

ANALYSIS

This ordinance amends Title 22 – Planning and Zoning of the Los Angeles County Code to implement the goals and policies of the West Carson Transit-Oriented District Specific Plan by updating use regulations and development standards to guide future transit-oriented development in the unincorporated West Carson community and expanding the Specific Plan to cover Alpine Village.

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AP:mc

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ORDINANCE NO. _____

An ordinance amending Title 22 – Planning and Zoning of the Los Angeles County Code to implement the goals and policies of the West Carson Transit-Oriented District Specific Plan by updating use regulations and development standards to guide future transit-oriented development in the unincorporated West Carson community and expanding the Specific Plan to cover Alpine Village.

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

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

Chapter 22.414 WEST CARSON TRANSIT-ORIENTED DISTRICT

SPECIFIC PLAN

22.414.010 Purpose.

22.414.014 ~~West Carson TOD Specific Plan~~

22.414.020 Administration and Review.

22.414.030 Definitions.

22.414.040 Specific Plan Zones.

22.414.050 Residential Zones.

22.414.060 Commercial Zones.

22.414.070 Industrial Flex Zone.

22.414.080 Alpine Village Zone.

22.414.090 Harbor-UCLA Medical Zone.

22.414.100 Mixed Use Zones.

22.414.110 Public Zone.

22.414.120 Specific Plan Urban Design Standards.

22.414.130 Specific Plan General Development Standards.

22.414.010 Purpose.

This Chapter establishes the zones, use regulations, and development standards as part of the West Carson Transit-Oriented District Specific Plan ("Specific Plan").

~~22.414.014 West Carson TOD Specific Plan~~

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

22.414.020 Administration and Review.

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

B. Relationship to Other Provisions of Title 22. The provisions of this Chapter shall be administered in conjunction with other provisions of this Title 22, in accordance with Section 22.400.030 (Administration). Where the provisions of the Specific Plan conflict with any other applicable provisions of Title 22, the Specific Plan shall govern. Where the standards of this Specific Plan are silent, the provisions of Title 22 shall apply.

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

D. Amendment to the Specific Plan. A Specific Plan amendment may be initiated by the Board, Commission, Director, or upon application by a property owner or their designated representative. An amendment to the Specific Plan shall be processed in accordance with Chapter 22.222 (Administrative Procedures).

E. Minor Modification Review.

1. Review Authority. The Hearing Officer shall have the authority to review projects requesting a minor modification to the development standards identified in Subsection E.4, below, for substantial compliance with the applicable requirements of this Specific Plan and other applicable provisions of Title 22. When the requested modification is not listed or exceeds the thresholds in Table 22.414.020-A: Minor Modifications, below, a Variance (Chapter 22.194) shall be required.

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

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

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

TABLE 22.414.020-A: MINOR MODIFICATIONS	
Standard	Maximum Modification
Setback ¹	10%
Building height	10%
Building size/massing	15%
Open space area/landscaping	15%
Sign height/width/area	10%
Note:	
1. Where a lot is less than 50 feet in width, such lot may have interior side yards equal to 10 percent of the average width, but in no event less than three feet wide.	

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

- a. The use, development of land, and application of development standards comply with all applicable provisions of Title 22.
- b. The use, development of land, and application of development standards, when considered on the basis of the suitability of the site for the particular use or development intended, are arranged to avoid traffic congestion; to provide for the safety and convenience of bicyclists and pedestrians; to protect public health, safety, and general welfare; to prevent adverse effects on neighboring property; and to conform with good zoning practice.

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

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

e. There are exceptional circumstances or conditions applicable to the subject property or to the intended development of the property that do not apply to other properties within the Specific Plan area.

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

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

7. Revisions to Specific Plan Substantial Conformance Review. Revisions to the Specific Plan Substantial Conformance Review may be approved by the Director with a Revised Exhibit "A" (Chapter 22.184) application, if the revisions do not affect the intent of the original approval. Revisions that would deviate from the intent of the original approval shall require the approval of a new Specific Plan Substantial Conformance Review.

22.414.030 Definitions.

For the purposes of regulating this Specific Plan and development within the West Carson Transit-Oriented District Specific Plan area, the following definitions are used:

Frontage zone. The area of the sidewalk that separates pedestrians from the property line or building and store fronts. It typically accommodates outdoor seating, store entrances, and street vendors, and acts as a buffer for pedestrians from opening door and other architectural elements.

Pedestrian zone. The area of the sidewalk specifically reserved for pedestrian travel.

22.414.040 Specific Plan Zones.

A. Zones Established. Figure 22.414.040-A: West Carson TOD Specific Plan Zones, below, identifies the Specific Plan zones.

[illegible]

TABLE 22.414.040-A: PERMIT AND REVIEW REQUIREMENTS		
Abbreviation	Permit or Review Requirement	Reference
-	Prohibited	
P	Permitted	
CUP	Conditional Use Permit	Chapter 22.158
SPR	Ministerial Site Plan Review	Chapter 22.186

22.414.050 Residential Zones.

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

B. Land Use Regulations for Residential Zones. Table 22.414.050-A: Principal and Accessory Use Regulations for Residential Zones, below, prescribes the land use regulations for the West Carson Residential 1 (WC R-1), West Carson Residential 3 (WC R-3), West Carson Residential 4 (WC R-4), and West Carson Residential Planned Development (WC RPD) Zones. These regulations specify permitted, conditionally permitted, and prohibited uses for the Residential Zones. Refer to Table 22.414.040-A: Permit and Review Requirements, above, for the permit or review required to establish each use listed in Table 22.414.050-A: Principal and Accessory Use Regulations for Residential Zones, below. Unless otherwise specified in Table 22.414.050-A, below, the use regulations for Zones R-1, R-3, R-4, and RPD in Chapter 22.18 (Residential Zones) apply to Zones WC R-1, WC R-3, WC R-4, and WC RPD, respectively.

TABLE 22.414.050-A: PRINCIPAL AND ACCESSORY USE REGULATIONS FOR RESIDENTIAL ZONES					
Use Category	WC R-1	WC R-3	WC R-4	WC RPD	Additional Regulations
Principal Use Regulations					
Cultural, Educational, and Institutional Uses					
Schools					
Schools, grades K-12, accredited by the State of California, excluding trade or commercial schools	CUP	CUP	CUP	CUP	
Lodging Uses					
Hotels	-	-	CUP	-	Section 22.140.310

TABLE 22.414.050-A: PRINCIPAL AND ACCESSORY USE REGULATIONS FOR RESIDENTIAL ZONES					
Use Category	WC R-1	WC R-3	WC R-4	WC RPD	Additional Regulations
Recreational Uses					
Golf courses, including clubhouses and accessory facilities	-	CUP	CUP	-	
Parks and playgrounds, including accessory facilities	SPR	SPR	SPR	SPR	
Residential					
Defer to Table 22.18.030-B (Principal Use Regulations for Residential Zones) for all residential use regulations					
Service Uses					
Convalescent homes, nursing homes, and maternity homes	CUP	CUP	CUP	CUP	
Medical Services					
Hospitals	-	CUP	CUP	-	
Accessory Use Regulations					
Administrative offices	SPR	SPR	SPR	SPR	
Assembly/multi-purpose buildings	SPR	SPR	SPR	SPR	
Caretaker's quarters	SPR	SPR	SPR	SPR	
Maintenance/storage facilities and structures	SPR	SPR	SPR	SPR	
Short-term rentals	P	P	P	P	
Tennis courts, basketball courts, and other multi-purpose courts, recreation, and community buildings	SPR	SPR	SPR	SPR	

C. Development Standards for Residential Zones.

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

2. Other Applicable Standards. All development in Zones WC R-1, WC R-3, and WC R-4 shall also be subject to applicable standards in Section 22.414.120 (Specific Plan Urban Design Standards) and Subsections D and E, below. Unless otherwise specified in this Chapter, the development standards for Zones R-1, R-3, and R-4 in Chapter 22.18 (Residential Zones) apply to Zones WC R-1, WC R-3, and WC R-4, respectively.

TABLE 22.414.050-B: DEVELOPMENT STANDARDS FOR RESIDENTIAL ZONES WC R-1, WC R-3, AND WC R-4				
Standard	WC R-1	WC R-3	WC R-4	Notes
Maximum Height				
Number of stories	2	3	4	
Building height (feet)	35 ft ¹	40 ft ¹	50 ft ¹	
Minimum Building Setback				
Front	15 ft	10 ft	10 ft	
Rear	10 ft	10 ft	15 ft	
Fencing				
Front yard fences	Maximum height of 5 feet ²			Section 22.110.070
Material	Barbed wire, chain-link, and concertina wire fences are prohibited.			
Landscaping				
Front yard landscaping	With the exception of paved driveway and walkway not to exceed 4 feet in width, all areas within street-fronting setback area shall be landscaped and maintained.			Additional requirements for Zone WC R-4 in Subsection E.1, below.
Screening				
Utility and mechanical equipment	All utility and mechanical equipment shall be placed in locations that are not exposed to view from the street or shall be screened from view. Satellite dishes shall be located away from public view.			
Street with Frontage Requirement / Permitted Frontage Type				
South Vermont Avenue	N/A	N/A	Shopfront, forecourt, gallery, arcade, terrace, and stoop	
Notes:				
1. Building height shall exclude chimneys, rooftop antennas, elevator shafts, and stairwells.				
2. Solid view-obscuring walls or fences are permitted up to 42 inches in height. Fifty percent of the wall above 42 inches must be open and unobstructed. To exceed the maximum fence height, a Yard Modification (Chapter 22.196) is required.				

