

THE LOS ANGELES COUNTY CODE

1987

VOLUME 6



**A Codification of the General Ordinances
of Los Angeles County, California**

Codified, Indexed and Published by

**LexisNexis Municipal Codes
Matthew Bender & Company, Inc.
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PREFACE

Volume 6 of the Los Angeles County Code is a codification of the general and permanent ordinances of Los Angeles County, California, published in 1987 by Book Publishing Company.

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**THE LOS ANGELES COUNTY SUBDIVISION,
PLANNING AND ZONING CODE**

**Titles 21 and 22
of the Los Angeles County Code**



**A Codification of the General Subdivision,
Planning and Zoning Ordinances
of Los Angeles County, California**

Codified, Indexed and Published by

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**The Los Angeles County Subdivision,
Planning and Zoning Code**

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21. Subdivisions

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LOS ANGELES COUNTY CODE

**TITLE 21
SUBDIVISIONS**

The provisions codified in this code reflect changes made by all county ordinances up to and including Ordinance 2008-0012U, passed April 1, 2008. The latest ordinance amending Title 21 of the code is Ordinance 2008-0011, passed March 25, 2008.

PUBLISHER'S NOTE

The Los Angeles County Code is organized by subject matter under an expandable, three-factor decimal numbering system which is designed to facilitate future changes with minimum disturbance to current regulations. Each section number includes in its sequence the title, chapter and section number. For example, Section 21.08.170 is Section 170 (.170) in Chapter 8 (.08) of Title 21. In most instances, sections are numbered by tens (.010, .020, .030, etc.), leaving nine vacant positions between original sections to accommodate new provisions. Chapters and titles are also numbered to provide for expansion.

In parentheses following each code section is a legislative history note, which lists all ordinances which have affected that section since the date of original enactment.

A cross-reference table locating current placement of all Ordinance 4478 provisions in the new code, is set out in Appendix 1 for Title 21.

Footnotes to statutory provisions and to related code provisions in other code volumes appear at the end of each title.

A subject-matter index covering all the provisions of this Title 21 and locating subjects by code section number is set out at the end of the title.

A complete Ordinance List and Disposition Table is set forth in Volume 8 of the code; it lists all the county's ordinances, gives an outline of their contents and subjects, and indicates the chapter of the code where each ordinance's provisions appear.

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Title 21

SUBDIVISIONS'

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Chapter 21.04

GENERAL PROVISIONS

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21.04.060	Cemeteries — Provisions not applicable.
21.04.070	Violation — Penalty.
21.04.080	Severability.
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21.04.010 Title for citation. The ordinance codified in Title 21 of this code shall be known as the “subdivision ordinance,” and may be referred to as such. (Ord. 7634 § 1, 1959; Ord. 4478 Art. 1 § 10, 1945.)

21.04.020 Applicability of Title 21 provisions — Statutory authority. Pursuant to the provisions of the Subdivision Map Act, and in addition to any other regulations provided by law, the regulations hereinafter in this Title 21 contained shall apply to all subdivisions or parts of subdivisions hereafter made, of land wholly or partially within the unincorporated territory of the county of Los Angeles, and to the preparation of subdivision maps thereof, and to other maps provided for by the Subdivision Map Act, for approval; and each such subdivision and each part thereof lying within the unincorporated territory of the county shall be made, and each such map shall be prepared and presented for approval, as hereinafter provided for and required in this title. (Ord. 11665 § 2, 1978; Ord. 4478 Art. 1 § 1, 1945.)

21.04.030 Continuation of provisions. The provisions of this Title 21, insofar as they are the same as the provisions of Ordinance 3114 relating to the same subject matter, shall be construed as restatements and continuations thereof and not as new enactments. This section shall not be construed as implying that no change in law is intended. Insofar as the provisions of this title differ substantially from those of said Ordinance 3114, the board of supervisors hereby declares a change in law is intended. (Ord. 4478 Art. 1 § 3, 1945.)

21.04.040 References to amendments and additions included. Whenever reference is made to any portion of the ordinance codified in this title or any other ordinance or statute, such reference applies to all amendments and additions now or hereafter made. (Ord. 4478 Art. 1 § 5, 1945.)

21.04.050 Lease projects, condominiums and community apartment projects — Provisions applicable. Provisions of this Title 21 which except or exempt a subdivider from complying with a design, improvement, dedication or fee requirement, or which provide for the waiver of such a requirement because of

the size of parcels resulting from a subdivision, shall not be construed to apply to lease projects, condominiums, or community apartment projects. (Ord. 11665 § 3, 1978; Ord. 10965 § 1, 1974; Ord. 4478 Art. 1 § 1.2, 1945.)

21.04.060 Cemeteries — Provisions not applicable. Nothing contained in this ordinance shall apply to land dedicated for cemetery purposes under the Health and Safety Code of the state of California. (Ord. 10486 § 1, 1972; Ord. 4478 Art. 1 § 1.1, 1945.)

21.04.070 Violation — Penalty. A violation of this Title 21 which is not also prohibited by the Subdivision Map Act or by any other state statute is a misdemeanor, punishable by a fine of not more than \$500.00 or by imprisonment in the County Jail for not more than six months, or by both such fine and imprisonment. (Ord. 7345 § 1, 1958; Ord. 5584 § 1 (part), 1950; Ord. 4478 Art. 1 § 9, 1945.)

21.04.080 Severability. If any provision of the ordinance codified in this Title 21, or the application thereof to any person or circumstances is held to be invalid, the remainder of the ordinance and the application of such provision to other persons or circumstances shall not be affected thereby. (Ord. 4478 Art. 1 § 4, 1945.)

21.04.090 Condition of land use approval. As a condition of the approval of a subdivision, the subdivider shall agree to reimburse the county for any court and attorney's fees which the county may be required by a court to pay as a result of any claim or action brought against the county the cause of such approval pursuant to Government Code Section 66499.37. Although the subdivider is the real party in interest in such an action, the county may, at its sole discretion, participate at its own expense in the defense of the action, but such participation shall not relieve the subdivider of its obligations under this condition. (Ord. 86-0134 § 1, 1986.)

Chapter 21.08

DEFINITIONS

Sections:

21.08.010	Definitions — Subdivision Map Act applicable when.
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21.08.030	Article.
21.08.040	Building site.
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21.08.060	Cul-de-sac.
21.08.070	Division of land.
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21.08.150	Shall and may.
21.08.160	Sloping terrain.
21.08.170	Subdivision.
21.08.180	Subdivision Map Act.
21.08.190	Vesting tentative map.

21.08.010 Definitions — Subdivision Map Act applicable when. Except as otherwise provided in this chapter, all terms used in this Title 21 which are defined in the Subdivision Map Act are used in this title as so defined, unless from the context hereof it clearly appears that a different meaning is intended. (Ord. 4478 Art. 2 § 15, 1945.)

21.08.020 Advisory agency. “Advisory agency” means and refers to both the regional planning commission and the hearing officer. The hearing officer shall exercise all of the duties associated with the submission, review and approval or disapproval of maps of reversions to acreage which are delegated to the advisory agency by this Title 21, unless the regional planning commission determines to and itself exercises such duties. (Ord. 85-0194 § 1, 1986: Ord. 11665 § 13, 1978: Ord. 10965 § 5, 1974: Ord. 9071 § 3 (part), 1966: Ord. 7345 § 4 (part), 1958: Ord. 4478 Art. 2 § 12, 1945.)

21.08.030 Article. “Article” means an article of the ordinance codified in this Title 21 unless some statute or other ordinance is referred to. (Ord. 4478 Art. 2 § 14, 1945.)

21.08.040 Building site. “Building site” means that portion of the lot or parcel of land upon which the building and appurtenances are to be placed, or are already existing, including adequate areas for sewage disposal, clearances, proper drainage, appropriate easements, and, if applicable, the requirements of other ordinances. (Ord. 7634 § 2 (part), 1959: Ord. 4478 Art. 2 § 14.5, 1945.)

21.08.050 County surveyor. "County surveyor" means county engineer. (Ord. 9071 § 4 (part), 1966: Ord. 4478 Art. 2 § 14.2, 1945.)

21.08.060 Cul-de-sac. "Cul-de-sac" means a street which is designed to remain permanently closed at one end. For the purposes of this Title 21, the length of a cul-de-sac shall be measured along the centerline of the cul-de-sac from the point where the centerline terminates within the turnaround to the right-of-way line of the street with which the cul-de-sac intersects. (Ord. 10485 § 1, 1972: Ord. 4478 Art. 2 § 13, 1945.)

21.08.070 Division of land. For the purpose of this Title 21, the term "division of land" refers to subdivisions unless a more restrictive meaning is clearly determinable from the context. (Ord. 11665 § 20, 1978: Ord. 9404 § 6, 1966: Ord. 4478 Art. 2 § 23, 1945.)

21.08.075 Hearing officer. "Hearing officer" means the person who is an employee of the department of regional planning appointed by the director and confirmed by the board of supervisors to perform the duties which are delegated to the advisory agency by this Title 21. (Ord. 85-0194 § 2, 1985.)

21.08.080 Lease. A. "Lease" means and includes an oral as well as a written lease, tenancy at will, month-to-month or similar tenancy.

B. Title 21 shall not apply to the leasing of apartments, offices, stores or similar space within an apartment building, industrial building, commercial building, mobilehome park or trailer park, except as provided in Section 21.08.090 nor shall this title apply to mineral, oil or gas leases. (Ord. 11665 § 16, 1978: Ord. 10486 § 2, 1972: Ord. 9404 § 1, 1967: Ord. 7345 § 3 (part), 1958: Ord. 4478 Art. 2 § 15.5, 1945.)

21.08.090 Lease project. A. "Lease project" refers to a development wherein two or more residential or commercial buildings are constructed and maintained on a parcel of land, and apartments, offices, stores or similar space are leased within one or more of the buildings, overall control of the land and buildings comprising the project being retained by the lessor. The following shall not be included when computing the number of buildings within a lease project:

1. Accessory or satellite buildings;
2. Parking structures;
3. Commercial buildings having a floor area of less than 400 square feet.

B. The term "lease project" does not refer to a development of a parcel of land having less than twice the required area, as designated by the Zoning Ordinance set out at Title 22 of this code, or less than 10,000 square feet when the Zoning Ordinance has no designation. (Ord. 10486 § 3, 1972: Ord. 4478 Art. 2 § 15.6, 1945.)

21.08.100 Lot. "Lot" and parcel shall be used synonymously. (Ord. 9071 § 4 (part), 1966: Ord. 4478 Art. 2 § 14.1, 1945.)

21.08.110 Minor land division. "Minor land division" means a subdivision creating four or less parcels, a condominium project creating four or less condominiums as defined in Section 783 of the Civil Code, a community apartment project

containing four or less parcels, or a lease project containing four or less building sites. (Ord. 11665 § 18, 1978; Ord. 10965 § 8, 1974; Ord. 10486 § 5, 1972; Ord. 9721 § 3, 1969; Ord. 9404 § 4, 1967; Ord. 4478 Art. 2 § 21, 1945.)

21.08.120 Ordinance. A reference to an ordinance by number means an ordinance of the county of Los Angeles. (Ord. 4478 Art. 2 § 16, 1945.)

21.08.130 Pad. "Pad" means a building site prepared by artificial means including grading, excavation or filling, or any combination thereof. (Ord. 7634 § 2 (part), 1959; Ord. 4478 Art. 2 § 16.5, 1945.)

21.08.140 Section. "Section" means a section of the ordinance codified in this Title 21 unless reference is made to some statute or other ordinance. (Ord. 4478 Art. 2 § 17, 1945.)

21.08.150 Shall and may. "Shall" is mandatory; "may" is permissive. (Ord. 4478 Art. 2 § 18, 1945.)

21.08.160 Sloping terrain. "Sloping terrain" means any ground surface having a grade of eight percent or more. The latest available Six and Seven and one-half minute United States Geological Survey Quadrangles or a survey by a registered civil engineer or licensed land surveyor shall be utilized to determine such grade. (Ord. 8042 § 1 (part), 1961; Ord. 4478 Art. 2 § 19, 1945.)

21.08.170 Subdivision. A. "Subdivision" means the division by any subdivider of any unit or units of improved or unimproved land, or any portion thereof, shown on the latest equalized county assessment roll as a unit or as contiguous units, for the purpose of sale, lease, financing or transfer of title, whether immediate or future.

1. Property shall be considered as contiguous units even if it is separated by roads, streets, utility easements or drainage or railroad rights-of-way.

2. The provisions of Section 66424.2 of the Subdivision Map Act concerning the merger of contiguous parcels of land shall be applied in determining whether the sale, lease, financing or transfer of title of contiguous parcels is a subdivision under the terms of this section.

3. "Subdivision" includes a condominium project, as defined in Section 1350 of the Civil Code; a community apartment project, as defined in Section 11004 of the Business and Professions Code; or a lease project, as defined in this Title 21.

4. Any conveyance of land to a governmental agency, public entity or public utility shall not be considered a division of land for purposes of computing the number of parcels.

5. The qualification contained in Section 66424.1 of the Subdivision Map Act concerning the division of a unit of land before a change in the equalized county assessment roll shall apply to subdivisions as defined in subsection A of this section.

B. Division of Land For Mobilehome Purposes. The term "subdivision" shall also refer to any area or tract of land designed to accommodate mobilehomes used for human habitation approved as a division of land for mobilehome purposes and for which a final map or parcel map has been recorded pursuant to the

provisions of this Title 21. For the purpose of this title, this type of subdivision shall be considered a residential subdivision. (Ord. 11681 § 1, 1978: Ord. 11665 § 17, 1978: Ord. 10965 § 7, 1974: Ord. 10486 § 4, 1972: Ord. 9823 § 1 (part), 1969: Ord. 9404 § 3, 1967: Ord. 9204 § 1 (part), 1966: Ord. 8822 § 1, 1965: Ord. 8792 § 1, 1965; Ord. 8500 § 1, 1963; Ord. 7345 § 4 (part), 1958: Ord. 5883 § 1, 1952: Ord. 5584 § 1 (part), 1950: Ord. 4478 Art. 2 §§ 20 and 20.1, 1945.)

21.08.180 Subdivision Map Act. “Subdivision Map Act” means Division 2 of Title 7 of the Government Code. (Ord. 11665 § 12, 1978: Ord. 4478 Art. 2 § 11, 1945.)

21.08.190 Vesting tentative map. “Vesting tentative map” shall mean a tentative map for a subdivision that when approved or conditionally approved by the advisory agency confers a vested right to proceed with development for a specified period of time after recordation in accordance with applicable ordinances and general and specific plans in effect at a predetermined date. (Ord. 86-0040 § 1, 1986.)

Chapter 21.12

SUBDIVISION COMMITTEE

Sections:

21.12.010	Membership.
21.12.020	Time of meetings.
21.12.030	Meetings open to public.
21.12.040	Report of recommendations to advisory agency.

21.12.010 Membership. The subdivision committee created by Ordinance 3114 to act in an advisory capacity to the advisory agency, is hereby continued. It consists of the following members or their duly authorized representatives:

A. The director of planning of the regional planning commission of the county of Los Angeles;

B. The county engineer;

C. The road commissioner;

D. The health officer;

E. The director of parks and recreation;

F. The chief engineer of the Los Angeles County Flood Control District;

G. The forester and fire warden. (Ord. 85-0194 § 3 (part), 1986; Ord. 9071 § 5 (part), 1966; Ord. 5584 § 2, 1952; Ord. 4478 Art. 3 § 31, 1945.)

21.12.020 Time of meetings. The subdivision committee shall meet at least once a week to consider tentative maps, final maps and parcel maps. (Ord. 9071 § 5 (part), 1966; Ord. 4478 Art. 3 § 32, 1945.)

21.12.030 Meetings open to public. Subdivision committee meetings shall be open to the public, and any officer, person or subdivider interested in a division of land shall have the privilege of attending any such meeting and presenting any appropriate matter thereat. (Ord. 9071 § 5 (part), 1966; Ord. 4478 Art. 3 § 34, 1945.)

21.12.040 Report of recommendations to advisory agency. The subdivision committee shall report in writing its recommendations to the advisory agency. (Ord. 85-0194 § 3 (part), 1985; Ord. 4478 Art. 3 § 33, 1945.)

Chapter 21.16

GENERAL REQUIREMENTS

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- 21.16.010 Building location and access restrictions.
- 21.16.015 Building location and access restrictions—Exhibit map.
- 21.16.020 Final and parcel maps required — Exceptions.
- 21.16.030 Exceptions to parcel map requirements.
- 21.16.040 Approval of parcel maps — County engineer authority.
- 21.16.050 Tentative map — List of property owners required when.
- 21.16.060 Public hearings.
- 21.16.070 Notice of public hearing.
- 21.16.075 Posting.
- 21.16.080 Abandonment of flood control easements.
- 21.16.090 Lot line adjustments.

21.16.010 Building location and access restrictions. No building shall be constructed, nor shall a permit for construction of a building be issued, for any portion of a condominium project, a community apartment project or a lease project unless the location of such building and the access thereto is in substantial conformance with either (1) a valid conditional use permit that addresses the location of buildings and access thereto on the project site, or (2) an exhibit map approved pursuant to the requirements of Section 21.16.015. (Ord. 2002-0009 § 1, 2002; Ord. 11127 § 5, 1975; Ord. 4478 Art. 1 § 10.4, 1945.)

21.16.015 Building location and access restrictions — Exhibit map. A tentative map submitted pursuant to Chapter 21.40 for any portion of a condominium project, a community apartment project, or a lease project shall be accompanied by an exhibit map, unless the project requires a conditional use permit which is processed prior to or concurrently with the tentative map and which addresses the location of buildings and access thereto on the project site. An exhibit map shall be subject to the following requirements:

A. The exhibit map shall be submitted to the satisfaction of the Director and shall depict, but shall not be limited to, the location and dimensions of all structures, buildings, yards, walls, fences, parking and loading facilities, and the vehicular and pedestrian access to the proposed buildings and parking.

B. The exhibit map shall depict and ensure compliance with the development standards set forth in this Title 21 and in Title 22, the conditions of the approved tentative map, and the approved environmental document for the project.

C. The exhibit map shall not include conditions.

D. The exhibit map shall be reviewed by the subdivision committee, which shall make its recommendations to the advisory agency.

E. The exhibit map shall be approved or disapproved by the advisory agency concurrently with the tentative map for the project, consistent with the provisions of this Title 21. An approved exhibit map shall be consistent with the terms and conditions of the approved tentative map including, but not limited to, the total number of dwelling units, site grading, pad elevations, the location of driveway entrances, and the pavement width of the internal driveway system.

F. Upon recordation of the final map, the approved exhibit map shall be retained by the advisory agency and shall remain valid as long as the final map remains valid.

G. The Director may approve an amendment to an approved exhibit map at any time prior to the expiration of the tentative map, or at any time after recordation of the final map as long as the final map remains valid, subject to the following requirements:

1. The Director of Public Works and the Forester and Fire Warden concur in the amendment to the exhibit map.
2. An amendment to the exhibit map shall be limited to building placement, driveway design — including location and width, the size and number of buildings within the proposed project, and setback modifications authorized by Section 22.48.180 of the Zoning Ordinance.
3. Notwithstanding subsection C, an exhibit map amended to modify setbacks may include conditions applicable to such modification.
4. An amendment to the exhibit map shall not increase the total number of units, modify site grading or pad elevations, or change the location of driveway entrances required by the approved tentative map.
5. An amendment to the exhibit map shall not be permitted if the proposed change(s) may result in a significant adverse environmental impact not addressed in the environmental document approved for the project.
6. The fee for an amendment to an exhibit map shall be the same as the fee for a revised Exhibit "A" to a conditional use permit. (Ord. 2002-0009 § 2, 2002)

21.16.020 Final and parcel maps required — Exceptions. A. A final map is required for all subdivisions, except where:

1. The land before division contains less than five acres, each parcel created by the division abuts upon a maintained public street or highway, and no dedications or improvements are required; or
2. Each parcel created by the division has a gross area of 20 acres or more and has an approved access to a maintained public street or highway; or
3. The land consists of a parcel or parcels of land having approved access to a public street or highway which comprises part of a tract of land zoned for industrial or commercial development; or
4. Each parcel created by the division has a gross area of not less than 40 acres or is not less than a quarter of a quarter section; or
5. The subdivision is a minor land division.

B. A parcel map is required for all subdivisions for which a final map is not required.

C. No person shall offer to sell, lease, finance or transfer title to, contract to sell, lease, finance or transfer title to, sell, lease, finance or transfer title to, commence construction of any building other than a model home on, or permit the occupancy other than for model-home purposes of any building on any real property for which a final map or parcel map is required, until the required map has been filed for record by the recorder of this county. These prohibitions shall not apply in the case of a parcel map requirement where a waiver has been approved pursuant to Section 21.48.170, and to minor lot line adjustments approved pursuant to Section 21.60.035, or in any instance where a certificate of compliance has been issued and any required conditions have been fulfilled as provided in the Subdivision Map Act. Nor do the provisions of this section apply to any parcel or parcels of a subdivision offered for sale, lease, financing or transfer, or sold, leased, financed or transferred

in compliance with or exempt from any law, including this Title 21 or any other ordinance of this county, regulating the design and improvement of subdivisions in effect at the time the subdivision was established. (Ord. 12349 § 1, 1981; Ord. 11665 § 5, 1978; Ord. 9823 § 1, 1969; Ord. 9204 § 1 (part), 1966; Ord. 9071 § 3 (part), 1966; Ord. 7345 § 3 (part), 1958; Ord. 4478 Art. 1 § 7, 1945.)

21.16.030 Exceptions to parcel map requirements. Parcel maps are not required for subdivisions created by short-term leases (terminable by either party on not more than 30 days' notice in writing) of a portion of the operating right-of-way of a railroad corporation defined as such by Section 230 of the Public Utilities Code, or for land conveyed to or from a governmental agency, public entity or public utility, or to a subsidiary of a public utility for conveyance to such public utility for rights-of-way, unless a showing is made in individual cases, upon substantial evidence, and pursuant to Section 21.28.170, that public policy necessitates such a parcel map. (Ord. 90-0160 § 2, 1990; Ord. 11665 § 6, 1978; Ord. 4478 Art. 1 § 7.1, 1945.)

21.16.040 Approval of parcel maps — County engineer authority. A. A parcel map shall be submitted to the county engineer for examination and approval. The county engineer shall, upon completion of his examination of the parcel map and receipt of the reports from county officers and departments required pursuant to Section 21.44.040, approve the map if it conforms to the tentative map, as approved, and the conditions of approval of the tentative map and all applicable requirements of this Title 21 and of the Subdivision Map Act have been complied with.

B. The county engineer shall, at the time of action on the parcel map, accept or reject dedications and offers of dedications that are made by certificate on the map. (Ord. 11665 § 7, 1978; Ord. 10965 § 4, 1974; Ord. 4478 Art. 1 § 8, 1945.)

21.16.050 Tentative map — List of property owners required when. With each filing of a tentative map of a subdivision, including a minor land division, the subdivider shall file a list, certified to be correct by an affidavit or by a statement made under penalty of perjury pursuant to Section 2015.5 of the Code of Civil Procedure, of the names and addresses of all persons, including businesses, corporations, or other public or private entities, who are shown on the latest equalized assessment roll of the county of Los Angeles as owners of the subject property and as owners of real property within a distance of 500 feet from the exterior boundaries of the areas of the proposed land division. The subdivider shall also file a map, the number of copies and scale of which may be specified by the department of regional planning, which shall indicate where such ownerships are located. (Ord. 90-0134 § 1, 1990; Ord. 82-0255 § 1, 1982; Ord. 11665 § 9, 1978; Ord. 11100 § 2, 1975; Ord. 4478 Art. 1 § 10.2, 1945.)

21.16.060 Public hearings. Prior to the approval by the advisory agency of any tentative map, including a tentative minor land division map, submitted pursuant to this Title 21, a public hearing shall be held before the advisory agency, and notice thereof shall be provided in the manner prescribed by Section 21.16.070 of this Title 21. Any interested person may appear at such a hearing and shall be heard. (Ord. 85-0194 § 3 (part), 1985; Ord. 82-0255 § 2, 1982.)

21.16.070 Notice of public hearing. At least 30 days prior to a public hearing held pursuant to this Title 21, the planning director shall cause a notice, which contains the time and place of the hearing, a general description of the location of the proposed division of land, and a statement of a person's right to appear and be heard, to be:

A. Published once in a newspaper of general circulation in the county of Los Angeles, available in the community in which the land division is proposed; and

B. Mailed by first class United States mail, postage prepaid to:

1. The applicant and all persons listed in the application or petition as owners of the property under consideration; and

2. All persons whose names and addresses appear on the lists of property owners required to be submitted by the applicant; and

3. Such other persons whose property might, in the planning director's judgment, be affected by such application or permit; and

4. Each tenant of the subject property, in case of a proposed conversion of residential real property to a condominium project, community apartment project or stock cooperative project;

C. Provided in such other fashion, in addition to the manner specified in subsections A and B, where the director finds that it is necessary or desirable to do so. (Ord. 92-0096 § 1, 1992; Ord. 82-0255 § 3, 1981.)

21.16.075 Posting. Not less than 30 days prior to a public hearing scheduled pursuant to this Title 21, the affected applicant shall post sign(s) according to the following specifications:

A. Size. Dimension of sign(s) shall be two feet in width and three feet in length;

B. Height. Sign(s) shall be placed not less than four feet above ground level;

C. Materials. Sign(s) shall be cardboard with a plywood backing affixed to a wooden stake(s);

D. Location. One sign shall be located on each public road frontage adjoining the proposed division of land, legible and accessible by foot from said road(s). If the subject property is not visible from an existing public road, the signposting requirement may be waived by the director;

E. Colors. Black letters on white background.

F. Content and Lettering. Major block-style letters three inches in height shall state: "NOTICE OF HEARING." Minor letters one and one-half inches in height shall specify the case number and the phone number to be called for information. A notice of hearing the same as that specified by subsection (A)(2) of Section 22.60.174 indicating the time, date and location of the public hearing, the subdivision case number, a telephone number which may be called for information about the proposed division of land, and a map showing the exterior boundaries of the proposed land division in relation to the adjoining public roads, shall be securely affixed to the sign;

G. Verification. At the time of the public hearing the applicant shall provide the director with a photograph showing the sign(s) on the subject property. The applicant shall also sign an affidavit stating that the sign(s) have been placed on the subject property in conformity with the provisions of this section;

H. Removal of Sign(s). The sign(s) shall be removed from the subject property within one week following the public hearing. (Ord. 92-0096 § 2, 1992.)

21.16.080 Abandonment of flood control district easements. Upon receipt of adequate consideration in connection with a subdivision map filed in accordance with this title or the State Subdivision Map Act, the director of public works may abandon any easement of the Los Angeles County Flood Control District previously granted on or in connection with a predecessor map and now no longer required for present or prospective public use. Such easements may be abandoned by reference and notation executed by the director or his designee on a final subdivision map. (Ord. 86-0108 § 1, 1986.)

21.16.090 Lot line adjustments. The adjustment of lot lines between two or more existing adjacent parcels shall be done in accordance with the provisions of Title 22. (Ord. 87-0038 § 1, 1987.)

Chapter 21.20

SURVEYS

Sections:

- 21.20.010 Standards for survey work.
- 21.20.020 Boundary monuments — Location and materials.
- 21.20.030 Street centerline monuments.
- 21.20.040 Centerline intersection monuments — Notes to county surveyor.
- 21.20.050 Identification marks on monuments.
- 21.20.060 Boundary monuments — Time for setting — Deferment conditions.
- 21.20.070 Inspection and approval of monuments.
- 21.20.080 Record of survey checking fee.

21.20.010 Standards for survey work. A. The procedure and practice of all survey work done on any division of land, whether for preparation of a final map or parcel map, shall conform to the standards and details set forth in Chapter 15, Division 3, of the Business and Professions Code, the Land Surveyor's Act. The allowable error of closure on any portion of a final map or parcel map shall be 1/10,000.

B. In the event that the county engineer, county road commissioner, the State Highway Engineer or any city engineer shall have established the centerline of any street or alley in or adjoining a division of land, the final map or parcel map shall show such centerline, together with reference to a field book or map showing such centerline and the monuments which determine its position. If determined by ties, that fact shall be stated upon the final map or parcel map. (Ord. 9071 § 11 (part), 1966: Ord. 4478 Art. 7 § 111, 1945.)

21.20.020 Boundary monuments — Location and materials. Each final map or parcel map shall show durable monuments found or set at or near each boundary corner and at intermediate points, approximately 1,000 feet apart, or at such lesser distances as may be made necessary by topography or culture to insure accuracy in the reestablishment of any point or line without unreasonable difficulty. The precise position and the character of each such monument shall be shown on such map. Such durable monument shall be not less substantial than an iron pipe of a two-inch outside diameter, not less than two and one-half feet in length, with plug and tack, and set at least two feet into the ground, or of such other character and stability as may be approved by the county engineer. For the purpose of this Title 21, a lead and tack set in permanent concrete or masonry shall be considered as a durable monument. The approximate elevation of the top of each such monument with respect to the surface of the ground shall be shown on said map. (Ord. 9071 § 11 (part), 1966: Ord. 4478 Art. 7 § 112, 1945.)

21.20.030 Street centerline monuments. A. Whenever necessary in the opinion of the county surveyor, centerline monuments shall be set to mark the intersections of streets, intersections of streets with the tract boundary, or to mark either the beginning and end of curves or the points of intersection of tangents thereof, or other intermediate points.

B. Each such monument shall be not less durable and substantial than:

1. In asphaltic concrete or cement concrete pavements, a lead and track;
2. In unsurfaced graveled or oiled surfaces, a two-inch iron pipe set not less than 12 inches below the surface, or at such depth as may be approved by the county surveyor;
3. In bituminous macadam pavements, a spike not less than six inches long. (Ord. 5584 § 4 (part) 1952: Ord. 4478 Art. 7 § 113, 1945.)

21.20.040 Centerline intersection monuments — Notes to county surveyor. A. For each centerline intersection monument set, the engineer or surveyor under whose supervision the survey has been made shall furnish to the county surveyor a set of notes showing clearly the ties between such monument and a sufficient number (normally four) of durable distinctive reference points or monuments.

B. Such reference points or monuments may be leads and tacks in sidewalks, or two-inch by two-inch stakes set back of the curblin and below the surface of the ground, or such substitute therefor as appears to be not more likely to be disturbed.

C. Such set of notes shall be of such quality, form and completeness, and shall be on paper of such quality and size, as may be necessary to conform to the standardized office records of the county surveyor. All such notes shall be indexed and filed by the county surveyor as a part of the permanent public records of this office. (Ord. 4478 Art. 7 § 114, 1945.)

21.20.050 Identification marks on monuments. All monuments found or set as required herein shall be permanently and visibly marked or tagged with the registration or license number of the engineer or surveyor under whose supervision the survey was made. (Ord. 11665 § 30, 1978: Ord. 4478 Art. 7 § 115, 1945.)

21.20.060 Boundary monuments — Time for setting — Deferment conditions. All boundary monuments shall be set prior to filing of the final map or parcel map unless extensive grading operations or improvement work makes it impractical to set monuments. In the event any of the boundary monuments required are to be set subsequent to filing of the parcel map or final map, the engineer or surveyor making the survey shall furnish evidence acceptable to the county engineer prior to submitting the map to substantiate his reasons for deferring the setting of permanent monuments until after filing of the map. If the setting of boundary monuments is deferred, field notes showing the boundary survey shall be presented to the county engineer at the time the map is submitted for checking. Interior street-centerline monuments may be set subsequent to filing of the map. The map shall show which monuments are in place and are to be set. Prior to approval of the final map by the board of supervisors or of a parcel map by the advisory agency, the subdivider shall submit a written agreement in which he agrees that the monuments so deferred will be set within a specified time, and that the notes required in Section 21.20.050 will be furnished within a specified time. (Ord. 11665 § 31, 1978: Ord. 8822 § 4, 1965: Ord. 8792 § 4, 1965: Ord. 5883 § 4 (part), 1952: Ord. 4478 Art. 7 § 116, 1945.)

21.20.070 Inspection and approval of monuments. All monuments shall be subject to inspection and approval of the county surveyor in conjunction with his checking of the map. (Ord. 4478 Art. 7 § 117, 1945.)

21.20.080 Record of survey checking fee. A. Where the county surveyor is required to check record of survey maps under the provisions of the Professional Land Surveyors Act, the surveyor shall pay a map checking fee to the county surveyor in addition to all other fees and charges required by law. These fees, payable on submission of map for checking to the county surveyor, shall be as follows:

1. First sheet, \$160.00;
2. Each additional sheet, \$55.00.

B. This section applies to all records of survey checked by the county department of public works whether the property is within the unincorporated area or not. (Ord. 91-0074 § 1, 1991.)

