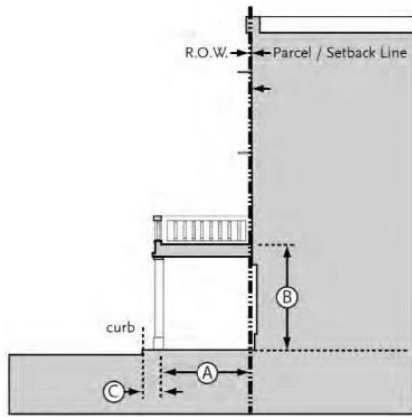


Example of a series of Shop Fronts.



Example of Shop Front with covered corner entry.

I. Gallery. This Subsection specifies standards applicable to the Gallery frontage type.



1. Description

A Gallery is a roof or deck projecting from the Façade of a building, supported by columns that may be located behind the curb. Galleries shelter the sidewalk, but the space above the gallery is unenclosed. Galleries may be one to three stories in height as allowed by the Transect Zone, such that they may provide covered or uncovered porches at the second and third floors.

2. Transect Zones Allowed

TOD (Allowed only east of I-710), CC, FS, AB

3. Size

Depth, Clear	12 ft. min.	(A)
Ground Floor Height, Clear	14 ft. min.	(B)
Setback From Curb	2 ft. min.	(C)

4. Miscellaneous

These standards shall be used in conjunction with those for the Shop Front frontage. In case of conflict between them, the Gallery frontage standards shall govern.

Colonnades shall not screen from public view more than 25 percent of the ground floor façade.

Sidewalks adjacent to, or under a Gallery, shall comply with the Americans with Disabilities Act.

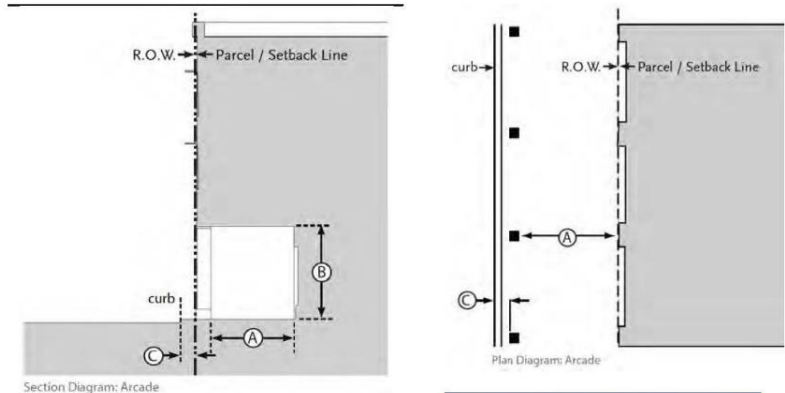


Example of Gallery abutting the curb and covering the pedestrian walkway.



Example of Gallery Setback from curb and located along the sidewalk line.

J. Arcade. This Subsection specifies standards applicable to the Arcade frontage.



1. Description	
Arcades are Façades with an attached Colonnade that is covered by upper stories. The arcade should extend far enough from the building to provide adequate protection and circulation for pedestrians and shall allow access as required by the Americans with Disabilities Act. This type is intended for buildings with ground floor non-residential uses.	
2. Transect Zones Allowed	
TOD (Allowed only east of I-710), AB	
3. Size	
Depth, Clear	12 ft. min. (A)
Ground Floor Height, Clear	12 ft. min. (B)
Setback From Curb	2 ft. min. (C)
4. Miscellaneous	
These standards shall be used in conjunction with those for the Shop Front frontage. In case of conflict between them, the Gallery frontage standards shall govern.	
Colonnades shall not screen from public view more than 25 percent of the ground floor Façade.	
Sidewalk within an Arcade frontage shall comply with the Americans with Disabilities Act.	



Example of Arcade Setback from curb used in combination with Shop Front.



Example of Arcade located at curb and covering the pedestrian walkway; used in combination with Shop Front.