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

1. Circulation and Parking.

a. Bicycle and pedestrian circulation facilities shall establish connections to surrounding uses in the Specific Plan area networks and to regional bicycle facilities, where applicable.

b. On-site parking shall not occupy more than 30 percent of any linear street frontage.

c. Garages and carports shall be architecturally compatible with the design of the main structures in the project.

d. Parking structures shall be screened from street-level view by using at least one of the following methods: architectural detailing (e.g., decorative panels, perforated metal screens), façade treatment (e.g., cladding materials, textured finishes), artwork (e.g., murals, sculptures), landscaping (e.g., green walls, planters), or similar screening features.

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

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

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

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

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

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

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

g. Private useable open space shall adjoin the residential units served and must have solid, non-transparent screening for privacy.

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

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

1. Site Landscaping.

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

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

- i. Turf areas shall not exceed 25 percent of the total landscaped area.
- ii. Non-invasive drought-tolerant plant and tree species appropriate for the climate zone region shall constitute at least 75 percent of the total landscaped area.
- iii. Hydrozoning irrigation techniques shall be incorporated into the landscape design.

2. Frontages. Developments within Zone WC R-4 adjacent to South Vermont Avenue shall feature a primary building façade and entry facing South Vermont Avenue. These developments shall adhere to the frontage design standards outlined in Section 22.414.120.C.1 (Frontages), below. Additionally, they shall comply with the following specifications:

- a. Building orientation shall be determined by the location of the primary entrance, which defines the front of the building;
- b. Architectural treatment shall be required for all building sides facing South Vermont Avenue; and
- c. Pedestrian access to South Vermont Avenue shall be provided through common corridors or courtyards.

22.414.060 Commercial Zones.

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

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

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

TABLE 22.414.060-A: PRINCIPAL USE REGULATIONS FOR COMMERCIAL ZONES¹			
Use Category	NC	UC	Additional Regulations
Principal Use Regulations			
Agricultural and Resource-Based Uses			
Community gardens	SPR	SPR	
Greenhouses	-	-	
Solid fill projects	-	-	
Surface mining operations	-	-	
Animal-Related Uses			
Dog grooming services, excluding boarding	SPR	SPR	
Dog training schools, excluding boarding	-	-	
Veterinaries, Small Animal			
Hospitals	-	SPR	
Cultural, Educational, and Institutional Uses			
Amphitheaters	-	-	
Arboretums and horticultural gardens	-	-	
Boxing arenas	-	-	
Community centers	SPR	SPR	
Correctional institutions, including jails, farms, and camps	-	CUP	
Disability rehabilitation and training centers	-	CUP	
Juvenile halls	-	CUP	
Museums	-	SPR	
Observatories	-	SPR	
Schools			

TABLE 22.414.060-A: PRINCIPAL USE REGULATIONS FOR COMMERCIAL ZONES¹			
Use Category	NC	UC	Additional Regulations
Colleges and universities, accredited, excluding trade or commercial schools	CUP	CUP	
Schools, grades K-12, accredited by the State of California, excluding trade or commercial schools	CUP	CUP	
Theaters and other auditoriums	-	CUP	
Theaters, drive-in	-	-	
Industrial Uses			
Assembly and Manufacture			
Textile products, from previously prepared materials	-	-	
Bakery goods distributors	-	-	
Dry cleaning plants, wholesale	-	-	
Explosives storage, permanent	-	-	
Film laboratories	-	-	
Frozen food lockers	-	-	
Furniture and household goods, transfer and storage	-	-	
Laundry plants, wholesale	-	-	
Motion picture processing, reconstruction, and synchronizing of film with soundtracks	-	-	
Motion picture studios and indoor sets	-	-	
Lodging			
Hotels			
With banquet facilities and restaurants	-	-	
Without banquet facilities and restaurants	-	-	
Motels	-	-	
Youth hostels	-	-	
Recreational Uses			
Amusement rides and devices	-	-	
Archery ranges	-	-	
Athletic fields, excluding stadiums	-	-	
Card rooms or clubs	-	-	
Carnivals, commercial, including pony rides, for longer than seven days	-	-	
Circuses and wild animal exhibitions, for longer than seven days	-	-	
Games of skill	-	-	
Golf Courses			
Golf courses, including clubhouses and accessory facilities	-	-	

TABLE 22.414.060-A: PRINCIPAL USE REGULATIONS FOR COMMERCIAL ZONES¹			
Use Category	NC	UC	Additional Regulations
Golf driving ranges	-	-	
Miniature golf courses	-	-	
Recreational vehicle parks	-	-	
Riding and hiking trails, excluding trails for motor vehicles	-	-	
Rifle, pistol, or skeet ranges	-	-	
Shooting galleries	-	-	
Skating rinks, ice or roller	-	-	
Sport courts, including tennis, volleyball, badminton, croquet, lawn bowling, and similar uses, as a principal use	-	-	
Swimming pools, as a principal use	-	-	
Trap ranges	-	-	
Renewable Energy Uses			
Utility-scale solar energy facilities, ground-mounted	-	-	Section 22.140.510
Utility-scale solar energy facilities, structure-mounted	SPR	SPR	Section 22.140.510
Utility-scale wind energy facilities	-	-	
Residential Uses			
Adult Residential Facilities			
Facilities serving six or fewer persons	P	P	
Facilities serving seven or more persons	CUP	CUP	
Convents and monasteries	-	-	
Fraternity and sorority houses	-	-	
Mixed-use developments ^{2, 3}	SPR	SPR	Section 22.140.350
Multi-Family Housing²			
Apartment houses	SPR ^{4, 5}	SPR ^{4, 5}	
Townhouses	SPR ⁶	SPR ⁶	
Two-family residences	SPR	SPR	
Residential planned development units	-	-	
Residential Substance Use Recovery Facilities			
Serving six or fewer persons	SPR	SPR	
Single-family residences ²	-	-	Section 22.140.580
Small family homes for children	-	-	
Retail/Commercial Uses			
Adult businesses	-	-	
Auction houses	-	-	
Bakery shops	SPR	SPR	
Drive-through establishments and drive-through lanes	-	-	
Feed and grain sales	SPR	SPR	
Gun dealers	-	-	

TABLE 22.414.060-A: PRINCIPAL USE REGULATIONS FOR COMMERCIAL ZONES¹			
Use Category	NC	UC	Additional Regulations
Health clubs and centers	SPR	SPR	
Ice sales, excluding ice plants	CUP	CUP	
Mobilehome sales	-	-	
Model Home Display Centers and Sales Offices			
With residential units	-	-	
Without residential units	-	-	
Newsstands	SPR	SPR	
Pawnshops	-	-	
Pet stores, including the sale of pets	SPR	SPR	
Recording studios	CUP	CUP	
Smoking-oriented retail, tobacco, pipe, and vape shops	-	-	
Swap meets	-	-	
Service Uses			
Alternative financial services	-	-	
Blueprint shops	-	-	
Body piercing parlors	-	-	
Book binderies	-	-	
Bulk recycling vending	-	-	
Butane and propane service stations	-	-	
Catering services	SPR	SPR	
Catalog and internet order businesses	-	-	
Electricians' shops	-	-	
Escort bureaus	-	-	
Medical Services			
Ambulance emergency service facilities	CUP	SPR	Section 22.140.050
Hospitals	-	-	
Medical laboratories	-	-	
Mimeograph and addressograph services	-	-	
Mortuaries	-	-	
Nightclubs	-	-	
Packaging businesses	SPR	SPR	
Parcel delivery terminals	-	-	
Parking lots and parking buildings, commercial ⁷	-	-	
Permanent cosmetics parlors	-	-	
Photoengravers and lithographers	-	-	
Repair shops, household and fix-it	SPR	SPR	
Reupholsterers, furniture	-	-	
Sightseeing agencies	-	-	
Tattoo parlors	-	-	
Taxidermists	-	-	