Chapter 21.24

DESIGN STANDARDS

Parts:

1. Access
2. Highways
3. Local Streets and Ways
4. Lots
5. Special Requirements

Part 1

ACCESS

Sections:

- | | |
|-----------|--|
| 21.24.010 | General requirements — Determination of adequacy. |
| 21.24.020 | Restricted residential access. |
| 21.24.030 | Wildland access. |
| 21.24.040 | Modifications to access and frontage requirements. |

21.24.010 General requirements — Determination of adequacy. A. Each street providing access to lots within a division of land shall connect directly or through one or more other streets to a highway which is shown on the Highways Plan and which is maintained and open to public travel. Each route of access to a highway which is shown on the Highway Plan shall be adequate to accommodate the composition and volume of vehicular traffic generated by the land uses which it serves.

B. In determining the adequacy of a route of access, the advisory agency shall consider the potential for blockage of the route by flood, fire or landslide and the effect of such blockage on the safe evacuation of future users and occupants of the division and on the deployment of fire equipment or other services under emergency conditions. The advisory agency may disapprove a design which makes use of a residential street as a route of access to industrial, commercial or other divisions of land generating traffic which would conflict with the residential character of the street. (Ord. 85-0168 § 1, 1985; Ord. 10485 § 2, 1972; Ord. 4478 Art. 4 § 40, 1945.)

21.24.020 Restricted residential access. A. If a street or street system is restricted to a single route of access to a highway shown on the Highway Plan, except for a limited secondary highway, which is maintained and open to public travel, whether at the point of intersection with the highway or at some point distant from the highway, the street or street system shall serve not more than:

1. 150 dwelling units where the restriction is designed to be permanent and the street or street system does not traverse a wildland area which is subject to hazard from brush or forest fire;
2. 75 dwelling units where the restriction is designed to be permanent and the street or street system traverses a wildland area which is subject to hazard from brush or forest fire;

3. 300 dwelling units, where the restriction is subject to removal through future development.

B. If the roadway paving on that portion of the street or street system forming the restriction is less than 36 feet in width and is not to be widened to 36 feet or more as a part of the development of the division of land, the permitted number of dwelling units shall be reduced by 25 percent if the pavement is 28 feet or more in width, and by 50 percent if the pavement is less than 28 feet in width. If the roadway paving on that portion of the street or street system forming the restriction is 64 feet or more in width and the restriction is subject to removal through future development, the permitted number of dwelling units may be increased to 600. In no event shall the pavement width be less than 20 feet. The provisions of this section shall not apply to divisions of land referred to in Section 21.32.040 to divisions of land approved pursuant to Section 21.32.080, or to minor land divisions. (Ord. 85-0168 § 2, 1985; Ord. 10485 § 4, 1972; Ord. 4478 Art. 4 § 40.2, 1945.)

21.24.030 Wildland access. Notwithstanding the provisions of Sections 21.24.020 and 21.24.190, the advisory agency may disapprove a design of a division of land which utilizes a cul-de-sac or branching street system or other single-access street or street system as the sole or principal means of access to lots within the division, where the forester and fire warden advises:

A. That the street or street system will traverse a wildland area which is subject to extreme hazard from brush or forest fires;

B. That the lack of a second route of access would unduly hinder public evacuation and the deployment of fire-fighting and other emergency equipment in the event of a brush or forest fire. (Ord. 10485 § 3, 1972; Ord. 4478 Art. 4 § 40.1, 1945.)

21.24.040 Modifications to access and frontage requirements. The advisory agency may modify the requirements of Sections 21.24.010, 21.24.020, 21.24.190 and 21.24.290 where it finds that topographic conditions, title limitations, or the pattern of ownership or the state of development of parcels in the immediate vicinity of a division of land make the strict application of the provisions of these sections impossible or impractical and that the public health, safety and general welfare will not be adversely affected thereby. (Ord. 10485 § 5, 1972; Ord. 4478 Art. 4 § 40.3, 1945.)

Part 2

HIGHWAYS

Sections:

- 21.24.050 Highways.
- 21.24.060 Conformity with Highway Plan.
- 21.24.065 Right-of-way and roadway width requirements —
Cross-section diagrams.
- 21.24.070 Part-width highways.

21.24.080 Grade separation and bridge approaches.

21.24.050 Highways. A. Where the Highway Plan shows any highway so located that any portion thereof lies within any proposed division of land, right-of-way for such portion shall be provided within such division in the general location shown on the Highway Plan, unless the advisory agency finds that the Highway Plan will be so amended as to remove or change the location of any portion of such highway within the proposed division, or unless an exception is granted pursuant to Section 21.52.010.

B. Where the advisory agency finds that the Highway Plan will be amended in the future to add or reclassify a highway so located that a portion thereof lies within a proposed division of land, right-of-way for such portion shall be provided within the division in a width and at a location deemed appropriate by the advisory agency. (Ord. 89-0061 § 1, 1989; Ord. 85-0168 § 3, 1985; Ord. 9404 § 7, 1967; Ord. 9071 § 5 (part), 1966; Ord. 5345 § 1, 1949; Ord. 4478 Art. 4 § 41, 1945.)

21.24.060 Conformity with highway plan. A. Each highway shall conform in width and substantially in alignment with that shown or indicated in the Highway Plan.

B. The centerline curve radius of an expressway shall not be less than 2,100 feet.

C. The centerline curve radius of a major highway shall be not less than 1,500 feet.

D. The centerline curve radius of a highway other than a major highway or expressway shall be not less than 1,000 feet.

E. The centerline curve radius of a highway may be reduced if topographic features or title limitations make it impossible or impractical to conform to the standards contained in this section, at the discretion of the director of public works.

F. This section shall not apply to reversion to acreage maps. (Ord. 89-0061 § 2, 1989; Ord. 85-0168 § 4, 1985; Ord. 11665 § 21, 1978; Ord. 4478 Art. 4 § 42 1945.)

21.24.065 Right-of-way and roadway width requirements — Cross-section diagrams. A. Each highway shall have a width of right-of-way, vehicular pavement and sidewalk where a sidewalk is required, to conform to the following cross-sections or such other designs as approved by the road commissioner. The advisory agency may modify the requirements of this section as to highway widths if topographic features, title limitations, existing improvements or safety considerations make such dedication impossible or impractical.

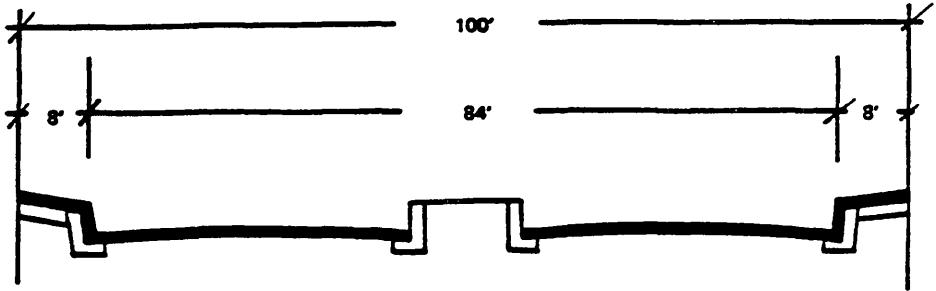
B. Width of Limited Secondary Highways. Where the advisory agency finds that the traffic or drainage conditions warrant, the area indicated by the asterisk in Diagram 3 shall be shown as a future or dedicated right-of-way. If such finding is not made, said area shall be subject to the provisions specified by Section 22.48.115. Other yard requirements established by Chapters 22.20 through 22.40 of Title 22 shall be in addition to said provisions.

C. Cross-sections. (See Cross-section Diagrams for Section 21.24.065 on following pages.) (Ord. 89-0061 § 3, 1989; Ord. 85-0168 § 5, 1985.)

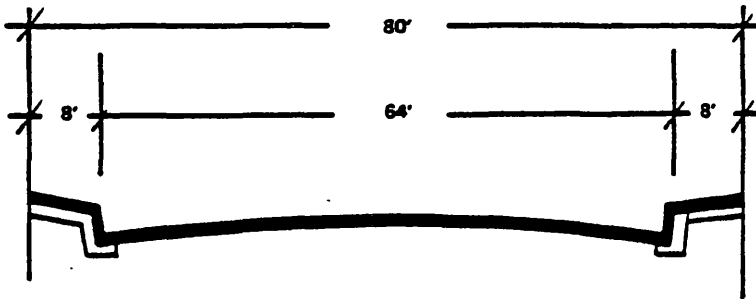
21.24.070 Part-width highways. Any part-width highway, or any reservation therefor, lying along and abutting any boundary of a division of land shall have such a width as will conform to the lines shown on the Highway Plan covering the

SECTION 21.24.065

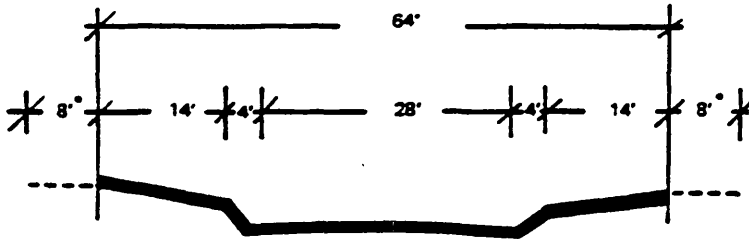
1. MAJOR HIGHWAY



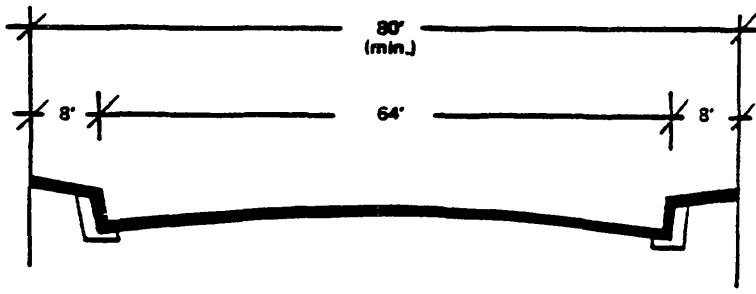
2. SECONDARY HIGHWAY



3. LIMITED SECONDARY HIGHWAY

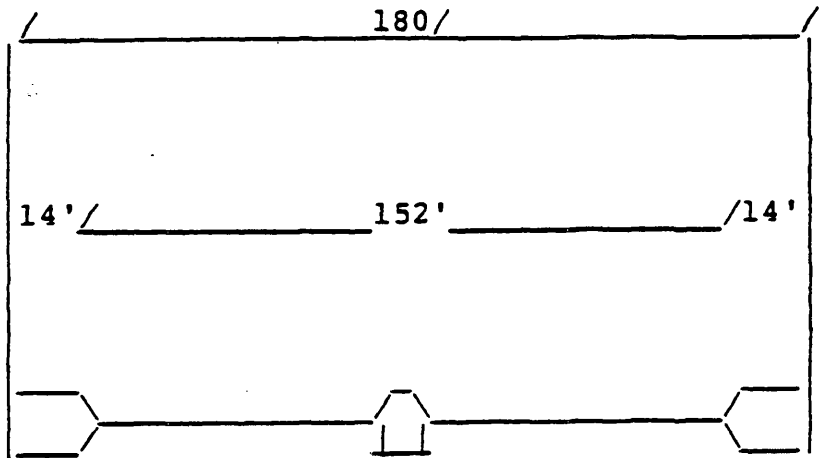


4. PARKWAY



SECTION 21.24.065 (Continued)

5. EXPRESSWAY



21.24.070

same portion of such division. (Ord. 85-0168 § 6, 1985; Ord. 9071 § 5 (part), 1966; Ord. 4478 Art. 4 § 43, 1945.)

21.24.080 Grade separation and bridge approaches. A. Wherever any highway within a division of land intersects any railroad, interurban, or streetcar right-of-way, and such highway is shown upon the Highway Plan, and provision is made in such plan for the location of a separation of grades at such intersection, the road layout of the division of land shall be such as to conform to such plan.

B. Each lot abutting upon a proposed cut or fill necessary for the approach to such grade separation shall be given suitable access elsewhere.

C. Wherever it is proposed to divide property abutting an approach to an existing or proposed bridge, the division shall be arranged so that any lot abutting such approach has suitable access elsewhere, and the street layout adequately provides for such approach. (Ord. 85-0168 § 7, 1985; Ord. 9071 § 5 (part), 1966; Ord. 4478 Art. 4 § 44, 1945.)

Part 3

LOCAL STREETS AND WAYS

Sections:

- 21.24.090 Right-of-way and improvement width requirements — Cross-section diagrams.
- 21.24.100 Street grades.
- 21.24.110 Right-of-way radius.
- 21.24.120 Future streets.
- 21.24.130 Centerline curve radius.
- 21.24.140 Street intersection angle.
- 21.24.150 Service roads or alleys required when.
- 21.24.160 Alleys in congested districts.
- 21.24.170 Alley intersections.
- 21.24.180 Turnarounds.
- 21.24.190 Cul-de-sacs — Length restrictions.
- 21.24.200 Mobilehome divisions of land — Street and driveway standards.
- 21.24.210 Pedestrian ways.
- 21.24.220 Fire-fighting access easements.
- 21.24.230 Collector streets on section lines and quarter-section lines.

21.24.090 Right-of-way and roadway width requirements — Cross-section diagrams. A. Each alley and street shall have a width of right-of-way, vehicular pavement and sidewalk, where a sidewalk is required, to conform to the following cross-sections. The advisory agency may modify the requirements of this section as to right-of-way and improvements widths if topographic features, title limitations, the general plan, community standards districts, the pattern of existing neighborhood development or existing improvements, or safety considerations make such dedication impossible, unnecessary or impractical. The advisory agency may also modify right-of-way and improvement width requirements in conjunction with a conditional use permit for a residential planned development, density-controlled development or hillside development if it finds that the standard street widths are not consistent with the approved design. In no case shall the minimum right-of-way be less than 40 feet, except for alleys. The cross-sections designated as

“alternate” shall not apply if the advisory agency finds that the use of such alternate cross-sections would not be in keeping with the design and improvement of adjoining highways or streets.

B. That position of a street marked with an asterisk (*) in the following diagrams may be counted as part of the net area of a lot or parcel of land. The line between that portion of a street marked with an asterisk (*) and the portion thereof not so marked shall be deemed to be the property line as the words “property line” are used in the Zoning Ordinance set out at Title 22 of this code, but this shall not permit any encroachment within any portion of such street by the underlying fee owner.

C. Diagrams. (See following pages for diagrams.) (Ord. 85-0168 § 8, 1985; Ord 10485 § 11, 1972; Ord. 9086 § 1, 1966; Ord. 7634 § 4, 1959; Ord. 4478 Art. 4 § 54, 1945.)

21.24.100 Street grades. No highway or street shall have a grade of more than six percent, except for short stretches where the topography makes it impracticable to keep within such grade, and in no event shall the grade exceed 10 percent, except where evidence, which is satisfactory to the advisory agency, is given that a lower grade is not possible. (Ord. 85-0194 § 3 (part), 1985; Ord. 4478 Art. 4 § 55, 1945.)

21.24.110 Right-of-way radius. Intersections of road right-of-way lines, where one or both roads are local residential, shall be rounded with a curve having a radius of 13 feet, unless otherwise determined by the road commissioner. Intersections of road right-of-way lines, where both roads are shown as highways on the Highways Plan or one of the roads serves a commercial or industrial development, shall be rounded with a curve having a radius of 27 feet, unless otherwise determined by the road commissioner. (Ord. 85-0168 § 9, 1985; Ord. 9721 § 5, 1969; Ord. 8822 § 2, 1965; Ord. 8792 § 2, 1965; Ord. 4478 Art. 4 § 57, 1945.)

21.24.120 Future streets. Wherever the advisory agency shall have determined that a street is necessary for the future division of property as shown on the tentative map, or for adjoining property, but that the present dedication and construction of such street is not warranted, the advisory agency may require that the location, width and extent of such street shall be shown on the final map or parcel map as a future street. No improvement of such future street shall be required of the subdivider. (Ord. 85-0194 § 3 (part), 1985; Ord. 9071 § 5 (part), 1966; Ord. 5883 § 3, 1952; Ord. 4478 Art. 4 § 56, 1945.)

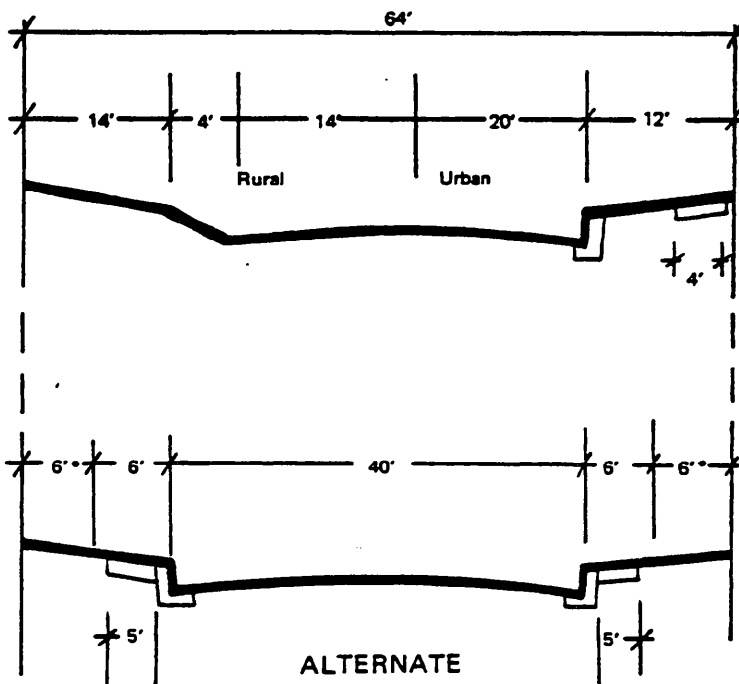
21.24.130 Centerline curve radius. On any street the centerline curve radius shall not be less than 100 feet, unless sufficient evidence is offered to the advisory agency by the subdivider to show that the 100-foot radius is not practicable. (Ord. 85-0168 § 10, 1985; Ord. 85-0194 § 3 (part), 1985; Ord. 4478 Art. 4 § 45, 1945.)

21.24.140 Street intersection angle. Except as provided in Section 21.24.060, any highway or street intersecting any other highway or street shall intersect it at an angle as nearly a right angle as practicable. (Ord. 4478 Art. 4 § 46, 1945.)

21.24.150 Service roads or alleys required when. A. Whenever it is proposed to divide property abutting a major or secondary highway, a service road or other

Diagrams for Section 21.24.090

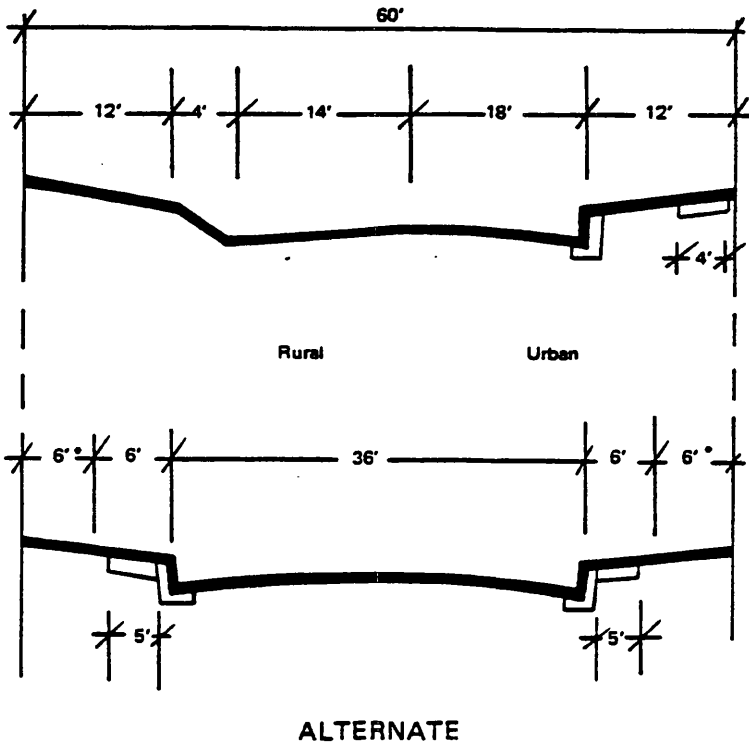
1. RESIDENTIAL ENTRANCE STREETS FROM HIGHWAYS, THRU COLLECTOR STREETS, SECTION AND QUARTER-SECTION LINE COLLECTOR STREETS, AND STREETS ADJACENT TO SCHOOLS AND MULTIPLE RESIDENTIAL USES.



*See Section 21.24.090 (B)

Diagrams for Section 21.24.090 (Cont'd)

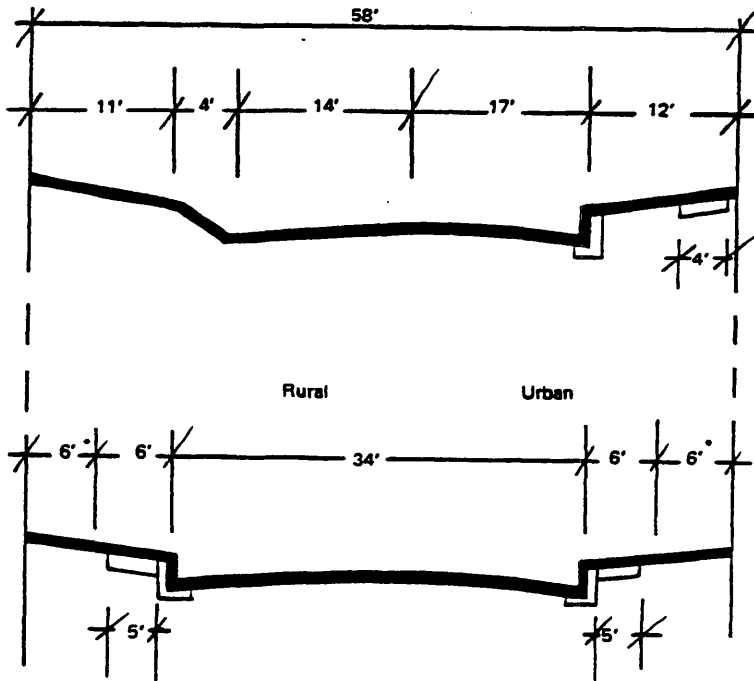
2. INTERIOR COLLECTOR STREETS, CUL-DE-SAC STREETS MORE THAN 700 FEET IN LENGTH, AND LOOP OR OTHER LOCAL STREETS MORE THAN 1,400 FEET IN LENGTH - ONE OR TWO FAMILY RESIDENCES.



*See Section 21.24.090 (B)

Diagrams for Section 21.24.090 (Cont'd)

3. INTERIOR LOCAL STREETS, CUL-DE-SAC STREETS HAVING A LENGTH OF 700 FEET OR LESS, LOOP OR OTHER LOCAL STREETS HAVING A LENGTH OF 1,400 FEET OR LESS.

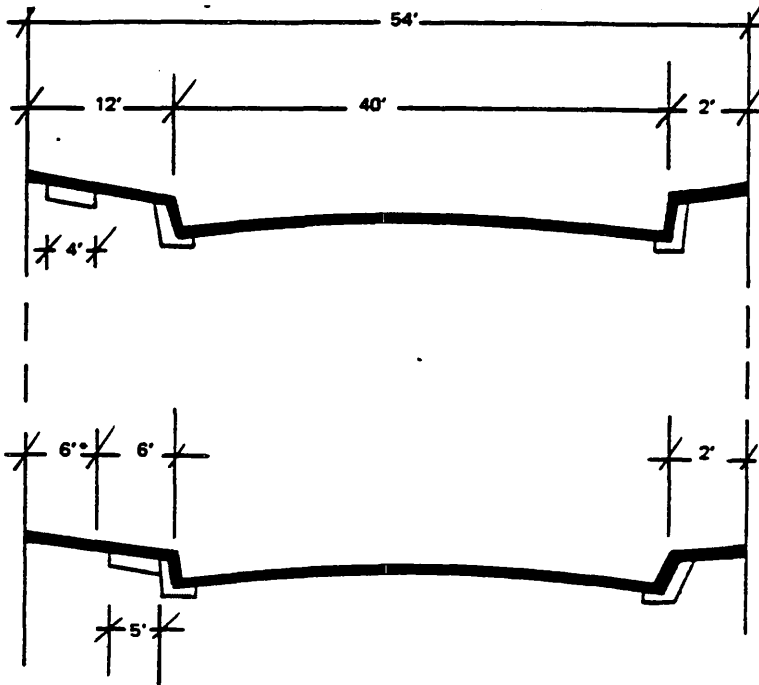


ALTERNATE

*See Section 21.24.090 (B)

Diagrams for Section 21.24.090 (Cont'd)

4. SERVICE STREET SERVING AS A COLLECTOR STREET FOR MULTIPLE RESIDENCES.

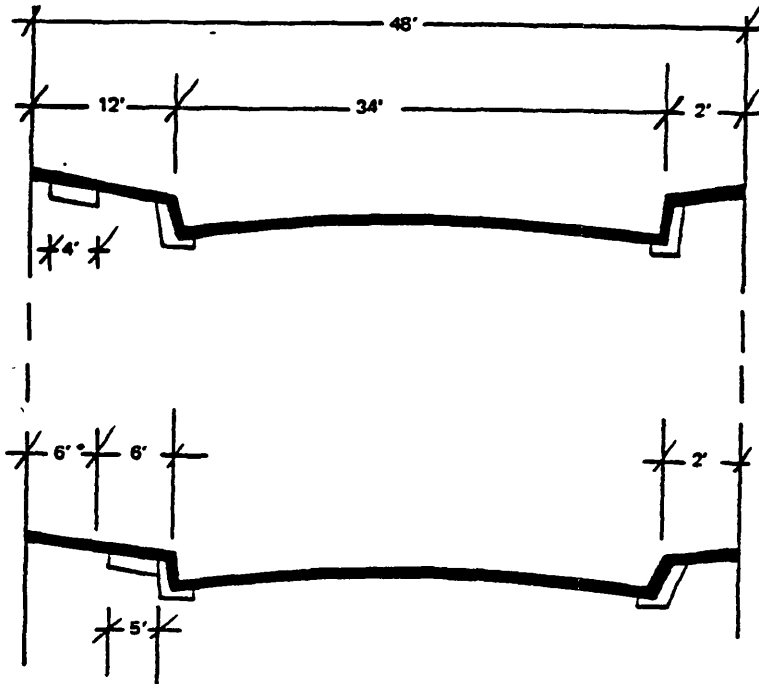


ALTERNATE

*See Section 21.24.090 (B)

Diagrams for Section 21.24.090 (Cont'd)

5. SER E STREET SERVING ONE FAMILY ID TWO FAMILY RESIDENCES.

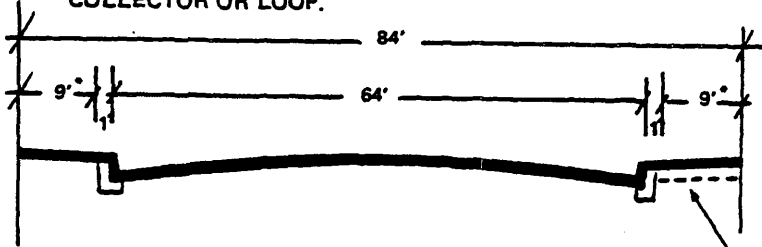


ALTERNATE

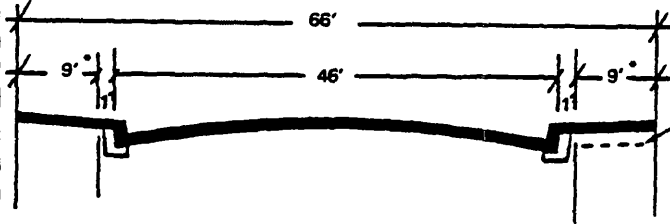
*See Section 21.24.090 (B)

Diagrams for Section 21.24.090 (Cont'd)

6. INDUSTRIAL AND COMMERCIAL STREETS - ENTRANCE, COLLECTOR OR LOOP.

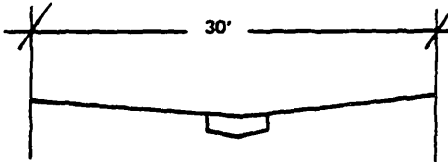


7. INDUSTRIAL AND COMMERCIAL STREETS - CUL-DE-SAC.



Optional where future pedestrian traffic warrants

8. ALLEY.



*See Section 21.24.090 (B)

local street shall be provided unless the circumstances of such property or of adjoining property render it inadvisable or undesirable to provide access by such service road or other local street.

B. Where a service road or local street is not required, the subdivider shall provide an alley at the rear of such lots unless the advisory agency finds such alley inadvisable, undesirable, detrimental to adjoining property, or contrary to the best community design. (Ord. 9071 § 5 (part), 1966: Ord. 5345 § 2, 1949: Ord. 4478 Art. 4 § 50, 1945.)

21.24.160 Alleys in congested districts. The advisory agency may require that an alley be provided at the rear of all lots where property is to be used for multiple residential use (not including two-family use) or commercial or other less-restrictive uses. (Ord. 9721 § 4, 1969: Ord. 9204 § 3, 1966: Ord. 4478 Art. 4 § 48, 1945.)

21.24.170 Alley intersections. Where two alleys intersect, a cutoff of not less than 10 feet along each alley shall be provided. (Ord. 4478 Art. 4 § 49, 1945.)

21.24.180 Turnarounds. A. A turning area shall be provided at the end of cul-de-sac streets and dead-end alleys. The advisory agency may require turnarounds:

1. Upon the recommendation of the subdivision committee, at intermediate points on cul-de-sacs of more than 700 feet in length, and on other local streets where the distance between intersections exceeds 2,000 feet; and

2. At the end of stub or dead-end streets or more than 300 feet in length where the future extension of the street is remote.

B. All such turnarounds shall conform to the specifications of the road commissioner. (Ord. 10485 § 6, 1972: Ord. 4478 Art. 4 § 47, 1945.)

21.24.190 Cul-de-sacs — Length restrictions. A. Cul-de-sacs shall be not more than:

1. 500 feet in length, when serving land zoned for industrial or commercial use;

2. 700 feet in length, when serving land zoned for residential uses having a density of more than four dwelling units per net acre;

3. 1,000 feet in length, when serving land zoned for residential uses having a density of four or less dwelling units per net acre.

B. This section shall not be construed to prohibit the approval of a division of land utilizing frontage on an existing cul-de-sac of more than the maximum permitted length nor shall it be construed to prohibit the advisory agency from reducing the length of a proposed cul-de-sac to less than the maximum length permitted by this section or requiring the elimination of a proposed cul-de-sac in order to provide for the efficient circulation of traffic, the future development of the neighborhood street system or the deployment of emergency services. (Ord. 10485 § 7, 1972: Ord. 7634 § 3 (part), 1959: Ord. 4478 Art. 4 § 47.1, 1945.)

21.24.200 Mobilehome divisions of land — Street and driveway standards. Those streets, existing or proposed within or contiguous to a mobilehome division of land which are to be dedicated or offered to be dedicated for public use shall meet the standards outlined in Section 21.24.090. Driveways in such division shall have

minimum widths of 30 feet. However, greater driveway widths may be required by the advisory agency if the design or magnitude of such division warrants the greater width. (Ord. 85-0168 § 11, 1985: Ord. 11681 § 2, 1978: Ord. 4478 Art. 4 § 59, 1945.)

21.24.210 Pedestrian ways. Excepting in the case of any reversion-to-acreage map, vacation map or boundary-line map, a transverse pedestrian way of adequate width may be required through the approximate middle of each block having a length of more than 700 feet. No such pedestrian way shall have a grade exceeding 30 percent, provided that where one or more adequate stairways in such pedestrian way are made a part of the improvement thereof, the grade of such stairway may be as great as 75 percent. (Ord. 4478 Art. 4 § 51, 1945.)

21.24.220 Fire-fighting access easements. In areas where, in the opinion of the forester and fire warden, there will be fire hazard to the watershed or any other properties, unobstructed fire-protection access easements, not less than 15 feet wide, shall be dedicated from the public highway to the boundary of the division of land. Where the design of a division of land will cause an existing fire road or fire break to be severed, and the forester and fire warden advises that this condition will impair the provision of adequate fire protection, the advisory agency may require that the subdivider either revise the design of the division of land so that the fire road or fire break will not be severed or provide an alternate easement. The forester and fire warden shall recommend to the advisory agency regarding the location, design and grading of easements required pursuant to the provisions of this section. Such location, design and grading shall be as found necessary by the advisory agency. (Ord. 10485 § 8, 1972: Ord. 9071 § 5 (part), 1966: Ord. 7634 § 3 (part), 1959: Ord. 4478 Art. 4 § 47.2, 1945.)