22.410.140 Signs.

- A. Purpose. The purpose of these sign regulations is to:
1. Allow property owners and occupants an opportunity to have effective signage in all Transect Zones subject to reasonable conditions related to identifying goods sold or produced, or services rendered.
 2. Maintain and enhance the quality of the community's appearance
- by:

- a. Regulating the size, location, and design of temporary and permanent signs so that the appearance of such signs will reduce sign clutter, be aesthetically harmonious with their surroundings, and enhance the overall appearance of the built environment;
 - b. Preserving and perpetuating uncluttered views, and significant architectural and cultural resources; and
 - c. Protecting residential neighborhoods from adverse impacts of excessive signage.
3. Ensure that signs are located and designed to:
 - a. Maintain a safe and orderly pedestrian and vehicular environment; and
 - b. Reduce potentially hazardous conflicts between commercial or identification signs and traffic control devices and signs.

B. Applicability.

1. The requirements of this Section apply to all on-site signs in the Transect Zones.
2. Signs regulated by this Form-Based Code shall not be erected or displayed unless a building permit is first obtained, unless the sign is exempt as set forth in Subsection C, below.

C. Exempt Signs. In addition to the exemptions for signs described in Section 22.114.030 (Exemptions), the following types of signs are exempt from this Form-Based Code, provided the signs conform to the following and are located in the TOD, CC, FS, AB, or NC Transect Zones.

1. Future tenant signs. Temporary signs that identify the name of future businesses. Only one such sign is allowed 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.

2. Grand opening sign. A temporary promotional sign used by newly established businesses to inform the public of their location and services. Such signs are permitted only until 90 days after initial occupancy of the new business and shall be removed no later than the 91st day after such initial occupancy. One such sign is allowed per street frontage with a maximum of 32 square feet of sign area. A "Grand Opening" sign does include an annual or occasional promotion by a business.

3. Window sign. Two window signs per tenant are allowed consisting of permanently fixed individual lettering and/or logos not exceeding six inches in height and a total maximum sign area of three square feet. If illuminated, a window sign shall only be externally illuminated.

4. Temporary window sign. In addition to the signage allowed in Subsection C.3, above, a tenant may display 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 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.

5. Directory Sign. A directory sign for a building providing a list of the names of business establishments within the building or series of buildings is allowed 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 level. The directory sign may also be freestanding, provided it is no higher than three feet from the finished level, and does not cause entrances and walkways to violate ADA.

6. Affiliation Sign. Affiliation signs that provide notice of services within an establishment (e.g., 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.

D. Prohibited Signs. Signs prohibited by Section 22.114.040 (Prohibited Signs Designated) and any sign type or sign size not expressly provided for in this Form-Based Code are prohibited.

E. Permitted Signs.

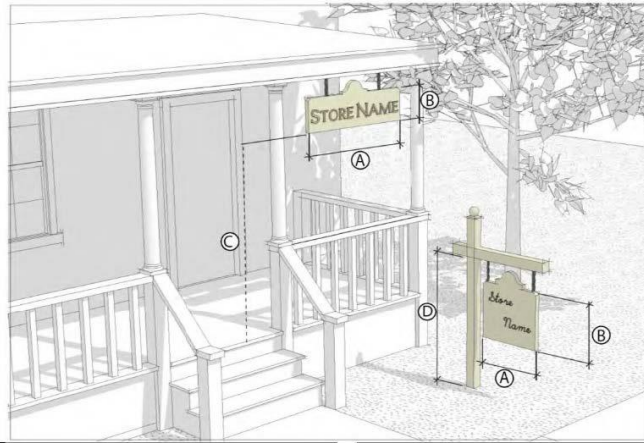
1. The signs identified in Sections 22.114.140 (Incidental Business Signs), 22.114.170 (Temporary Real Estate Signs), 22.114.180 (Temporary Construction Signs), and 22.114.210 (Temporary Subdivision Sales, Entry, and Special-Feature Signs) are permitted, subject to the requirements of those sections.