TABLE 22.414.060-A: PRINCIPAL USE REGULATIONS FOR COMMERCIAL ZONES¹			
Use Category	NC	UC	Additional Regulations
Wedding chapels	-	-	
Transportation, Electrical, Gas, Communications, Utilities, and Public Services Uses			
Air pollution sampling stations	-	-	
Airports, heliports, helistops, and landing strips	-	-	
Comfort stations and restroom facilities	-	-	
Communications equipment buildings	-	-	
Earth stations	-	-	
Electric distribution substations, including related microwave facilities	-	-	
Electric transmission substations and generating plants, including related microwave facilities	-	-	
Gas distribution depots, public utility	-	-	
Gas metering and control stations, public utility	-	-	
Microwave stations	-	-	
Public utility service centers	-	-	
Public utility service yards	-	-	
Radio and television broadcasting studios	-	-	
Radio and television stations and towers, excluding studios	-	-	
Radio and television stations, studios, and towers	-	-	
Sewage treatment plants	-	-	
Stations, bus, railroad, or taxi	-	-	
Telephone repeater stations	-	-	
Water reservoirs, dams, treatment plants, gauging stations, pumping stations, tanks, wells, and any use normal or accessory to the storage and distribution of water	-	-	
Vehicle-Related Uses			
Automobile Washing			
Automatic car wash	-	-	
Coin-operated or hand wash	-	-	
Vehicle Sales and Rentals			
Automobile rental and leasing agencies	-	-	
Boat and other marine sales	-	-	
Boat rentals	-	-	
New automobile sales	-	-	
Recreational vehicle sales and rentals	-	-	

TABLE 22.414.060-A: PRINCIPAL USE REGULATIONS FOR COMMERCIAL ZONES¹			
Use Category	NC	UC	Additional Regulations
Trailer sales and rentals, box and utility	-	-	
Truck rentals, excluding trucks exceeding two tons' capacity	-	-	
Used automobile sales	-	-	
Vehicle Services			
Automobile battery services	-	-	
Automobile body and fender repair shops	-	-	
Automobile brake repair shops	-	-	
Automobile impound yards	-	-	
Automobile muffler shops	-	-	
Automobile painting and upholstering shops	-	-	
Automobile radiator shops	-	-	
Automobile repair garages, excluding body and fender work, painting, and upholstering	-	-	
Automobile service stations	-	-	
Automobile supply stores	-	-	
CNG fueling station	-	CUP	
Notes:			
1. The use regulations in this table specify the required permits or reviews, as outlined by the Specific Plan and requirements that are the same as the corresponding Countywide zones.			
2. Use may also be subject to Chapter 22.120 (Density Bonus), Chapter 22.121 (Inclusionary Housing), or Chapter 22.166 (Housing Permits).			
3. Use is limited to developments with two or more attached dwelling units.			
4. Where use is subject to Section 22.128.200 (Supportive Housing Streamlining) and Chapter 22.166 (Housing Permits).			
5. Use permitted on lots outside of the Very High Fire Hazard Severity Zone, as depicted in the General Plan, in its entirety and where use is subject to Section 22.130.200 (Motel Conversions, Permanent) and Chapter 22.166 (Housing Permits).			
6. No more than six townhouses shall be confined within a single building.			
7. Parking provided is separate from required parking in Chapter 22.112 (Parking). However, use shall be developed in compliance with Chapter 22.112 (Parking).			

C. Development Standards for Commercial Zones.

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

2. Other Applicable Standards. All developments in Zones NC and UC shall also be subject to applicable standards in Section 22.414.120 (Specific Plan Urban Design Standards) and Subsections D and E, below. Unless otherwise specified in this Chapter, the development standards for Zones C-2 and C-3 in Chapter 22.20 (Commercial Zones) apply to Zones NC and UC, respectively.

TABLE 22.414.060-B: DEVELOPMENT STANDARDS FOR COMMERCIAL ZONES			
Standard	NC	UC	Notes
Maximum Height			
Building height	40 ft ^{1, 2, 3}	45 ft ¹	
Number of stories		3 stories	
Building Setback – Street Frontage			
South Vermont Avenue	Minimum 10 ft	N/A	No maximum
West Torrance Boulevard	Minimum 10 ft	N/A	
West 223rd Street	N/A	Minimum 10 ft; maximum 25 ft ⁴	
Meyler Street	N/A	Minimum 10 ft; maximum 25 ft	
Side or Rear Setbacks			
Interior yard (side or rear)	Minimum 0 ft	Minimum 0 ft	No maximum
Interior yard (side or rear) abutting residential	Minimum 15 ft	Minimum 15 ft	
Circulation and Parking			
Bicycle and pedestrian facilities	Bicycle and pedestrian circulation facilities shall provide connections to surrounding uses and to the bicycle and pedestrian networks within the Specific Plan area.		
Notes:			
1. Building height shall exclude chimneys, rooftop antennas, elevator shafts, and stairwells.			
2. Height excluding signs that are permitted by Chapter 22.114 (Signs).			
3. Minimum floor-to-ceiling height of the ground floor for a retail use in a mixed use development shall be 15 feet.			
4. For 60 percent of the property frontage.			

D. Additional Development Standards for Zone NC.

1. Site Landscaping.

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

maintained. Parking lot landscaping shall not count toward meeting this requirement. Pedestrian walkways, plazas, and outdoor dining areas may be developed in the landscape area. Setback areas may be included in this requirement.

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

2. Built Form.

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

b. Buildings shall be oriented towards the street.

E. Additional Development Standards for Zone UC.

1. Built Form.

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

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

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

b. Development fronting West 223rd Street shall not exceed a height of 40 feet and three stories. Additionally, development shall not extend more

than 50 feet in depth from the property line along the street, including setbacks and step-backs.

2. Site Landscaping.

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

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

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

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

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

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

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

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

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

22.414.070 Industrial Flex Zone.

A. Purpose. The Industrial Flex (IF) Zone is established to allow for a smaller range of cleaner industrial uses that are more compatible with the surrounding single-family and multi-family residential areas.

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

TABLE 22.414.070-A: PRINCIPAL AND ACCESSORY USE REGULATIONS FOR INDUSTRIAL FLEX ZONE		
Use Category	IF	Additional Regulations
Principal Use Regulations		
Agricultural and Resource-Based Uses		
Community gardens	SPR	
Crops, including field, tree, bush, berry, and row	SPR	
Solid fill projects	-	
Surface mining operations	-	

TABLE 22.414.070-A: PRINCIPAL AND ACCESSORY USE REGULATIONS FOR INDUSTRIAL FLEX ZONE		
Use Category	IF	Additional Regulations
Animal-Related Uses		
Animal experimental research institutes	-	
Cemeteries and crematories for pets	SPR	
Dog breeding facilities	-	
Grazing of cattle, horses, sheep, goats, alpacas, or llamas	-	
Hogs or pigs	-	
Menageries, zoos, animal exhibitions, or other facilities for the keeping of wild animals ¹	-	
Raising, breeding, and training of horses and other equine, cattle, sheep, goats, alpacas, and llamas	-	
Raising of poultry, fowl, birds, rabbits, chinchilla, nutria, mice, frogs, fish, bees, earthworms, and other similar animals of comparable nature, form, and size, including hatching, fattening, marketing, and sale, including eggs, honey, or similar products derived from such animals	-	
Riding academies ¹	-	
Stables, with the boarding of horses ¹	-	
Stables, for the raising and training of racehorses, provided such use is not established for commercial purposes ¹	-	
Wild animals, the keeping of; either individually or collectively for private or commercial purposes	-,	
Cultural, Educational, and Institutional Uses		
Art and cultural facilities	SPR	
Correctional Institutions		
Camps	-	
Honor farms	-	
Jails	-	
Hospital, including convalescent home, nursing home, and maternity home	CUP	
Institutions of a philanthropic or charitable nature	SPR	
Revival meetings, tent, for longer than seven days	-	
Schools		
Business and professional schools, including art, cooking, dance, drama, martial arts, music, and professional education	SPR	
Colleges and universities, accredited, excluding trade or commercial schools	CUP	
Schools, grades K-12, accredited by the State of California, excluding trade or commercial schools	CUP	

TABLE 22.414.070-A: PRINCIPAL AND ACCESSORY USE REGULATIONS FOR INDUSTRIAL FLEX ZONE		
Use Category	IF	Additional Regulations
Theaters and other auditoriums having a seating capacity of up to 3,000 seats	-	
Theaters, drive-in	-	
Theater, including live performance	SPR	
Industrial Uses		
Assaying services		
Assembly, Manufacture, Packaging, and Storage of Finished or Prepared Materials; Including On-Site Manufacture of Raw Natural or Synthesized Materials		
Earthen products, including ceramics, sand, and stone but excluding brick, terra cotta, and tile manufacture	CUP	
Food, coffee, edible oil, liquor, soda, and juice products, including the baking, processing, packing, canning, and bottling, excluding meat, fish, lard, pickles, sausage, sauerkraut, or vinegar	CUP	
Precious and semi-precious metal products, including jewelry and lapidary	CUP	
Assembly, Manufacture, Packaging, and Storage of Finished or Prepared Materials, Provided that No Manufacturing of Raw Natural or Synthesized Materials, Including Flammable or Toxic Chemicals, are Conducted On-Site		
Agricultural products	-	
Metal products and parts, including fabricating, engraving, spinning, storing, plating, and finishing	CUP	
Farm equipment repair shops	-	
Farm machinery repair shops	-	
Film laboratories	-	
Food Processing		
Dairy products depots	-	
Ice plants	SPR	
Slaughtering, dressing, processing, packing, and sale of poultry, fowl, rabbits, and other similar animals of comparable nature, form, and size ^{2, 3}	-	
Fumigating contractors	-	
Heavy equipment training schools	-	
Manufacture of:		
Blacksmith shops	-	
Boat building	-	
Bottling plants	-	
Box factories	-	
Caustic soda, manufacture by electrolysis	SPR	
Concrete batching plants		
With mixers of one cubic yard capacity or smaller	-	