21.24.230 Collector streets on section lines and quarter-section lines. Collector streets shall be established on all section lines and quarter-section lines in the Antelope Valley, except on those lines designated as highways on the Highway Plan. The advisory agency may select a different location for such streets where existing conditions on the ground, ownership patterns, topography, environmental factors or other concerns warrant. (Ord. 85-0168 § 12, 1985.)

Part 4

LOTS

Sections:

- 21.24.240 Area and width — Requirements generally.
- 21.24.250 Area and width — Sloping terrain.
- 21.24.260 Area and width — Reduced lot table.
- 21.24.270 Area and width — Change of zone.
- 21.24.280 City boundary line to be lot line when.
- 21.24.290 Frontage for lots.
- 21.24.300 Minimum frontage.
- 21.24.310 Lot sideline angle.
- 21.24.320 Flag lots.
- 21.24.330 Additional parking area for commercial use.

- 21.24.340 Residential subdivisions — Local park space obligation — Formula.
- 21.24.350 Residential subdivisions — Provision of local park sites.

21.24.240 Area and width — Requirements generally. A. Each lot in any division of land shall have an area not less than either the required area or what will be the required area at the time of the submission of the final map or parcel map for approval for the zone in which the lot or any portion thereof is located. Each lot shall have an average width of not less than the required width, or what will be the required width at the time of the submission of the final map or parcel map for approval, or shall contain an area of not less than such required area within a portion which does have an average width of not less than such required width, except as provided in Sections 21.24.280 or 21.24.360 or 21.24.370. The required area and the required width shall be the same as those terms are defined, respectively, in the Zoning Ordinance set out at Title 22 of this code. Where the Zoning Ordinance does not establish a required area or a required width in a particular zone, the required area shall be 5,000 feet and the required width shall be 50 feet.

B. If any lot is in more than one zone, then the area and width thereof shall be not less than the area and width requirements, respectively, in that zone in which any part of the lot is located which has the largest area requirement and in that zone in which any part of the lot is located which has the greatest width requirement.

C. This section does not apply to any lot which the subdivider offers to deed or dedicate to the public.

D. Where public sewers are not available and private sewage disposal is to be used, every lot or parcel or building site shall be of sufficient size to provide for satisfactory sewage disposal for the land use intended. (Ord. 9071 § 5 (part), 1966; Ord. 7831 § 1, 1960; Ord. 7694 § 1, 1959; Ord. 7634 § 5, 1959; Ord. 7345 § 5, 1958; Ord. 6365 § 1, 1954; Ord. 6251 § 1, 1953; Ord. 4478 Art. 5 § 71, 1945.)

21.24.250 Area and width — Sloping terrain. A. In lieu of compliance with subsection A of Section 21.24.240, the plan of subdivision may comply with the requirements of Section 21.24.260 if the advisory agency determines:

1. That due to sloping terrain, the topographic features within the division of land will be better utilized if a portion of the lots in such division are less in area than the applicable designation;

2. That a final map or parcel map of the division of land or any part thereof will not be filed unless the average area of all lots on such map or maps is not less than the applicable zoning designation;

3. That the lots having a reduced area will be compatible in design to adjacent facing and siding lots of abutting development;

4. That all lots which are not reduced in area shall comply with subsection A of Section 21.24.240.

B. Lots which have been averaged in area with one or more other lots on a final map or parcel map in order to comply with the provisions of this section shall not be resubdivided or otherwise divided unless the advisory agency finds that the division will not reduce the average area of the lots resulting from the division and any remaining lots shown on the final map or parcel map below the applicable zoning designation. (Ord. 9721 § 6, 1969; Ord. 9071 § 5 (part), 1966; Ord. 8042 § 1 (part), 1961; Ord. 4478 Art. 5 § 71.1, 1945.)

21.24.260 Area and width — Reduced lot table. When the advisory agency has made all of the findings listed in Section 21.24.250, not to exceed 43 percent of the lots in the division of land may have less than the required area if they all have an area and average width not less than that shown on the following table.

Reduced Lot Table

Zoning Designation	Reduced Lots	
	Min. Area	Min. Width
Less than 10,000 sq. ft.	7000	60'
10,000 sq. ft. to less than 15,000 sq. ft.	70% of zoning designation	70'
15,000 sq. ft. to less than 30,000 sq. ft.	70% of zoning designation	80'
30,000 sq. ft. or more	65% of zoning designation	100'

(Ord. 9071 § 6, 1966: Ord. 8042 § 1 (part), 1961: Ord. 4478 Art. 5 § 71.2, 1945.)

21.24.270 Area and width — Change of zone. A. If the advisory agency has approved and recommended to the board of supervisors a reduction of the required area or required width, or both, and is of the opinion there is a reasonable probability that prior to the submission of the final map for approval or the parcel map for filing with the county recorder, the required area or required width or both will be reduced by action of the board of supervisors, it may conditionally approve a tentative map having one or more lots with less than the required area or width, or both.

B. Such approval of the tentative map shall not be effective unless and until the required area or required width or both are so reduced by the adoption of an ordinance by the board of supervisors and such ordinance has become effective and all lots in the division of land comply with Section 21.24.240, or with 21.24.240 as modified pursuant to Section 21.52.010. (Ord. 9071 § 7 (part), 1966: Ord. 7694 § 2, 1959: Ord. 4478 Art. 5 § 71.5, 1945.)

21.24.280 City boundary line to be lot line when. No lot shall be divided by a city boundary line. Each such boundary line shall be made a lot line. (Ord. 9071 § 7 (part), 1966: Ord. 7345 § 6, 1958: Ord. 4478 Art. 5 § 73, 1945.)

21.24.290 Frontage for lots. The alignment of streets shall be such as to provide frontage for lots in the division of land except as provided in Section 21.24.280. (Ord. 9071 § 7 (part), 1966: Ord. 4478 Art. 5 § 72, 1945.)

21.24.300 Minimum frontage. Wherever practical, lot frontage at the right-of-way line shall be:

A. 40 feet or more, where a lot is oriented so that its side lot lines are radial or approximately radial to a turnaround or knuckle or to the convex side of a curved street centerline; and

B. Equal to or greater than the average lot width, where a lot is not so oriented. (Ord. 10485 § 12, 1972: Ord. 4478 Art. 5 § 72.1, 1945.)

21.24.310 Lot sideline angle. In all cases where practicable, the side lines of lots shall be at an approximate right angle to the street upon which such lots front. (Ord. 4478 Art. 5 § 75, 1945.)

21.24.320 Flag lots. The advisory agency may disapprove the platting of flag lots where this design is not justified by topographic conditions or the size and shape of the division of land, or where this design is in conflict with the pattern of neighborhood development. If flag lots are approved, the access strip for each lot shall be at least 10 feet in width where the strip is situated contiguous to other such access strips, so as to form a common driveway, and at least 15 feet in width, where the strip is not situated contiguous to other such access strips, unless the subdivision committee recommends the approval of lesser widths because of topographic conditions or the size and shape of a division of land. Each access strip shall be located so that, when improved as a driveway, the finished grade will not exceed 20 percent. The advisory agency may require that easements for ingress and egress be provided over common driveways for the benefit of the lots served. (Ord. 10485 § 13, 1972; Ord. 4478 Art. 5 § 72.2, 1945.)

21.24.330 Additional parking area for commercial use. Wherever property in a division of land is to be devoted to commercial use, special consideration shall be given to automobile parking space independent of highway curbside parking. (Ord. 9071 § 7 (part), 1966; Ord. 4478 Art. 5 § 74, 1945.)

21.24.340 Residential subdivisions — Local park space obligation — Formula. A. The subdivider of a residential subdivision shall provide local park space to serve the subdivision, pay a fee in lieu of the provision of such park land in accordance with the provisions of Section 21.28.140, provide local park space containing less than the required obligation but developed with amenities equal in value to the park fee, or do a combination of the above in accordance with the requirements of this title. The extent of the local park space obligation to be satisfied by land, fees, land and amenities, or a combination of these, shall be determined by the following formula:

- X = .003(UP)
- Where:
- X = Local park space obligation in acres.
 - U = Total approved number of dwelling units.
 - P = Column 1 for detached single-family residences;
 Column 2 for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units;
 Column 3 for apartment houses containing five or more dwelling units;
 and
 Column 4 for mobile homes.

**Average Household Size by Park Planning Area
(Unincorporated Portion)***

Number	Park Planning Area	Column 1	Column 2	Column 3	Column 4
1	North Claremont	3.18	2.79	1.33	1.86
2	South Whittier/East La Mirada	3.68	4.06	2.95	2.02
4	West Whittier	3.77	3.46	3.24	1.87
5	Arcadia Islands	3.37	4.72	2.34	1.82
6	Whittier Narrows	3.65	2.65	2.80	2.32
7	Avocado Heights/West Puente Valley	4.53	4.60	2.71	3.18
9	Hacienda Heights	3.50	2.70	2.30	2.78
10	Rowland Heights	3.63	3.25	2.77	2.33
13	Valinda/San Jose	4.82	5.21	3.68	3.24
14	Covina Highlands	2.91	2.10	2.57	1.63
15	Charter Oak Islands/Glendor Heights	3.77	3.23	2.57	2.87
17	Ladera Heights	2.69	1.83	1.57	3.13
18A	Lennox	5.08	4.60	3.56	2.99
18B	Del Aire/Marina Del Rey	3.08	2.93	1.56	2.99
19	West Athens/Westmont	3.56	3.25	3.22	3.28
20	Alondra	3.27	4.02	2.75	3.04
21	West Carson	3.23	2.70	2.17	2.00
22	Willowbrook/West Compton	3.99	4.48	2.99	3.43
23	Florence/Firestone	4.54	4.57	3.99	3.71
24	East Los Angeles	4.25	4.26	3.22	4.51
27A	Malibu	2.67	2.03	1.81	1.47
27B	East Malibu	2.52	1.57	1.64	3.00
32	East Compton Islands	4.54	5.32	4.02	2.57
33A	Westlake	3.31	1.91	2.13	1.71
33B	Agoura/Calabasas	2.91	2.39	2.17	2.50
33C	Topanga/Franklin Canyon	2.52	3.46	0.92	1.79
34	Oat Mountain	2.54	2.29	1.72	2.47
35A	Valencia/Newhall	3.23	2.29	2.11	1.74
35B	Castaic/Val Verde	3.36	2.47	2.24	2.82
35C	Saugus	3.34	2.77	1.70	1.85
35D	Canyon Country	3.21	3.03	2.10	3.01
35E	Placerita Canyon	3.60	2.78	2.43	1.89
35F	Angeles Forest	2.89	2.01	4.19	2.78
38	La Crescenta/Montrose/Universal City	2.85	2.38	2.19	2.40
40	Altadena	2.86	2.80	2.34	4.08
41	Pasadena Foothills	2.60	1.41	1.81	2.90
42	West San Gabriel Valley	2.98	3.23	2.40	2.35
43A	Lake Elizabeth	2.68	1.33	3.54	2.05
43B	Agua Dulce/Acton	3.11	2.02	2.51	2.40
43C	Lakeview	3.18	1.63	1.64	1.98
44A	Redman	3.27	2.98	2.75	3.28
44B	Littlerock/San Fernando Foothills	3.39	3.64	3.12	2.88

Number	Park Planning Area	Column 1	Column 2	Column 3	Column 4
45A	East Antelope Valley	2.72	2.49	3.20	1.81
45B	Pearblossom	2.52	3.32	3.20	1.97
47A	Quartz Hill	3.02	2.07	2.19	1.89
47B	Edwards	3.00	3.17	4.34	1.79
48	West Antelope Valley	2.91	1.51	2.65	2.15
	Countywide (2000 Census)	3.34	3.12	2.41	2.39
	Countywide (1990 Census)	3.51	3.56	2.54	1.88
	Countywide (1980 Census)	3.40	2.90	2.10	2.00

* Source: Estimated from Census 2000 SF3, Tables H32 and H33
Urban Research Division, Chief Administrative Office

PPA 14: Attached, 5+ unit figure is based on PPA 15, the closest PPA having census data for this category.

PPA 18B: Mobile home figure is based on PPA 18 as a whole.

PPA 38: Mobile home figure is based on PPA 43B, the closest PPA having census data for this category.

PPA 45B: Attached, 5+ unit figure is based on PPA 45A, the closest PPA having census data for this category.

B. The approved number of dwelling units within a subdivision shall be the number of dwelling units approved in the tentative tract, except that where topographic conditions, the design of the subdivision, dedications, agreements, or the restrictions of other ordinances, statutes or regulations will not, in the opinion of the advisory agency, permanently prohibit construction of dwelling units to the maximum permitted by zoning, the advisory agency may determine the maximum number of dwelling units which can be placed in such subdivision, and shall base the approved number of dwelling units within the subdivision on such maximum number.

C. For purposes of this Title 21, "local park space" may include, but shall not be limited to: publicly or privately owned playgrounds, riding and hiking trails, tennis, basketball or other similar game-court areas, swimming pools, putting greens, athletic fields, picnic areas, and other types of natural or scenic areas as recommended by the director of parks and recreation for passive or active recreation.

D. If the advisory agency determines that the strict application of the equation set forth in this section to a particular subdivision would result in an inequitable duplication of local park space previously provided by a subdivider or his predecessors in interest for the benefit of the land comprising the subdivision, or in a duplication of fees previously paid for the acquisition or development of such facilities, the advisory agency shall adjust the computation of required park space to the extent necessary to eliminate such duplication.

E. The provisions of this section and of Sections 21.24.350 and 21.28.140 shall not apply to condominium projects which consist of the subdivision of air space in an existing residential building which is more than five years old (when no new units are added), or to single-family lots within a land division having a gross area 10 acres or larger. (Ord. 2004-0023 § 1, 2004: Ord. 92-0064 §§ 1, 2, 1992; Ord. 82-0258U §§ 1, 4 (part), 1982; Ord. 82-0256 § 1, 1982; Ord. 11665 § 22, 1978; Ord. 11031 § 1, 1974; Ord. 10796 § 1, 1973; Ord. 4478 Art. 5 § 71.3, 1945.)

21.24.350 Residential subdivisions — Provision or local park sites. A. Upon ascertaining the local park space obligation to be fulfilled by the subdivider of a residential subdivision pursuant to Section 21.24.340, the advisory agency shall review the proposed subdivision, the park and recreational needs of the future inhabitants of the subdivision, and existing or potential neighboring park and recreational facilities to determine whether all or any portion of the local park space obligation should be satisfied by the provision of park space to serve the subdivision. If the advisory agency determines that park space should be provided, the advisory agency shall advise the subdivider of the design and location of such space.

B. If the subdivision contains more than 50 lots, the subdivider shall provide the necessary park space as determined by the advisory agency. If such park space is less than the total park space obligation required by the provisions of Section 21.24.340, the subdivider shall pay the park fees, in accordance with the provisions of Section 21.28.140, provide amenities to the park space equal in value to the park fees, or do a combination of both.

C. If the subdivision contains 50 or fewer residential lots, provision of the park space designated by the advisory agency shall be at the option of the subdivider. If the subdivider elects to provide the park space designated by the advisory agency, the amount of park space provided shall be credited against the local park space obligation for the subdivision. The residual obligation, if any, shall be satisfied by the payment of park fees in accordance with the provisions of Section 21.28.140, the provision of amenities to the park space equal in value to the park fees, or a combination of both. If the subdivider elects not to provide the local space designated by the advisory agency, the entire local park space obligation shall be met by the payment of park fees.

D. Determinations as to whether park space should be provided, and as to the design and location of such space and any amenities thereof, shall be made in accordance with the principles and standards for local park and recreational

facilities contained in the recreation element of the general plan, the additional provisions of this Title 21, and the recommendations of the director of parks and recreation. The subdivider shall install all improvements for streets abutting the park sites as required by this Title 21.

E. 1. Each park site shall be physically suited for the use intended. Land which is made a part of a park site for subdivision design purposes, but which is physically unsuited for park use, shall be discounted when calculating the area of the park site provided pursuant to this section. The park space provided shall be calculated from the road right-of-way line and not from the centerline of an abutting street.

2. Land intended for other than trail use shall have a maximum slope of three percent. If necessary, the site shall be graded by the subdivider to achieve this slope, in accordance with plans approved by the department of parks and recreation. However, land which has an average slope of more than three percent may be credited against the park dedication requirement where the director of parks and recreation finds that special circumstances exist which would make the acceptance of such land in the public interest. Except as otherwise provided in this section, the amount of credit against the park obligation in such cases shall be calculated as follows:

Park Site Slope	Credit Against Park Obligation
0 — 3%	100%
3.1 — 10%	87%
10.1 — 20%	56%
Over 20%	10%

3. Greater credit for sites in excess of three-percent slope may be given where the director of parks and recreation finds that a site contains an exceptional visual, biotic or other natural resource.

F. If the board of supervisors determines that any of the proposed land to be provided is not suitable for park use, it may reject all or any portion of the offer to provide, and in that event the subdivider shall pay the appropriate fee in accordance with the provisions of Section 21.28.140.

G. Nothing in this section shall be construed to relieve the subdivider from providing park or recreational space required by the Zoning Ordinance set out at Title 22 of this code, or by the provision of variances or permits granted pursuant to the Zoning Ordinance, nor shall any provision of this section be construed to require the county to accept land for park purposes which is unsuited for park use. (Ord. 82-0256 § 2, 1982; Ord. 10796 § 2, 1973; Ord. 4478 Art. 5 § 71.4, 1945.)

Part 5

SPECIAL REQUIREMENTS

Sections:

- | | |
|-----------|---|
| 21.24.360 | Alternate requirements — Radburn Plan subdivisions. |
| 21.24.370 | Divisions of land for purpose of lease only. |
| 21.24.380 | Condominiums and community apartment projects. |

- 21.24.390 Mobilehome divisions of land.
- 21.24.400 Division of land adjacent to existing roads.
- 21.24.410 Coastal development permit required.

21.24.360 Alternate requirements — Radburn Plan subdivisions. In lieu of compliance with Sections 21.24.090, 21.24.110, 21.24.160, 21.24.170, 21.24.180, 21.24.290, 21.24.310 and 21.24.330, the plan as submitted may comply with the requirements of this section when the advisory agency shall determine that the plan of subdivision submitted provides better for the preservation of the access of light and air, for safety, convenience, property values and general welfare of the community than would be provided by compliance with those sections herein enumerated. Such alternate requirements which are intended to authorize that type of subdivision commonly designated as the "Radburn Plan of subdivision" are as follows:

1. A complete system of pedestrian walks in front of the lots, separate from the streets, completely serving all lots in the subdivision in such a direct manner, particularly in relation to schools serving the subdivision, that there will be little inducement or necessity for pedestrians to walk in the streets;

2. A system of short dead-end streets at the rear of the majority of lots, to discourage intrusion of through traffic which can be confined to the relatively few through streets from which these dead-end streets branch, and which bound the super-blocks thus formed;

3. A system of continuous park, of such size, shape and arrangement as to be useful in part for recreation, and at least equal to 0.033 acre per lot within each super-block, adjacent to all lots or the walks immediately in front of such lots, and not separated from the lots by any street for vehicular use;

4. Effective restrictions binding on and for the benefit of the tract as a whole and enforceable by the property owners as a whole, providing that the lots served only by such dead-end streets may be used for single-family residence only, and providing that all such houses will be so located that the garage is accessible directly from the street, and the principal entrance of the house is accessible directly from the walk, that adequate space between buildings will be maintained, and that buildings shall not cover more than 35 percent of the area of each such lot;

5. Where economically proper and feasible, business properties and multiple-dwelling properties located only upon the through streets bounding the super-blocks and served by adequate automobile parking space either off the street or by special design of the street, and, in case of business properties, easily accessible from all parts of the tract by the system of walks above mentioned.

B. Provided, that in no case shall any lot have an area of less than 4,000 square feet; that every through street shall have a width of not less than 60 feet; that every such dead-end street shall be entered directly from a through street, shall have an adequate turning area at the dead end, and shall have a width of not less than 34 feet; that vision clearance and curb construction at block corners be maintained as provided for in Section 21.24.110, even though the dedication lines so mapped may differ from the requirements of Sections 21.24.110 and 21.24.290; that in all cases of property fronting on such streets of reduced width or on walks, the distance between houses across such streets or walks shall be not less than 50 feet, and that where lots front upon such walks rather than upon streets, the side lines shall be, so far as practical, at a right angle to said walks instead of the streets. (Ord. 85-0194 § 3 (part), 1985; Ord. 4478 Art. 5 § 76, 1945.)

21.24.370 Divisions of land for purpose of lease only. A. The advisory agency may approve a tentative map of a division of land which does not comply in all respects with the requirements of Parts 1, 2 and 3 of this chapter if:

1. The advisory agency finds:

- a. The division of land is for lease only,
- b. Because the lots are to be leased only and because of the situation and development or proposed development of the division of land and surrounding property, approval of the tentative map would not be detrimental to the public welfare or property of other persons in the vicinity thereof;

2. On such tentative map, and on the final map or parcel map, there appear, in letters not less than one-fourth inch in height, the words: "DIVISION OF LAND FOR PURPOSE OF LEASE ONLY."

B. A person shall not sell, mortgage, place a deed of trust or other lien upon any lot or other parcel in such division of land, or offer or contract to do so, unless such transaction would be in full compliance with all of the provisions of this Title 21 and the Subdivision Map Act had such final map or such parcel map not been filed.

C. The filing of such final map or of such parcel map authorizes the leasing of any lot shown upon such map.

D. Except that the lots in a division of land for lease only need not comply with the provisions of Section 21.24.240, this section does not modify in any way any requirements in the Zoning Ordinance or any other ordinance or law as to area or width requirements. (Ord. 11127 § 1, 1975; Ord. 10486 § 8, 1972; Ord. 9071 § 7 (part), 1966; Ord. 7345 § 7, 1958; Ord. 4478 Art. 5 § 77, 1945.)

21.24.380 Condominiums and community apartment projects. In a division consisting of a condominium project as defined in Section 1350 of the Civil Code, or a community apartment project as defined in Section 11004 of the Business and Professions Code, maps of such subdivisions need not, but may, show the design of the buildings and manner in which the buildings or the airspace above the property shown on the map are to be divided. In all other respects, all of the provisions of this Title 21 shall apply to such a subdivision. (Ord. 11127 § 2, 1975; Ord. 9071 § 7 (part), 1966; Ord. 8500 § 2, 1963; Ord. 4478 Art. 5 § 79, 1945.)

21.24.390 Mobilehome divisions of land. A. The advisory agency may approve a tentative map of a division of land which does not comply in all respects with the requirements of Parts 1, 2 and 3 of this chapter if:

1. The advisory agency finds:

- a. The division of land is for mobilehome purposes only,
- b. The units of space proposed on the tentative map are for mobilehomes and related facilities only and the development of a mobilehome park on the property included within the division of land is in conformance with the Zoning Ordinance set out at Title 22;

2. On such tentative map and on the final map or parcel map, there appear, in letters no less than one-fourth-inch in height, the words: "DIVISION OF LAND FOR MOBILE HOME PURPOSES ONLY."

B. A person shall not use, lease, sell, mortgage, place a deed of trust or other lien upon a unit of space within a mobilehome division of land for any purpose other than a mobilehome and related facilities.

C. Except that the units in a division of land for mobilehome purposes need not comply with the provisions of subsections A through D of Section 21.24.240, this section does not modify in any way any requirements in the Zoning Ordinance or any other ordinance or law as to area or width requirements.

D. In a mobile home division of land, the owners of the units of space which are occupied by mobilehomes and which may also be occupied by accessory uses will hold an undivided interest in the common areas which will in turn provide the necessary access and utility easements for the units. A note to this effect is required on the final map or parcel map.

E. Title to the units and common areas in a mobilehome division of land and control and maintenance of the common areas shall be similar to those for condominiums as contained in the Civil Code. (Ord. 11681 § 3, 1978; Ord. 4478 Art. 5 § 77.1, 1945.)

21.24.400 Division of land adjacent to existing roads. A. If the advisory agency finds that the proposed division of land abuts an existing road which has improvements insufficient for the general use of the lot owners in the division of land and local neighborhood and drainage needs, it may disapprove the design of the division unless the subdivider improves or agrees to improve such road to the same standards required of roads within all divisions of land by Chapter 21.32.

B. Where a subdivider proposes to connect to an existing dead-end or cul-de-sac street in which a turnaround has been installed, the advisory agency may require the reconstruction of existing street improvements as a condition of such connection. If the subdivider makes or agrees to make the required improvements, all of the provisions of this Title 21 which apply to improvements and agreements to improve within a division of land shall apply. (Ord. 85-0168 § 13, 1985; Ord. 12408 § 1, 1981; Ord. 10485 § 14, 1972; Ord. 9204 § 4, 1966; Ord. 9071 § 7 (part), 1966; Ord. 7912 § 1, 1961; Ord. 4478 Art. 5 § 78, 1945.)

21.24.410 Coastal development permit required. When a subdivision lies within the boundaries of the coastal zone, as defined in Section 30103 of the Public Resources Code, the subdivider shall apply for a coastal development permit concurrently with the tentative map. The advisory agency shall approve a tentative map only if a coastal development permit has been approved for the land division. (Ord. 89-0147 § 7, 1989.)

Chapter 21.28

DEDICATIONS

Sections:

- 21.28.010 Method.
- 21.28.020 Parcel maps — Parties having record title interests.
- 21.28.030 Parcel maps — Evidence of title.
- 21.28.040 Easement certificates.
- 21.28.050 Rights-of-way under condemnation.
- 21.28.060 Private streets.
- 21.28.070 Streets serving minor land divisions — Two and one-fourth acre minimum lot size.
- 21.28.080 Minor land division and parcel map requirements.
- 21.28.090 Sewers and storm drain easements.
- 21.28.100 Drainage facilities.
- 21.28.110 Natural watercourses.
- 21.28.120 Local park sites.
- 21.28.130 Private parks.
- 21.28.140 Park fees required when — Computation and use.
- 21.28.150 Reversions to acreage.
- 21.28.170 Conveyance to governmental agency.

21.28.010 Method. If dedications or offers of dedication are required for a minor land division or parcel map, they may be made either by certificate on the parcel map or by separate instrument. (Ord. 11100 § 5, 1975: Ord. 11092 § 3, 1975: Ord. 4478 Art. 9 § 175.1, 1945.)

21.28.020 Parcel maps — Parties having record title interests. The signatures of all parties having any record title interest in the real property being subdivided shall not be required on any final parcel map unless dedications or offers of dedication are made by certificate on the parcel map. (Ord. 11100 § 6, 1975: Ord. 11092 § 4, 1975: Ord. 4478 Art 9 § 175.2, 1945.)

21.28.030 Parcel maps — Evidence of title. Evidence of title shall be submitted with all final parcel maps. This shall show all fee interest holders, all interest holders whose interest could ripen into a fee, all trust deeds together with the name of the trustee and/or beneficiary, and all easement holders. (Ord. 11665 § 44, 1978: Ord. 11100 § 7, 1975: Ord. 11092 § 5, 1975: Ord. 4478 Art. 9 § 175.3, 1945.)

21.28.040 Easement certificates. A. Any map of a subdivision presented to the county with an offer of easements for public use shall have written thereon, in addition to or as a part of any other certificate required, a certificate, signed by all parties whose signatures are required pursuant to Section 66436 of the Subdivision Map Act, in substantially one of the following forms:

1. "We hereby certify that except as shown on a copy of this map on file in the Office of the County Road Commissioner, we know of no easement or structure existing within the easements hereby offered for dedication to the public,

other than publicly-owned water lines, sewers or storm drains; that we will grant no right or interest within the boundaries of said easements offered to the public, except where such right or interest is expressly made subject to the said easements.”

2. “We hereby certify that we know of no easement or structure existing within the easements hereby offered for dedication to the public, other than publicly-owned water lines, sewers or storm drains; that we will grant no right or interest within the boundaries of said easements offered to the public, except where such right or interest is expressly made subject to the said easement.”

B. The registered civil engineer or land surveyor who prepares the map shall notify the county engineer that, as a result of his thorough research of records and a field inspection, there either are structures existing within the easements offered, or there are no structures existing within the easements offered. Form 1 above shall be used where there are structures, and Form 2 above shall be used where there are no structures. (Ord. 11665 § 45, 1978: Ord. 4478 Art. 9 § 176, 1945.)

21.28.050 Rights-of-way under condemnation. A. In the event that an easement for any right-of-way required under the provisions of this Title 21 in connection with any proposed division of land is in the process of condemnation by the county of Los Angeles at the time of the submission of any final map or parcel map, the subdivider, in lieu of offering such right-of-way for dedication, may show such right-of-way upon the final map or parcel map thereof as a private right-of-way, and prior to the approval of such final map or certification of such parcel map shall submit to the county of Los Angeles a deed granting such easement to the county of Los Angeles on condition that such condemnation proceedings are abandoned, together with a contract and bond as provided by Sections 21.32.020, 21.36.010 and 21.36.050 of this title.

B. In the event that such condemnation proceedings shall be completed, such deed, contract and bond shall be returned to the subdivider. In the event that such condemnation proceedings are abandoned, the contract and bond shall be accepted by the county engineer and the deed shall be forwarded to the board of supervisors for acceptance. (Ord. 83-0020 § 2, 1983: Ord. 9071 § 15, 1966: Ord. 4478 Art. 9 § 178, 1945.)

21.28.060 Private streets. Except as set out hereinafter, all parcels of land intended for public use in a division of land shown on the final map or parcel map thereof, shall be offered for dedication for public use. However, with the approval of the advisory agency, any road which is intended to be kept physically closed to public travel or posted as a private street at all times may be shown as a private street; but in any such case, the final map or parcel map shall contain a conditional offer of dedication, or the map may be accompanied by a conditional offer of dedication by separate instrument, either of which may be accepted by the board of supervisors. Any such private street shall be shown on such map by heavy dashed lines. Sufficient data shall be shown on each private street to define its boundaries, as is required for a public street, and also sufficient mathematical data to show clearly the portion of each lot within such street. The design and improvement of any such private street shall be subject to all of the requirements prescribed by this Title 21 for public streets. (Ord. 85-0168 § 14, 1985: Ord. 11665 § 42, 1978: Ord. 9071 § 15 (part), 1966: Ord. 4478 Art. 9 § 173, 1945.)

21.28.070 Streets serving minor land divisions—Two and one-fourth acre minimum lot size. Streets other than service roads, which are intended to serve as a means of access to lots shown on a parcel map described by Section 21.32.060, but which are not to be accepted for public use prior to the time the parcel map is filed with the county recorder, shall be shown on the parcel map as private and future streets. Service roads shall be shown as future streets. (Ord. 11665 § 43, 1978: Ord. 10486 § 9, 1972: Ord. 4478 Art. 9 § 173.1, 1945.)

21.28.080 Minor land division and parcel map requirements. Dedications or offers of dedication of real property for streets, highways and other public ways; access rights and abutter's rights; drainage and public utility easements; building restriction rights; and other public easements may be required for a minor land division or parcel map. (Ord. 11100 § 4, 1975: Ord. 11092 § 2, 1975: Ord. 4478 Art. 9 § 175, 1945.)

21.28.090 Sewer and storm drain easements. If, in the opinion of the advisory agency, either sewers or storm drains or both are necessary for the general use of lot owners in the division of land, and such sewers or storm drains or both are not to be installed in the streets of such division, then the subdivider shall show upon the maps and dedicate necessary easements for such sewers or storm drains or both. (Ord. 11665 § 41, 1978: Ord. 9071 § 15 (part), 1966: Ord. 4478 Art. 9 § 172, 1945.)

21.28.100 Drainage facilities. If an artificial drainage facility is necessary for the general use of lot owners in the division of land and for adequate drainage needs, subdivider shall dedicate an adequate right-of-way for such drainage channel. (Ord. 9071 § 15 (part), 1966: Ord. 6093 § 1 (part), 1952: Ord. 4478 Art. 9 § 171.5, 1945.)

21.28.110 Natural watercourses. In the event that a division of land or any part thereof is traversed by any major watercourse, channel, stream or creek, the subdivider shall dedicate an adequate right-of-way for storm drainage purposes if, in the opinion of the advisory agency, such dedication is necessary. In the event that the natural watercourse does not lie entirely within such dedication, the subdivider may either construct an adequate channel within such dedication or delineate the course of the watercourse upon the final map or parcel map. (Ord. 11665 § 40, 1978: Ord. 9071 § 15 (part), 1966: Ord. 4478 Art. 9 § 171, 1945.)

21.28.120 Local park sites. Except as otherwise provided by Section 21.28.140, local park sites provided pursuant to Section 21.24.350 shall be dedicated for public use. The board of supervisors shall at the time of acceptance of a park site specify when development of the park will begin. (Ord. 10796 § 3, 1973: Ord. 4478 Art. 9 § 179, 1945.)