2. The signs described in Sections 22.410.140.E.3 through 22.410.140.E.6 shall be permitted in the TOD, CC, FS, AB, and NC Transect Zones, subject to the following procedures:

a. Application Requirements. A sign application shall be submitted and shall include all information, materials, and fees required by Section 22.410.060.B of this Form-Based Code;

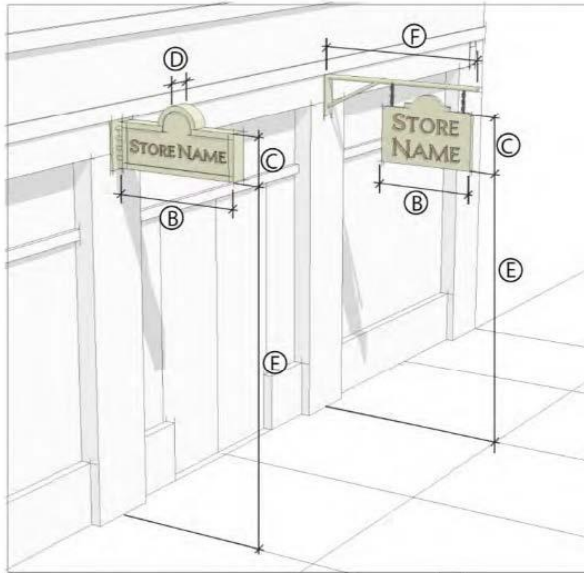
b. Review and Approval. The application shall be subject to the review and approval of the Director under a Ministerial Site Plan Review pursuant to Section 22.410.060.B.

3. Yard Sign. This Subsection specifies standards for Yard Signs.



a. Description		c. Location	
Yard sign. The Yard Sign type is a sign mounted on a porch or in a yard between the public right-of-way and the building Façade. Yard signs mounted on a porch are placed parallel to the building's Façade. Yard signs mounted in a yard are placed parallel or perpendicular to the right-of-way.		Clear Height	ⓐ
		Mounted on Porch	6 ft. 8 in. min.
		Mounted in Yard	1 ft. min.
		Overall Height	5 ft. max.
		Signs per Building	
		Mounted on Porch	1 max.
		Mounted in Yard	1 max.
b. Size		d. Miscellaneous	
Signable Area		Yard signs may not be located within the public right-of-way.	
Area	8 sq. ft. max.	Yard signs shall be parallel or perpendicular to the public right-of-way.	
Width	3 ft. max (so long as compliant with maximum sign square footage area)		
Height	3 ft. max (so long as compliant with maximum sign square footage area)		

4. Projecting Sign. This Subsection specifies standards for Projecting Signs.



a. Description

Projecting sign. The Projectng Sign type is mounted perpendicular to a building's Façade from decorative metal brackets or mounted on the building wall. Projecting Signs are small, pedestrian scaled, and easily read from both sides.

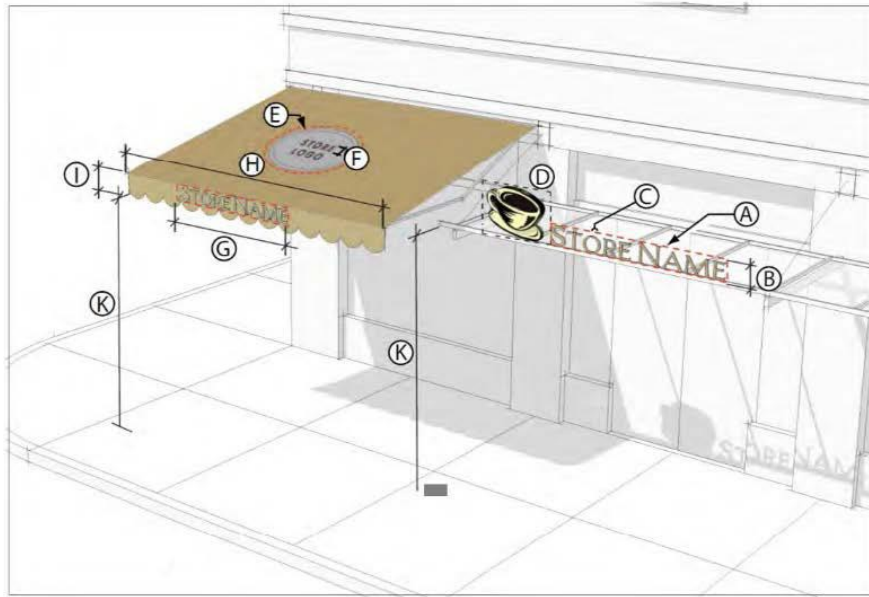
b. Size

Sign Area	6 sq. ft. max. per side; 12 sq. ft. max. total	(A)
Width	4 ft. max. (so long as compliant with maximum square footage area)	(B)
Height	3 ft. max. (so long as compliant with maximum square footage area)	(C)
Thickness	4 in. max.	(D)