TABLE 22.414.070-A: PRINCIPAL AND ACCESSORY USE REGULATIONS FOR INDUSTRIAL FLEX ZONE		
Use Category	IF	Additional Regulations
Engraving, machine metal engraving	CUP	
Fabricating	-	
Ice, including distribution and storage	-	
Incinerators	-	
Lubricating oil canning and packaging, limited to 100 barrels stored aboveground at a time	-	
Lumberyards	-	
Machine shops	-	
Paint mixing, excluding lacquers and synthetic enamels	-	
Plumbing contractor's shops	-	
Presses, hydraulic presses for the molding of plastics	-	
Refrigeration plants	-	
Sand, the washing of sand to be used in sandblasting	-	
Sheet metal shops	-	
Stone, marble, and granite, including grinding, dressing, and cutting	-	
Motion picture outdoor sets	CUP	
Motion picture studios and indoor sets	CUP	
Pallet yards	CUP	
Roofing contractor's establishments	CUP	
Scientific research or experimental development of materials, methods or products, including engineering and laboratory research, administrative, and other related activities, and facilities in conjunction therewith	SPR	
Storage		
Acetylene and oxygen storage in tanks ⁴	-	
Bakery goods distributors	-	
Barrel storage	-	
Building materials	-	
Bus storage	-	
Car barns for buses and streetcars	-	
Cold storage plants	-	
Contractor's equipment and materials yards, including farm and building trade equipment and building materials	-	
Distributing plants	-	
Drying yards or terminals	-	
Explosives storage, permanent	-	
Fuel yards	-	

TABLE 22.414.070-A: PRINCIPAL AND ACCESSORY USE REGULATIONS FOR INDUSTRIAL FLEX ZONE

Use Category	IF	Additional Regulations
Industrial gas storage, including oxygen, acetylene, argon, carbon dioxide, and similar gases in Interstate Commerce Commission-approved-type cylinders	-	
Machinery storage yards	-	
Moving van storage or operating yards	-	
Plaster storage	-	
Produce yards and terminals	-	
Storage and rental of plows, tractors, buses, contractor's equipment, and cement mixers	-	
Warehouses, including storage warehouses	-	
Wood yards	-	
Tire retreading or recapping	-	
Valves, storage and repair of, including oil well valves	-	
Recreational Uses		
Amusement rides and devices	-	
Arcades, games or movies	SPR	
Athletic fields and stadiums	CUP	
Bowling alleys	SPR	
Cardrooms or clubs	SPR	
Commercial recreational facilities	SPR	
Games of skills	SPR	
Health clubs/gymnasiums	SPR	
Recreation clubs, private	SPR	
Riding and hiking trails	-	
Rifle, pistol, or skeet ranges	-	
Shooting galleries	-	
Trap ranges	-	
Renewable Energy Uses		
Utility-scale solar energy facilities, ground-mounted	-	
Utility-scale solar energy facilities, structure-mounted	SPR	
Utility-scale wind energy facilities	-	
Residential Uses		
Mobilehome parks ⁵	CUP	Section 22.140.370
Unless otherwise specified in this table, all residential developments or uses involving a residential component shall be prohibited.	-	
Recycling and Solid Waste		
Recycling collection centers	-	
Organic waste recycling facilities		
Chipping/grinding or mulching	-	
Composting, vermiculture	-	

TABLE 22.414.070-A: PRINCIPAL AND ACCESSORY USE REGULATIONS FOR INDUSTRIAL FLEX ZONE		
Use Category	IF	Additional Regulations
Composting, green waste only	-	
Composting, mixed waste or food waste	-	
In-vessel composting	-	
Retail/Commercial Uses		
Agricultural contractor equipment sales and rentals	-	
Farm equipment sales, rentals, and storage	-	
Feed and grain sales	-	
Fruit and vegetable markets	-	
Gun dealers	-	
Health clubs/gymnasiums	SPR	
Ice sales, excluding ice plants	-	
Lapidary shops	-	
Leather goods stores	-	
Mobilehome sales	-	
Newsstands	-	
Paint and wallpaper stores	-	
Pawnshops	-	
Pet supply stores, excluding the sale of pets other than tropical fish or goldfish ⁶	SPR	
Recording studios	-	
Smoking-oriented retail, including tobacco, pipe, and vape shops	-	
Stamp redemption centers	-	
Swap meets	-	
Service Uses		
Alternative financial services	-	
Blueprint shops	-	
Cemeteries	-	
Cesspool pumping, cleaning, and draining	-	
Day care		
Adult day care facilities	CUP	
Domestic violence shelters	-	
Drive-through establishments and drive-through lanes	-	
Dry cleaning drop-off and pick-up services	SPR	
Emergency shelters	-	
Lodging		
Hotels	CUP	
Motels	CUP	
Mortuaries	-	
Movie theaters	SPR	
Nightclubs	-	

TABLE 22.414.070-A: PRINCIPAL AND ACCESSORY USE REGULATIONS FOR INDUSTRIAL FLEX ZONE		
Use Category	IF	Additional Regulations
Parcel delivery terminals	-	
Photoengravers and lithographers	-	
Self-service storage facilities	-	
Sightseeing agencies	-	
Taxidermists	-	
Technology exchange/transfer services	SPR	
Transportation, Electrical, Gas, Communications, Utilities, and Public Service Uses		
Stations and terminals; bus, railroad, and taxi	CUP	
Vehicle-Related Uses		
Automobile Washing		
Automatic car wash	-	
Coin-operated or hand wash	-	
Vehicle Sales and Rentals		
Automobile rental and leasing agencies	-	
Boat and other marine sales, including minor repairs and rentals	-	
Motorcycle, motor scooter, and trail bike, sales and rentals	-	
New automobile sales	-	
Recreational vehicle sales and rentals	-	
Trailer sales and rentals, box and utility	-	
Truck sales, rentals, and storage, including incidental repair	-	
Used automobile sales	-	
Vehicle Services		
Automobile battery services	-	
Automobile body and fender repair shops	-	
Automobile brake repair shops	-	
Automobile impound yards	-	
Automobile muffler shops	-	
Automobile painting and upholstering shops	-	
Automobile radiator shops	-	
Automobile repair garages	-	
Automobile service stations	-	
Automobile supply stores	-	
CNG fueling stations	-	
Truck and bus repair	-	
Accessory Use Regulations		
Administrative offices	P	
Assembly/multi-purpose buildings	SPR	
Enclosed, screened, outdoor storage	SPR	Section 22.140.430

TABLE 22.414.070-A: PRINCIPAL AND ACCESSORY USE REGULATIONS FOR INDUSTRIAL FLEX ZONE		
Use Category	IF	Additional Regulations
Maintenance/storage facilities and structures	P	
Notes:		
1. All buildings on the property used in conjunction with the permitted use on the property shall be located at least 50 feet from any street or highway or any building used for human habitation.		
2. Use includes boarding and raising of such animals on-site, limited to 20 percent of the floor area, and no hatcheries are permitted.		
3. Use is permitted within an enclosed building only.		
4. Oxygen shall be stored in a room separate from acetylene and such rooms are separated by a not less than one-hour fire-resistant wall.		
5. Where use is existing and legal nonconforming.		
6. Sales shall be limited to retail sales only and all goods sold shall be new.		

C. Development Standards for Industrial Flex Zone.

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

2. Other Applicable Standards. Zone IF shall also be subject to applicable standards in Section 22.414.120 (Specific Plan Urban Design Standards) and Subsection D, below. Unless otherwise specified in this Chapter, the development standards for Zone M-1 in Chapter 22.22 (Industrial Zones) apply to Zone IF.

TABLE 22.414.070-B: DEVELOPMENT STANDARDS FOR INDUSTRIAL FLEX ZONE		
Standard	Minimum	Maximum
Building Height		
Number of stories		4 stories ¹
Building height	None	50 ft ²
Building Setback		
South Vermont Avenue (front)	10 ft	25 ft ³
Interior yard (side or rear)	None	None
Interior yard adjacent to residential (side or rear)	15 ft	None
Yard setback for new industrial uses abutting a residential use	Refer to Subsection D.5, below	
Street With Frontage Requirement / Permitted Frontage Type		

TABLE 22.414.070-B: DEVELOPMENT STANDARDS FOR INDUSTRIAL FLEX ZONE		
Standard	Minimum	Maximum
South Vermont Avenue	Shopfront, forecourt, gallery, arcade, and terrace	
Notes:		
1. Building height shall exclude chimneys, rooftop antennas, elevator shafts, and stairwells.		
2. Minimum floor-to-ceiling height of the ground floor for a retail use in a mixed use development shall be 15 feet.		
3. For 60 percent of the property frontage.		