21.28.130 Private parks. A subdivider may, by written petition to the board of supervisors, request that a local park site which, pursuant to the provisions of Section 21.24.350, is to be provided as part of the design of a subdivision, be

privately owned, developed and maintained by the future residents of the subdivision. The subdivider's petition shall be accompanied by a plan for development of the park site, which shall be in substantial conformance with the standards for local parks contained in the Recreation Element of the General Plan, and by a statement as to when development of the proposed facilities will begin. Prior to submission of the petition, the subdivider shall obtain any permits for the private use of the park site required by the Zoning Ordinance, set out at Title 22 of this code. If the petition is approved, the park site shall be identified as a private park by appropriate notation on the final map of the subdivision, and the right to prohibit the use of the land for other than park purposes shall be dedicated to the county. (Ord. 10796 § 4, 1973; Ord. 4478 Art. 9 § 180, 1945.)

21.28.140 Park fees required when—Computation and use. A. If all or any portion of the local park space obligation for a residential subdivision is not satisfied by the provision of local park space designated by the advisory agency pursuant to Section 21.24.350, the following park fees shall be paid as a condition precedent to final approval of the subdivision:

1. A base fee equal to the local park space obligation derived from the equation set forth in Section 21.24.340, less the amount of park space, if any, provided by the subdivider pursuant to Section 21.24.350, times the representative land value for the appropriate park planning area, established as follows:

Representative Land Value Per Acre by Park Planning Area

Number	Park Planning Area	Dollars/Acre
1	North Claremont	212,952
2	South Whittier/East La Mirada	228,567
4	West Whittier	306,650
5	Arcadia Islands	298,132
6	Whittier Narrows	276,836
7	Avocado Heights/West Puente Valley	224,309
9	Hacienda Heights	215,791
10	Rowland Heights	214,370
13	Valinda/San Jose	221,470
14	Covina Highlands	220,050
15	Charter Oak Islands/Glendora Heights	235,667
17	Ladera Heights	215,791
18A	Lennox	298,132
18B	Del Aire/Marina Del Rey	374,794
19	West Athens/Westmont	296,712
20	Alondra	384,732
21	West Carson	350,659
22	Willowbrook/West Compton	178,879
23	Florence/Firestone	255,541

Representative Land Value Per Acre by Park Planning Area

Number	Park Planning Area	Dollars/Acre
24	East Los Angeles	271,157
27A	Malibu	279,676
27B	East Malibu	254,122
32	East Compton Islands	208,692
33A	Westlake	241,344
33B	Agoura/Calabasas	323,686
33C	Topanga/Franklin Canyon	171,780
34	Oat Mountain	193,076
35A	Valencia/Newhall	285,354
35B	Castaic/Val Verde	173,200
35C	Saugus	183,138
35D	Canyon Country	147,646
35E	Placerita Canyon	183,138
35F	Angeles Forest	61,046
38	La Crescenta/Montrose/Universal City	373,374
40	Altadena	342,141
41	Pasadena Foothills	303,811
42	West San Gabriel Valley	393,250
43A	Lake Elizabeth	62,465
43B	Agua Dulce/Acton	41,170
43C	Lakeview	56,787
44A	Redman	31,233
44B	Littlerock/San Fernando Foothills	39,751
45A	East Antelope Valley	25,555
45B	Pearblossom	38,331
47A	Quartz Hill	83,760
47B	Edwards	48,268
48	West Antelope Valley	26,973

Note:

Areas deleted due to incorporation: No. 11, La Habra Heights; No. 12, Diamond Bar; No. 25, West Hollywood; No. 29, Clifton Heights; No. 39, La Canada/Flintridge; No. 46, Lancaster. No. 49, Channel Islands deleted because it refers to Catalina Island where residential subdivision is deemed highly unlikely. No. 30, Alamitos deleted because it was annexed to the City of Long Beach.

Areas deleted due to lack of development potential: No. 26, Sawtelle; No. 31, Dominguez Hills.

Area deleted: Planning Area No. 37 previously assigned to No. 36—37.

Areas deleted due to mergers with other Areas: No. 3, East La Mirada (merged with No. 2, South Whittier); No. 8, West Puente Valley (merged with No. 7, Avocado Heights); No. 16, Glendora Heights (merged with No. 15, Charter Oaks Islands); No. 28, Marina del Rey (merged with No. 18B, Del Aire); No. 36, San Fernando Foothills (merged with Nos. 1, North Claremont; 15, Charter Oak Islands; 38, La Crescenta/Montrose; and 44B, Littlerock).

2. As used in this Title 21, “park planning areas” means those geographical areas depicted on the 2004 park planning area map of unincorporated places and described in records contained in the department of parks and recreation.

3. For the purposes of calculating fees in lieu of park land, the schedule of representative land values contained in subsection A1 of this section shall apply to the following residential subdivision maps that are first advertised by the department of regional planning for hearing before either a hearing officer or the Regional Planning Commission on or after the effective date of the ordinance adding this language:

- a. Tentative maps;
- b. Tentative minor land division maps;
- c. Revised maps, as described in subsection B of Section

21.62.030; and

d. Reactivated maps, which are previously approved tentative maps that have expired and that must be processed as new tentative maps.

The representative land values contained in subsection A1 of this section shall be adjusted annually, effective July 1, by the department of parks and recreation, in consultation with the county auditor-controller as follows: calculate the percentage movement between March of the previous year and March of the current year in the Consumer Price Index (CPI) for all urban consumers in the Los Angeles, Anaheim, and Riverside areas, as published by the United States Government Bureau of Labor Statistics, adjust the representative land value per acre in each park planning area by said amount, and round to the nearest dollar. The adjusted representative land values shall apply to the above-referenced residential subdivision maps that are first advertised by the department of regional planning for hearing before either a hearing officer or the Regional Planning Commission on or after the respective July 1 adjustment date.

B. Park fees shall be used only for the purpose of acquiring local park land or developing new or rehabilitating existing recreational facilities to serve the park planning area which includes the subdivision for which the fees were paid, or to fund improvements for county-owned local park facilities located within city limits that, but for incorporation or annexation, were within, or would have been in, the park planning area in which the subdivision for which the fees were paid is located. The advisory agency shall waive the payment of fees required pursuant to this section, if it determines that it is improbable that such funds can be utilized for this purpose within a reasonable period of time after the map of the subdivision is filed with the county recorder.

C. The department of parks and recreation shall develop a schedule specifying how, when, and where it will use the land or fees, or both, from each subdivision to develop park or recreational facilities within the applicable park planning area. Fees collected shall be committed within five years after the payment of the fees or the issuance of building permits on one-half of the lots created by the subdivision, whichever occurs later. If the fees are not committed, they, without any deductions, shall be distributed and paid to the then record owners of the subdivision in the same proportion that the size of their lot bears to the total area of all lots within the subdivision. (Ord. 2004-0023 § 2, 2004: Ord. 93-0070 § 1, 1993: Ord. 88-0069 § 1,

1988; Ord. 88-0010 §§ 1, 2, 1988; Ord. 82-0258U §§ 2, 4 (part), 1982; Ord. 82-0256 § 3, 1982; Ord. 10796 § 5, 1973; Ord. 4478 Art. 9 § 181, 1945.)

**Editor's note:* Fee changes in this section include changes made by the director of planning due to increases in the Consumer Price Index and are effective July 1, 2007.

21.28.150 Reversions to acreage. Dedication of land for public streets, highways, ways or easements may be accepted on a final map submitted for the purpose of reverting to acreage land previously subdivided. (Ord. 9721 § 11, 1969; Ord. 4478 Art. 9 § 174, 1945.)

21.28.170 Conveyance to governmental agency. A. Owners of property proposing subdivisions created by any conveyance to a governmental agency or public entity shall notify the planning director in writing of such proposals at least 60 days prior to the conveyance.

B. A subdivision map may be required by the board of supervisors for such a conveyance when a showing is made upon substantial evidence, submitted by the planning director, that the public policy necessitates the map. (Ord. 90-0160 § 1, 1990.)

Chapter 21.32

IMPROVEMENTS

Sections:

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21.32.030	Installation and construction costs.
21.32.040	Lot sizes in excess of 10 acres—Requirements.
21.32.050	Minor land divisions—Requirements.
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21.32.120	Supplemental sewer or drainage improvements.
21.32.130	Fences for watercourses or drainage facilities.
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21.32.190	Sidewalks—Not required when.
21.32.195	On-site trees—Required when.
21.32.200	Major thoroughfare and bridge fees.
21.32.400	Fees for drainage facilities.

21.32.010 Requirements generally. A. The subdivider shall improve, or agree to improve, all land dedicated or to be dedicated on a final map or parcel map, or by separate instrument, for roads and easements, and all private roads and private easements laid out on a final map or parcel map, with those improvements, including sanitary sewers, needed for the general use of the lot owners in the division of land and for neighborhood traffic and drainage.

B. This section does not require:

1. Improvements to flood-control channels, which improvements are not solely for the benefit of the divisions of land;
 2. Improvements to freeways;
 3. Improvements excepted by the provisions of Section 21.32.080.
- (Ord. 85-0168 § 15, 1985; Ord. 12408 § 2, 1981; Ord. 11665 § 47, 1978; Ord. 9071 § 15 (part), 1966; Ord. 7557 § 1, 1959; Ord. 7260 § 1, 1957; Ord. 6721 § 1 (part), 1955; Ord. 5883 § 4 (part), 1952; Ord. 4478 Art. 10 § 191, 1945.)

21.32.020 Agreement to guarantee completion—Required when. A. If any improvements be not completed to the satisfaction of the director of public works or the director of parks and recreation before the final map is filed, the subdivider shall, prior to the approval by the board of supervisors of the final map, enter into an agreement with the county of Los Angeles whereby, in consideration of the acceptance by the board of any dedication offered on the final map and the approval of the final map, the subdivider agrees to furnish all necessary equipment and material and to complete such work within the time specified in such agreement.

B. If any improvements are not completed to the satisfaction of the director of public works or the director of parks and recreation before the parcel map is filed with the county recorder, the subdivider shall, prior to the approval by the advisory agency of the parcel map, enter into an agreement with the county of Los Angeles whereby, in consideration of the acceptance by the county of Los Angeles of any dedications offered by the subdivider and the approval of the parcel map by the advisory agency, the subdivider agrees to furnish all necessary equipment and material and to complete such work within the time specified in such agreement.

C. The director of public works and the director of parks and recreation are hereby authorized to execute the agreements referred to in this section, on behalf of the county of Los Angeles. All agreements executed by the directors of public works or parks and recreation pursuant to this section shall be substantially similar in form and content to the most recent versions of the standard form multiple agreement and standard form park development agreement that have been approved by the board of supervisors. The board of supervisors shall review the delegation of authority provided for in this subsection every five (5) years. (Ord. 2006-0065 § 2, 2006: Ord. 83-0020 § 3, 1983: Ord. 11665 § 52, 1978: Ord. 9071 § 17, 1966: Ord. 4478 Art. 10 § 197, 1945.)

21.32.030 Installation and construction costs. A. The cost of installing pipes and other facilities for the transmission of water may be paid for in whole or in part from revenues collected from the customers served at regular established water rates for the water company pursuant to regulations of the public utilities commission where applicable, or by a public agency, as defined in Section 4401 of the California Government Code, from the net operating income only, as payment for the sales of water thereto.

B. The subdivider may be reimbursed for a portion of his costs as provided in Sections 66486 and 66487 of the Subdivision Map Act, or other reimbursement enabling acts.

C. Except for assessments authorized after tentative map approval for the financing and completion of improvements required of the subdivider, all outstanding or remaining assessments on the land of the subdivision established for improvements contracted under special assessment district proceedings shall be paid by the subdivider. (Ord. 85-0136 § 1, 1985: Ord. 11665 § 53, 1978: Ord. 9404 § 12, 1967: Ord. 4478 Art. 10 § 198, 1945.)

21.32.040 Lot sizes in excess of 10 acres—Requirements. A. Where each parcel resulting from a division of land has a minimum gross area of 20 acres or is one-half part of a quarter-quarter section resulting from the normal division of an undersized section of land, no improvements shall be required.

B. Where each parcel resulting from a division of land has a minimum gross area of 10 acres or is a quarter-quarter-quarter section, resulting from the normal division of an undersized section of land and having a minimum gross area of nine acres, and the entire division of land is zoned A-1, A-2 or D-2 by Title 22 of this code, streets or highways which traverse sloping terrain shall be graded in accordance with engineering plans approved by the road commissioner, unless all lots abutting any such street or highway are within an area zoned to have a required area of 10 acres or more by the Zoning Ordinance as set out at Title 22 of this code. No other improvements shall be required.

C. As used in this section, the term “improvements” does not refer to required monuments. The provisions of this section shall apply notwithstanding the provisions of any other section. (Ord. 9844 § 1, 1969; Ord. 9823 § 1 (part), 1969; Ord. 9404 § 10 (part), 1967; Ord. 4478 Art. 10 § 191.1, 1945.)

21.32.050 Minor land divisions—Requirements. Improvements shall not be required as a condition precedent to filing a parcel map on a minor land division

where the advisory agency finds that the existing systems and improvements adequately serve adjacent developed parcels, unless such improvements are necessary for the development of parcels within the division of land or are necessary to be consistent with the general plan. (Ord. 83-0179 § 3, 1983; Ord. 9404 § 10 (part), 1967; Ord. 4478 Art. 10 § 191.2, 1945.)

21.32.060 Minor land divisions — Five acre minimum lot size requirement.

A. Except as otherwise provided in this section and Section 21.32.110, no improvements shall be required when all lots shown on a parcel map of a minor land division have a gross area of five acres or more and are within a single-family residential or agricultural zone, or within a desert-mountain zone and used for residential or agricultural purposes.

B. As used in this section, the term "improvement" does not refer to required monuments.

C. On all parcel maps of five acre lot size or more, the following note shall be placed: "Further division of this property to lot sizes below five acres will require standard improvements be completed as a condition of approval. The improvements will include but not be limited to providing access, installation of water mains, appurtenances and fire hydrants, and conformance to standard Los Angeles County development standards." (Ord. 83-0179 § 2, 1983; Ord. 10965 § 15, 1974; Ord. 10486 § 10, 1972; Ord. 4478 Art. 10 § 191.4, 1945.)

21.32.070 Road improvements. A. All road improvements, including drainage structures incidental thereto and including two-foot cement concrete gutters wherever cement concrete curb is required, shall be installed to a grade approved by the road commissioner. Plans, profiles and specifications for such improvements shall be furnished to the road commissioner not later than the time of submitting the final map or parcel map to the county engineer for checking, and such plans, profiles and specifications shall be subject to the approval of the road commissioner before any such map shall be approved or certified. Such plans, profiles and improvements shall be in accordance with the standards of the county of Los Angeles, as adopted by the board of supervisors.

B. Where all lots in the division of land contain a net area of not less than 20,000 square feet, the rural street section, inverted shoulder, may be used in lieu of concrete curbs and gutters, provided that curbs and gutters are not necessary for drainage purposes or to maintain an existing neighborhood pattern. (Ord. 85-0168 § 16, 1985; Ord. 11665 § 48, Ord. 9721 § 12, 1969; Ord. 9071 § 15 (part), 1966; Ord. 7481 1978; Ord. 9721 § 12, 1969; Ord. 9071 § 15 (part), 1966; Ord. 7481 § 1, 1959; Ord. 4478 Art. 10 § 192, 1945.)

21.32.080 Street improvements for two and one-fourth acre minimum lot size — Alternate procedure. When all lots shown on a final map contain a minimum gross area of two and one-half acres, or all lots contain a minimum gross area of two and one-quarter acres and the resultant number of lots does not exceed that obtained from a normal division of a section, and all lots are within a single-family residential or agricultural zone, or within a desert-mountain zone used for residential or agricultural purposes, and at least 75 percent of the property has a slope of three percent or less, and the property is depicted in a nonurban category on the General Plan, the subdivider may, with the consent of the advisory agency, elect to comply with the provisions of this section in lieu of complying with the improvement requirements of Sections 21.32.010, 21.32.140 and 21.32.150.

A. Access Road. Provide public access to the subdivision from a maintained public highway or road. Such public access shall be improved in accordance with engineering plans approved by the road commissioner, with grading, necessary drainage structures and 24 feet of desert-mix pavement in accordance with specifications thereof on file in the office of the road commissioner. The road commissioner shall not require that the subdivider grade to a width of more than 60 feet;

B. Peripheral Roads, Highways and Section Line or Quarter Section Line Collector Roads. Grade to full width or 64 feet, whichever is less, all streets peripheral to the subdivision, all highways shown on the Highway Plan, and section or quarter-section line collector roads within the subdivision in accordance with engineering plans approved by the road commissioner. Such engineering plans shall be limited to the design of improvements to be installed. Such streets and highways shall be shown as private and future streets on the final map, and shall have a minimum right-of-way of 40 feet;

C. Interior Roads. All other roads within the subdivision shall be contour-graded to 24 feet in width and of native soil roadway, and shall be shown on the final map as full-width private and future streets. Engineering plans showing future centerline grades and drainage information shall be submitted to the road commissioner for approval. Grading shall be done to the satisfaction of the advisory agency prior to filing the final map. If the subdivider elects not to grade prior to filing the final map, street grading shall be performed in accordance with the engineering plans approved by the road commissioner but shall be limited to a width of 24 feet;

D. Service Roads. Unless otherwise determined by the advisory agency, all service roads shall be shown on the final maps as future streets with widths as provided in Section 21.24.090;

E. Interior Future Streets. Interior future streets may be required in order to provide for the future development of lots within the subdivision;

F. Street Lights and Sidewalks. Street lights and sidewalks are not required. (Ord. 85-0168 § 17, 1985; Ord. 10382 § 5, 1971; Ord. 9721 § 14, 1969; Ord. 9404 § 11 (part), 1967; Ord. 8154 § 3, 1962; Ord. 7557 § 2, 1959; Ord. 4478 Art. 10 § 195, 1945.)

21.32.090 Paving for access strips. A. The advisory agency may require that single-access strips for flag lots be paved to a width of 15 feet or to full width, whichever is less, and that multiple-access strips be paved to a total width of 20 feet or to the full combined width of the access strips, whichever is less, with asphaltic concrete or portland cement concrete.

B. Such surfacing shall be installed in accordance with the specifications for driveway paving contained in Section 743.5 of the Zoning Ordinance (see Title 22 of this code).

C. The advisory agency may provide that a subdivider may submit a letter agreeing to the installation of such improvements in lieu of entering into an improvement agreement pursuant to the provisions of Section 21.32.020. (Ord. 10485 § 15, 1972; Ord. 4478 Art. 10 § 191.3, 1945.)

21.32.100 Improvements other than highways and street lights. In the event that fences, walls, water mains, sanitary sewers, other means of sewage disposal, or storm drains (other than structures incidental to road improvement) are installed or are to be installed as a part of the improvement of a division of land, plans, profiles, specifications and all necessary details of the proposed construction shall

be submitted to the county engineer not later than the time of submitting the final map or parcel map for checking, and shall be subject to final approval by the county engineer before such final map shall be transmitted to the board of supervisors for approval, or before the parcel map shall be transmitted for filing with the county recorder. Such plans, profiles and specifications shall show full details of the proposed improvement, which shall conform to the standards of the county of Los Angeles. Plans for sanitary sewers shall comply with the Sanitary Sewer and Industrial Waste Ordinance, set out at Division 2 of Title 20 of this code. Plans for other methods of sewage disposal shall comply with the Los Angeles County Plumbing Code, adopted May 29, 1933 and set out at Title 28 of this code. Plans for water mains and fire hydrants shall comply with Section 21.32.110. (Ord. 11665 § 49, 1978; Ord. 9071 § 15 (part), 1966; Ord. 7994 § 2, 1961; Ord. 7875 § 2, 1960; Ord. 7634 § 7 (part), 1959; Ord. 6093 § 2, 1952; Ord. 4478 Art. 10 § 196, 1945.)

21.32.110 Water mains, appurtenances and fire hydrants. A. The subdivider shall install, or agree to install, water mains and fire hydrants adequate for the domestic demands and general use of the lot owners and for fire protection to the division of land. This section shall not apply where all lots on the division of land map contain a minimum gross area of five acres, and the area is within a single-family residential or agricultural zone, or within a desert-mountain zone and used for residential or agricultural purposes.

B. The water mains, appurtenances and fire hydrants required by this section shall comply in all respects with all statutes, ordinances, rules and regulations applicable at the time of installation. Such water mains, appurtenances and fire hydrants also shall be designed and constructed to deliver the fire flow and domestic water demands as determined by the Los Angeles County forester and fire warden pursuant to the specifications of service, design and construction set out at Division 1 of Title 20 of this code, and in all other respects conform to Division 1 of Title 20 of this code.

C. On all final and parcel maps of five acre lot size or more, the following note shall be placed: "Further division of this property to lot sizes below five acres will require standard improvements be completed as a condition of approval. The improvements will include but not be limited to providing access, installation of water mains, appurtenances and fire hydrants, and conformance to standard Los Angeles County development standards." (Ord. 83-0179 § 1, 1983; Ord. 10382 § 4, 1971; Ord. 9404 § 11 (part), 1967; Ord. 9204 § 5, 1966; Ord. 9071 § 15 (part), 1966; Ord. 7994 § 1, 1961; Ord. 7875 § 1, 1960; Ord. 4478 Art. 10 § 192.4, 1945.)

21.32.120 Supplemental sewer or drainage improvements. Sanitary sewer or drainage improvements installed by the subdivider for the benefit of the division of land may be required to contain supplemental size, capacity, length, depth or number, or to be altered in location, for the benefit of property not within the division of land in order to facilitate the orderly development of the surrounding area in a manner consistent with the policies of the general plan. Such improvements shall be dedicated to the public. The board of supervisors shall enter into an agreement to provide for the payment of reimbursement to the subdivider and the collection of charges from the property benefited by the supplemental improvements, in conformance with applicable state laws. (Ord. 11665 § 50, 1978; Ord. 4478 Art. 10 § 196.1, 1945.)

21.32.130 Fences for watercourses or drainage facilities. If, by reason of the location, shape, slope, width, depth, velocity of water therein, or other characteristics of a watercourse or drainage facility on a dedicated easement the proposed development of the division of land makes necessary the fencing of such watercourse or drainage facility, and the advisory agency so finds, the subdivider shall improve such watercourse or drainage facility with a chain-link fence or equal, not less than five feet high. Such fence shall be provided with an adequate number of gates to permit access for cleaning and maintenance. There shall be no apertures below the fence large enough to permit a child to crawl under such fence. If any portion of the channel of such watercourse, or drainage facility constitutes any portion of the boundary of the division of land, the subdivider shall fence the side of such portion which is within the division of land. All other portions within the division of land shall be fenced on both sides of such watercourse, or drainage facility. (Ord. 11665 § 51, 1978: Ord. 9071 § 15 (part), 1966: Ord. 6093 § 3, 1952: Ord. 4478 Art. 10 § 196.4, 1945.)

21.32.140 Street lighting — Required when. Except as otherwise provided in this Title 21, the subdivider shall provide a street-lighting system in each division of land. Plans for street lights shall be submitted to the road commissioner in accordance with the Highway Permit Ordinance adopted May 28, 1940 and set out at Division 1 of Title 16 of this code. (Ord. 9721 § 13, 1969: Ord. 9071 § 15 (part), 1966: Ord. 8691 § 1, 1964: Ord. 6093 § 1 (part), 1952: Ord. 4478 Art. 10 § 192.5, 1945.)

21.32.150 Street lighting — Not required when. The requirement for street lighting systems as provided in Section 21.32.140 may be waived if the advisory agency finds that street lights will not be in keeping with the neighborhood pattern, or all lots in the division of land contain a net area of not less than 40,000 square feet and street lights are not necessary to serve such lots so as to maintain the continuity of an established neighborhood street-lighting pattern. (Ord. 9071 § 15 (part), 1966: Ord. 8691 § 2, 1964: Ord. 4478 Art. 10 § 192.6, 1945.)

21.32.160 Street tree planting. Except as otherwise provided in this section, a subdivider shall plant trees along the frontage of all lots shown on a final map or parcel map. The number, species, and location of such trees shall be as specified by the road commissioner. Tree planting is not required unless it is determined to be in the public interest:

A. Along a segment of a street or highway to which the right of direct access from abutting lots has been relinquished; and

B. Along streets and highways which are not improved with curbs. (Ord. 83-0163 § 6, 1983: Ord. 10486 § 11, 1972: Ord. 4478 Art. 10 § 193, 1945.)

21.32.170 Planting strips. The director of parks and recreation shall advise subdividers and their successors in interest in the selection and care of trees or shrubs to be planted in any required planting strip reservation on private property. (Ord. 4478 Art. 10 § 194, 1945.)

21.32.180 Sidewalks — Required when. Except as otherwise provided in this Title 21, the subdivider shall, as part of the improvement of the street or highway, install sidewalks not less than four feet wide:

- A. On both sides of entrance and collector streets within the division of land;
- B. On both sides of loop, interior and cul-de-sac streets;
- C. Along one side of service roads adjacent to abutting lots;
- D. Along highways shown on the Highway Plan where no service road is provided and the lots in the division of land take direct access to the highway;
- E. Along highways shown on the Highway Plan where necessary in order to provide for the safety and convenience of pedestrians. (Ord. 85-0168 § 18, 1985; Ord. 12408 § 3, 1981; Ord. 9071 § 15 (part), 1966; Ord. 7902 § 1 (part), 1960; Ord. 4478 Art. 10 § 196.6, 1945.)

21.32.190 Sidewalks — Not required when. The construction of sidewalks is not required where any one or more of the following conditions exist and the advisory agency so finds:

- A. Where all lots in the division of land contain a net area of not less than 15,000 square feet or have an average width of not less than 100 feet, except where sidewalks are necessary to serve such lots so as to maintain the continuity of the established neighborhood sidewalk pattern;
- B. The construction of sidewalks would be impractical because of topographical conditions or because of other physical obstacles;
- C. Sidewalks will not be in keeping with the neighborhood pattern;
- D. Sidewalks are not needed in, and will not benefit the area. (Ord. 12408 § 4, 1981; Ord. 9071 § 16, 1966; Ord. 7902 § 1 (part), 1960; Ord. 4478 Art. 10 § 196.8, 1945.)

21.32.195 On-site trees — Required when. In addition to the requirements of Section 21.32.160, the subdivider shall plant or cause to be planted one tree within the front yard of each parcel resulting from a residential division of land, as a condition of approval, subject to the director's approval of the location and species in consultation with the forester and fire warden. This requirement may be waived or modified by the advisory agency where it is found to be impractical due to topographic conditions, is not in keeping with the neighborhood pattern, or otherwise will not benefit the area. (Ord. 2000-0068 § 1, 2000.)

21.32.200 Major thoroughfare and bridge fees. A. A subdivider, as a condition of approval of a final map for property within an area of benefit, or a building permit applicant, as a condition of issuance of a building permit for property within an area of benefit, shall pay a fee as hereinafter established to defray the cost of constructing bridges over waterways, railways, freeways and canyons, and/or constructing major thoroughfares.

B. Definitions.

1. "Area of benefit" means a specified area wherein it has been determined that the real property located therein will benefit from the construction of a bridge and/or major thoroughfare.

2. "Bridge facilities" means any crossing for a highway or local road, involving a railway, freeway, stream or canyon, which is required by the General Plan in order to accommodate new urban development within the area of benefit.

3. "Construction" means and includes preliminary studies, design, acquisition of right-of-way, administration of construction contracts, and actual construction.

4. "Major thoroughfare" means those roads designated in the transportation element of the General Plan, the primary purpose of which is to carry through traffic and provide a network connecting to the state highway system.

5. The singular number includes the plural, and the plural the singular.

C. The provisions herein for payment of a fee shall apply only if the bridge and/or major thoroughfare has been included in an element of the General Plan adopted by the board of supervisors at least 30 days prior to the filing of a map or application for a building permit on land located within the boundaries of the area of benefit.

D. Payment of fees shall not be required unless any major thoroughfares are in addition to or a widening or reconstruction of any existing major thoroughfares serving the area at the time of the adoption of the boundaries of the area of benefit.

E. Payment of fees shall not be required unless any planned bridge facility is a new bridge serving the area or an addition to an existing bridge facility serving the area at the time of the adoption of the boundaries of the area of benefit.

F. 1. Action to establish an area of benefit may be initiated by the board of supervisors upon its own motion or upon the recommendation of the road commissioner.

2. The board of supervisors will set a public hearing for each proposed area benefitted. Notice of the time and place of said hearing, including preliminary information related to the boundaries of the area of benefit, estimated costs, and the method of fee apportionment, shall be given pursuant to Section 65905 of the Government Code.

G. 1. At the public hearing, the board of supervisors will consider the testimony, written protests and other evidence. At the conclusion of the public hearing, the board of supervisors may, unless a majority written protest is filed and not withdrawn, determined to establish an area of benefit. If established, the board of supervisors shall adopt a resolution describing the boundaries of the area of benefit, setting forth the cost, whether actual or estimated, and the method of fee apportionment. A certified copy of such resolution shall be recorded with the county recorder.

2. Such apportioned fees shall be applicable to all property within the area of benefit, and shall be payable as a condition of approval of a final map or as a condition of issuing a building permit for such property or portions thereof. Where the area of benefit includes lands not subject to the payment of fees pursuant to this section, the board of supervisors shall make provisions for payment of the share of improvement cost apportioned to such lands from other sources.

3. Written protest will be received by the clerk of the board of supervisors at any time prior to the close of the public hearing. If written protests are filed by the owners of more than one-half of the area of the property to be benefitted by the improvement, and sufficient protests are not withdrawn so as to reduce the area represented by the protests to less than one-half of the area to be benefitted, then the proposed proceedings shall be abandoned and the board of supervisors shall not, for one year from the filing of said written protests, commence or carry on any proceedings for the same improvement under the provisions of this section. Any protest may be withdrawn by the owner making the same, in writing, at any time prior to the close of the public hearing.

4. If any majority protest is directed against only a portion of the improvement, then all further proceedings under the provisions of this section to construct that portion of the improvement so protested against shall be barred for

a period of one year, but the board of supervisors shall not be barred from commencing new proceedings not including any part of the improvement so protested against. Such proceedings shall be commenced by a new notice and public hearing as set forth in subsection F above.

5. Nothing in this section shall prohibit the board of supervisors, within such one-year period, from commencing and carrying on new proceedings for the construction of an improvement or portion of the improvement so protested against if it finds, by the affirmative vote of four-fifths of its members, that the owners of more than one-half of the area of the property to be benefited are in favor of going forward with such improvement or portion thereof.

H. Fees paid pursuant to this section shall be deposited in a planned bridge facility and/or major thoroughfare fund. A fund shall be established for each planned bridge facility project and/ or each planned major thoroughfare project. If the benefit area is one in which more than one bridge and/or major thoroughfare is required to be constructed, a separate fund may be established covering all of the bridge projects and/or major thoroughfares in the benefit area. Moneys in such fund shall be expended solely for the construction or reimbursement for construction of the improvement serving the area to be benefited and from which the fees comprising the fund were collected, or to reimburse the county for the costs of constructing the improvement.

I. The board of supervisors may approve the acceptance of considerations in lieu of the payment of fees established herein.

J. The board of supervisors may approve the advancement of money from the general fund or road fund to pay the costs of constructing the improvements covered herein and may reimburse the general fund or road fund for such advances from planned bridge facility and/or major thoroughfare funds established pursuant to this section.

K. If a subdivider, as a condition of approval of a subdivision, is required or desires to construct a bridge and/or major thoroughfare, the board of supervisors may enter into a reimbursement agreement with the subdivider. Such agreement may provide for payments to the subdivider from the bridge facility and/or major thoroughfare fund covering that specific project to reimburse the subdivider for costs not allocated to the subdivider's property in the resolution establishing the area of benefit. If the bridge and/or major thoroughfare fund covers more than one project, reimbursements shall be made on a pro rata basis, reflecting the actual or estimated costs of the projects covered by the fund. (Ord. 82-0240 § 1, 1982; Ord. 82-0050 § 1, 1982.)

21.32.400 Fees for drainage facilities. A. A subdivider, as a condition of approval of a final map for property depicted within an adopted drainage plan, shall pay the fee as specified in the plan to defray the cost of constructing local drainage facilities serving the drainage area.

B. Definitions.

1. Construction includes preliminary studies, design, acquisition of right-of-way, administration of construction contracts, actual construction and incidental costs related thereto.

2. Local drainage facilities means those facilities, such as but not limited to, dams, retention basins, detention basins, debris basins, spreading grounds, injection wells, observation wells, pressure-reduction facilities, head-works, drains, tunnels, conduits, culverts, washes, swales, floodways, flow paths and channels, for the removal of surface and storm waters from local drainage areas which are described in an adopted drainage plan.

3. Drainage plan means a plan adopted by the board of supervisors

and incorporated hereinafter for a particular drainage area pursuant to Government Code Section 66483.