c. Location

Clear Height	8 ft. min.	(E)
Projection	5 ft. max.	(F)
Signs Per Building	1 per entry door max.	

5. Awning Sign. This Subsection specifies standards for Awning Signs.



a. Description

Awning Sign. The Awning Sign type is a traditional shop front element and can be used to protect merchandise, and keep interiors and sidewalk passages shaded and cool in hot weather. Tenant identification signs or logos may be painted, screen printed, or appliquéd on the awnings.

b. Size

Projecting Awning		
Signable Area	1 sq. ft. per linear ft. of shop front max.	(A)
Lettering Height	12 in. max.	(B)
Lettering	6 in. max.	(C)
Thickness		
Feature/Logo	2-1/4 sq. ft. max.	(D)
Sloping Awning		
Signable Area	25% coverage max.	(E)
Lettering Height	18 in. max.	(F)

Size (continued)

Valance		
Signable Area	75% coverage max.	(G)
Width	Shop front width max.	(H)
Height	8 in. min; 12 in. max.	(I)
Lettering Height	8 in. max.	(J)

c. Location

Clear Height	8 ft. min.	(K)
Signs Per Awning	1 projecting; or 1 valance and 1 sloping max.	

d. Miscellaneous

Only the tenant's store name, logo, and/or address shall be applied to the awning. Additional information is prohibited.

Open-ended awnings are encouraged.

Vinyl or plastic awnings are discouraged.

6. Wall Sign. This Subsection specifies standards for Wall Signs.



a. Description		Size (continued)	
Wall Sign. The Wall Sign type lies 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, decorative cornice of a building or sign band at the top of the building.		Lettering	
		Width	75% of signable width max. (D)
		Height	75% of signable height; max.; 4 ft. max.; whichever is less (E)
b. Size		c. Location	
Signable Area		Projection	8 inches max.
Area	1 sq. ft. per linear foot (A)		
	of shop front width up to 30 sq. ft. max.	Signs Per Building	1 per establishment frontage max.
Width	Shop front width, max. (B)	d. Miscellaneous	
Height	1 ft. min., 3 ft. max. (C)	Changeable copy signs are only allowed for gasoline price signs, directory signs listing more than one tenant, signs advertising restaurant food specials, and films and live entertainment which change on a regular basis.	
		Direct Internally illuminated signs are discouraged.	
		Cabinet Signs are prohibited.	
		Wall Signs shall not protrude beyond the roof line or cornice of a building, or the building wall.	

F. Discretionary Signs.

1. Purpose. This Subsection establishes standards and procedures for the design, review, and approval of signs that exhibit a unique design, a high degree of thoughtfulness, imagination, inventiveness, or spirit, and that make a positive visual contribution to the overall image of East Los Angeles.

2. Applicability. A property owner or applicant may request a Discretionary Sign Permit to authorize an on-site sign that employs standards that differ

from the other provisions of this Section 22.410.140, but otherwise comply with the provisions of this Section 22.410.140.F.

3. Application Requirements. A Discretionary Sign permit application shall include all information, materials, and fees as required for a Substantial Conformance Review pursuant to Section 22.410.060.D of this Form-Based Code.

4. Review and Approval. The Hearing Officer may approve a Discretionary Sign permit under a Specific Plan Substantial Conformance Review pursuant to Section 22.410.060.D of this Form-Based Code, except that the burden of proof findings for a Specific Plan Substantial Conformance Review set forth in Section 22.410.060.D.4 of this Form-Based Code shall not be required.