D. Additional Development Standards for Industrial Flex Zone.

1. Frontages. Developments adjacent to South Vermont Avenue shall feature a primary building façade and entry facing South Vermont Avenue. These developments shall adhere to the frontage design standards outlined in Section 22.414.120.C.1 (Frontages). Additionally, they shall comply with the following specifications:

- a. Building orientation shall be determined by the location of the primary entrance, which defines the front of the building;
- b. Architectural treatment shall be required for all building sides facing South Vermont Avenue;
- c. Pedestrian access to public right-of-way shall be provided through common corridors or courtyards; and
- d. The maximum height of a fence shall be 42 inches.

Fifty percent of the fence shall be open and unobstructed.

2. Circulation and Parking.

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

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

3. Site Landscaping.

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

4. Tree Planting and Maintenance. Tree planting and maintenance requirements shall comply with Chapter 22.126 (Tree Planting Requirements), except that all areas within the street-fronting setback area shall be landscaped and maintained with the exception of the required paved driveway and walkway.

5. Special Requirements.

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

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

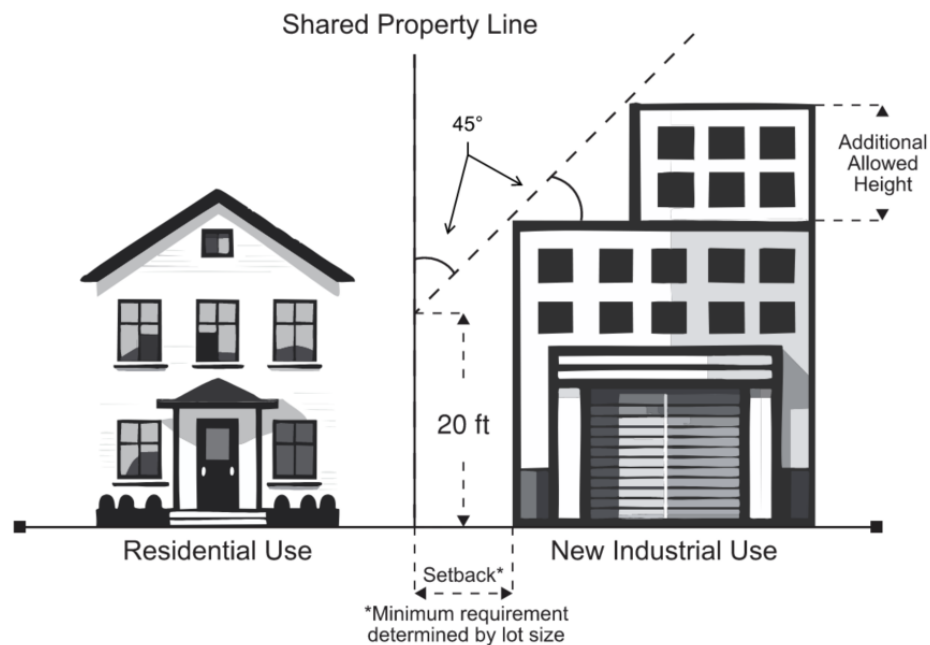
ii. The third and/or fourth floors shall be stepped back by a minimum of 10 feet.

b. Abutting a Residential Use. If an industrial use abuts a residential use, it shall comply with the following requirements:

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

Encroachment Plane for Industrial uses Abutting Residential Uses, below.

FIGURE 22.414.070-A: ENCROACHMENT PLANE FOR INDUSTRIAL USES ABUTTING RESIDENTIAL USES



ii. Enclosure. Materials and equipment that emit dust, smoke, gas, fumes, cinder, or refuse matter shall be fully enclosed and mechanically ventilated to prevent fugitive emissions, unless natural ventilation is required by another

regulatory agency. Stacks, vents, and flares are exempt from the enclosure requirement.

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

TABLE 22.414.070-C: YARD SETBACK FOR INDUSTRIAL USES ABUTTING A RESIDENTIAL USE			
Type	Front	Side	Rear
Minimum Required Setback			
Lot depth > 100 ft	15 ft	-	15 ft
Lot depth < 100 ft	5 ft	-	5 ft
Lot width ≥ 50 ft	-	15 ft	-
Lot width > 30 ft < 50 ft	-	5 ft	-
Lot width ≤ 30 ft	-	3 ft	-

22.414.080 Alpine Village Zone.

A. Purpose. Due to the complex history of the German cultural shops adjacent to a closed landfill, the Alpine Village (APV) Zone is established to facilitate the repurposing of the Alpine Village area. The APV Zone is intended to protect the history of the site while also accommodating commercial and non-residential uses.

B. Land Use Regulations for Alpine Village Zone. Table 22.414.080-A: Principal and Accessory Use Regulations for Alpine Village Zone, below, prescribes the land use regulations for Zone APV. Refer to Table 22.414.040-A: Permit and Review Requirements, above, for the permit or review required to establish each use listed in Table 22.414.080-A, below. Unless otherwise specified in Table 22.414.080-A, below,

use regulations for Zone M-1 in Chapter 22.22 (Industrial Zones) apply to Zone APV.

For temporary use regulations, refer to Zone M-1 in Chapter 22.22 (Industrial Zones).

1. All lots within Zone APV shall be subject to the provisions of Chapter 22.84 (Green Zone).

2. Where the regulations in Chapter 22.84 (Green Zone) are contrary to the regulations for Zone APV, the more restrictive provisions shall prevail.

TABLE 22.414.080-A: PRINCIPAL AND ACCESSORY USE REGULATIONS FOR ALPINE VILLAGE ZONE		
Use Category	APV	Additional Regulations
Principal Use Regulations		
Agricultural and Resource-Based Uses		
Community gardens	SPR	
Crops, including field, tree, bush, berry, and row	SPR	
Solid fill projects	-	
Surface mining operations	-	
Animal-Related Uses		
Animal experimental research institutes	-	
Cemeteries and crematories for pets	SPR	
Dog breeding facilities	-	
Grazing of cattle, horses, sheep, goats, alpacas, or llamas	-	
Hogs or pigs	-	
Menageries, zoos, animal exhibitions, or other facilities for the keeping of wild animals ¹	-	
Raising, breeding, and training of horses and other equine, cattle, sheep, goats, alpacas, and llamas	-	
Raising of poultry, fowl, birds, rabbits, chinchilla, nutria, mice, frogs, fish, bees, earthworms, and other similar animals of comparable nature, form, and size, including hatching, fattening, marketing, and sale, including eggs, honey, or similar products derived from such animals	-	
Riding academies ¹	-	
Stables, with the boarding of horses ¹	-	
Stables, for the raising and training of racehorses, provided such use is not established for commercial purposes ¹	-	
Wild animals, the keeping of; either individually or collectively for private or commercial purposes	-	

TABLE 22.414.080-A: PRINCIPAL AND ACCESSORY USE REGULATIONS FOR ALPINE VILLAGE ZONE		
Use Category	APV	Additional Regulations
Cultural, Educational, and Institutional Uses		
Art and cultural facilities	SPR	
Correctional Institutions		
Camps	-	
Honor farms	-	
Jails	-	
Hospital, including convalescent home, nursing home, and maternity home	-	
Institutions of a philanthropic or charitable nature	SPR	
Revival meetings, tent, for longer than seven days	-	
Schools		
Business and professional schools, including art, cooking, dance, drama, martial arts, music, and professional education	SPR	
Colleges and universities, accredited, excluding trade or commercial schools	-	
Schools, grades K-12, accredited by the State of California, excluding trade or commercial schools	-	
Theaters and other auditoriums having a seating capacity of up to 3,000 seats	-	
Theaters, drive-in	SPR	
Theater, including live performance	SPR	
Industrial Uses		
Assaying services	-	
Assembly, Manufacture, Packaging, and Storage of Finished or Prepared Materials; Including On-Site Manufacture of Raw Natural or Synthesized Materials		
Earthen products, including ceramics, sand, and stone, but excluding brick, terra cotta, and tile manufacture	CUP	
Food, coffee, edible oil, liquor, soda, and juice products, including baking, processing, packing, canning, and bottling, excluding meat, fish, lard, pickles, sausage, sauerkraut, or vinegar	CUP	
Precious and semi-precious metal products, including jewelry and lapidary	CUP	
Assembly, Manufacture, Packaging, and Storage of Finished or Prepared Materials, Provided that No Manufacturing of Raw Natural or Synthesized Materials, Including Flammable or Toxic Chemicals, are Conducted On-Site		
Agricultural products	-	
Metal products and parts, including fabricating, engraving, spinning, storing, plating, and finishing	CUP ⁶	
Metal products and parts, plating within a 1,000-foot radius of a lot containing a sensitive use	-	
Farm equipment repair shops	-	
Farm machinery repair shops	-	