4. The singular number includes the plural, and the plural includes the singular.

C. The local drainage facilities shall be in addition to any existing drainage facilities serving the area at the time of the adoption of such a plan for the area.

D. Action to establish a drainage plan may be initiated by the board of supervisors upon its own motion or upon the recommendation of the director of public works.

E. Fees paid pursuant to this section shall be deposited in a planned local drainage facilities fund, and interest earned by the deposits shall also be distributed and deposited to the fund. A fund shall be established for each planned local drainage area. Moneys in such fund shall be expended solely for the construction or reimbursement for construction of the facilities serving the area and from which the fees comprising the fund were collected, or to reimburse the county for the costs of constructing the facilities.

F. The board of supervisors may approve the acceptance of consideration in lieu of the payment of the fee established herein.

G. The board of supervisors may approve the advancement of money from the general fund to pay the costs of constructing the facilities covered herein and may reimburse the general fund for such advances from local drainage facilities funds established pursuant to this section.

H. If a subdivider, as a condition of approval of a subdivision, is required or desires to construct a local drainage facility, the board of supervisors may enter into a reimbursement agreement with the subdivider. Such agreement may provide for payments to the subdivider from the fund covering that specific facility to reimburse the subdivider for costs not allocated to the subdivider's property in the resolution establishing the area. If the fund covers more than one facility, reimbursements shall be made on a pro-rata basis reflecting the actual or estimated costs of the facilities covered by the fund.

I. The following drainage plans for particular drainage areas are added by reference, together with all maps, fees and the provisions pertaining thereto:

Drainage Area Number	Drainage Area Name	Ordinance of Adoption	Date of Adoption
One (Ord. 88-0081 § 1, 1988; Ord. 87-0083 § 2, 1987; Ord. 87-0026 § 1, 1987.)	Antelope Valley	87-0083	June 23, 1987

Chapter 21.36

BONDS AND DEPOSITS

Sections:

- 21.36.010 Deposits and fees for plan check, inspection or review of final clearance documents.
- 21.36.020 Fee for excessive inspection requests.
- 21.36.040 Plan check and inspection deposits or fees — Payment of deficiencies.
- 21.36.050 Improvement agreement — Faithful performance bond requirements.
- 21.36.060 Water main installation — Exemptions to bond requirements.
- 21.36.070 Improvement agreement — Amounts.
- 21.36.080 Companies authorized to furnish bonds — Conditions.
- 21.36.090 Security for deferred setting of monuments.
- 21.36.100 Special assessment security.
- 21.36.110 Alternatives to faithful performance bond described — Procedures.
- 21.36.120 Reduction in bond or deposit on portion of work completed.
- 21.36.130 Refunds.
- 21.36.140 Forfeiture on failure to complete.
- 21.36.150 Delegation of authority.

21.36.010 Deposits and fees for plan check, inspection or review of final clearance documents. Before commencing any improvement or requesting the issuance of a final clearance, the subdivider shall pay the following to the director of public works:

A. The sum required by Section 21.44.075 of this code for all street lights or street light systems to be installed;

B. The sum required by Division 2 of Title 20 of this code, for all sewers and other improvements described in that division, to be constructed or installed;

C. The sum required by Sections 21.44.065 and 21.44.067 of this code for plan checking and inspection of all storm drain improvements to be constructed or installed, except for those inspected pursuant to subsection E of this section;

D. A sum estimated by the director of public works to cover the actual cost of plan checking and inspection of all improvements under his jurisdiction other than the improvements referred to in subsections A, B and C of this section and a sum estimated by the director of public works to cover the actual cost of reviewing documents for the issuance of a final clearance for compliance with tentative map conditions under his jurisdiction. This section shall not affect the requirements for deposits or fees as may be prescribed in any other ordinance. This subsection applies to all tract maps, parcel maps, waivers, or certificates of compliance processed by the director of public works;

E. The fee for the inspection of all highway or street improvements, including drainage structures determined by the director of public works to be incidental thereto. This fee shall be based on the estimated construction cost and calculated in accordance with the following schedule:

Estimated Construction Cost		Base Fee Plus Percent of Construction Cost
\$ 0.00 —	\$ 1,625.00	\$ 260.00
1,626.00 —	20,000.00	260.00 + 16.00 percent of excess over \$ 1,625.00
20,001.00 —	100,000.00	3,200.00 + 9.00 percent of excess over 20,000.00
100,001.00 —	500,000.00	10,400.00 + 4.75 percent of excess over 100,000.00
500,001.00 —	and up	29,400.00 + 2.50 percent of excess over 500,000.00

The foregoing fee shall be reviewed annually by the director of public works. Beginning on July 1, 1997, and thereafter on each succeeding July 1st, the amount of each fee shall be adjusted as follows: Calculate the percentage movement between April of the previous year and March of the current year in the Consumer Price Index (CPI) for all urban consumers in the Los Angeles, Anaheim, and Riverside areas, as published by the United States Government Bureau of Labor Statistics, adjust each fee by said percentage amount and round up to the nearest dollar. Provided, however, no adjustment shall decrease any fee and no fee shall exceed the reasonable cost of providing services. When it is determined that the amount reasonably necessary to recover the cost of providing services is in excess of this adjustment, the director of public works may present fee proposals to the board of supervisors for approval. (Ord. 96-0059 § 1, 1996: Ord. 12392 § 3, 1981: Ord. 11169 § 1, 1975: Ord. 6347 § 1 (part), 1954: Ord. 4478 Art. 11 § 211, 1945.)

21.36.020 Fee for excessive inspection requests. Should the cost of inspecting any improvement, for which fees are set in accordance with Section 21.36.010, exceed 135 percent of the established fee and the work has not been completed, and the director of public works determines that the cause of the inspection cost overrun is the result of the actions of the subdivider and/or his contractor(s) and/or subcontractor(s), then the director may require that the subdivider pay additional inspection fees for the facility being inspected in the amount equal to the actual cost incurred. (Ord. 96-0059 § 3, 1996.)

21.36.040 Plan check and inspection deposits or fees — Payment of deficiencies. If any deposit or fee made pursuant to Section 21.36.010 is less than sufficient to pay all of the costs of plan checking or inspection, the subdivider, upon demand of the Director of Public Works, shall pay an amount equal to the deficiency. If the subdivider fails or refuses to pay such deficiency upon demand, the county may recover the same by action in any court of competent jurisdiction. Until such deficiency is paid in full the improvement shall be considered uncompleted. (Ord. 96-0059 § 4, 1996: Ord. 11169 § 2, 1975: Ord. 4478 Art. 11 § 214, 1945.)

21.36.050 Improvement agreement — Faithful performance bond requirements. The agreement referred to in Chapter 21.32 shall be accompanied by:

A. A faithful performance bond guaranteeing the faithful performance of all work, the inspection of which is the duty of the county engineer, in a penal sum which, in the opinion of the county engineer equals the cost thereof, except for monumentation work. In the case of monumentation, the agreement shall be accompanied by money, negotiable bonds, savings and loan shares, or instruments of credit guaranteeing the faithful performance of the work;

B. A faithful performance bond guaranteeing the faithful performance of all work, the inspection of which is the duty of the road commissioner, in a penal sum which, in the opinion of the road commissioner, equals the cost thereof. (Ord. 11665 § 54, 1978; Ord. 4478 Art. 11 § 215, 1945.)

21.36.060 Water main installation — Exemptions to bond requirements. If the subdivider shows to the satisfaction of the county engineer that he has entered into a contract with a water utility, as defined in the water ordinance set out at Division 1 of Title 20 of this code, to construct water mains as required by this Title 21, which contract makes the county of Los Angeles a party thereto and provides that such contract may not be modified or rescinded without the consent of the county except as required by the Public Utilities Commission, and has deposited with such water utility security for the payment of such water utility which the county engineer finds adequate, the subdivider need not accompany his agreement to install such water mains with a faithful performance bond or a labor and materials bond. The county engineer is hereby authorized to execute said contract on behalf of the county of Los Angeles. (Ord. 83-0020 § 4, 1983; Ord. 11665 § 55, 1978; Ord. 7994 § 3, 1961; Ord. 4478 Art. 11 § 215.1, 1945.)

21.36.070 Improvement agreement — Amounts. Improvement security shall be for the following amounts unless otherwise stated in this Title 21:

A. An amount estimated by the county to be equal to the cost of improvements covered by the security, guaranteeing the faithful performance of the improvement work, plus an amount equal to the cost of inspecting the improvement work; plus an amount estimated by the county to be necessary for the guarantee and warranty of the work for a period of one year following the completion and acceptance thereof against any defective work or labor done, or defective materials furnished.

B. An amount estimated by the county to be equal to 50 percent of the cost of the improvements covered by the security, securing payment to contractors and subcontractors and to all persons renting equipment or furnishing labor or materials to them. (Ord. 11665 § 57, 1978; Ord. 4478 Art. 11 § 215.7, 1945.)

21.36.080 Companies authorized to furnish bonds — Conditions. All tax bonds furnished under authority of the Subdivision Map Act, and all faithful performance bonds referred to in this chapter shall be:

A. Furnished by a surety company authorized to write the same in the state of California; and

B. Subject to the approval and acceptance by the clerk of the board of supervisors. (Ord. 83-0020 § 5, 1983; Ord. 11665 § 58, 1978; Ord. 4478 Art. 11 § 216, 1945.)

21.36.090 Security for deferred setting of monuments. The agreement referred to in Section 21.20.070 shall be accompanied by money, negotiable bonds, savings and loan shares, or instruments of credit in a penal sum which, in the opinion of the county engineer, equals the cost of setting such monuments, guaranteeing the faithful performance of all such work of setting monuments and furnishing notes, and in every respect complying with such agreement. A labor and materials security shall not be required. (Ord. 11665 § 56, 1978; Ord. 6721 § 1 (part), 1955; Ord. 5883 § 5, 1952; Ord. 4478 Art. 11 § 215.5, 1945.)

21.36.100 Special assessment security. The security required for unpaid special assessments by Section 66493(c) of the Subdivision Map Act shall be money, negotiable bonds, savings and loan shares or instruments of credit, and shall comply with Section 21.36.110. (Ord. 11665 § 59, 1978; Ord. 4478 Art. 11 § 216.1, 1945.)

21.36.110 Alternatives to faithful performance bond describe — Procedures. In lieu of any faithful performance bond required by this chapter, including the bond required by Sections 21.36.090 and 21.36.100, the subdivider may deposit with the county engineer, director of parks and recreation, and/or road commissioner, on behalf of the board of supervisors, a sum of money or negotiable bonds, or savings and loans certificates or shares equal to the required amount of the improvement security for the faithful performance thereof. If the subdivider deposits savings and loan certificates or shares, he also shall assign such certificates and shares to the county of Los Angeles, and such deposit and assignment shall be subject to all of the provisions and conditions of Chapter 4.36 of this code. Instruments of credit, pursuant to Section 66499 (a) (3) of the Subdivision Map Act, may also be furnished in lieu of any faithful performance security required by this chapter. (Ord. 90-0068 § 2, 1990; Ord. 83-0020 § 6, 1983; Ord. 11665 § 60, 1978; Ord. 9523 § 1, 1968; Ord. 7876 § 1 (part), 1960; Ord. 4478 Art. 11 § 217, 1945.)

21.36.120 Reduction in bond or deposit on portion of work completed. A. When any portion of an improvement has actually been fully completed, the county engineer, director of parks and recreation, and/or road commissioner whose duty it is to inspect such improvement may, in his discretion, authorize from time to time a reduction in the bonds or instruments of credit, or a partial withdrawal of funds, or a partial reassignment and withdrawal of savings and loan certificates or shares, which bonds, instruments of credit, funds, certificates or shares were deposited in lieu of a faithful performance bond required by this chapter, equal to the estimated cost of such completed portion.

B. This section does not authorize a reduction or withdrawal for partial completion of any or all of such improvement. (Ord. 83-0020 § 7, 1983; Ord. 9523 § 1 (part), 1968; Ord. 7876 § 1 (part), 1960; Ord. 4478 Art. 11 § 218, 1945.)

21.36.130 Refunds. The county shall refund unused deposits as provided in Division 1 or Division 2 of Title 20, on water and sewers, respectively. In all cases not covered by either Division 1 or Division 2 of Title 20, if the actual cost of inspection is less than the amount deposited, the county shall refund to the applicant any amount still remaining in the same manner as provided by law for the repayment of trust moneys. (Ord. 6347 § 1 (part), 1954; Ord. 4478 Art. 11 § 212, 1945.)

21.36.140 Forfeiture on failure to complete. Upon the failure of a subdivider to complete any improvement within the time specified in an agreement, the county engineer, the director of parks and recreation, and/or the road commissioner may, upon notice in writing of not less than 10 days, served upon the person, firm or corporation signing such contract, or upon notice in writing of not less than 20 days served by certified mail addressed to the last known address of the person, firm or corporation signing such contract, determine that said improvement work or any part thereof is uncompleted, and may cause to be forfeited to the County such portion of said sum of money or bonds given for the faithful performance of said work, or may cash any savings and loan certificates or shares deposited and assigned to assure faithful performance of said work in such amount as may be necessary to complete such improvement work. The county counsel shall take legal action required for the enforcement of subdivision improvement agreements when requested to do so by the county engineer, the director of parks and recreation, and/or the road commissioner. (Ord. 83-0020 § 8, 1983; Ord. 10382 § 6, 1971; Ord. 7876 § 1 (part), 1960; Ord. 4478 Art. 11 § 219, 1945.)

21.36.150 Delegation of authority. A. The board of supervisors hereby delegates to the county engineer, the director of parks and recreation, and the road commissioner the authority to extend the time for completion of the improvement, and accept the completed work and release improvement agreements, and accept, reduce the securities amount, exonerate and forfeit securities posted for the installation of improvements required for tract and parcel maps. The board of supervisors further delegates to the county engineer, the director of parks and recreation, and the road commissioner the authority to declare in default any agreement submitted to guarantee the performance of any act relating to tract and/or parcel maps.

B. The county engineer, the director of parks and recreation, and the road commissioner shall, on behalf of the county of Los Angeles, approve work that has been satisfactorily completed in accordance with the appropriate plans and specifications and/or any agreement submitted pursuant to Section 21.32.020. They shall also accept for public use, as appropriate, all subdivision improvements constructed as part of said work. (Ord. 83-0020 § 9, 1983.)

Chapter 21.38

VESTING TENTATIVE MAP

Sections:

- 21.38.010 Application.
- 21.38.020 Processing.
- 21.38.030 Fees required.
- 21.38.040 Additional contents.
- 21.38.050 Expiration.
- 21.38.060 Vesting on approval of vesting tentative map.
- 21.38.070 Development inconsistent with zoning — Conditional approval by advisory agency.
- 21.38.080 Applications inconsistent with existing policies.

21.38.010 Application. When a provision of this Title 21 or Title 22 requires the filing of a tentative tract map or a tentative minor land division map, as defined in this Title 21, the subdivider may instead file a vesting tentative map in accordance with the provisions of this Title 21. The filing of a vesting tentative map is at the exclusive option of the subdivider and shall not be a prerequisite to any proposed subdivision or an application for development. (Ord. 88-0052 § 1, 1988; Ord. 86-0040 § 2 (part), 1986).

21.38.020 Processing. A vesting tentative map shall be filed in the same form, possess the same contents and be processed in the same manner as a tentative tract map or a tentative minor land division map whichever is applicable, including, but not limited to, criteria for rejection, dedications and the imposition of conditions, except as hereinafter provided. (Ord. 86-0040 § 2 (part), 1986).

21.38.030 Fees required. Upon filing a vesting tentative map, the subdivider shall pay the filing fee required for the filing of a tentative tract map as contained in Section 21.40.090 or a tentative minor land division map as contained in Section 21.48.030. (Ord. 86-0040 § 2 (part), 1986).

21.38.040 Additional contents. At the time a vesting tentative map is filed, it shall contain on its face in a conspicuous manner the words "Vesting Tentative Map." The subdivider shall provide the information and documents required in Sections 21.40.040, 21.48.040 and 21.48.050. (Ord. 86-0040 § 2 (part), 1986).

21.38.050 Expiration. An approved or conditionally approved vesting tentative map for a tract or for a minor land division shall be effective for the periods of time as provided for in Sections 21.40.180 and 21.48.120, respectively, of this Title 21. (Ord. 86-0040 § 2 (part), 1986).

21.38.060 Vesting on approval of vesting tentative map. A. The approval or conditional approval of a vesting tentative map by the advisory agency shall establish a vested right to proceed with applicable ordinances and general and specific plans in effect at the date the accompanying application is deemed complete, pursuant to Government Code Section 65943 in accordance with Sections 66474.2 and 66498.1 of said Government Code.

B. Notwithstanding the above provisions, a permit, approval, time extension and/or entitlement may be made conditioned or denied if any of the following are determined by the local agency:

1. Failure to do so would place the residents of the subdivision or the immediate community, or both, in a condition dangerous to their health or safety; or

2. The condition or denial is required in order to comply with the mandates of either state or federal law.

C. The vested rights created herein by the approval or conditional approval of a vesting tentative map shall lapse, expire and be of no force and effect if the final map, parcel map or grant of waiver is not approved by the legislative body, advisory agency or other entity authorized to grant approval prior to the time limits set forth in Section 21.38.050. If a final map, parcel map or grant of waiver is approved in compliance with said section, these vested rights shall be effective for an initial period of not to exceed one year thereafter. Prior to the expiration of the initial one-year period, the subdivider may apply for an additional one-year extension of the period of the vested right to the advisory agency. If the extension is denied, the subdivider may appeal the denial to the board of supervisors within 15 days after the action of the advisory agency.

D. Where several final maps, parcel maps or grants of waiver are recorded on various phases of a development project covered by a single vesting tentative map, the aforesaid one-year time period shall run for each phase when the final map, parcel map or grant of waiver for that phase is recorded. The subdivider may file for a one-year extension as provided for in subsection C and appeal the denial of same in accordance therewith.

E. Where a complete application for a building permit is submitted by the subdivider within the time periods set forth above, the vested rights conferred by this chapter shall continue in full force and effect until the expiration of that permit, or any valid extension of the permit which may be granted by the department of public works.

F. The precise amount of fees required to be paid as a condition precedent to recording a map and/or completing a development shall be the amount in effect at the time of payment of fees. (Ord. 86-0040 § 2 (part), 1986).

21.38.070 Development inconsistent with zoning — Conditional approval by advisory agency. When a subdivider files a vesting tentative map for a subdivision whose proposed development is inconsistent with the Zoning Ordinance in existence at the time of filing, said inconsistency shall be so noted on the map. The advisory agency may deny such a vesting tentative map or may approve it conditioned on the subdivider obtaining the necessary change in the Zoning Ordinance in order to eliminate the inconsistency. If the change in the Zoning Ordinance is obtained, the approved or conditionally approved vesting tentative map shall confer the vested right to proceed with the development in substantial compliance with the change in the ordinance and the map as approved by the Advisory Agency. (Ord. 86-0040 § 2 (part), 1986).

21.38.080 Applications inconsistent with existing policies. Notwithstanding any provision of this Title 21, a property owner may seek approval for development which departs from the ordinances, policies and standards described in Section 66474.2 of the Government Code. The advisory agency may grant approval for such development, but only to the extent that said departure is authorized under applicable law. (Ord. 86-0040 § 2 (part), 1986).

Chapter 21.40
TENTATIVE MAPS

Sections:

- 21.40.010 Preparation and processing.
- 21.40.020 Submission for approval required when.
- 21.40.025 Los Angeles County Flood Control District to act as consultant.
- 21.40.030 Preparation by civil engineer or surveyor.
- 21.40.040 Contents — Information and documents required.
- 21.40.050 Map number.
- 21.40.060 Size and scale.
- 21.40.070 Identity of subdivider.
- 21.40.080 Soils report.
- 21.40.110 Matters required to complete submittal and filing.
- 21.40.120 Access to property.
- 21.40.140 Submission of copies.
- 21.40.150 Distribution of copies.
- 21.40.160 Advisory agency determination authority.
- 21.40.170 Rejection where use prohibited.
- 21.40.180 Duration of approval — Extensions.

21.40.010 Preparation and processing. The preparation and processing of tentative minor land division maps shall be carried out in accordance with the provisions of Chapter 21.48. All other tentative maps shall be prepared and processed in accordance with this Chapter 21.40. (Ord. 11665 § 23, 1978; Ord. 9404 § 8 (part), 1967; Ord. 4478 Art. 6 § 81, 1945.)

21.40.020 Submission for approval required when. A tentative map shall be submitted to the advisory agency and approved in accordance with the provisions of the Subdivision Map Act and of this Title 21 prior to the submission for approval of a parcel map or final map of a subdivision or of a reversion to acreage of land previously subdivided. (Ord. 11665 § 24, 1978; Ord. 10965 § 11, 1974; Ord. 4478 Art. 6 § 82, 1945.)

21.40.025 Los Angeles County Flood Control District to act as consultant.
A. The Los Angeles County Flood Control District shall act as a consultant to the department of regional planning and consider all applications for a subdivision relating to flood control and flood hazard identification, avoidance and mitigation in all areas delineated on maps furnished to the department.

B. The District shall provide the department of regional planning with a series of maps delineating areas subject to flood, mud and debris hazards. The maps shall be prepared by the District, shall be based upon the best currently available information, and shall be updated at least annually.

C. The department of regional planning shall consult with the District with respect to such application affecting property in the hazard areas delineated on the maps.

D. The District shall prepare written reports of its examination of each application affecting property in the hazard areas delineated on the maps.

E. The reports shall be considered by the department, the advisory agency and the board of supervisors in acting upon the applications. The actions upon the applications shall be supported in writing. (Ord. 85-0194 § 3 (part), 1985; Ord. 12291 § 1, 1980; Ord. 4478 Art. 6 § 83, 1945.)

21.40.030 Preparation by civil engineer or surveyor. A tentative map shall be prepared by a registered civil engineer or licensed surveyor. (Ord. 7776 § 1 (part), 1960; Ord. 4478 Art. 6 § 88, 1945.)

21.40.040 Contents — Information and documents required. A. The tentative map shall show and contain, or be accompanied by, the following matters as an aid to the advisory agency in its consideration of the design of the division land:

1. The map number;
2. Sufficient legal description of the land as to define the boundaries of the proposed division of land;
3. Name and address of subdivider and of registered civil engineer or licensed surveyor who prepared the tentative map;
4. The locations, names and existing widths of all adjoining highways, streets or ways;
5. The width and approximate grades of all highways, streets and ways within such proposed division of land;
6. The widths and approximate locations of all existing and proposed easements, whether public or private, including but not limited to those for roads, drainage, sewage disposal, fire fighting access and public utility purposes. The subdivider or his agent shall certify by an affidavit or by a declaration made under penalty of perjury pursuant to Section 2015.5 of the Code of Civil Procedure that all existing easements of record are shown on the tentative map;
7. Approximate radius of all curves;
8. The approximate lot layout and the approximate dimensions of each lot;
9. Approximate locations of all areas subject to inundation or stormwater overflow, and the locations, widths and directions of flow of all watercourses;
10. Source of water supply, if any;
11. Proposed method of sewage disposal. Where public sewers are not available and where private sewage disposal systems will be utilized, the results of percolation tests shall be submitted in accordance with the recommendations of the health officer. The location of any existing sewage disposal system which is proposed to remain in the division of land shall be shown on the tentative map;
12. The proposed use of the property, including the number of dwelling units contained in each of the following:
 - a. Detached single-family residences;
 - b. Attached single-family residences (townhouses), two-family residences and/or apartment houses containing fewer than five dwelling units;
 - c. Apartment houses containing five or more dwelling units; and
 - d. Mobile homes;

13. Proposed public areas, if any;
 14. Approximate contours at sufficient intervals to determine existing topography and all proposed grading. Proposed grading shall be shown in a manner that clearly demonstrates compliance with Appendix Chapter 33 (of Title 26 of the Los Angeles County Code);
 15. Date, North point and scale;
 16. Number for each lot;
 17. Approximate location of each area covered by trees, with a statement of the nature of the cover and the kind and approximate location of all trees standing within the boundaries of the proposed public rights-of-way;
 18. Approximate location and outline to scale of each building or structure which is not to be moved in the development of the division of land;
 19. Each street shown by its actual street name or by temporary name or letter for purposes of identification until the proper name of such street is determined;
 20. When required by the county engineer, a geological report, prepared by an engineering geologist certified by the State Board of Registration for Geologists of the State of California, which states whether or not the property to be divided is subject to an existing or potential geological hazard and which discusses how geological conditions will affect the proposed development. The report shall be submitted in hardcopy format and also in an electronic version on a compact disc in Adobe® Portable Document Format (PDF) with searchable text. The report shall include the engineering geologist's seal, signature, license number, and the date on which the engineering geologist signed and affixed his or her seal to the report;
 21. In a division of land consisting of a condominium project as defined in Section 1350 of the Civil Code, a community apartment project as defined in Section 11004 of the Business and Professions Code, or a lease project as defined in this Title 21, a tentative map shall comply with the requirements of Section 21.16.015. In a mobile home division of land, as defined in this Title 21, a tentative map shall show the general location of all buildings, structures and mobile home spaces to be maintained or constructed, and the means of access thereto;
 22. A written statement by the registered civil engineer or land surveyor as to whether or not he will set boundary monuments prior to filing with the county recorder of the final map;
 23. A statement of the existing zoning and, if a zone change is proposed, the requested zoning for all real property within the division of land;
 24. A vicinity map showing the location of the division in relating to the nearest existing cross streets;
 25. Three prints of the most recent assessor Map Book page or pages covering the proposed division of land;
 26. Such other information as the advisory agency may require.
- B. If it is impossible or impracticable to place upon the tentative map any matter required by this section, such information shall be submitted with the map. (Ord. 2005-0058 § 1, 2005; Ord. 2002-0009 § 3, 2002; Ord. 85-0009 § 1, 1985; Ord. 82-0258U § 3, 1982; Ord. 11904 §§ 2 — 6, 1979; Ord. 11681 § 4, 1978; Ord. 11127 § 3, 1975; Ord. 10382 § 2, 1971; Ord. 9071 § 9 (part), 1966; Ord. 8822 § 3, 1965; Ord. 8792 § 3, 1965; Ord. 8500 § 3, 1963; Ord. 7776 § 2, 1960; Ord. 7646 § 2, 1959; Ord. 7634 § 6, 1959; Ord. 4478 Art. 6 § 94, 1945.)

21.40.050 Map number. The county engineer shall assign all map numbers for tentative, final and parcel maps. Before submitting a tentative map, the registered civil

engineer or licensed surveyor shall obtain a map number from the county engineer. (Ord. 10382 § 1, 1971; Ord. 9721 § 7, 1969; Ord. 9071 § 7 (part), 1966; Ord. 7646 § 1, 1959; Ord. 4478 Art. 6 § 91, 1945.)

21.40.060 Size and scale. Each tentative map shall be eight inches by 12 inches, or any multiple thereof, and shall be drawn to such scale as to clearly show the details of the plan thereon. Wherever practicable, such scale shall be a scale of one inch to 100 feet. (Ord. 4478 Art. 6 § 92, 1945.)

21.40.070 Identity of subdivider. When a tentative map is submitted, the advisory agency may require the subdivider to show any of the following:

A. That he is the owner of the property shown on the map as proposed for the division of land;

B. That he has an option or contract to purchase the property or that portion of which he is not the owner;

C. That he is the authorized agent of one who can comply with the requirements of subsection A or B of this section. (Ord. 85-0194 § 3 (part), 1985; Ord. 9071 § 8, 1966; Ord. 4478 Art. 6 § 93, 1945.)

21.40.080 Soils report. A. The subdivider shall submit a preliminary soils report with each tentative map when required by the county engineer.

B. The report shall be prepared by a registered civil engineer and be based upon adequate test borings or excavations.

C. The report shall be submitted in hardcopy format and also in an electronic version on a compact disc in Adobe® Portable Document Format (PDF) with searchable text. The report shall include the civil engineer's seal, signature, license number, and the date on which the civil engineer signed and affixed his or her seal to the report. (Ord. 2005-0058 § 2, 2005; Ord. 11665 § 25, 1978; Ord. 4478 Art. 6 § 94.1, 1945.)

21.40.110 Matters required to complete submittal and filing. A. For a tentative map to be deemed submitted and filed, the following matters must be completed and received:

1. All documentation required by the director of planning for the preparation of the environmental assessment;

2. The matters required by Sections 21.16.015, 21.40.040, 21.48.040 and 21.48.050; and

3. The fees paid in accordance with Section 21.62.080.

B. The time periods specified in Section 21.48.090 and Section 66452.1 of the Subdivision Map Act shall not commence until the tentative map submission and filing have been completed. (Ord. 2003-0017 § 5, 2003; Ord. 2002-0009 § 4, 2002; Ord. 11904 § 1, 1979; Ord. 4478 Art. 6 § 89.1, 1945.)

21.40.120 Access to property. The advisory agency may require as a condition of approval of a tentative map that the subdivider produce evidence that the property as divided will have access to a public street or highway. (Ord. 9721 § 9, 1969; Ord. 4478 Art. 6 § 98.3, 1945.)

21.40.140 Submission of copies. The subdivider shall submit to the advisory agency as many copies of a tentative map as are required by the agency. (Ord. 9071 § 9 (part), 1966; Ord. 4478 Art. 6 § 95, 1945.)



21.40.150 Distribution of copies. Upon the submission to the advisory agency of a tentative map and the requisite number of copies thereof, the said agency shall transmit copies thereof to members of the subdivision committee as listed in Section 21.12.010 and to other agencies having an interest in the proposed division of land. (Ord. 9071 § 9 (part), 1966: Ord. 7634 § 7 (part), 1959: Ord. 4478 Art. 6 § 96, 1945.)

21.40.160 Advisory agency determination authority. The advisory agency is authorized to approve, conditionally approve, or disapprove tentative maps, and to exercise the responsibilities of the board of supervisors under the provisions of Sections 66473.5, 66474, 66474.1 and 66474.6 of the Subdivision Map Act. (Ord. 11665 § 26, 1978: Ord. 9071 § 9 (part), 1966: Ord. 8154 § 1, 1962: Ord. 4478 Art. 6 § 97, 1945.)

21.40.170 Rejection where use prohibited. The advisory agency and the board of supervisors may reject a tentative map if the only practical use which can be made of the property as proposed to be divided is a use prohibited by any ordinance, statute, law, or other valid regulation. (Ord. 85-0194 § 3 (part), 1985: Ord. 9071 § 11 (part), 1966: Ord. 4478 Art. 6 § 98, 1945.)

21.40.180 Duration of approval — Extensions. A. The approval of a tentative map shall be effective for a period of two years.

B. The advisory agency may grant one or more extensions to the terms of approval of a tentative map. Each extension shall be for no more than one year and the sum of such extensions shall not exceed three years. The subdivider shall submit a written request to the advisory agency for such extension before expiration of the map.

C. If the advisory agency denies the subdivider's application for an extension, the subdivider may appeal to the legislative body within 15 days after the action of the advisory agency. (Ord. 92-0035 § 1, 1992: Ord. 87-0170 § 1, 1987: Ord. 86-0040 § 3 (part), 1986: Ord. 82-0255 § 4, 1983: Ord. 82-0197 § 1, 1982: Ord. 11665 § 28, 1978: Ord. 10382 § 3, 1971: Ord. 9071 § 11 (part), 1966: Ord. 8154 § 2 (part), 1962: Ord. 4478 Art. 6 § 98.1, 1945.)

Chapter 21.44

FINAL MAPS AND PARCEL MAPS

Parts:

1. General Requirements
2. Mapping Specifications

Part 1

GENERAL REQUIREMENTS

Sections:

- 21.44.010 Separated parcels — Restrictions.
- 21.44.020 Evidence of title.
- 21.44.030 Prints — Number required — Distribution.
- 21.44.040 Reports to county engineer.
- 21.44.050 Matters required for submittal.
- 21.44.055 Digital graphic file.
- 21.44.056 Warning regarding use of digital graphic files.
- 21.44.060 Filing fees — Payment, deposit, use and refund conditions.
- 21.44.065 Hydrology study and storm drain improvement plan checking fees.
- 21.44.067 Fee for inspection of storm drain improvements.
- 21.44.070 Street improvement plan checking fees.
- 21.44.075 Street lighting plan checking fees.
- 21.44.077 Data conversion fee.
- 21.44.078 Implementation of fees.
- 21.44.079 Annual fee increase.
- 21.44.080 Parcel map processing fees.
- 21.44.090 Tract map processing fees.
- 21.44.095 Refund of fees or deposits.

21.44.010 Separated parcels — Restrictions. No land shall be divided on any single map when such land is separated or divided into two or more parcels or portions by any parcel of land other than a street, alley, railroad right-of-way, public utility right-of-way, or flood control right-of-way, and when such land is so separated, each parcel or portion thereof, if divided, shall be divided as a separate parcel and shown on a separate map. (Ord. 9071 § 13 (part), 1966; Ord. 4478 Art. 8 § 131, 1945.)