5. Burden of Proof. The applicant shall substantiate to the satisfaction of the Hearing Officer the following:

a. Design Quality. That the sign is designed with graphics, color, texture and quality materials that has a positive visual impact on the site and surrounding area.

b. Contextual Criteria. That the sign is compatible, and is to scale and proportion with the surrounding area.

c. Architectural Criteria. That the sign utilizes or enhances the architectural elements of the building and does not cover any key architectural features or details of the façade.

d. Neighborhood Impact Criteria. That the sign is located and designed so as to not cause light and glare impacts on neighboring uses.

6. Revisions to Discretionary Sign Permit. Revisions to a Discretionary Sign permit may be approved by the Director if the intent of the sign's original approval is not affected. Revisions to a discretionary sign that deviate from the intent of the original approval shall require a new Discretionary Sign permit.

G. Master Sign Program. This Subsection allows for a master sign program within the Plan Area.

1. Purpose. A master sign program is intended to:

a. Integrate the design of multiple signs proposed for a development project with the design of the project's structures so that the multiple signs create a unified architectural statement; and/or

b. Provide a means for applying common sign regulations for multi-tenant projects and to allow latitude in the design and display of multiple sign for the projects. A master sign program is intended to achieve, not circumvent, the intent of this Form-Based Code and the vision of the East Los Angeles Third Street Plan.

2. Applicability. A master sign program permit shall be required whenever any of the following circumstances exist:

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

b. A project is proposed to include four or more non-exempt signs on the same lot or parcel or building; or

c. A non-exempt sign is proposed at a location where a non-conforming sign exists on the property, and the property has four or more tenants or tenant spaces.

3. Application Requirements. A master sign program application shall include all information, materials, and fees required for a Specific Plan Substantial Conformance Review application pursuant to Section 22.410.060.D of this Form-Based Code.

4. Review and Approval. The Hearing Officer may approve a master sign program under a Specific Plan Substantial Conformance Review pursuant to Section 22.410.060.D of this Form-Based Code, except that the burden of proof findings for a Specific Plan Substantial Conformance Review set forth in Section 22.410.060.D.4 of this Form-Based Code shall not be required.

5. Burden of Proof. The applicant shall substantiate to the satisfaction of the Hearing Officer all of the following:

a. That the master sign program is consistent with the purposes of this Form-Based Code and the overall intent and vision of the East Los Angeles Third Street Plan;

b. That the master sign program enhances the overall development, is harmonious with, and relates visually to, other signs included in the master sign program, to the structures or developments they identify, and to surrounding development; and

c. That the master sign program accommodates future revisions that may be required because of changes in use or tenants in the development.

6. Revisions to Master Sign Programs. Revisions to a master sign program may be approved by the Director if the intent of the program's original approval is not affected. Revisions to a master sign program that would deviate from the intent of the sign's original approval shall require the approval of a new master sign program.

H. Sign Design Recommendations. While the County does not regulate the message content, or copy, of a sign, the following principles of copy design and layout can enhance the readability and attractiveness of signs and are therefore encouraged.

1. Sign copy should relate only to the name and/or nature of the business or building.

2. Permanent signs that advertise information such as continuous sales, special prices, or include phone numbers, should be avoided.

3. Information on signs should be conveyed briefly or by logo, symbol, or other graphic manner. The intent of the sign should be to increase the readability of the sign and thereby enhance the identity of the business.

I. Sign Maintenance Requirements. A sign that is not properly maintained or is dilapidated shall be deemed a public nuisance, and shall be abated in compliance with Chapter 22.242 (Enforcement Procedures).

J. Non-conforming Signs.

1. Applicability. The provisions of this Subsection shall apply to all nonconforming signs.

a. In addition to all other applicable provisions of this Section, non-conforming signs shall not be:

i. Modified, relocated, replaced, repaired or re-established unless the sign is brought into conformance with the provisions of this Section;

ii. Re-built or re-constructed after damage or destruction of more than 50 percent of the replacement value of the sign prior to said damage or destruction.

2. Removal and Amortization Schedule. Any sign which is nonconforming due to the requirements of this Form-Based Code or to the requirements of Title 22, shall be removed or made to comply with this Form-Based Code within 15 years from the effective date of this Form-Based Code.