TABLE 22.414.080-A: PRINCIPAL AND ACCESSORY USE REGULATIONS FOR ALPINE VILLAGE ZONE		
Use Category	APV	Additional Regulations
Film laboratories	-	
Food Processing		
Dairy products depots	-	
Ice plants	SPR	
Slaughtering, dressing, processing, packing, and sale of poultry, fowl, rabbits, and other similar animals of comparable nature, form, and size ^{2, 3}	-	
Fumigating contractors	-	
Heavy equipment training schools	-	
Manufacture of:		
Blacksmith shops	-	
Boat building	-	
Bottling plants	-	
Box factories	-	
Caustic soda, manufacture by electrolysis	SPR	
Concrete batching plants		
With mixers of one cubic yard capacity or smaller	-	
Engraving, machine metal engraving	CUP	
Fabricating	-	
Ice, including distribution and storage	-	
Incinerators	-	
Lubricating oil canning and packaging, limited to 100 barrels stored aboveground at a time	-	
Lumberyards	-	
Machine shops	-	
Paint mixing, excluding lacquers and synthetic enamels	-	
Plumbing contractor's shops	-	
Presses, hydraulic presses for the molding of plastics	-	
Refrigeration plants	-	
Sand, the washing of sand to be used in sandblasting	-	
Sheet metal shops	-	
Stone, marble, and granite, including grinding, dressing, and cutting	-	
Motion picture outdoor sets	CUP	
Motion picture studios and indoor sets	CUP	
Pallet yards	CUP	
Roofing contractor's establishments	CUP	
Scientific research or experimental development of materials, methods or products, including engineering and laboratory research, administrative, and other related activities, and facilities in conjunction therewith	-	
Storage		
Acetylene and oxygen storage in tanks ⁴	-	

TABLE 22.414.080-A: PRINCIPAL AND ACCESSORY USE REGULATIONS FOR ALPINE VILLAGE ZONE		
Use Category	APV	Additional Regulations
Bakery goods distributors	-	
Barrel storage	-	
Building materials	-	
Bus storage	-	
Car barns for buses and streetcars	-	
Cold storage plants	-	
Contractor's equipment and materials yards, including farm and building trade equipment and building materials	-	
Distributing plants	-	
Drying yards or terminals	-	
Explosives storage, permanent	-	
Fuel yards	-	
Industrial gas storage, including oxygen, acetylene, argon, carbon dioxide, and similar gases in Interstate Commerce Commission-approved-type cylinders	-	
Machinery storage yards	-	
Moving van storage	CUP	
Plaster storage	-	
Produce yards and terminals	-	
Storage and rental of plows, tractors, buses, contractor's equipment, and cement mixers	-	
Truck and RV storage, including trailer storage and container storage	CUP	
Truck sales, rental, and storage	CUP	
Warehouses, including storage warehouses	-	
Wood yards	-	
Tire retreading or recapping	-	
Valves, storage and repair of, including oil well valves	-	
Recreational Uses		
Amusement rides and devices	-	
Arcades, games, or movies	SPR	
Athletic fields and stadiums	CUP	
Bowling alleys	SPR	
Cardrooms or clubs	SPR	
Commercial recreational facilities	SPR	
Games of skills	SPR	
Golf driving range	CUP	
Health clubs/gymnasiums	SPR	
Recreation clubs, private	SPR	
Riding and hiking trails	SPR	
Rifle, pistol, or skeet ranges	-	
Shooting galleries	-	

TABLE 22.414.080-A: PRINCIPAL AND ACCESSORY USE REGULATIONS FOR ALPINE VILLAGE ZONE		
Use Category	APV	Additional Regulations
Trap ranges	-	
Renewable Energy Uses		
Utility-scale solar energy facilities, ground-mounted	-	
Utility-scale solar energy facilities, structure-mounted	-	
Utility-scale wind energy facilities	-	
Residential Uses		
Mobilehome parks	-	
Unless otherwise specified in this table, all residential developments or uses involving a residential component shall be prohibited.	-	
Recycling and Solid Waste		
Recycling collection centers	-	
Organic waste recycling facilities		
Chipping/grinding or mulching	-	
Composting, vermiculture	-	
Composting, green waste only	-	
Composting, mixed waste or food waste	-	
In-vessel composting	-	
Retail/Commercial Uses		
Agricultural contractor equipment sales and rentals	-	
Farm equipment sales, rentals, and storage	-	
Feed and grain sales	-	
Fruit and vegetable markets	-	
General retail	SPR	
Gun dealers	-	
Health clubs/gymnasiums	SPR	
Ice sales, excluding ice plants	-	
Lapidary shops	-	
Leather goods stores	-	
Mobilehome sales	-	
Newsstands	-	
Paint and wallpaper stores	-	
Pawnshops	-	
Pet stores ³	SPR	
Pet supply stores, excluding the sale of pets other than tropical fish or goldfish ⁵	SPR	
Recording studios	-	
Smoking-oriented retail, including tobacco, pipe, and vape shops	-	
Stamp redemption centers	-	
Swap meets	-	
Service Uses		
Alternative financial services	-	

TABLE 22.414.080-A: PRINCIPAL AND ACCESSORY USE REGULATIONS FOR ALPINE VILLAGE ZONE		
Use Category	APV	Additional Regulations
Blueprint shops	-	
Cemeteries	-	
Cesspool pumping, cleaning, and draining	-	
Day care		
Adult day care facilities	-	
Domestic violence shelters	-	
Drive-through establishments and drive-through lanes	-	
Dry cleaning drop-off and pick-up services	SPR	
Emergency shelters	-	
Lodging		
Hotels	-	
Motels	-	
Mortuaries	-	
Movie theaters	SPR	
Nightclubs	-	
Parcel delivery terminals	-	
Photoengravers and lithographers	-	
Self-service storage facilities	-	
Sightseeing agencies	-	
Taxidermists	-	
Technology exchange/transfer services	SPR	
Transportation, Electrical, Gas, Communications, Utilities, and Public Service Uses		
Stations and terminals, bus, railroad, and taxi	CUP	
Vehicle-Related Uses		
Automobile washing		
Automatic car wash	-	
Coin-operated or hand wash	-	
Vehicle sales and rentals		
Automobile rental and leasing agencies	-	
Boat and other marine sales, including minor repairs and rentals	-	
Motorcycle, motor scooter, and trail bike, sales and rentals	-	
New automobile sales	-	
Recreational vehicle sales and rentals	-	
Trailer sales and rentals, box and utility	-	
Truck sales, rentals, and storage, including incidental repair	-	
Used automobile sales	-	
Vehicle Services		
Automobile battery services	-	
Automobile body and fender repair shops	-	
Automobile brake repair shops	-	

TABLE 22.414.080-A: PRINCIPAL AND ACCESSORY USE REGULATIONS FOR ALPINE VILLAGE ZONE		
Use Category	APV	Additional Regulations
Automobile impound and tow yards	-	
Automobile muffler shops	-	
Automobile painting and upholstering shops	-	
Automobile radiator shops	-	
Automobile repair garages	-	
Automobile service stations	-	
Automobile supply stores	-	
CNG fueling stations	-	
Truck and bus repair	-	
Accessory Use Regulations		
Administrative offices	P	
Assembly/multi-purpose buildings	SPR	
Electric vehicle charging	SPR	
Enclosed, screened, outdoor storage	SPR	Section 22.140.430
Maintenance/storage facilities and structures	P	
Notes:		
1. All buildings on the property used in conjunction with the permitted use on the property shall be located at least 50 feet from any street or highway or any building used for human habitation.		
2. Use includes boarding and raising of such animals on-site, limited to 20 percent of the floor area, and no hatcheries are permitted.		
3. Use is permitted within an enclosed building only.		
4. Oxygen shall be stored in a room separate from acetylene, and such rooms are separated by a not less than one-hour fire-resistant wall.		
5. Sales shall be limited to retail sales only, and all goods sold shall be new.		
6. Use prohibits snap riveting, and any process used in bending or shaping which produces any annoying or disagreeable noise is prohibited. Use of perchloric acid is prohibited. Use excludes foundries and forging works.		

C. Development Standards for Alpine Village Zone.

1. All structures and uses in Zone APV shall be subject to the regulations of Table 22.414.080-B: Development Standards for Alpine Village Zone, below.

2. Other Applicable Standards. Zone APV shall also be subject to applicable standards in Section 22.414.120 (Specific Plan Urban Design Standards)

and Subsection D, below. Unless otherwise specified in this Chapter, the development standards for Zone M-1 in Chapter 22.22 (Industrial Zones) apply to Zone APV.

TABLE 22.414.080-B: DEVELOPMENT STANDARDS FOR ALPINE VILLAGE ZONE		
Standard	Minimum	Maximum
Building Height		
Number of stories		4 stories ¹
Building height	None	50 ft ²
Notes:		
1. Building height shall exclude chimneys, rooftop antennas, elevator shafts, and stairwells.		
2. Minimum floor-to-ceiling height of the ground floor for a retail use in a development shall be 15 feet.		