21.44.020 Evidence of title. The evidence of title required by Section 66465 of the Subdivision Map Act shall be a certificate of title or a policy of title insurance issued by a title company authorized by the laws of the state of California to write the same, showing the names of all persons having any record title interest in the land to be subdivided, together with the nature of their respective interests therein. In the event that any dedication is to be made for public use of any property shown on any such final map of land in unincorporated territory of the county of Los Angeles, the said certificate of title or policy of title insurance shall be issued

for the benefit and protection of the county of Los Angeles. Such certificate or policy shall be dated and delivered upon request of the county surveyor when such final map is ready for recordation. (Ord. 11665 § 32, 1978; Ord. 4478 Art. 8 § 134, 1945.)

21.44.030 Prints—Number required—Distribution. Upon the submission of a final map or parcel map to the county engineer, it shall be accompanied by as many prints thereof as may be required by the county engineer, who shall transmit them to the members of the subdivision committee. (Ord. 9071 § 13 (part), 1966; Ord. 7634 § 7 (part), 1959; Ord. 4478 Art. 8 § 132, 1945.)

21.44.040 Reports to county engineer. Each officer or department, within 15 days after the receipt of a print of a final or parcel map, shall report in writing to the county engineer as to the compliance or noncompliance of such map with law as to the matters coming under his or its jurisdiction, together with a statement of the changes necessary thereon to cause such map to comply with the law. (Ord. 9071 § 13 (part), 1966; Ord. 4478 Art. 8 § 133, 1945.)

21.44.050 Matters required for submittal. At the time of submittal of the final tract map or parcel map, or prints thereof, the following matters shall be submitted to the county engineer as an aid in the processing of the final maps:

- A. Complete copies of all deeds referenced on the map or required for the interpretation of deeds referenced on the map;
- B. Complete copies of all field-book pages referenced on the map;
- C. Complete copies of all other documents and information referenced on the map;
- D. Mathematical traverses, in a form acceptable to the county engineer, of the boundary of the division of land, block boundaries, not-a-part areas, centerline loops, and each lot or parcel shown on the map;
- E. A print of the most recent assessor Map Book page or pages covering the proposed division of land. (Ord. 11904 § 7, 1979; Ord. 4478 Art. 8 § 136.2, 1945.)

21.44.055 Digital graphic file. The following shall be required upon submittal of final tract maps and final parcel maps for recordation:

- A. Submittal of the final map to the county engineer in a digital graphic file format which the county engineer determines is acceptable for direct entry into the county-wide precise mapping database; or
- B. Payment of the applicable data conversion fee to the county engineer pursuant to Section 21.44.077 of this code. (Ord. 99-0080 § 1, 1999.)

21.44.056 Warning regarding use of digital graphic files. Any person using the county-wide precise mapping database (CPMD) or any computer data media generated by the CPMD to produce a map and any person copying a map so produced, shall cause the following to appear prominently on the face of any such map or copy:

WARNING: This map was created from the Los Angeles County County-wide Precise Mapping Database, which is designed and operated solely for the convenience of the County and related public agencies. The County does not warrant the accuracy of this map, and no decision which might create a risk of economic loss or physical injury should be made in reliance thereon.

(Ord. 99-0080 § 2, 1999.)

21.44.060 Filing fees—Payment, deposit, use and refund conditions. A. Upon the submission of a final map or parcel map, the subdivider shall deposit with the county engineer a sum of money equal to the amount required by law for the filing of such map, which money shall be deposited in a trust fund for that purpose, and upon the filing of such map in the office of the county recorder, such money shall be used by the county engineer in payment of the fee for the filing of such map.

B. In the event that the subdivider abandons his intention to cause such map to be filed, and so notifies the county engineer of such fact in writing, such money shall be returned to the subdivider who deposited the same.

C. All moneys paid out of such trust fund shall be paid by warrant of the county auditor which shall be drawn upon the requisition of the county engineer. (Ord. 9071 § 13 (part), 1966: Ord. 4478 Art. 8 § 135, 1945.)

21.44.065 Hydrology study, storm drain improvement, grading, and landscape plan checking fees.* A. Where the director of public works is required to check a hydrology study, storm drain improvement plan, grading plan, or landscape plan, in connection with a parcel map, tract map, conditional use permit or other permit required by Title 22 of the Los Angeles County Code (as specified in Section 22.60.137), the subdivider/applicant shall pay a plan checking fee to the director of public works in addition to all other fees and charges required by law. These fees, payable upon submission of the plans for checking by the director of public works, shall be as follows:

1. Hydrology Studies.

a. A fee for each study (including up to three reviews) that has no detention/retention facilities calculated as follows:*

Residential projects with 1—10 proposed lots, and commercial projects with up to 30 parking spaces*	\$2,688.00
Residential projects with 11—30 proposed lots, and commercial projects with 31 to 50 parking spaces*	\$3,905.00
Residential projects with 31—60 proposed lots, and commercial projects with 51 to 70 parking spaces*	\$5,222.00
Residential projects with 61—100 proposed lots, and commercial projects with 71 to 100 parking spaces*	\$6,844.00
Residential projects with over 100 proposed lots, and commercial projects with more than 100 parking spaces*	\$8,567.00

* Add an additional \$1,520.00 if an adopted floodplain or a flood hazard is delineated on the property covered by the study.

- b. A fee of \$9,986.00 for each study including up to three reviews that includes detention/retention facilities;
- c. A resubmittal fee of 10 percent of the original fee will be assessed beginning with the fourth submittal and each subsequent submittal;
- d. A fee of \$611.00 for each submittal of revisions to approved studies.

2. Storm drain plans and supporting data:

- a. Original Submission (including up to five reviews).

Estimated Construction Cost	Base Fee Plus Percent of Construction Cost
\$ 0.00—\$ 10,000.00	\$ 4,348.00
10,001.00—50,000.00	4,348.00 + 9.81 percent of excess over \$10,000.00
50,001.00—100,000.00	8,272.00 + 5.60 percent of excess over 50,000.00
100,001.00—500,000.00	11,071.00 + 3.78 percent of excess over 100,000.00
500,001.00—1,000,000.00	26,208.00 + 1.35 percent of excess over 500,000.00
1,000,001.00—and up	32,947.00 + 0.23 percent of excess over 1,000,000.00

- b. A resubmittal fee equal to 10 percent of the original fee will be assessed beginning with the sixth submittal and each subsequent submittal;
- c. A fee of \$190.00 per sheet for each submittal of minor revisions to approved storm drain improvement plans;
- d. A fee as determined by Table 2a above for major revisions to approved storm drain improvement plans.

3. Transfer Processing.

- a. A transfer processing fee of \$1,428.00 per storm drain improvement plan;
- b. A right-of-way processing fee of \$5,860.00 per instrument.

4. Grading plans and supporting data:

- a. Original Submission (up to five reviews).

Amount of grading	Fee
1 to 10,000 cubic yards (c.y.)	\$6,624.00
10,001 to 100,000 c.y.	\$6,624.00 plus 13.06% of excess over 10,000 c.y.
100,001 to 500,000 c.y.	\$18,414.00 plus 3.65% of excess over 100,000 c.y.
500,001-1,000,000 c.y.	\$33,010.00 plus 2.70% of excess over 500,000 c.y.
More than 1,000,000 c.y.	\$46,484.00 plus 1.12% of excess over 1,000,000 c.y.

- b. Where the director of public works determines that a grading plan is to be referred to the fire department for review, the subdivider/applicant shall pay an additional amount of \$327.00, to be applied to the fire department;

c. Where the director of public works determines that a grading plan is to be referred to the department of parks and recreation for review, the subdivider/applicant shall pay an additional amount of \$430.00 if the project includes a Quimby park, and/or \$656.00 if the project includes a publicly dedicated trail, to be applied to the department of parks and recreation;

d. A resubmittal fee equal to 10 percent of the original fee will be assessed beginning with the sixth submittal and each subsequent submittal;

e. If any plan or specification or portion thereof, after having been checked or after having been approved, is required to be redrawn, rechecked, or revised, the applicant shall pay a rechecking fee in the amount of the estimated cost of doing the work as determined by the director of public works.

5. Landscape plans and supporting data:

a. Original Submission (including up to three reviews).

Area to be landscaped	Fee
2,500 to 7,500 square feet	\$1,360.00
7,501 to 15,000 square feet	\$1,469.00
15,001 to 30,000 square feet	\$1,578.00
30,001 square feet to one acre	\$1,797.00

When the area to be landscaped is in excess of one acre, the amount of the fee shall be based on the estimated cost of doing the work as determined by director of public works.

b. A resubmittal fee will be assessed beginning with the fourth submittal and each subsequent submittal in the amount of the estimated cost of doing the work as determined by the director of public works;

c. Where the project includes any private or public park, the subdivider/applicant shall pay an additional amount, to be applied to the department of parks and recreation, calculated according to the following schedule:

- (1) \$636.00 for each private park;
- (2) \$1,206.00 for each public park, five acres or less in size;
- (3) \$1,934.00 for each public park, between five and ten acres in size;
- (4) \$2,530.00 for each public park, more than ten acres in size.

B. This section applies to all parcel maps, tract maps, or conditional use permits processed by the director of public works.

C. The foregoing fees shall not apply if the storm drain improvements are being reviewed and fees are being paid pursuant to Chapter 17 of the Los Angeles County Flood Control District Code.

D. Beginning on July 1, 2005, and thereafter on each succeeding July 1, the amount of each fee in this section shall be adjusted by the lesser of: (1) the increase, if any, in the Consumer Price Index (CPI) for all urban consumers in the Los Angeles, Anaheim, and Riverside areas, as published by the United States Government Bureau of Labor Statistics from April of the previous calendar year to

March of the current calendar year, or (2) the increase, if any, in the cost of providing the service for which the fee is collected, as confirmed by the auditor-controller. The adjusted fee shall be rounded to the nearest dollar; provided, however, notwithstanding any of the above, no fee shall exceed the cost of providing the services for which the fee is collected.

E. Approval of storm drain plans, grading plans, or landscape plans shall expire two years from the date of the approval, unless construction has commenced. If any portion of a plan which has expired is resubmitted, the applicant shall pay a rechecking fee in the amount of the estimated cost of rechecking the portion of the plan resubmitted, as determined by the director of public works. (Ord. 2005-0033 § 9, 2005; Ord. 2004-0029 § 2, 2004; Ord. 96-0059 § 5, 1996.)

**Editor's note: Fee changes in this section were made by the director of public works due to increases in the Consumer Price Index and are effective July 1, 2006.*

21.44.067 Fee for inspection of storm drain improvements. A. Fees for inspecting the construction and installation of storm drain facilities shall be based on the estimated construction cost and in accordance with the schedule below:

Estimated Construction

Cost

\$ 0.00—\$2,000.00
2,001.00—100,000.00
100,001.00—500,000.00
500,001.00—and up

Base Fee Plus Percent of Construction Cost

\$260.00
260.00 + 12.50 percent of excess over \$2,000.00
12,510.00 + 1.10 percent of excess over 100,000.00
16,910.00 + 0.95 percent of excess over 500,000.00

B. Fee for Excessive Inspection Requests. Should the cost of inspecting any storm drain, for which fees are set in accordance with this section, exceed 135 percent of the established fee and the work has not been completed, and the director of public works determines that the cause of the inspection cost overrun is the result of the actions of the subdivider and/or his contractor(s) and/or subcontractor(s), then the director of public works may require that the subdivider pay additional inspection fees for the facility being inspected in the amount equal to the actual cost incurred.

C. This section applies to all tract and parcel maps processed by the director of public works.

D. The foregoing fees shall not apply if the storm drain improvements are being inspected and fees are being paid pursuant to Chapter 17 of the Los Angeles County Flood Control District Code.

E. The foregoing fee shall be reviewed annually by the director of public works. Beginning on July 1, 1997, and thereafter on each succeeding July 1, the amount of each fee shall be adjusted as follows: Calculate the percentage movement between April of the previous year and March of the current year in the Consumer Price Index (CPI) for all urban consumers in the Los Angeles, Anaheim, and Riverside areas, as published by the United States Government Bureau of Labor Statistics, adjust each fee by said percentage amount and round up to the nearest

dollar. Provided, however, no adjustment shall decrease any fee and no fee shall exceed the reasonable cost of providing services. When it is determined that the amount reasonably necessary to recover the cost of providing services is in excess of this adjustment, the director of public works may present fee proposals to the board of supervisors for approval. (Ord. 96-0059 § 6, 1996.)

21.44.070 Street improvement plan checking fees.* A. Where the director of public works is required to check street improvement plans for a parcel or tract map under the provisions of the Subdivision Map Act, the subdivider shall pay a plan checking fee to the director of public works in addition to all other fees and charges required by law. These fees, payable upon submission or resubmission of the plans for checking, shall be calculated as follows:

1. Original Submission (including up to four reviews).

Estimated Construction Cost	Base Fee Plus Percent of Construction Cost
\$ 0.00—\$ 10,000.00	\$ 1,415.00 + 22.9 percent of excess over \$ 5,000.00
10,001.00—100,000.00	2,558.00 + 10.2 percent of excess over 10,000.00
100,001.00—and up	11,708.00 + 2.5 percent of excess over 100,000.00

2. Resubmissions. A resubmittal fee of \$291.00 per sheet of street improvement plans will be assessed beginning with the fifth submittal and each subsequent submittal.

B. This section applies to all tract and parcel maps processed by the road commissioner and/or the county of Los Angeles, whether the property is within the limits of an incorporated city or not.

C. Beginning on July 1, 2005, and thereafter on each succeeding July 1, the amount of each fee in this section shall be adjusted by the lesser of: (1) the increase, if any, in the Consumer Price Index (CPI) for all urban consumers in the Los Angeles, Anaheim, and Riverside areas, as published by the United States Government Bureau of Labor Statistics, from April of the previous calendar year to March of the current calendar year, or (2) the increase, if any, in the cost of providing the service for which the fee is collected, as confirmed by the auditor-controller. The adjusted fee shall be rounded to the nearest dollar; provided, however, notwithstanding any of the above, no fee shall exceed the cost of providing the services for which the fee is collected.

D. Approval of a street plan shall expire two years from the date of the approval, unless construction has commenced. If any portion of the expired plans is resubmitted, the applicant shall pay a rechecking fee in the amount of the estimated cost of doing the work as determined by the director of public works. (Ord. 2005-0033 § 10, 2005; Ord. 2004-0029 § 3, 2004; Ord. 90-0068 § 3, 1990; Ord. 12176 § 1, 1980; Ord. 4478 Art. 8 § 136.3, 1945.)

***Editor's note:** Fee changes in this section were made by the director of public works due to increases in the Consumer Price Index and are effective July 1, 2006.

21.44.075 Street lighting plan check fees. A. Where plans for a street lighting system are required to be submitted to the road commissioner for a parcel or tract map under the provisions of the Subdivision Map Act, the subdivider shall pay a plan checking fee to the road commissioner in addition to all other fees required by law. These fees, payable upon submission of plans for checking to the road commissioner, shall be based on the number of street lights, as follows:

Number of Lights	Fee
1—15	\$500.00
16—75	\$900.00
76 and over	\$1,500.00

(Ord. 90-068 § 4, 1990.)

21.44.077 Data conversion fee. The subdivider may elect to have the county engineer prepare the digital graphic file. Upon payment to the county engineer of a data conversion fee, the county engineer shall convert the submitted final tract map or final parcel map into a format suitable for entry into the county-wide precise mapping database. The schedule for the data conversion fee is as follows:

Number of Lights	Fee
1 to 5	\$100.00
6 and up	\$100.00 plus \$10.00 for each additional lot over 5

(Ord. 99-0080 § 3, 1999.)

21.44.078 Implementation of fees. The fees imposed pursuant to Section 21.44.077 shall become effective six months following the effective date of the ordinance codified in this section.* (Ord. 99-0080 § 4, 1999.)

* Editor's note: Ordinance 99-0080, which enacted § 21.44.078, is effective on October 7, 1999.

21.44.079 Annual fee increase. Beginning on January 1, 2000, and thereafter on each succeeding January 1, the then current fees provided for in Section 21.44.077 of the Los Angeles County Code shall be adjusted based on changes in the Consumer Price Index for all Urban Consumers (CPI-U) for the Los Angeles-Anaheim-Riverside, California area, published by the United States Department of Labor, Bureau of Labor Statistics (index). The new fees shall be calculated by multiplying the then current fees by a fraction and rounding off to the nearest dollar. The numerator of the fraction shall be the index for the immediately preceding October (current index), and the denominator shall be the index for the month of November of the year preceding the year in which the current index is taken (previous index), calculated as follows:

$$\text{New Fees} = \frac{\text{Current Fees} \times \text{Current Index}}{\text{Previous Index}}$$

The new fees shall never be less than the current fees, and in no event shall the fees exceed the estimated amount required to provide for full recovery of the cost to provide the service. (Ord. 99-0080 § 5, 1999.)

21.44.080 Parcel map processing fees.* A. Where the director of public works processes a parcel map, a parcel map waiver, or a certificate of compliance, under the provisions of the Subdivision Map Act, the subdivider shall pay a processing fee to the director of public works in addition to all other fees and charges required by law. This fee, payable upon submission of the final parcel map, parcel map waiver, or certificate of compliance, or a print thereof, for review by the director of public works or for a determination of compliance with section 66492 of the Subdivision Map Act, shall be the total of the following applicable fees:

1. An analysis fee (including up to three submittals), calculated as follows:
 - a. For each parcel map waiver and each certificate of compliance:
 - (1) \$1,670.00, to be applied to the department of public works, plus
 - (2) \$171.00, to be applied to the fire department;
 - b. For each final parcel map consisting of four or fewer parcels:
 - (1) \$5,168.00, with a 30 percent reduction given for infill parcels located in the county unincorporated area, to be applied to the department of public works, plus
 - (2) \$342.00, to be applied to the fire department, plus
 - (3) \$188.00, to be applied to the department of parks and recreation, if the map includes any Quimby park(s) or publicly dedicated trail(s) or open space;
 - c. For each final parcel map consisting of five to ten parcels:
 - (1) \$5,168.00, to be applied to the department of public works, plus
 - (2) \$410.00, to be applied to the fire department, plus
 - (3) \$442.00, to be applied to the department of parks and recreation, if the map includes any Quimby park(s) or publicly dedicated trail(s) or open space;
 - d. For each final parcel map consisting of 11 to 50 parcels:
 - (1) \$8,849.00, to be applied to the department of public works, plus
 - (2) \$586.00, to be applied to the fire department, plus
 - (3) \$542.00, to be applied to the department of parks and recreation, if the map includes any Quimby park(s) or publicly dedicated trail(s) or open space;
 - e. For each final parcel map consisting of more than 50 parcels:

(1) \$12,535.00, to be applied to the department of public works, plus

(2) \$705.00, to be applied to the fire department, plus

(3) \$1,002.00, to be applied to the department of parks and recreation, if the map includes any Quimby park(s) or publicly dedicated trail(s) or open space.

2. A supplemental analysis fee, in the event the parcel map, waiver, or certificate of compliance is submitted more than three times, calculated as follows:

a. For the fourth and fifth submittals:

(1) \$2,009.00, to be applied to the department of public works, plus

(2) \$119.00, to be applied to the fire department, plus

(3) \$198.00, to be applied to the department of parks and recreation, if the map includes any Quimby park(s) or publicly dedicated trail(s) or open space;

b. For the sixth and seventh submittals:

(1) \$1,821.00, to be applied to the department of public works, plus

(2) \$119.00, to be applied to the fire department, plus

(3) \$198.00, to be applied to the department of parks and recreation, if the map includes any Quimby park(s) or publicly dedicated trail(s) or open space;

c. For the eighth and each subsequent submittal:

(1) \$1,700.00, to be applied to the department of public works, plus

(2) \$119.00, to be applied to the fire department, plus

(3) \$198.00, to be applied to the department of parks and recreation, if the map includes any Quimby park(s) or publicly dedicated trail(s) or open space.

3. An easement checking fee, where easements other than those of the county or city in which the map is located are delineated on the final map, calculated as follows:

a. \$420.00, to be applied to the department of public works, plus

b. \$247.00, to be applied to the department of parks and recreation, if the map includes any Quimby park(s) or publicly dedicated trail(s) or open space.

4. A monument inspection fee of \$279.00 for each inspection needed to determine the location and/or durability of monuments found and/or set.

5. For projects located in the unincorporated territory, a fee for verification that the final parcel map, parcel map waiver, or certificate of compliance complies with the requirements of the conditions of tentative approval, calculated as follows:

a. \$340.00, to be applied to the department of public works, plus

b. \$156.00, to be applied to the fire department, plus

c. \$348.00, to be applied to the department of parks and recreation, if the map includes any Quimby park(s) or publicly dedicated trail(s) or open space;

6. For projects located within cities for which the director of public works acts as the city engineer or which contract with the department of public works to check final maps, a fee for verification that the final map, parcel map waiver, or certificate of compliance complies with the applicable city ordinances and other requirements, calculated as follows:

a. \$340.00, to be applied to the department of public works, plus

b. Whenever the director of public works determines that a final parcel map, waiver, or certificate of compliance is to be referred to the fire department for review, \$156.00, to be applied to the fire department, plus

c. \$348.00, to be applied to the department of parks and recreation, if the map includes any Quimby park(s) or publicly dedicated trail(s) or open space.

7. A fee of \$462.00 for the processing of each improvement shown on an agreement and/or improvement security, other than security for payment of taxes; a fee of \$434.00 for the processing of each request for an extension of time in which to complete the work required under an agreement or agreements;

8. A fee of \$344.00 for the processing of security for payment of taxes. This fee shall be paid upon submittal of the security;

9. A fee of \$680.00 for processing through the director of public works the tax clearance required by section 66492 of the Subdivision Map Act; or a fee of \$369.00 for processing through the director of public works the tax clearance required by section 66492 of the Subdivision Map Act when the subdivider submits from a title company specified in Section 21.44.020 a listing of the tax parcel history for the last five tax years for the subdivision in a format acceptable to the director of public works;

10. A fee of \$477.00 for processing documents if dedications or offers of dedication are made by separate instrument in conjunction with a certificate of compliance processed under the provisions of Chapter 21.60 of this title.

B. If dedications or offers of dedication are made by separate instrument in conjunction with a parcel map, or grant of waiver and certificate of compliance, the subdivider shall reimburse the county engineer for the cost of preparing the separate instruments.

C. This section applies to all parcel maps, waivers and certificates of compliance processed by the county engineer and/or county of Los Angeles, whether the property is within the limits of an incorporated city or not.

D. Beginning on July 1, 2003, and thereafter on each succeeding July 1, the amount of each fee in this section shall be adjusted by the lesser of: (1) the increase, if any, in the Consumer Price Index (CPI) for all urban consumers in the Los Angeles, Anaheim, and Riverside areas, as published by the United States Government Bureau of Labor Statistics, from April of the previous calendar year to March of the current calendar year, or (2) the increase, if any, in the cost of providing the service for which the fee is collected, as confirmed by the auditor-controller; the

adjusted fee shall be rounded to the nearest dollar; provided, however, notwithstanding any of the above, no fee shall exceed the cost of providing the services for which the fee is collected. (Ord. 2005-0033 § 11, 2005; Ord. 2004-0029 § 4, 2004; Ord. 2003-0017 § 6, 2003; Ord. 2002-0008 § 1, 2002; Ord. 90-0068 § 5, 1990; Ord. 85-0012 § 1, 1985; Ord. 84-0055 § 1, 1984; Ord. 82-0118 § 1, 1982; Ord. 12392 § 2, 1981; Ord. 11783 § 2, 1978; Ord. 11665 § 33, 1978; Ord. 11136 § 2, 1975; Ord. 9071 § 14, 1966; Ord. 4478 Art. 8 § 136.1, 1945.)

***Editor's note:** Fee changes in this section were made by the director of public works due to increases in the Consumer Price Index and are effective July 1, 2006.

21.44.090 Tract map processing fees.* A. Where the director of public works processes a tract map under the provisions of the Subdivision Map Act, the subdivider shall pay a map-processing fee to the director of public works in addition to all other fees and charges required by law. This fee, payable upon submission of the final tract map, or a print thereof, for review by the director of public works or for a determination of compliance with section 66492 of the Subdivision Map Act, shall be the total of the following applicable fees:

1. An analysis fee (including up to three submittals), calculated as follows:
 - a. For each map consisting of five or fewer lots:
 - (1) \$5,190.00, with a 30 percent reduction given for infill projects located in the county unincorporated area, to be applied to the department of public works, plus
 - (2) \$342.00, to be applied to the fire department, plus
 - (3) \$1,144.00, to be applied to the department of parks and recreation, if the map includes any Quimby park(s) or publicly dedicated trail(s) or open space.
 - b. For each map consisting of six to ten lots:
 - (1) \$5,190.00, with a 30 percent reduction given for county unincorporated infill projects, to be applied to the department of public works, plus
 - (2) \$410.00, to be applied to the fire department, plus
 - (3) \$1,144.00, to be applied to the department of parks and recreation, if the map includes any Quimby park(s) or publicly dedicated trail(s) or open space;
 - c. For each map consisting of 11 to 25 lots:
 - (1) \$11,278.00, to be applied to the department of public works, plus
 - (2) \$503.00, to be applied to the fire department, plus
 - (3) \$1,144.00 plus \$16.00 per lot in excess of ten lots, to be applied to the department of parks and recreation, if the map includes any Quimby park(s) or publicly dedicated trail(s) or open space;
 - d. For each map consisting of 26 to 50 lots:
 - (1) \$11,278.00, to be applied to the department of public works; plus

(2) \$586.00, to be applied to the fire department, plus
(3) \$1,144.00 plus \$16.00 per lot in excess of ten lots, to be applied to the department of parks and recreation, if the map includes any Quimby park(s) or publicly dedicated trail(s) or open space;

e. For each map consisting of 51 to 100 lots:

(1) \$14,457.00, to be applied to the department of public works, plus

(2) \$705.00, to be applied to the fire department, plus

(3) \$1,766.00 plus \$10.00 per lot in excess of 50 lots, to be applied to the department of parks and recreation, if the map includes any Quimby park(s) or publicly dedicated trail(s) or open space;

f. For each map consisting of 101 to 150 lots:

(1) \$22,476.00, to be applied to the department of public works, plus

(2) \$705.00, to be applied to the fire department, plus

(3) \$2,284.00 plus \$5.00 per lot in excess of 100 lots, to be applied to the department of parks and recreation, if the map includes any Quimby park(s) or publicly dedicated trail(s) or open space;

g. For each map consisting of more than 150 lots:

(1) \$29,217.00, to be applied to the department of public works, plus

(2) \$705.00, to be applied to the fire department, plus

(3) \$2,284.00 plus \$5.00 per lot in excess of 100 lots, to be applied to the department of parks and recreation, if the map includes any Quimby park(s) or publicly dedicated trail(s) or open space.

2. A supplemental analysis fee, in the event a tract map is submitted more than three times, calculated as follows:

a. For the fourth and fifth submittals:

(1) \$2,388.00, to be applied to the department of public works, plus

(2) \$119.00, to be applied to the fire department, plus

(3) \$589.00, to be applied to the department of parks and recreation, if the map includes any Quimby park(s) or publicly dedicated trail(s) or open space;

b. For the sixth and seventh submittals:

(1) \$2,009.00, to be applied to the department of public works, plus

(2) \$119.00, to be applied to the fire department, plus

(3) \$589.00, to be applied to the department of parks and recreation, if the map includes any Quimby park(s) or publicly dedicated trail(s) or open space;

c. For the eighth and each subsequent submittal:

(1) \$1,700.00, to be applied to the department of public works, plus

(2) \$119.00, to be applied to the fire department, plus

(3) \$432.00, to be applied to the department of parks and recreation, if the map includes any Quimby park(s) or publicly dedicated trail(s) or open space.

3. An easement checking fee, where easements other than those of the county or city in which the map is located are delineated on the final tract map, calculated as follows:

a. \$765.00, to be applied to the department of public works, plus
 b. \$426.00, to be applied to the department of parks and recreation, if the map includes any Quimby park(s) or publicly dedicated trail(s) or open space.

4. A monument inspection fee of \$279.00 per each inspection needed to determine the location and/or durability of monuments found and/or set;

5. For projects located in the unincorporated territory, a fee for verification that the final map complies with the requirements of the conditions of tentative approval, calculated as follows:

a. \$726.00, to be applied to the department of public works, plus
 b. \$156.00, to be applied to the fire department, plus
 c. \$611.00, to be applied to the department of parks and recreation, if the map includes any Quimby park(s) or publicly dedicated trail(s) or open space.

6. For projects located within cities for which the director of public works acts as the city engineer or which contract with the department of public works to check final maps, a fee for verification that the final map complies with the requirements of the conditions of tentative approval, calculated as follows:

a. \$726.00, to be applied to the department of public works, plus
 b. Whenever the director of public works determines that a final map is to be referred to the fire department for review, \$156.00, to be applied to the fire department, plus
 c. \$611.00, to be applied to the department of parks and recreation, if the map includes any Quimby park(s) or publicly dedicated trail(s) or open space.

7. A fee of \$462.00 for the processing of each improvement shown on an agreement and/or improvement security, other than security for payment of taxes; a fee of \$434.00 for the processing of each request for an extension of time in which to complete the work required under an agreement or agreements;

8. A fee of \$344.00 for the processing of security for payment of taxes. This fee shall be paid upon submittal of the security;

9. A fee of \$680.00 for processing through the director of public works the tax clearance required by section 66492 of the Subdivision Map Act; or a fee of \$369.00 for processing through the director of public works the tax clearance required by section 66492 of the Subdivision Map Act when the subdivider submits from a title company specified in section 21.44.020 a listing of the tax parcel history for the last five tax years for the subdivision in a format acceptable to the director of public works;

10. A fee of \$3,705.00 for processing by the director of public works through the Coordinated Subdivision Processing Program, an optional program available to the subdivider. This fee shall be paid upon acceptance of the final tract map into the optional program.

B. If dedications or offers of dedication are made by separate instrument, the subdivider shall reimburse the county engineer for the cost of preparing the separate instruments.

C. This section applies to all tract maps processed by the county engineer and/or county of Los Angeles, whether the property is within the limits of an incorporated city or not.

D. Beginning on July 1, 2003, and thereafter on each succeeding July 1, the amount of each fee in this section shall be adjusted by the lesser of: (1) the increase, if any, in the Consumer Price Index (CPI) for all urban consumers in the Los Angeles, Anaheim, and Riverside areas, as published by the United States Government Bureau of Labor Statistics, from April of the previous calendar year to March of the current calendar year, or (2) the increase, if any, in the cost of providing the service for which the fee is collected, as confirmed by the auditor-controller; the adjusted fee shall be rounded to the nearest dollar; provided, however, notwithstanding any of the above, no fee shall exceed the cost of providing the service for which the fee is collected. (Ord. 2005-0033 § 12, 2005; Ord. 2004-0029 § 5, 2004; Ord. 2003-0017 § 7, 2003; Ord. 2002-0008 § 2, 2002; Ord. 90-0068 § 6, 1990; Ord. 85-0012 § 2, 1985; Ord. 84-0055 § 2, 1984; Ord. 82-0118 § 2, 1982; Ord. 12392 § 1, 1981; Ord. 11783 § 1, 1978; Ord. 11136 § 1, 1975; Ord. 9926 § 1, 1969; Ord. 8611 § 1 (part), 1964; Ord. 7776 § 3, 1960; Ord. 7345 § 8, 1958; Ord. 6220 § 1, 1953; Ord. 4990 § 1, 1947; Ord. 4478 Art. 8 § 136, 1945.)

***Editor's note:** Fee changes in this section were made by the director of public works due to increases in the Consumer Price Index and are effective July 1, 2006.

21.44.095 Refund of fees or deposits. In those instances where the board of supervisors, by resolution, finds that there are overriding reasons of inequity or hardship to the applicant and determines it is in the public interest to refund to the applicant any filing fee and deposits, the county shall refund the fee and deposits. The board of supervisors shall adopt specific findings of fact and determinations justifying any refund of fee and deposits under this section. (Ord. 87-0050 § 1, 1987.)

Part 2

MAPPING SPECIFICATIONS

Sections:

- 21.44.100 Title sheet — Contents.
- 21.44.110 Reversion to acreage — Title sheet information.
- 21.44.120 Boundary lines for divisions of land.
- 21.44.130 Evidence determining boundaries.
- 21.44.140 Orientation of map and map sheets.
- 21.44.150 Title, scale, north point, number and cross references.
- 21.44.160 Block designation.
- 21.44.170 Lot numbers.