22.410.150 Block and Subdivision Guidelines.

A. Purpose. This Section establishes guidelines for maintaining the existing interconnected street and block network in the Plan Area as well as for subdividing blocks into pedestrian-scaled blocks. These guidelines are intended to generate an urban infrastructure of small-scale, walkable blocks defined by an interconnected street network that is punctuated by a variety of public open space types.

B. Applicability. An applicant for any new development that exceeds two acres in area should review and consider the guidelines in this Section.

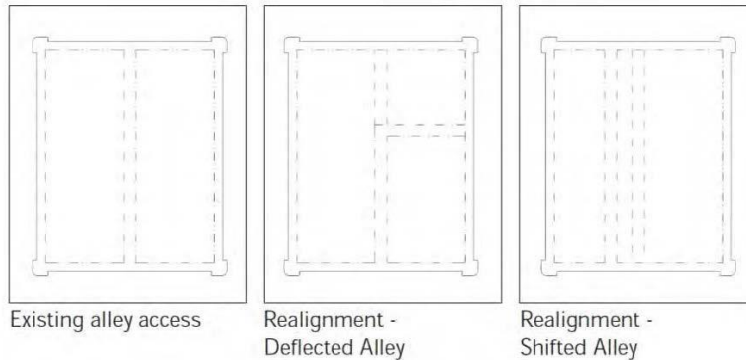
C. Design Objectives and Subdivision Guidelines for Existing Blocks. Each site subject to this Section should be designed to:

1. Maintain the existing street network.
2. Enhance circulation and access.
3. Develop lots within the block that facilitate pedestrian-oriented building design.
4. Develop buildings with their entrances facing bordering streets.

D. Existing Right-of-Way and Alley Guidelines.

1. Realignment of Right(s)-of-Way. Existing rights-of-way may be realigned provided that the resulting block and private property meet the guidelines of this Section and the applicable building type standards of Section 22.410.120 of this Form-Based Code.

2. Existing Alley-Access. In all cases, blocks with alleys should maintain alley access. Existing alley-access may be modified through realignment (shift, deflection, etc.) provided the realigned alley results in a minimum of 100 feet of net lot depth on both sides of the realigned alley.



E. Design Objectives and Subdivision Guidelines for New Blocks. Each site should be designed to be divided into smaller blocks with:

1. Internal streets, where appropriate, to connect with off-site streets and/or to create a series of smaller, walkable blocks.
2. Service alleys within the new blocks.
3. Lots established within the block(s) for the purpose of facilitating pedestrian-oriented building design so that buildings can have their main entrances on the front street, rather than the side street.
4. Corner buildings with a frontage on both streets may have entrances on both streets.

F. Proposed New Block Guidelines. The dimensional and required lot width guidelines are summarized below:

1. Orthogonal Block Guidelines. Orthogonal blocks are rectilinear and consist of square or rectangular designs. The following apply to such proposed blocks:

a. Block Length. Orthogonal blocks of various designs and functions are allowed as diagrammed in this Section and pursuant to the following guidelines implementation options. Minimum length of the block is 150 feet. Maximum length of the block is 400 feet.

b. Lot Width. All buildings shall be designed to a lot with a minimum width of 50 feet or as allowed by building type, whichever is less. Maximum lot width is 300 feet.

Note: The lot is primarily for design purposes and may be made permanent through the regular process for lot line adjustments, parcel maps and/or tract maps.

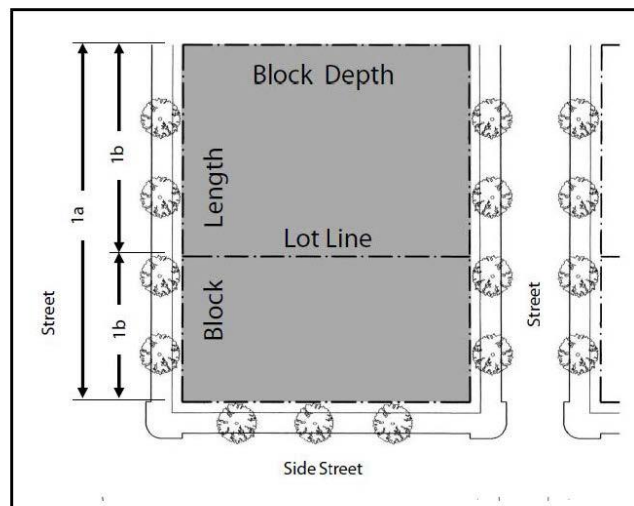


Figure 5 Orthogonal Block Guidelines Diagram

2. Trapezoidal Block Implementation Options. Trapezoidal blocks are irregular in shape and consist of various designs. Blocks of various designs and functions are allowed as identified in the diagram below and pursuant to the following guidelines.