D. Additional Development Standards for Zone APV.

1. Circulation and Parking.

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

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

2. Landscaping on Street Frontage. Required solid walls along street frontages shall be set back by landscaping of a minimum of five feet in depth, as described below, unless the landscaping encroaches into the required existing parking spaces and associated maneuvering areas or existing building or structures. The landscaping shall be verified on a landscaping plan submitted to the Department and consist of the following:

a. One 15-gallon tree for every 100 square feet of landscaped area shall be planted and spaced 10 feet apart. The remaining area shall also be

landscaped with grass, shrubs, or bushes, etc. All plants provided for required landscaping shall be drought-tolerant and include only non-invasive plant species.

b. The landscaping shall be maintained in a healthy condition with appropriate watering, pruning, weeding, fertilizing, and littering removal. Trees shall be planted in locations that maintain the required lines of sight for safe pedestrian and vehicular movement and shall not cause root damage to the sidewalk or other public infrastructure, to the satisfaction of Public Works.

c. Trees planted near buildings or fire lanes shall be placed in locations that do not adversely impact the Fire Department operations or response times, to the satisfaction of the Fire Department.

d. Trees shall be selected from the Tree Species List maintained by the Director.

e. Landscaping equipment used for maintenance, such as lawn mowers and leaf blowers, shall be electric and non-combustion powered.

f. Notwithstanding Chapter 12.84 (Low Impact Development Standards) of the County Code, parcels subject to this Chapter 22.84 (Green Zone Districts) and less than one acre in size shall not be exempt from Low Impact Development requirements.

3. Tree Planting and Maintenance. Tree planting and maintenance requirements shall comply with Chapter 22.126 (Tree Planting Requirements), except that all areas within the street-fronting setback area shall be landscaped and maintained with the exception of the required paved driveway and walkway.

22.414.090**Harbor-UCLA Medical Zone.**

A. Purpose. The Harbor-UCLA Medical Zone is established to support the existing and future needs of the Harbor-UCLA Medical Center campus while ensuring compatibility with adjacent land uses. This zone works with the Harbor-UCLA Campus Master Plan, which seeks to maintain, enhance, and expand various facilities, such as hospitals, clinics, medical offices, bioscience research and development centers, community-serving amenities, and associated supportive uses, such as transitional housing, incidental retail, parking, and public open spaces. Additionally, the Campus Master Plan incorporates transportation infrastructure enhancements to improve mobility and connectivity within the campus and the surrounding community.

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

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

1. Built Form and Landscaping.

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

TABLE 22.414.090-A: SITE CONFIGURATION REGULATIONS FOR HARBOR-UCLA MEDICAL ZONE		
Standard	Minimum	Maximum
Building Setback		
South Vermont Avenue	5 ft	None
West Carson Street	5 ft	None
Local road	15 ft	None
Building Height		
Building height	None	None ¹
Notes:		
1. Building height will be consistent with the approved Harbor-UCLA Medical Center Campus Master Plan.		

b. Landscaping.

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

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

22.414.100 Mixed Use Zones.

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

B. Land Use Regulations for Mixed Use Zones. Table 22.414.100-A: Principal and Accessory Use Regulations for Mixed Use Zones, below, prescribes the land use regulations for Mixed Use 1 (MU-1) and Mixed Use 2 (MU-2) Zones. Refer to

Table 22.414.040-A: Permit and Review Requirements, above, for the permit or review required to establish each use listed in Table 22.414.100-A, below. Uses requiring a Ministerial Site Plan Review (Chapter 22.186) or a Conditional Use Permit (Chapter 22.158) shall be permitted in a stand-alone or mixed-use configuration, with the exception of alcoholic beverage sales for off-site consumption uses, which are not permitted in a stand-alone configuration.

TABLE 22.414.100-A: PRINCIPAL AND ACCESSORY USE REGULATIONS FOR MIXED USE ZONES			
Use Category	MU-1	MU-2	Additional Regulations
Principal Use Regulations			
Cultural, Educational, and Institutional Uses			
Art and cultural facilities	SPR	SPR	
Churches, temples, and other places of worship	SPR	SPR	
Schools			
Business and professional schools, including art, cooking, dance, drama, martial arts, music, and professional education	CUP	CUP	
Colleges and universities, accredited, excluding trade or commercial schools	CUP	CUP	
Grades K-12, accredited by the State of California	CUP	CUP	
Theaters, including live performance	-	-	
Lodging			
Hotels	CUP	CUP	
Motels	-	-	
Office Uses			
General offices	SPR	SPR	
Medical offices	SPR	SPR	
Professional offices	SPR	SPR	
Recreational Uses			
Amusement rides and devices	-	-	
Commercial recreational facilities	SPR	SPR	
Health clubs/gymnasiums	CUP	CUP	
Parks and playgrounds, including accessory facilities	SPR	SPR	

TABLE 22.414.100-A: PRINCIPAL AND ACCESSORY USE REGULATIONS FOR MIXED USE ZONES			
Use Category	MU-1	MU-2	Additional Regulations
Residential Uses			
Adult residential facilities			
Facilities serving six or fewer persons	P	P	
Facilities serving seven or more persons	CUP	CUP	
Mixed-use developments with residential and commercial components	SPR	SPR	
Multi-family housing			
Apartment houses ¹	SPR	SPR	
Townhouses ¹	SPR	SPR	
Two-family residences ²	SPR	SPR	
Retail/Commercial Uses			
Alcoholic beverage sales, off-site consumption	-	CUP	
Alcoholic beverage sales, on-site consumption	CUP	CUP	
Bakeries, coffee houses/cafés, delicatessens/cafeterias	SPR	SPR	
Drive-through establishments and drive-through lanes	-	-	
Grocery/markets	SPR	SPR	
Gun dealers	-	-	
Pawn shops	-	-	
Smoking-oriented retail, including tobacco, pipe, and vape shops	-	-	
Service Uses			
Alternative financial services	-	-	Section 22.140.690.D
Automobile service stations	-	-	
Automobile-related uses, including repair, battery, painting/auto body, muffler, service, washing, sales, or rentals	-	-	
Banks and financial institutions	SPR	SPR	
Laundries and Cleaning Services ^{3, 4, 5}			
Dry cleaning establishments, excluding wholesale dry cleaning plants	SPR	SPR	Section 22.140.190
Self-service	SPR	SPR	Section 22.140.190
Entertainment uses, including restaurants, non-adult-only theaters, and other similar venues	SPR	SPR	
Movie theaters	-	-	
Accessory Use Regulations			
Administrative offices	SPR	SPR	

TABLE 22.414.100-A: PRINCIPAL AND ACCESSORY USE REGULATIONS FOR MIXED USE ZONES			
Use Category	MU-1	MU-2	Additional Regulations
Assembly/multi-purpose buildings	SPR	SPR	
Caretaker's quarters	SPR	SPR	
Enclosed, screened, and outdoor storage	SPR	SPR	
Maintenance/storage facilities and structures	SPR	SPR	
Patio covers/trellises	P	P	
Swimming pools, spas, and jacuzzies	P	P	
Tennis courts, basketball courts, and other multi-purpose courts, recreation and community buildings	SPR	SPR	
Notes:			
1. If the use is part of a mixed use development, the service fleet shall have no more than two service vehicles stored on-site.			
2. Use is limited to lots of less than 5,000 square feet.			
3. Hours of operations shall be limited to 7:00 a.m. to 10:00 p.m. daily. Loading, unloading, and all maintenance activities shall be conducted within the hours of operation.			
4. No outdoor music or amplified sound shall be permitted at any time.			
5. All activities other than incidental storage shall be conducted entirely within a completely enclosed building.			

C. Development Standards for Mixed Use Zones.

1. All structures and uses in Zones MU-1 and MU-2 shall be subject to the regulations of Table 22.414.100-B: Development Standards for Mixed Use Zones, below.

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

TABLE 22.414.100-B: DEVELOPMENT STANDARDS FOR MIXED USE ZONES			
Standard	MU-1	MU-2	Notes
Maximum Height (Feet)			
Building height	40 ft ¹	60 ft ^{1, 2}	
Number of stories	3 stories	5 stories	
Building Setback			

TABLE 22.414.100-B: DEVELOPMENT STANDARDS FOR MIXED USE ZONES			
Standard	MU-1	MU-2	Notes
South Vermont Avenue (front)	Minimum 5 ft Maximum 15 ft	Minimum 5 ft Maximum 15 ft	
West Carson Street (front)	Minimum 5 ft Maximum 15 ft	Minimum 5 ft Maximum 15 ft	
Local roads	Minimum 15 ft Maximum (none)	N/A	
Interior yard (side or rear)	Minimum 0 ft Maximum (none)	N/A	
Interior yard adjacent to residential (side or rear)	Minimum 15 t Maximum (none)	Minimum 15 ft Maximum (none)	
Street with Frontage Requirement/Permitted Frontage Type			
West Carson Street	Shopfront, forecourt, gallery, arcade, and terrace		Subsections D, E, and F, below, and Section 22.414.120
South Vermont Avenue	Shopfront, forecourt, gallery, arcade, terrace, and stoop	Shopfront, forecourt, gallery, arcade, and terrace	
Notes:			
1. Building height shall exclude rooftop equipment, chimneys, rooftop antennas, elevator shafts, and stairwells.			
2. Height excluding signs that are permitted by Chapter 22.114 (Signs).			