- 21.44.180 Bearings and lengths of lines.
- 21.44.190 Curve data.
- 21.44.200 Area designation.
- 21.44.210 City boundary lines.
- 21.44.220 Highway and street names.
- 21.44.230 Highway widths and centerlines.
- 21.44.240 Easements — Identification.
- 21.44.250 Easements — Designation on map.
- 21.44.260 Easements — Lines, ties and other evidence.
- 21.44.270 Easements — Widths and ties.
- 21.44.280 Easements — Bearings on lot lines.
- 21.44.290 Easements — Notes and figures.
- 21.44.300 Easements — Dedication.
- 21.44.310 Land subject to overflow, ponding or high groundwater.
- 21.44.320 Land subject to flood hazard, inundation, or geological hazard.
- 21.44.330 Flood-hazard area, floodway or natural watercourse designation.

21.44.100 Title sheet — Contents. A. The title sheet of each map shall contain a title consisting of the words “Tract No.” and the number of the division of land on a final map, or the words “Parcel Map No.” and the number of division of land on a parcel map; also the words “in unincorporated territory” or “partly in the City of . . . and partly in unincorporated territory,” as the case may be, indicating therein the name of each city in which any portion of such division is located; also except as provided in Section 21.44.110 of this chapter, a subtitle consisting of a description of all the property being divided, by reference to such map or maps of the property shown thereon, as shall have been previously filed or recorded in the office of the county recorder or shall have been previously filed with the county clerk pursuant to a final judgment in any action in partition, or shall have been previously filed in the office of the county recorder under authority of Division 3 of Title 7 of the Government Code or by reference to the plat of any United States survey. When necessary for greater clarity or definiteness, supplemental reference may be made to any other map on file in the office of the county recorder.

B. Each reference in such description to any division of land shall be spelled out and worded identically with the original record thereof and must show a complete reference to the book and page of records of the county.

C. Upon such title sheet the certificate of the surveyor or engineer referred to in Section 66449 or 66441 of the Subdivision Map Act shall appear. Also upon such title sheet, or upon at least one map sheet, shall appear the basis of bearings, making reference to a recorded subdivision map, county surveyor’s map or other record acceptable to the county engineer, or to a solar or polaris observation.

D. Pursuant to Sections 66434 and 66445 of the Subdivision Map Act, certificates, affidavits and acknowledgments may be legibly stamped or printed upon the title sheet of the final map or parcel map with opaque ink. All stamped or written matter, including signatures, shall be so made with opaque ink that legible blue-line prints may be obtained therefrom. (Ord. 11665 § 35, 1978; Ord. 9721 § 10, 1969; Ord. 9071 § 15 (part), 1966; Ord. 7646 § 3, 1959; Ord. 6296 § 1, 1953; Ord. 4478 Art. 8 § 140, 1945.)

21.44.110 Reversion to acreage — Title sheet information. A. Upon the title sheet of each map filed for the purpose of reverting subdivided land to acreage, the subtitle shall consist of the words "A Reversion to Acreage of. . . ." (insert a legal description of the land being reverted).

B. A parcel map may be used to revert to acreage land previously subdivided and consisting of four or less contiguous parcels under the same ownership. (Ord. 11665 § 36, 1978; Ord. 4478 Art. 8 § 141, 1945.)

21.44.120 Boundary lines for divisions of land. The boundary line of a division of land shall be indicated by a distinctive symbol applied on the front side of the tracing and inside such boundary line. Such symbol shall be of such density as to be transferred to a blue-line print of such map and not to obliterate any line, figure or other data appearing on such map. (Ord. 11665 § 34, 1978; Ord. 9071 § 15 (part), 1966; Ord. 4478 Art. 8 § 139, 1945.)

21.44.130 Evidence determining boundaries. A. On each final map shall be fully and clearly shown and identified such stakes, monuments or other evidence determining the boundaries of the subdivision as were found on the ground, together with sufficient corners of adjoining divisions of land, by lot and block number, subdivision name or number and place of filing, or by section, township and range, or other proper designation as may be necessary to locate precisely the limits of the subdivision.

B. The county engineer may require that a field survey be performed in order to establish the boundary of any parcel map and shall examine such survey for compliance with the Subdivision Map Act and the Land Surveyor's Act. (Ord. 9071 § 15 (part), 1966; Ord. 4478 Art. 8 § 142, 1945.)

21.44.140 Orientation of map and map sheets. The map on each sheet and the lettering thereon shall be so oriented that, with the North point direction away from the reader, the map may be read most conveniently from the bottom or lower right corner of such sheet, the binding edge to be at the left and lengthwise of the sheet, keeping in mind that the sheets are always on the right page of the map book, the left page being always blank. (Ord. 5883 § 4 (part), 1952; Ord. 4478 Art. 8 § 143, 1945.)

21.44.150 Title, scale, north point, number and cross references. Each sheet of a final map or parcel map, excepting the title sheet or sheets thereof, shall bear the main title of the map, the scale of the map, North point and sheet number, together with a designation of the relation, if any, between each sheet and each other sheet thereof. (Ord. 9071 § 15 (part), 1966; Ord. 4478 Art. 8 § 144, 1945.)

21.44.160 Block designation. In the event that the subdivider elects to number or letter the blocks in any division of land, all blocks therein shall be numbered or lettered in numerical or alphabetical order, respectively, commencing with the numeral "1" or the letter "A," and continuing without omission or duplication. Such numbers or letters shall be solid and of sufficient size and thickness as to be conspicuous on the map, and shall be so placed as not to obliterate any figure, dimension or course, and shall not be enclosed in any circle or other

design. Except where necessitated by a scale sufficiently large to show all details clearly, no block shall be divided between two or more sheets. (Ord. 9071 § 15 (part), 1966: Ord. 4478 Art. 8 § 137, 1945.)

21.44.170 Lot numbers. In the event that the blocks of any division of land are numbered or lettered, the lots in each block therein shall be numbered beginning with the numeral "1" and continuing without omission or duplication in any such block. Otherwise, the lots shall be numbered beginning with the numeral "1" and continuing without omission or duplication throughout the entire division of land. No prefix or suffix nor combination of letter and number shall be used. Each lot shall be shown entirely on one sheet. (Ord. 9071 § 15 (part), 1966: Ord. 4478 Art. 8 § 138, 1945.)

21.44.180 Bearings and lengths of lines. The bearing and length of each lot line, block line and boundary line shall be shown on the final map or parcel map; provided, that when bearings and lengths of lot lines in any series of lots are the same, either the bearings or lengths may be omitted from each interior parallel lot line of such series. Each required bearing and length shall be shown in full, and no ditto mark or other designation of repetition shall be used. Bearings shall be shown to the nearest second and distances shall be shown to the nearest one-hundredth (1/100) of a foot. (Ord. 11904 § 8, 1979: Ord. 9071 § 15 (part), 1966: Ord. 4478 Art. 8 § 145, 1945.)

21.44.190 Curve data. The length, radius and total central angle or bearings of terminal radii of each curve and the bearing of each radial line to each lot corner on each curve, or the central angle of each segment within each lot, shall be shown thereon. (Ord. 4478 Art. 8 § 147, 1945.)

21.44.200 Area designation. Upon each lot containing an area of three-fourths of an acre or more shall be designated the acreage of such lot shown to the nearest one-hundredth (1/100) of an acre. (Ord. 11665 § 37, 1978: Ord. 4478 Art. 8 § 146, 1945.)

21.44.210 City boundary lines. Upon the final map or parcel map shall be shown each city boundary line crossing or adjoining the division of land, and such line shall be clearly designated and tied in. (Ord. 9071 § 15 (part), 1966: Ord. 4478 Art. 8 § 157, 1945.)

21.44.220 Highway and street names. A. 1. Highway names within the boundaries of a division of land shown on a final map or parcel map shall be submitted to the county engineer for approval, and if duplicated elsewhere in the county or so nearly the same in spelling or pronunciation as to cause confusion, the engineer may require some other name.

2. Unless a name is so duplicated or confusing it shall be the same as the name of any highway of which it is on line of extension, or the name to which said street or highway may be in the process of being changed.

B. Highways (except alleys or walks) extending approximately northerly and southerly shall be designated "avenue" and those extending approximately easterly and westerly shall be designated "street," except where such highway is on line of extension of a major or secondary highway or a highway of unusual

prominence in the county highway system, and which bears an established name not conforming to this requirement, in which case the established name may be approved by the county engineer.

C. Highways which materially change direction shall bear the name and suffix designated by the county engineer as most closely conforming to a suitable house numbering system.

D. The word "avenue," "boulevard," "place," or other designation of any such highway, shall be spelled out in full.

E. The name of each newly dedicated portion of any highway shall be shown in or arrowed to such newly dedicated portion. (Ord. 9071 § 15 (part), 1966: Ord. 4478 Art. 8 § 148, 1945.)

21.44.230 Highway widths and centerlines. A. There shall be shown upon each final map or parcel map the centerline of each highway, street or way, the total width thereof, the width of that portion, if any, to be dedicated and, in the case of any existing highways, streets or ways, the width thereof, and the width of each highway, street or way on each side of the centerline thereof. On each such centerline shall be shown the bearing and length of each tangent and radius, central angle, and length of each curve.

B. The final map or parcel map shall show the width of each railroad right-of-way, flood control or drainage easement and each other easement appearing on such map, whether previously of record or offered for dedication on such map. (Ord. 9071 § 15 (part), 1966: Ord. 4478 Art. 8 § 149, 1945.)

21.44.240 Easements — Identification. Each easement shall be clearly labeled and identified and, if of record, the record reference shall be shown thereon. (Ord. 4478 Art. 8 § 154, 1945.)

21.44.250 Easements — Designation on map. Each easement shown for any storm drain or sewer or fire access shall be designated on the final map or parcel map by fine dashed lines. (Ord. 9071 § 15 (part), 1966: Ord. 7634 § 7 (part), 1959: Ord. 4478 Art. 8 § 151, 1945.)

21.44.260 Easements — Lines, ties and other evidence. Upon a final tract map or parcel map shall be shown the centerline or side lines of each easement to be dedicated to the local agency or previously dedicated to the local agency, and those easements required to be shown by the advisory agency to which the lots in the division of land are subject. In the event that such easement is not definitely located of record, a statement showing the existence of such easement shall be placed on the map. A statement showing the existence and purpose of all easements other than those of the local agency shall be placed on the map to the satisfaction of the county engineer. (Ord. 11904 § 9, 1979: Ord. 9071 § 15 (part), 1966: Ord. 4478 Art. 8 § 150, 1945.)

21.44.270 Easements — Widths and ties. The width of easements or the lengths and bearings of the lines thereof and sufficient ties thereto to definitely locate such easements with respect to a division of land shall be shown on the final map or parcel map. (Ord. 9071 § 15 (part), 1966: Ord. 4478 Art. 8 § 153, 1945.)

21.44.280 Easements — Bearings on lot lines. Distances and bearings on the side lines of lots which are cut by easements shall be arrowed or so shown as to indicate clearly the actual length of each lot line. (Ord. 4478 Art. 8 § 152, 1945.)

21.44.290 Easements — Notes and figures. All notes or figures pertaining to each easement shall be subordinated in form and appearance to those relating to the division of land itself. (Ord. 9071 § 15 (part), 1966: Ord. 4478 Art. 8 § 156, 1945.)

21.44.300 Easements — Dedication. If an easement is being dedicated by a final map, it shall be properly set out in the owner's certificate of dedication on the map. (Ord. 4478 Art. 8 § 155, 1945.)

21.44.310 Land subject to overflow, ponding or high groundwater. If any portion of such land is subject to sheet overflow or ponding of local stormwater, or should the depth to groundwater be less than 10 feet from the ground surface, the advisory agency shall so inform the State Real Estate Commissioner. (Ord. 85-0194 § 3(part), 1985; Ord. 4478 Art. 8 § 159, 1945.)

21.44.320 Land subject to flood hazard, inundation, or geological hazard.
A. If any portion of the land within the boundaries shown on a tentative map of a division of land is subject to flood hazard, inundation or geological hazard, and the probable use of the property will require structures thereon, the advisory agency may disapprove the map or that portion of the map so affected and require protective improvements to be constructed as a condition precedent to approval of the map.

B. Approvals of land subject to flood hazard shall comply with the current federal floodplain management regulations.

C. If any portion of a lot or parcel of a division of land is subject to flood hazard, inundation or geological hazard, such fact and portion shall be clearly shown on the final map or parcel map by a prominent note on each sheet of such map whereon any such portion is shown. A dedication of building restriction rights over the flood hazard, inundation or geological hazard area may be required.

D. The provisions of this section shall not apply to divisions of land in which each resultant parcel has a gross area of 40 acres or more or is a quarter-quarter section of a government plat or larger. (Ord. 11665 § 38, 1978: Ord. 10965 § 14, 1974: Ord. 9071 § 15 (part), 1966: Ord. 7634 § 7 (part), 1959: Ord. 4478 Art. 8 § 158, 1945.)

21.44.330 Flood-hazard area, floodway or natural watercourse designation. In the event that a dedication of right-of-way for storm drainage purposes is not required, the location of any watercourse, channel, stream or creek, flood-hazard area or floodway shall be shown on the final map or parcel map to the satisfaction of the advisory agency. (Ord. 11665 § 39, 1978: Ord. 9071 § 15 (part), 1966: Ord. 4478 Art. 8 § 160, 1945.)

Chapter 21.48
MINOR LAND DIVISIONS

Parts:

1. **General Requirements**
2. **Waiver Conditions**

Part 1

GENERAL REQUIREMENTS

Sections:

- 21.48.010 Tentative map required.
- 21.48.020 Map number.
- 21.48.040 Information required — Format.
- 21.48.050 Written statements required.
- 21.48.060 Number of copies.
- 21.48.070 Distribution of copies.
- 21.48.080 Departmental review procedures.
- 21.48.090 Action by advisory agency.
- 21.48.100 Access to property.
- 21.48.110 Criteria for rejection.
- 21.48.120 Duration of approval — Extensions.

21.48.010 Tentative map required. A tentative map shall be submitted to the advisory agency and approved in accordance with the provisions of this Title 21 prior to the submission for approval of a parcel map of a minor land division or the initiation of a request for waiver of a parcel map pursuant to this title. (Ord. 10965 § 22, 1974; Ord. 9404 § 14 (part), 1967; Ord. 4478 Art. 12 § 308, 1945.)

21.48.020 Map number. The county engineer shall assign all map numbers for tentative and parcel maps of minor land divisions. The subdivider or his agent shall apply to the county engineer for a map number prior to submission of a tentative minor land division map. (Ord. 11665 § 62, 1978; Ord. 10382 § 8, 1971; Ord. 9721 § 16, 1969; Ord. 9404 § 14 (part), 1967; Ord. 4478 Art. 12 § 310, 1945.)

21.48.040 Information required — Format. The tentative minor land division map shall be a reproducible print, legibly drawn to a scale of sufficient size to show full detail, including the following information:

- A. North point, date and scale;
- B. The map number;
- C. The dimensions and record boundaries of the total ownership;
- D. Sufficient dimensions and record boundaries so as to define the boundaries of the proposed minor land division;
- E. The approximate boundaries, dimensions and area of each proposed parcel;
- F. A number for each parcel;

G. General information as to locations, names, widths and improvements of all adjoining highways, streets or ways;

H. The widths and approximate locations of all existing and proposed easements, whether public or private, including but not limited to those for road, drainage, sewage disposal, fire fighting access, and public utility purposes. The subdivider or his agent shall certify by an affidavit or by a declaration made under penalty of perjury pursuant to Section 2015.5 of the Code of Civil Procedure that all existing easements of record are shown on the tentative map;

I. Actual street names or an identifying letter for proposed streets;

J. Where the design of building sites, parcels, streets or easements is controlled by topography, approximate contours at sufficient intervals to determine existing topography and all proposed grading. Proposed grading shall be shown in a manner such that feasibility of compliance with Ordinance 2225, Chapter 70, can be determined. (See Title 26 of the Los Angeles County Code.);

K. The approximate location, house number (if any), and proposed disposition of existing structures or improvements within or immediately adjacent to the division. Such structures or improvements shall be shown to scale. If it is impossible or impractical to describe such structure or improvements on the tentative map, such information shall be submitted on a separate sheet;

L. The approximate location and direction of flow of all defined watercourses;

M. A vicinity map, if necessary to show the location of the division in relation to the nearest existing cross streets;

N. The general location of all buildings to be erected or maintained within a condominium project, community apartment project or lease project, and the means of access to such buildings;

O. The location of any existing sewage disposal system which is proposed to remain in the division of land. (Ord. 11904 §§ 10 and 11, 1979; Ord. 11127 § 4, 1975; Ord. 10382 § 9, 1971; Ord. 9404 § 14 (part), 1967; Ord. 4478 Art. 12 § 311, 1945.)

21.48.050 Written statements required. A. The subdivider shall submit with the tentative minor land division map a written statement containing the following information:

1. A legal description of all ownerships comprising any and all parts of the proposed minor land division;

2. A statement that the subdivider is the record owner of all real property comprising the proposed minor land division, or that the record owner(s) consents to the submission of the map, and the disclosure of any fee interest that the subdivider has in any property adjacent to the minor land division;

3. Where required by the advisory agency, a signed and acknowledged statement disclosing such information as is necessary, in the opinion of the advisory agency, to establish whether the proposed subdivision is a minor land division;

4. The method of sewage disposal for each parcel. Where private sewage disposal systems will be utilized, the results of percolation tests shall be submitted unless waived by the health officer;

5. The source of domestic potable water supply for each parcel;

6. A clear statement of the proposed use of the property;

7. A statement of the existing zoning and, if a zone change is proposed, the requested zoning for all real property within the minor land division;

8. If the county engineer so requests, an engineering geological report and/or soils engineering report stating whether the property to be divided is subject to an existing or potential geological and/or soils hazard and how such hazard, if any, will affect the proposed division. The report shall be prepared by an engineering geologist certified by the State Board of Registration for Geologists and/or a registered civil engineer, as appropriate;

9. Two points of the most recent assessor Map Book page or pages covering the proposed division of land;

10. Such other information as the advisory agency may require.

B. Any of the information required pursuant to this section may be shown on the face of the tentative minor land division map. (Ord. 85-0009 § 2, 1985; Ord. 11904 §§ 12 and 13, 1979; Ord. 11665 § 63, 1978; Ord. 10382 § 10, 1971; Ord. 9404 § 14 (part), 1967; Ord. 4478 Art. 12 § 312, 1945.)

21.48.060 Number of copies. The subdivider shall submit sufficient copies of the tentative minor land division map to permit the advisory agency to furnish copies to other county departments, which in the opinion of the advisory agency may have an interest in the proposed minor land division. (Ord. 9404 § 14 (part), 1967; Ord. 4478 Art. 12 § 313, 1945.)

21.48.070 Distribution of copies. Upon submission of a tentative minor land division map, the advisory agency shall transmit copies to each county department which has an interest in the proposed minor land division. (Ord. 10965 § 23, 1974; Ord. 9404 § 14 (part), 1967; Ord. 4478 Art. 12 § 314, 1945.)

21.48.080 Departmental review procedures. County departments to which a copy of the tentative minor land division map is transmitted shall, within a period of not more than 20 days after receipt by the department, file with the advisory agency a report either approving of the tentative map as submitted, or indicating what changes are necessary to make the tentative map conform to the requirements of the Subdivision Map Act and of this Title 21 coming under its jurisdiction. Failure of a county department to file a report on a tentative map before the expiration of the specified review period shall be deemed as approval by the department of the maps as submitted. The advisory agency shall not approve or conditionally approve a tentative minor land division map until the expiration of the 20-day review period or receipt of all departmental reports, whichever comes first. (Ord. 11665 § 64, 1978; Ord. 9404 § 14 (part), 1967; Ord. 4478 Art. 12 § 315, 1945.)

21.48.090 Action by advisory agency. A. The advisory agency is authorized to approve, conditionally approve or disapprove tentative maps of minor land divisions and to exercise the responsibilities of the board of supervisors under the provisions of Sections 66473.5, 66474 and 66474.6 of the Subdivision Map Act.

B. Action on tentative maps of minor land divisions shall be taken within 24 working days of the submission of the map. The time limit for acting may be extended by mutual consent of the subdivider and the advisory agency. (Ord. 11665 § 66, 1978; Ord. 10965 § 24, 1974; Ord. 9404 § 14 (part), 1967; Ord. 4478 Art. 12 § 317, 1945.)

21.48.100 Access to property. The advisory agency may require as a

condition of approval of a tentative minor land division map that the subdivider produce evidence that the property as divided will have access to a public street or highway. (Ord. 9721 § 17, 1969: Ord. 4478 Art. 12 § 318.1, 1945.)

21.48.110 Criteria for rejection. The advisory agency may reject a tentative minor land division map if the only practical use which can be made of the division, as proposed, is a use prohibited by any ordinance, statute, law or other valid regulation. (Ord. 10965 § 25, 1974: Ord. 9404 § 14 (part), 1967: Ord. 4478 Art. 12 § 318, 1945.)

21.48.120 Duration of approval — Extensions. A. The approval of a tentative minor land division map shall be effective for a period of two years.

B. The advisory agency may grant one or more extensions to the terms of approval of a tentative map. Each extension shall be for no more than one year and the sum of said extensions shall not exceed three years. The subdivider shall submit a written request to the advisory agency for such extension before expiration of the map.

C. If the advisory agency denies the subdivider's application for an extension, the subdivider may appeal to the legislative body within 15 days after the action of the advisory agency. (Ord. 92-0035 § 2, 1992: Ord. 86-0040 § 3 (part), 1986: Ord. 82-0255 § 5, 1982: Ord. 11665 § 67, 1978: Ord. 10965 § 26, 1974: Ord. 9404 § 14 (part), 1967: Ord. 4478 Art. 12 § 319, 1945.)

Part 2

WAIVER CONDITIONS

Sections:

- 21.48.130 Eligibility for waiver — Property located in certain zones.
- 21.48.140 Eligibility for waiver — Certain uses or conditions of property.
- 21.48.150 Request for waiver — Information required.
- 21.48.170 Procedures — Action by advisory agency.
- 21.48.180 Lease-projects — Duration of approval.

21.48.130 Eligibility for waiver — Property located in certain zones. The following minor land divisions shall be eligible for waiver of the requirement that a parcel map be filed, provided such divisions are located in Zones R-1, R-A, A-1, A-2 or D-2 and a request for waiver, as provided for in this chapter, is approved by the advisory agency:

A. Those in which each resultant parcel has a gross area of 10 acres or more or is a quarter-quarter-quarter section of a governmental plat or larger;

B. Those in which each resultant parcel has a gross area of two and one-quarter acres or more or is a quarter-quarter-quarter-quarter section of a governmental plat or larger, and is not located in sloping terrain, as defined by Section 21.08.160 of this Title 21. (Ord. 10965 § 28, 1974: Ord. 9404 § 14 (part), 1967: Ord. 4478 Art. 12 § 320, 1945.)

21.48.140 Eligibility for waiver — Certain uses or conditions of property.

A. The following minor land divisions shall be eligible for waiver of the requirement that a parcel map be filed:

1. Those in which each resultant parcel is a part of one or more lots shown on a final map, parcel map or approved record of survey map, and the area of each resultant parcel is more than 20 percent of the total area of the lot or lots of which it is a part, except where the tentative map of any such division, the conditions of approval thereof or the requirements of the Subdivision Map Act or of this Title 21 provide for or require the delineation of flood or geological hazard, or building restrictions;

2. Property line adjustments, or the distribution of all of an existing parcel(s) between adjacent parcels;

3. Those of a lease-project, except where the tentative map of any such division, the conditions of approval thereof or the requirements of the Subdivision Map Act or of this title provide for or require the delineation of flood or geological hazards, or building restrictions;

4. Those in which each resultant parcel has a gross area of two and one-quarter acres or more or is a quarter-quarter-quarter-quarter section of a government plat or larger, unless the conditions of approval of the tentative map require dedications or offers of dedication to be made by certificate on the final parcel map.

B. For the purpose of this section, the term "approved record of survey maps" refers to record of survey maps which were approved by the board of supervisors and filed for record pursuant to various provisions of the Subdivision Map Act prior to the effective date of Chapter 1180, Statutes 1965. (Ord. 11904 § 14, 1979; Ord. 10965 § 29, 1974; Ord. 4478 Art. 12 § 320.1, 1945.)

21.48.150 Request for waiver — Information required. **A.** Waiver requests shall be made in writing on a standardized form provided by the advisory agency. The request shall include:

1. A request for waiver, signed and acknowledged by all owners of record of the land comprising the minor land division;

2. A description of each proposed parcel;

3. If requested by the advisory agency, a plat map, showing sufficient ties, dimensions and bearings to adequately establish the boundaries of the minor land division and of each proposed parcel. Record information, when available, may be utilized.

B. The advisory agency may require the submission of documentation, i.e., preliminary title report, as it deems necessary to verify the information presented in the request for waiver. All submissions shall be legible and readily reproducible.

C. Before approval of a request for waiver, the subdivider shall complete or guarantee completion of the conditions of approval as if a parcel map were to be filed. (Ord. 10965 § 30, 1974; Ord. 4478 Art. 12 § 320.2, 1945.)

21.48.170 Procedures — Action by advisory agency. **A.** Within 20 days after acceptance of a request for waiver, or within such additional time as may be necessary, the advisory agency shall waive the requirement that a parcel map be filed as provided in Sections 21.48.130 and 21.48.140, if it finds:

1. That the design of each parcel described in the request for waiver is in substantial accordance with the tentative map, as approved;

2. That the proposed minor land division complies with all applicable requirements as to area, improvement and design, flood and water drainage control, appropriate improved public roads, sanitary disposal facilities, water supply availability, environmental protection, and other requirements of the Subdivision Map Act and of this Title 21.

B. When a waiver is granted pursuant to this section, the advisory agency shall, within 10 working days, cause a certificate of compliance, describing each approved parcel, to be filed for record with the county recorder. The certificate of compliance shall state that the requirement that a parcel map of the division of land be filed has been waived, and that the parcels comprising the division may be sold, leased, financed or transferred in full compliance with all applicable provisions of the Subdivision Map Act and of this Title 21.

C. The procedures set forth in this section shall be completed within the period prescribed by Section 21.48.120 for filing a parcel map of a minor land division after approval or any extension thereof. (Ord. 10965 § 32, 1974; Ord. 4478 Art. 12 § 320.4, 1945.)

21.48.180 Lease-projects—Duration of approval. The approval of a waiver of filing a parcel map for a lease-project shall be effective for a period of five years. After such time, if such lease-project is not established, a new request may be made as provided in Section 21.48.140. (Ord. 10965 § 33, 1974; Ord. 4478 Art. 12 § 320.5, 1945.)

Chapter 21.52

MODIFICATIONS

Sections:

- | | |
|-----------|---|
| 21.52.010 | Modification or waiver of provisions authorized when. |
| 21.52.020 | Waiver of certain processing fees—Authorized when. |
| 21.52.030 | Modifications to recorded maps. |

21.52.010 Modification or waiver of provisions authorized when. A. Whenever, in the opinion of the advisory agency, the land involved in a subdivision is of such size or shape, or is subject to such title limitations of record or is affected by such topographical location or conditions, or is to be devoted to such usage, that it is impossible or impractical for the subdivider to conform fully to a regulation contained in this Title 21, the advisory agency may at the time of action on the tentative map of the subdivision modify the regulation, provided that in the case of each modification the advisory agency shall first find that a special, individual reason makes the strict letter of the regulation impossible or impractical of observance and that the modification is in conformity with the spirit and purpose of the Subdivision Map Act and of this title; and provided, further, that the advisory agency shall make a report in writing setting forth each modification and the facts relied upon for making the modification.

B. The advisory agency, the county engineer or the board of supervisors shall waive the provisions of this title and of Section 66473 of the Subdivision Map Act requiring disapproval of maps for failure to meet or perform state or local requirements or conditions, when the failure of a map submitted for approval is the result of a technical and inadvertent error which, in the determination of the advisory agency, the county engineer or the board of supervisors does not materially affect the validity of the map. Such waivers shall not result in the invalidation or negation of any substantive requirement of this title, the Subdivision Map Act, or any other ordinance, statute or regulation.

C. The advisory agency or the board of supervisors may make modifications to regulations contained in this Title 21 including, but not limited to, exemption from park space requirements for land divisions where a housing permit for qualified projects as provided for in Title 22 is also approved. (Ord. 2006-0063 § 1, 2006; Ord. 86-0170 § 1, 1986; Ord. 11665 § 4, 1978; Ord. 9721 § 1, 1969; Ord. 9071 § 2, 1966; Ord. 4478 Art. 1 § 6, 1945.)

21.52.020 Waiver of certain processing fees—Authorized when. In those instances where the board of supervisors, by resolution, determines it in the public interest to accept or process applications for low and moderate income housing projects without one or more of the county fees required by Chapter 21.40 or by Chapter 21.44 or by Chapter 21.48 or by subsection C of Section 21.36.010 of Chapter 21.36, the county shall accept or process such applications subject to the requirements specified in said resolution. (Ord. 84-0041 § 3, 1984.)

21.52.030 Modifications to recorded maps. A. Purpose. The provisions of this section provide findings, procedures and fees for modifications of the design

and conditions of recorded maps where physical problems associated with the development of the site or technical problems occur after recordation, in conformity with Government Code Section 66472.1.

B. Fees. The fees charged for such modification of a final or parcel map shall be the same as for a revision to an approved tentative map pursuant to Sections 21.40.100 and 21.48.030 of this title, respectively. Surcharge fees as specified in Chapter 2.83 of this code shall not apply to applications filed in accordance with this section.

C. Materials for Filing. A proposed change to a final or parcel map shall require submittal of the following:

1. The materials indicated by Section 21.40.040 of this title, or in the case of a minor land division, the materials indicated by Section 21.48.040 of this title; and

2. A detailed written description of the manner in which the proposed modification meets the findings described in subsection G of this section.

D. Applicants. An applicant for a revision to a recorded map shall be either:

1. The owner of title to the subject property or his authorized representative; or

2. The advisory agency.

E. Review. The proposed change of design or modification of conditions shall be reviewed by the subdivision committee, which shall submit its recommendation to the advisory agency.

F. Public Hearing. Any proposed change of design and/or modification to conditions of a final map or parcel map will require a public hearing before the advisory agency according to the procedures specified in Chapter 21.16 of this title. The subject of the hearing must be confined to consideration and action on the proposed modification.

G. Findings. The applicant must substantiate the following facts to the advisory agency:

1. That there are changes in circumstances which make any or all of the conditions or the design of such a map no longer appropriate or necessary; and

2. That the proposed modifications do not impose any additional burdens on the present fee owner of the property; and

3. That such modifications would not alter any right, title or interest in the real property; and

4. That the modifications requested result from either physical problems associated with the development of the site or technical difficulties arising which are not under the control of the developer and which make it impossible to comply with certain conditions;

5. That the modifications requested do not result in an increased number of dwelling units or a greater density than the recorded map;

6. That the proposed map and the design and improvements of the proposed subdivision are consistent with applicable general and specific plans; and

7. That the site is physically suitable for the type and proposed density of the development; and

8. That the design of the subdivision or the proposed improvements will not cause substantial environmental damage or serious public health problems, or conflict with public easements.

H. Final Action. If the regional planning commission determines that the findings specified by subsection G of this section have been met, the requested modification shall be approved and the applicant shall submit to the county engineer:

1. An amending map; or
2. A certificate of correction, as determined by the local agency.

I. Appeals. Any interested person may appeal to the board of supervisors any decision of the regional planning commission relative to its assigned duties under the provisions of this section.

1. Procedure. All appeals shall be submitted and acted upon in the manner prescribed by Government Code Section 66452.5.

2. Fees. Upon filing of an appeal with the board of supervisors, the appellant shall pay a processing fee of \$55.00. (Ord. 85-0194 § 3 (part), 1985; 85-0135 § 1, 1985.)

Chapter 21.56

APPEALS

Sections:

- 21.56.010 Procedures—Submittal and determination.
21.56.020 Fees.

21.56.010 Procedures—Submittal and determination. A. A subdivider or any interested person dissatisfied with an action taken by the hearing officer, when functioning as the advisory agency with respect to a tentative map, parcel map or request for waiver, may appeal to the regional planning commission.

B. A subdivider or any interested person dissatisfied with an action taken by the regional planning commission when it is functioning as the advisory agency or appellate body with respect to a tentative map, parcel map or request for waiver, may appeal to the board of supervisors.

C. When the regional planning commission makes a recommendation to the board of supervisors on a general plan or specific plan amendment, zone change, development agreement or other legislative action, any concurrent decision by the commission on a tentative map, parcel map or request for waiver concerning, in whole or in part, the same lot or parcel of land shall be deemed to be timely appealed to the board of supervisors as provided in this section.