a. Block Length. Minimum length/width of a block is 100 feet. Maximum length of a block is determined by allowing an average of 500 feet for the two longest sides of the block.

b. **Block Width.** All buildings should be designed with a minimum width of 50 feet or as allowed by building type, whichever is less. Maximum width of a lot is 300 feet.

Note: The lot is primarily for design purposes and may be made permanent through the regular process for lot line adjustments, parcel maps and/or tract maps.

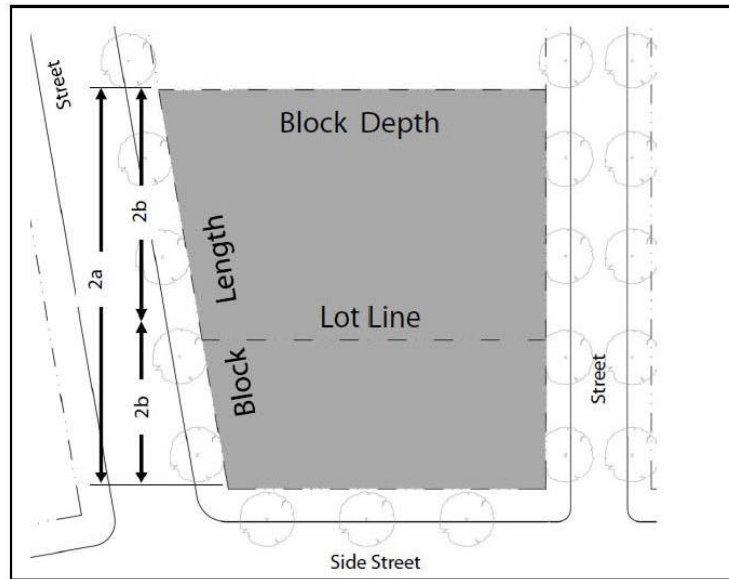
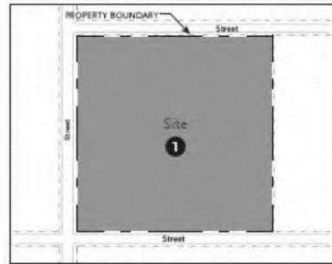


Figure 6 Trapezoidal Block Guidelines Diagram

3. **Streets/Rights-of-Way.** All blocks should be designed to support a pedestrian-oriented environment pursuant to the goals and policies of the East Los Angeles Third Street Plan.

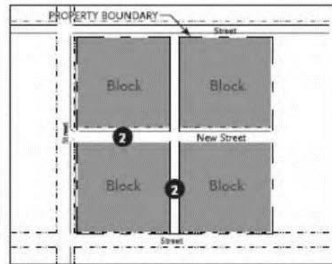
G. **Illustrative Sequence: Applying Subdivision Guidelines to Achieve Pedestrian-Scaled Buildings.** The series of diagrams below identifies the sequence of creating and maintaining walkable and multi-modal blocks to be developed in a variety of ways pursuant to the provisions of this Form-Based Code. This information illustrates the intent of the subdivision guidelines of this Section 22.410.150, combined with the building type standards of Section 22.410.120. Title 21 of the Los Angeles County Code provides direction and options regarding subdividing large lots.

Step 1: Existing Site. Sites larger than two acres should be subdivided further to create additional blocks. For sites less than two acres in size the requirements to introduce streets and alleys do not apply.