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

1. Design Features.

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

2. Façades.

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

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

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

3. Frontages. Non-residential and residential-only developments adjacent to West Carson Street or South Vermont Avenue shall have a primary building façade and entry facing the respective street. They shall adhere to the frontage design standards outlined in Section 22.414.120.C.1 (Frontages) and comply with the following specifications:

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

b. Architectural treatment (e.g., façade articulation), use of durable materials (e.g., brick, stone, or glass), incorporation of decorative elements

(e.g., cornices or moldings), and attention to design details (e.g., window placement and proportions) shall be applied to all building sides abutting West Carson Street or South Vermont Avenue.

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

d. The maximum height of a fence shall be 42 inches. Fifty percent of the fence shall be open and unobstructed.

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

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

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

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

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

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

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

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

g. Rooftop spaces designated for common recreational space shall incorporate landscaping, decorative paving, (e.g., tiles and stamped concrete), and various amenities (e.g., seating areas, dining areas), and shade structures, to provide comfort, entertainment, and relaxation for residents. Mechanical equipment storage areas shall not be counted toward meeting the requirement.

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

i. Private useable recreational space shall adjoin the residential units served and must have solid, non-transparent screening for privacy.

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

5. Required Non-Residential Open Space.

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

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

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

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

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

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

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

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

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

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

F. Built Form for Zone MU-2.

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

- a. A prominent corner entrance or an entrance oriented toward each street.
- b. Buildings shall include at least two of the following architectural elements: ground-floor display windows covering at least 50 percent of the façade length with clear views into the interior space; at least three different high-quality façade materials (e.g., brick, stone, wood, stucco, decorative concrete, glass, or metal panels, with complementary colors), integrated art features (e.g., murals, reliefs, sculptures, or other artistic designs covering a minimum of five percent of the façade area), distinctive rooftop elements (e.g., parapets, cornices, green roofs, or rooftop gardens), and building step-backs at upper levels, in which the building recedes at least 10 feet from the primary façade line to reduce the perceived mass of the building.

22.414.110 Public Zone.

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

B. Land Use Regulations for Public Zone. Table 22.414.110-A: Use Regulations for Public Zone, below, prescribes the land use regulations for Zone P. See Table 22.414.040-A: Permit and Review Requirements, above, for the permit or review required to establish each use listed in Table 22.414.110-A, below.

TABLE 22.414.110-A: USE REGULATIONS FOR PUBLIC ZONE	
Use Category	P
Public/Institutional	
Facilities supporting public transportation, including transit stations, bus stops, and park-and-ride lots	SPR
Government buildings, community centers, libraries, fire stations, or other public service facilities	SPR
Infrastructure for stormwater management, including drainage channels, flood control facilities	SPR
Schools	
Colleges and universities, accredited, excluding trade or commercial schools	CUP
Schools, grades K-12, accredited by the State of California, excluding trade or commercial schools	CUP
Recreational Uses	
Parks and playgrounds, including accessory facilities	SPR
Walking trails and open green spaces	SPR

C. Development Standards for Public Zone. All structures and uses in Zone P shall be subject to the regulations of Table 22.414.110-B: Development Standards for Public Zone, below. Additionally, Zone P shall be subject to the applicable standards in Section 22.414.120 (Specific Plan Urban Design Standards).

TABLE 22.414.110-B: DEVELOPMENT STANDARDS FOR PUBLIC ZONE		
Type	Minimum	Maximum
Building Setback		
Front	None	15 ft
Rear	10 ft	None
Side	10 ft	None
Building Height		
Number of stories		2 stories
Building height	None	30 ft

22.414.120 Specific Plan Urban Design Standards.

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

B. Site Design.

1. Building Placement and Orientation.

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

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

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

2. Site Access.

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

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

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

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

3. Bicycle Parking Standards. All bicycle parking facilities shall be subject to the requirements in Section 22.112.100 (Bicycle Parking Spaces and Bicycle Facilities).

4. Parking Access.

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

b. Parking areas and driveways adjacent to streets and pedestrian pathways shall be screened with a continuous landscaped hedge, masonry or stone walls, landscaped berms, or a combination thereof, so that street views of parked vehicles and driveways are minimized and shielded. The screening shall be a minimum of 30 inches to a maximum of 36 inches in height.

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

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

5. Parking Structures.

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

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

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

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

6. Service and Loading Areas.

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

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

C. Building Design.

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

a. General Standards for all Frontage Types.

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

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

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

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

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

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

b. Specific Standards for Individual Frontage Types.

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

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

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

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

(4) Any remaining open areas within the frontage zone shall be landscaped according to Section 22.414.120.D (Public Realm Design).

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

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

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

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

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

(5) Any remaining open areas within the frontage zone shall be landscaped according to Section 22.414.120.D (Public Realm Design).

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

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

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

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

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

(5) Any remaining open areas in the frontage zone shall be landscaped according to Section 22.414.120.D (Public Realm Design).

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

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

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

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

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

(5) Any remaining open areas within the frontage zone shall be landscaped according to Section 22.414.120.D (Public Realm Design).

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

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

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

(3) Fences defining the terrace shall not exceed three feet in height from the highest adjacent grade of the terrace and comply with Section 22.414.120.D (Public Realm Design).

(4) Planted terraces and remaining open areas within the frontage zone shall be landscaped according to Section 22.414.120.D (Public Realm Design).

vi. Stoop Frontage. This frontage type features a building façade that is separated from the street, paseo, or open space by an entrance

to the elevated ground floor of the building. The entrance is usually an exterior stair and landing and may be covered. Stoop frontage designs shall adhere to the following:

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

(2) Fences or walls defining the stoop shall not exceed three feet from the highest adjacent grade of the stoop and shall comply with Section 22.414.120.D (Public Realm Design).

(3) The ground story entry shall not be elevated more than three feet above the adjacent sidewalk, to accommodate entry steps, provided that it is ADA accessible.

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

(5) Any remaining open areas within the frontage zone shall be landscaped, pursuant to Section 22.414.120.D (Public Realm Design).

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

3. Building Entrances.

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

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

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

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

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

4. Scale, Mass, and Articulation.

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

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

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

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

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

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

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

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

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

6. Awnings, Canopies, and Marquees.

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

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

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

7. Architectural Lighting.

- a. Lighting shall not directly project into the open sky or onto adjacent properties.
- b. Architectural lighting shall highlight main building entrances and special architectural elements along the building façade.
- c. Secondary building entrances shall be adequately illuminated to ensure a safe environment.
- d. Blinking, flashing, and oscillating lights are prohibited.
- e. Automatic timers shall be used, where possible, for safety and energy conservation.

8. Colors and Materials.

- a. Buildings shall use durable, high-quality materials capable of withstanding weather and harsh external factors, facilitating easy maintenance, and enhancing the public realm. Where feasible, employ natural and local materials, including natural stone, brick, and precast concrete.
- b. Colors and materials shall be consistent with the overall architectural theme and compatible with the adjacent landscape and development.
- c. Continuity of material around building corners shall extend at least four feet around the corners.
- d. Variation in materials and colors shall be used to distinguish form changes at entrances, different uses or tenants, and between stories.

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

9. Windows, Doors, and Balconies.

a. Ground floor windows in non-residential buildings shall feature clear glass with minimal obstructions. A minimum of 30 percent of the ground floor façade-facing streets shall consist of windows with minimal obstruction from signs or interior displays, provided that such signs do not exceed 25 percent of the area of any single window or of adjoining windows on the same frontage.

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

10. Roofs.

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

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

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

11. Green/Sustainable Building Design.

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

b. Maximize natural lighting to reduce cooling and heating requirements.

c. Utilize materials that minimize heat transfer into and out of the building, such as cool roofs.

D. Public Realm Design.

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

Specific provisions include:

a. All commonly-owned property and landscaped setback areas, except structural improvements, shall be landscaped and maintained free of weeds, incorporating a mix of trees, shrubs, and ground cover.

b. Landscaping at intersections shall be designed and maintained to provide clear sight lines for drivers to facilitate safe driving conditions.

c. Developments shall incorporate drought-tolerant, native, and low-water-use plants and grasses, where possible.

d. Permeable surfaces shall be used, where feasible, to enhance water infiltration and reduce runoff. Lawns shall be limited to areas that serve specific functional purposes, such as recreational spaces, play areas, or designated green spaces, that support the intended use of the development.

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

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

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

h. Green roofs may contribute to landscaping requirements.

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

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

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

3. Outdoor Lighting.

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

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

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

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

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

5. Special Treatments – Transit Station Areas and Gateways.

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

22.414.130 Specific Plan General Development Standards.

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

A. Use Regulations.

1. Outside Storage. All non-residential uses shall be conducted within a completely enclosed building, except for specified purposes, like off-street parking, loading, approved horticultural nursery accessory uses, approved temporary uses, and any permitted outdoor dining with eating establishments. Minor ancillary outdoor storage, such as service vehicle parking, materials storage, or limited equipment assembly associated with a permitted use, may be located outside a building in certain planning areas as an accessory use, provided there is solid screening and no negative noise or aesthetic impacts on adjacent properties.

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

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

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

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