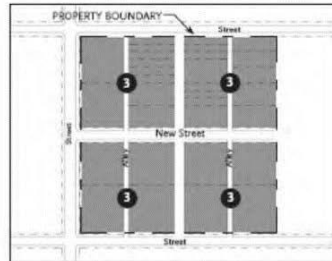
Existing site prior to creating new blocks

Step 2: Introduce Streets. Sites being subdivided into additional blocks should introduce pedestrian-scaled streets and comply with applicable block-size requirements.



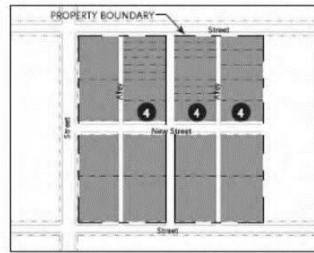
Streets are introduced to achieve pedestrian-scaled environment

Step 3: Introduce Alleys. Vehicular and pedestrian access to blocks and their individual lots is allowed only by alley/lane, side street, or in the case of residential development, via small side drives accessing multiple dwellings. The intent is to maintain the integrity and continuity of the streetscape without interruptions such as driveway access. Therefore, although residential development allows minor interruptions along the primary frontage, the introduction of rear service thoroughfares such as alleys and lanes is required.



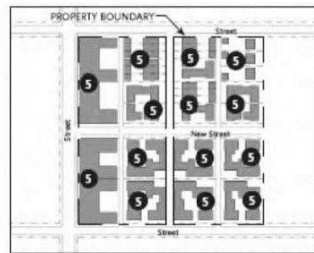
Alleys are introduced to provide service and vehicular access

Step 4: Introduce Lots. Based on the type(s) of blocks created and the thoroughfare(s) that they front, for the purposes of design, lot(s) are introduced on each block to accommodate allowable building types. Lots should reflect the minimum area needed to effectively design allowable building types. These lot/lot lines need not be permanent at this initial stage.



Lots are introduced per the width and depth requirements.

Step 5: Introduce Projects. Undertake design of the lots to support building(s) and building configurations for the allowed building types in the applicable Transect Zone. The allowable building types are combined with the allowable frontage types, per the Transect Zone in which the lot is located.



Projects/Buildings are introduced per the applicable requirements.

CHAPTER 22.412 WILLOWBROOK TRANSIT-ORIENTED DISTRICT SPECIFIC PLAN

22.414.012 Willowbrook TOD Specific Plan.

Pending link from Municode for the Willowbrook TOD Specific Plan.

CHAPTER 22.414 WEST CARSON TRANSIT-ORIENTED DISTRICT SPECIFIC PLAN

22.414.014 West Carson TOD Specific Plan.

Pending link from Municode for the West Carson TOD Specific Plan.

CHAPTER 22.416 CONNECT SOUTHWEST LOS ANGELES TRANSIT-ORIENTED DISTRICT SPECIFIC PLAN

22.416.016 Connect Southwest LA: A TOD Specific Plan for West Athens-Westmont.

Pending link from Municode for the Connect Southwest LA: A TOD Specific Plan for West Athens-Westmont.

[TITLE22TUNEUPSCCC]

SECTION 162 This ordinance shall be published in The Daily Commerce a newspaper printed and published in the County of Los Angeles.



Holly J. Mitchell

Chair

ATTEST:

Celia Zavala

Celia Zavala
Executive Officer -
Clerk of the Board of Supervisors
County of Los Angeles

I hereby certify that at its meeting of February 15, 2022 the foregoing ordinance was adopted by the Board of Supervisors of said County of Los Angeles by the following vote, to wit:

Ayes

Noes

Supervisors Hilda L. Solis
Holly J. Mitchell
Sheila Kuehl
Janice Hahn
Kathryn Barger

Supervisors None

Effective Date: March 17, 2022

Operative Date:

Celia Zavala

Celia Zavala
Executive Officer -
Clerk of the Board of Supervisors
County of Los Angeles

I hereby certify that pursuant to Section 25103 of the Government Code, delivery of this document has been made.

CELIA ZAVALA
Executive Officer
Clerk of the Board of Supervisors

By *[Signature]*
Deputy



APPROVED AS TO FORM:
RODRIGO A. CASTRO-SILVA
County Counsel

By *[Signature]*
Dawyn Harrison
Chief Deputy County Counsel