D. All appeals shall be submitted and acted upon in the manner prescribed by Section 66452.5 of the Government Code. (Ord. 2001-0070 § 1, 2001: Ord. 87-0039 § 1, 1987: Ord. 85-0194 § 4, 1985: Ord. 11100 § 1, 1975: Ord. 11092 § 1, 1975: Ord. 10965 § 2, 1974: Ord. 4478 Art. 1 § 6.1, 1945.)

21.56.020 Fees.* A. Fee for Appeals to the Board of Supervisors. Upon filing of an appeal with the board of supervisors, the appellant shall pay a processing fee in an amount determined by the executive officer-clerk of the board to be ample to cover the cost of a hearing to be held by the board. The appellant shall also pay a processing fee to the department of regional planning in the amount of \$1,499.00 to cover the costs of the appeal. The provisions of this subsection shall not apply to an appeal deemed to be filed pursuant to subsection C of Section 21.56.010.

B. Fee for Appeals to the Regional Planning Commission.

1. Processing Fee. Upon filing an appeal with the regional planning commission, the appellant shall pay a processing fee in the amount of \$1,309.00 to be applied in its entirety to the department of regional planning.

2. The fees included in this section shall be reviewed annually by the county of Los Angeles auditor-controller. Beginning on January 1, 1992, and thereafter on each succeeding January 1st, the amount of each fee in this section shall be adjusted as follows: Calculate the percentage movement in the Consumer Price Index for Los Angeles during the preceding January through December period, adjust each fee by said percentage amount and round off to the nearest dollar. However, no

adjustment shall decrease any fee and no fee shall exceed the reasonable cost of providing services.

3. Additional Deposits. When a transcript of the previous proceeding is required, the appellant shall pay an additional deposit, in an amount to be determined by the secretary or clerk of the appellate body, to be ample to cover the cost of one original and five copies of the transcripts of the previous hearings. If the actual cost of the transcripts is more than the amount deposited by the appellant, such appellant shall deposit the deficiency.

C. Exception. In spite of the preceding prescribed fees for appeals, when the appellant is not the applicant, the prescribed fees shall be reduced by 50 percent. (Ord. 2005-0033 § 13, 2005; Ord. 2001-0070 § 2, 2001; Ord. 96-0026 § 1, 1996; Ord. 91-0101 § 7, 1991; Ord. 86-0028 § 22, 1986; Ord. 12085 § 1, 1980; Ord. 4478 Art. 1 § 6.2, 1945.)

* **Editor's note:** Fee changes in this section include changes made by the director of planning due to increases in the Consumer Price Index and are effective March 1, 2007.

Chapter 21.60

CERTIFICATES OF COMPLIANCE — NOTICES OF VIOLATION

Sections:

- 21.60.010 Purpose of chapter provisions.
- 21.60.020 Director of planning authority.
- 21.60.025 Certificate of compliance — Matters required for applications.
- 21.60.030 Certificate of compliance — For undersized parcels.
- 21.60.050 Appeals.
- 21.60.060 Notices of violation.
- 21.60.070 Coastal development permit required.

21.60.010 Purpose of chapter provisions. This chapter supplements those provisions of Sections 66499.34, 66499.35 and 66499.36 of the Subdivision Map Act pertaining to notices of violation and certificates of compliance. (Ord. 11665 § 70 (part), 1978; Ord. 4478 Art. 13 § 325, 1945.)

21.60.020 Director of planning authority. The director of planning is authorized to make all required determinations on certificates of compliance and notices of violations. (Ord. 11665 § 70 (part), 1978; Ord. 4478 Art. 13 § 326, 1945.)

21.60.025 Certificate of compliance — Matters required for applications. Except where a request for waiver has been approved, applications for the issuance of a certificate of compliance shall be submitted to the director of planning. Application for issuance of a certificate of compliance shall be made in writing on a standardized form provided by the director. The director may require the submission of such supporting information as he deems necessary to determine compliance. All submissions shall be legible and readily reproducible. (Ord. 84-0237 § 1, 1984; Ord. 11726 § 1, 1978; Ord. 4478 Art. 13 § 328, 1945.)

21.60.030 Certificate of compliance — For undersized parcels. Where a certificate of compliance has been issued for a parcel of less than required area that was created prior to March 4, 1972, the owner may request:

A. A review by the director, pursuant to the provisions of Part 12 of Chapter 22.56, to determine satisfaction of the following criteria:

1. The parcel of land has frontage on a road as specified by Part 4 of Chapter 21.24, except for flag lots as specified in Section 21.24.320, and
2. The parcel of land is served by public sewer, or it is of sufficient size to provide for satisfactory on-site sewage disposal for the land use intended, and
3. The width of the parcel of land will be as required by Part 4 of Chapter 21.24, and
4. The setbacks of the underlying zone will be adhered to, unless a modification has been received pursuant to Section 22.48.180, and
5. There is sufficient area available on the parcel of land to provide automobile storage for the land use intended, as required by Part 11 of Chapter 22.52, and
6. The parcel of land has adequate fire flow and hydrant spacing as required by Section 20.16.060, and

7. The owner of the parcel of land does not own any contiguous lots or parcels of land; or

B. Approval of a variance pursuant to the provisions of Part 2 of Chapter 22.56. (Ord. 84-0237 § 2, 1984.)

21.60.050 Appeals. A. A property owner dissatisfied with an action of the director of planning on a certificate of compliance or notice of violation may appeal to the regional planning commission. In the case of certificates of compliance, a vendee of real property pursuant to a contract of sale may also appeal to the commission.

B. All appeals shall be submitted and acted upon in the manner prescribed in Section 66452.5 of the Government Code.

C. Fees. Upon filing an appeal the appellant shall pay a processing fee as required in subsection B of Section 21.56.020 of this title. (Ord. 91-0101 § 9, 1991; Ord. 11665 § 70 (part), 1978; Ord. 4478 Art. 13 § 327, 1945.)

21.60.060 Notices of violation. A. Any county official having knowledge of a possible violation of the provisions of the Subdivision Map Act or of this Title 21 shall direct such information to the director of planning.

B. If the director of planning, either on his own initiative or upon investigation of information received from another county official or any other interested person, determines that real property has been divided in violation of the Subdivision Map Act or of this title, he shall initiate the procedures set forth in Section 66499.36 of the Subdivision Map Act. (Ord. 11665 § 70 (part), 1978; Ord. 4478 Art. 13 § 340, 1945.)

21.60.070 Coastal development permit required. The director shall impose a condition that a coastal development permit be obtained in accordance with Part 17, Chapter 22.56 of Title 22 for a certificate of compliance that meets the following criteria:

A. The real property lies within the boundaries of the coastal zone, as defined in Section 30103 of the Public Resources Code;

B. The division of property occurred after December 31, 1976;

C. The conditional certificate of compliance would be issued pursuant to Section 66499.35(b) of the Government Code. (Ord. 89-0147 § 6, 1989.)

Chapter 21.62

SUBDIVISION FILING FEES AND DEPOSITS

Sections:

21.62.010	Tentative map filing fees.
21.62.020	Notice to tenants for public hearing on condominium conversion filing fee.
21.62.030	Revised tentative map filing fees.
21.62.040	Minor land division map filing fees.
21.62.050	Minor land division map revision filing fees.
21.62.060	Parcel map waiver filing fee.
21.62.070	Filing fees for certificates of compliance and lot line adjustments.
21.62.080	Geotechnical report review fees.
21.62.100	Annual fee adjustment.
21.62.110	Fee exemption—Affordable housing.

21.62.010 Tentative map filing fees.* A. At the time of submission, the person submitting a tentative map shall pay a deposit and a filing fee, to be collected by the department of regional planning, as follows:

1. To be applied to the department of regional planning, a \$5,000.00 minimum initial deposit for the first 10 lots, from which actual planning costs shall be billed and deducted, and any supplemental fees and deposits as required by subsection E of this section.

2. To be applied to the department of public works, a fee of \$12,689.00 for the first 10 lots, plus the following amounts, per lot, for any tentative map containing more than 10 lots:

- a. \$185.00 for each of the next 15 lots, plus
- b. \$120.00 for each of the next 25 lots, plus
- c. \$59.00 for each of the next 50 lots, plus
- d. \$21.00 for each additional lot in excess of 100 lots.

3. To be applied to the fire department, a fee of \$1,739.00 for the first 10 lots, plus the following amounts, per lot, for any tentative map containing more than 10 lots:

- a. \$13.00 for each of the next 15 lots, plus
- b. \$13.00 for each of the next 25 lots, plus
- c. \$8.00 for each of the next 50 lots, plus
- d. \$5.00 for each additional of the next 900 lots, plus
- e. \$2.00 for each additional lot in excess of 1,000 lots.

4. To be applied to the department of health services, a fee of \$305.00, and, where public water and sewers are not available to each lot of the tentative map, an additional fee in the following amounts, per each lot for which public water or public sewers are not available:

- a. \$258.00 for each lot up to 10 lots, plus
- b. \$193.00 for each of the next 15 lots, plus

- c. \$136.00 for each of the next 25 lots, plus
 - d. \$92.00 for each lot in excess of 50 lots.
5. To be applied to the department of parks and recreation, a fee of \$197.00.

B. If additional lots are added to the tentative map prior to approval by the advisory agency, the subdivider shall pay an additional fee as required for major revisions prior to approval by the advisory agency. Where a lot is created by the provisions of Section 21.24.280, such lot shall be omitted in calculating the amount of the filing fee.

C. If the applicant requests one or more extensions to the terms of approval of the tentative map, in accordance with subsection B of Section 21.40.180 of this Title 21, the applicant shall pay an additional fee of \$455.00 for each one-year time extension so requested, which fee shall be applied in its entirety to the department of regional planning. However, if said time extension is requested concurrently with a time extension request for any other application, petition, or tentative map required by this Title 21, or by Title 22 of this code, for the same or substantially the same property, only one time-extension fee shall apply.

D. If a proposed land division is rescheduled for public hearing after being taken off of the agenda, a rehearing fee of \$455.00 may be charged to the applicant and applied in its entirety to the department of regional planning. However, if said rehearing is scheduled concurrently with the rehearing of any other application, petition, or tentative map required by this Title 21 or by Title 22 of this code, for the same or substantially the same property, only one rehearing fee shall apply.

E. Deposit Requirements for Subdivision Review by Department of Regional Planning.

1. The applicant shall pay the minimum initial deposit as required, from which actual costs shall be billed and deducted, for the purpose of defraying the expense involved in the review of subdivision requests.

2. Supplemental Deposit Requirements. The applicant shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted, when actual costs exceed the amount of the initial deposit:

a. If during the subdivision review process, including the review of an exhibit map, actual costs incurred reach 80 percent of the amount on deposit, the applicant shall be notified and required to submit a minimum supplemental deposit, the amount of which shall not exceed the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion or withdrawal of the subdivision request.

b. If the initial or supplemental deposit is not received by the department of regional planning, within 30 days of notification that such deposit is due and payable, all work shall be discontinued until such deposit is received.

c. At the sole discretion of the applicant, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

3. Final Cost Determination. The final cost for subdivision review shall be based on actual costs incurred by the department of regional planning to review and process all required subdivision and planning documentation.

a. Planning costs shall be computed on a monthly basis and deducted from the amount on deposit. The subdivision review costs shall be finalized upon completion of the review process. If final costs do not exceed the amount on deposit, the unused portion shall be refunded to the applicant.

b. Should the application be withdrawn, costs to date shall be computed and the unused portion of the amount on deposit shall be refunded to the applicant.

c. Costs shall be computed using actual hours expended by planning staff multiplied by the hourly rates, approved by the county auditor-controller, that are applicable in the fiscal year that costs are incurred by the planning staff.

d. Data used to determine subdivision review costs shall be maintained by the department's business office, and made available for public review while work is in progress and for three years following final action or withdrawal of the application. (Ord. 2005-0033 § 14, 2005; Ord. 2004-0029 § 6, 2004; Ord. 2002-0009 § 5, 2002; Ord. 96-0026 § 2, 1996; Ord. 92-0099 § 1, 1992; Ord. 91-0101 § 10 (part), 1991.)

***Editor's note:** Fee changes in this section include changes made by the director of planning due to increases in the Consumer Price Index and are effective March 1, 2007.

21.62.020 Notice to tenants for public hearing on condominium conversion filing fee. At the time of submission, the person submitting a tentative tract map for conversion of residential real property to a condominium project, community apartment project, or stock cooperative project shall pay a fee for notification to tenants, pursuant to Government Code Section 66451.3, that shall be a \$500.00 minimum deposit, from which actual planning costs shall be billed and deducted, and any supplemental fees and deposits as required by subsection E of Section 21.62.010. The fee shall be applied in its entirety to the department of regional planning. (Ord. 96-0026 § 3, 1996; Ord. 91-0101 § 10 (part), 1991.)

21.62.030 Revised tentative map filing fees.* A. If, prior to approval by the advisory agency, the tentative map requires a major revision, the subdivider shall pay:

1. A \$1,000.00 minimum deposit to be collected by the department of regional planning, from which actual planning costs shall be billed and deducted, and any supplemental fees and deposits as required by subsection E of Section 21.62.010. The fee shall be applied in its entirety to the department of regional planning; and

2. A fee equal to 30 percent of the current department of public works filing fee to be applied to the department of public works; and

3. A fee of \$245.00 to be applied to the fire department, beginning with the third major revision and for each additional major revision thereafter; and

4. A fee equal to 30 percent of the current department of health services filing fee to be applied to the department of health services; and

5. A fee of \$197.00, to be applied to the department of parks and recreation.

B. If, subsequent to the approval of a tentative map by the advisory agency, the subdivider requests a revision of the conditions of approval, and the director determines that a revised map must be submitted, the subdivider shall pay:

1. A \$3,000.00 minimum deposit to be collected by the department of regional planning, from which actual planning costs shall be billed and deducted, and any supplemental fees and deposits as required by subsection E of Section 21.62.010. The fee shall be applied in its entirety to the department of regional planning; and

2. A fee equal to 50 percent of the current department of public works filing fee to be applied to the department of public works, for services rendered; and

3. A fee of \$823.00, to be applied to the fire department; and

4. A fee equal to 50 percent of the current department of health services filing fee, to be applied to the department of health services; and

5. A fee of \$197.00, to be applied to the department of parks and recreation.

C. If the director determines that the revision is of a minor nature and that a revised map is not required, the subdivider shall pay:

1. A \$2,000.00 minimum deposit to be collected by the department of regional planning, from which actual planning costs shall be billed and deducted, and any supplemental fees and deposits as required by subsection E of Section 21.62.010. The fee shall be applied in its entirety to the department of regional planning; and

2. A fee equal to 20 percent of the current department of public works filing fee, to be applied to the department of public works; and

3. A fee of \$164.00, to be applied to the fire department; and

4. A fee equal to 20 percent of the current department of health services filing fee, to be applied to the department of health services; and

5. A fee of \$197.00, to be applied to the department of parks and recreation. (Ord. 2005-0033 § 15, 2005; Ord. 96-0026 § 4, 1996; Ord. 92-0099 § 2, 1992; Ord. 91-0101 § 10 (part), 1991.)

***Editor's note:** Fee changes in this section include changes made by the director of planning due to increases in the Consumer Price Index and are effective March 1, 2007.

21.62.040 Minor land division map filing fees.* A. At the time of submission, the person submitting a tentative minor land division map shall pay a deposit and a filing fee, to be collected by the department of regional planning, as follows:

1. To be applied to the department of regional planning, a \$4,000.00 minimum initial deposit, from which actual planning costs shall be billed and deducted, and any supplemental fees and deposits as required by subsection D of this section.

2. To be applied to the department of public works, a fee of \$9,130.00.

3. To be applied to the fire department, a fee of \$703.00.

4. To be applied to the department of health services, a fee of \$156.00, and, where public water and sewers are not available to each lot of the tentative minor land division map, an additional fee of \$258.00 per each lot for which public water or public sewers are not available.

5. To be applied to the department of parks and recreation, a fee of \$197.00.

B. If the applicant requests one or more extensions to the terms of approval of the tentative map, in accordance with subsection B of Section 21.48.120 of this Title 21, the subdivider shall pay an additional fee of \$455.00 for each one-year time extension so requested, which fee shall be applied in its entirety to the department of regional planning. However, if said time extension is requested concurrently with a time extension request for any other application, petition, or tentative map required by this Title 21 or by Title 22 of this code, for the same or substantially the same property, only one time-extension fee shall apply.

C. If the proposed land division is rescheduled for public hearing after being taken off of the agenda, a rehearing fee of \$455.00 may be charged to the applicant and applied in its entirety to the department of regional planning. However, if said rehearing is scheduled concurrently with the rehearing of any other application, petition, or tentative map required by this Title 21 or by Title 22 of this code, for the same or substantially the same property, only one rehearing fee shall apply.

D. Deposit Requirements for Subdivision Review by Department of Regional Planning.

1. The applicant shall pay the minimum initial deposit as required, from which actual costs shall be billed and deducted, for the purpose of defraying the expense involved in the review of subdivision requests.

2. Supplemental Deposit Requirements. The applicant shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted, when actual costs exceed the amount of the initial deposit:

a. If during the subdivision review process, actual costs incurred reach 80 percent of the amount on deposit, the applicant shall be notified and required to submit a minimum supplemental deposit the amount of which shall not exceed the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion or withdrawal of the subdivision request.

b. If the initial or supplemental deposit is not received by the department of regional planning, within 30 days of notification that such deposit is due and payable, all work shall be discontinued until such deposit is received.

c. At the sole discretion of the applicant, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

3. Final Cost Determination. The final cost for subdivision review shall be based on actual costs incurred by the department of regional planning to review and process all required subdivision and planning documentation.

a. Planning costs shall be computed on a monthly basis and deducted from the amount on deposit. The subdivision review costs shall be finalized

upon completion of the review process. If final costs do not exceed the amount on deposit, the unused portion shall be refunded to the applicant.

b. Should the application be withdrawn, costs to date shall be computed and the unused portion of the amount on deposit shall be refunded to the applicant.

c. Costs shall be computed using actual hours expended by planning staff multiplied by the hourly rates, approved by the county auditor-controller, that are applicable in the fiscal year that costs are incurred by the planning staff.

d. Data used to determine subdivision review costs shall be maintained by the department's business office, and made available for public review while work is in progress and for three years following final action or withdrawal of the application. (Ord. 2005-0033 § 16, 2005; Ord. 2004-0029 § 7, 2004; Ord. 96-0026 § 5, 1996; Ord. 92-0099 § 3, 1992; Ord. 91-0101 § 10 (part), 1991.)

***Editor's note:** Fee changes in this section include changes made by the director of planning due to increases in the Consumer Price Index and are effective March 1, 2007.

21.62.050 Minor land division map revision filing fees.* A. If, prior to approval by the advisory agency, the tentative map requires a major revision, the subdivider shall pay:

1. A \$1,000.00 minimum deposit to be collected by the department of regional planning, from which actual planning costs shall be billed and deducted, and any supplemental fees and deposits as required by subsection D of Section 21.62.040. The fee shall be applied in its entirety to the department of regional planning; and

2. A fee of \$2,809.00 to be applied to the department of public works; and

3. A fee of \$191.00 to be applied to the fire department; and

4. A fee equal to 30 percent of the current department of health services filing fee, to be applied to the department of health services; and

5. A fee of \$121.00, to be applied to the department of parks and recreation, if the map includes any Quimby park(s) or publicly dedicated trail(s) or open space.

B. If, subsequent to the approval of a tentative map by the advisory agency, the subdivider requests a revision of the conditions of approval, and the director determines that a revised map must be submitted, the subdivider shall pay:

1. A \$3,000.00 minimum deposit to be collected by the department of regional planning, from which actual planning costs shall be billed and deducted, and any supplemental fees and deposits as required by subsection D of Section 21.62.040. The fee shall be applied in its entirety to the department of regional planning; and

2. A fee of \$4,830.00, to be applied to the department of public works; and

3. A fee of \$348.00, to be applied to the fire department; and

4. A fee equal to 50 percent of the current department of health services filing fee, to be applied to the department of health services; and

5. A fee of \$207.00, to be applied to the department of parks and recreation, if the map includes any Quimby park(s) or publicly dedicated trail(s) or open space.

C. If the director determines that the revision is of a minor nature and that a revised map is not required, the subdivider shall pay:

1. A \$1,000.00 minimum deposit to be collected by the department of regional planning, from which actual planning costs shall be billed and deducted, and any supplemental fees and deposits as required by subsection D of Section 21.62.040. The fee shall be applied in its entirety to the department of regional planning; and

2. A fee of \$2,015.00, to be applied to the department of public works; and

3. A fee of \$125.00, to be applied to the fire department; and

4. A fee equal to 20 percent of the current department of health services filing fee, to be applied to the department of health services; and

5. A fee of \$95.00, to be applied to the department of parks and recreation, if the map includes any Quimby park(s) or publicly dedicated trail(s) or open space. (Ord. 2005-0033 § 17, 2005; Ord. 2004-0029 § 8, 2004; Ord. 96-0026 § 6, 1996; Ord. 91-0101 § 10 (part), 1991.)

**Editor's note:* Fee changes in this section include changes made by the director of planning due to increases in the Consumer Price Index and are effective March 1, 2007.

21.62.060 Parcel map waiver filing fee. A. Upon submission of a request for waiver, the subdivider shall pay a filing fee consisting of a \$1,000.00 minimum deposit to be collected by the department of regional planning, from which actual planning costs shall be billed and deducted and any supplemental fees and deposits as required by subsection D of Section 21.62.040. The fee shall be applied in its entirety to the department of regional planning.

B. The subdivider shall also pay a sum of money equal to the amount required by law for filing with the county recorder a certificate of compliance for the parcels comprising the division. (Ord. 96-0026 § 7, 1996; Ord. 91-0101 § 10 (part), 1991.)

21.62.070 Filing fees for certificates of compliance and lot line adjustments.* Upon submission of a request for issuance of a certificate of compliance, other than provided in Sections 21.48.130 and 21.48.180, the applicant shall pay a processing fee of \$1,520.00, to be applied to the department of regional planning. For subsequent requests requiring the recordation of documents, including the clearance of conditions and amendments, the applicant shall pay an additional processing fee of \$439.00, to be applied to the department of regional planning. The applicant for a lot line adjustment shall pay a processing fee of \$1,413.00 (\$1,234.00 to be applied to the department of regional planning and \$179.00 to be applied to the

fire department), with a maximum of four lots per application. (Ord. 2005-0033 § 18, 2005; Ord. 95-0033 § 2, 1995; Ord. 91-0101 § 10 (part), 1991.)

***Editor's note:** Fee changes in this section include changes made by the director of planning due to increases in the Consumer Price Index and are effective March 1, 2007.

21.62.080 Geotechnical report review fees. Upon submission of geotechnical (geological and/or soils) reports in accordance with Sections 21.40.040 and 21.40.080, to be reviewed by the county engineer, the subdivider shall pay, to the department of public works, a report review fee in the following amounts based upon the volume of proposed grading as depicted on the tentative map:

1. \$2,170 for proposed grading between 0—1,000 cubic yards,
2. \$3,686 for proposed grading between 1,001—10,000 cubic yards,
3. \$4,513 for proposed grading between 10,001—100,000 cubic yards,
4. \$5,386 for proposed grading between 100,001—500,000 cubic yards,
5. \$5,386 for proposed grading greater than 500,000 cubic yards plus \$138 per 100,000 cubic yards of grading in excess of 500,000 cubic yards,
6. \$154 per hour for the review of geotechnical addenda reports beyond third review.

Beginning on July 1, 2003, and thereafter on each succeeding July 1, the amount of each fee in this section shall be adjusted by the lesser of 1) the increase, if any, in the Consumer Price Index (CPI) for all urban consumers in the Los Angeles, Anaheim, and Riverside areas, as published by the United States Government Bureau of Labor Statistics, from April of the previous calendar year to March of the current calendar year, or 2) the increase, if any, in the cost of providing the service for which the fee is collected, as confirmed by the auditor-controller; the adjusted fee shall be rounded to the nearest dollar; provided, however, notwithstanding any of the above, no fee shall exceed the cost of providing the service for which the fee is collected. (Ord. 2008-0011 § 1, 2008; Ord. 2003-0017 § 8, 2003.)

21.62.100 Annual fee adjustment. The fees included in this Chapter 21.62 shall be reviewed annually by the county of Los Angeles auditor-controller. Beginning on January 1, 1992, and thereafter on each succeeding January 1, the amount of each fee in this section shall be adjusted as follows: Calculate the percentage movement in the Consumer Price Index for Los Angeles during the preceding January through December period, adjust each fee by said percentage amount and round off to the nearest dollar. However, no adjustment shall decrease any fee and no fee shall exceed the reasonable cost of providing services. (Ord. 91-0101 § 10 (part), 1991.)

21.62.110 Fee exemption—Affordable housing. A. Any nonprofit organization shall be exempt, as set forth in this section, from the payment of subdivision fees and deposits for dwelling units it constructs which are for lower income and/or very-low income households.

B. To be eligible for this exemption, the nonprofit organization shall present a certificate issued by the community development commission that such dwelling units qualify as housing for lower income or very-low income households and that the nonprofit organization is receiving a subsidy from community development block grant funds or other public funding sources. This exemption shall not be granted when the subject dwelling units for lower and/or very-low income households are being constructed as a condition of approval by any other agency.

C. For the purposes of this section only, certain terms are defined as follows:

1. "Nonprofit organization" is a corporation organized under the Nonprofit Public Benefit Corporation Law of the State of California (Corporations Code Section 5120 et seq.) and which qualifies under Section 501(c)(3) of the Internal Revenue Code of 1986 or the corresponding provision of any future United States internal revenue law as an exempt organization. A corporation or body organized for the private gain of any person shall not be deemed to be a nonprofit organization.

2. "Subdivision fee or deposit" shall include tentative map, minor land division, map revision, condominium conversion, parcel map waiver, and certificate of compliance fees required by this Chapter 21.62 of this code.

3. "Lower income" households shall be as defined in Section 50079.5 of the Health and Safety Code.

4. "Very-low income" households shall be as defined in Section 50105 of the Health and Safety Code. (Ord. 91-0101 § 10 (part), 1991.)

FOOTNOTES FOR TITLE 21

1. For statutory provisions on subdivisions, see Gov. Code § 66410 et seq.

APPENDIX 1

CROSS REFERENCE TABLE FOR ORDINANCE 4478

Article and section numbers of Ordinance 4478 are shown with corresponding section numbers of Title 21 of the Los Angeles County code in which they appear.

Ord. 4478	LACC	Ord. 4478	LACC
Article 1		Article 3	
1	21.04.020	31	21.12.010
1.1	21.04.060	32	21.12.020
1.2	21.04.050	33	21.12.040
2	Not codified	34	21.12.030
3	21.04.030	40	21.24.010
4	21.04.080	40.1	21.24.030
5	21.04.040	40.2	21.24.020
6	21.52.010	40.3	21.24.040
6.1	21.56.010	41	21.24.050
6.2	21.56.020	42	21.24.060
7	21.16.020	43	21.24.070
7.1	21.16.030	44	21.24.080
8	21.16.040	45	21.24.130
9	21.04.070	46	21.24.140
10	21.04.010	47	21.24.180
10.2	21.16.050	47.1	21.24.190
10.3	Repealed by 82-0855	47.2	21.24.220
10.4	21.16.010	48	21.24.160
10.5	Repealed by 82-0855	49	21.24.170
		50	21.24.150
Article 2		51	21.24.210
11	21.08.180	54	21.24.090
12	21.08.020	55	21.24.100
13	21.08.060	56	21.24.120
14	21.08.030	57	21.24.110
14.1	21.08.100	58	Repealed by 83-0179
14.2	21.08.050	59	21.24.200
14.5	21.08.040		
15	21.08.010	Article 5	
15.5	21.08.080	71	21.24.240
15.6	21.08.090	71.1	21.24.250
16	21.08.120	71.2	21.24.260
16.5	21.08.130	71.3	21.24.340
17	21.08.140	71.4	21.24.350
18	21.08.150	71.5	21.24.270
19	21.08.160	72	21.24.290
20	21.08.170	72.1	21.24.300
20.1	21.08.170	72.2	21.24.320
21	21.08.110	73	21.24.280
23	21.08.070	74	21.24.330

APPENDIX 1

75	21.24.310	140	21.44.100
76	21.24.360	141	21.44.110
77	21.24.370	142	21.44.130
77.1	21.24.390	143	21.44.140
78	21.24.400	144	21.44.150
79	21.24.380	145	21.44.180
		146	21.44.200
Article 6		147	21.44.190
81	21.40.010	148	21.44.220
82	21.40.020	149	21.44.230
83	21.40.025	150	21.44.260
88	21.40.030	151	21.44.250
89	Repealed by 91-0101	152	21.44.280
89.1	21.40.110	153	21.44.270
90	Repealed by 91-0101	154	21.44.240
91	21.40.050	155	21.44.300
92	21.40.060	156	21.44.290
93	21.40.070	157	21.44.210
94	21.40.040	158	21.44.320
94.1	21.40.080	159	21.44.310
95	21.40.140	160	21.44.330
96	21.40.150		
97	21.40.160	Article 9	
98	21.40.170	171	21.28.110
98.1	21.40.180	171.5	21.28.100
98.3	21.40.120	172	21.28.090
98.4	Repealed by 89-0147	173	21.28.060
		173.1	21.28.070
Article 7		174	21.28.150
111	21.20.010	175	21.28.080
112	21.20.020	175.1	21.28.010
113	21.20.030	175.2	21.28.020
114	21.20.050	175.3	21.28.030
115	21.20.060	176	21.28.040
116	21.20.070	178	21.28.050
117	21.20.080	179	21.28.120
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LOS ANGELES COUNTY CODE

**TITLE 22
PLANNING AND ZONING**

The provisions codified in this code reflect changes made by all county ordinances up to and including Ordinance 2008-0012U, passed April 1, 2008. The latest ordinance amending Title 22 of the code is Ordinance 2007-0091, passed August 21, 2007. The latest ordinance making a zoning map change is Ordinance 2007-0119Z, passed December 18, 2007.

PUBLISHER'S NOTE

The Los Angeles County Code is organized by subject matter under an expandable, three-factor decimal numbering system which is designed to facilitate future changes with minimum disturbance to current regulations. Each section number includes in its sequence the title, chapter and section number. For example, Section 22.20.340 is Section 340 (.340) in Chapter 20 (.20) of Title 22. In most instances, sections are numbered by tens (.010, .020, .030, etc.), leaving nine vacant positions between original sections to accommodate new provisions. Chapters and titles are also numbered to provide for expansion.

Following each section is a note indicating the section of Ordinance 1494 which is printed in that section. Changes made after Ordinance 12377 show the amendment history in that note. For amendments before Ordinance 12377, see the table of amendments for Ordinance 1494 set out in Appendix 1 of Title 22.

A cross-reference table, locating current placement of all Ordinance 1494 provisions in the new code, is set out in Appendix 2 of Title 22.

Footnotes to statutory provisions and to related code provisions in other code volumes appear at the end of each title.

A subject-matter index covering all the provisions of this Title 22 and locating subjects by code section number is set out at the end of the title.

A complete Ordinance List and Disposition Table is set forth in Volume 8 of the code; it lists all the county's ordinances, gives an outline of their contents and subjects, and indicates the chapter of the code where each ordinance's provisions appear.

LexisNexis Municipal Codes
Matthew Bender & Company, Inc.
701 East Water Street
Charlottesville, VA 22902
866-501-5155

Title 22

PLANNING AND ZONING

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Chapter 22.04

INTRODUCTORY PROVISIONS

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22.04.010 Title for citation. The ordinance set out in Title 22 of this code shall be known as, and may be cited as “the Zoning Ordinance.” (Ord. 1494 Ch. 1 Art. 1 § 100, 1927.)

22.04.020 Purpose of Title 22 provisions. It is hereby declared that in the creation by the ordinance set out in this Title 22 of the respective zones set forth herein, the board of supervisors has given due and special consideration to the peculiar suitability of each and every such zone herein created for the particular uses enumerated therefor, the area requirements, density of land occupancy, and the necessary, proper and comprehensive groupings and arrangements of the various industries, businesses and population of the unincorporated area of the county of Los Angeles and in relation with established plans in the incorporated areas of the county in accordance with a well-considered master plan of land use for the development of the entire county, paying particular attention to those areas in said unincorporated territory wherein more densely populated communities have arisen, giving to such communities urban characteristics. (Ord. 1494 Ch. 1 Art. 1 § 102, 1927.)

22.04.030 Amendments and additions included. Whenever reference is made to any portion of the ordinance set out in this Title 22, or of any other law or ordinance, the reference applies to all amendments and additions now or hereafter made. (Ord. 1494 Ch. 1 Art. 1 § 108, 1927.)

22.04.040 Provisions interpreted as minimum requirements. In interpreting and applying the provisions of Title 22, they shall be held to be the minimum requirements for the promotion of the public health, safety, comfort, convenience and general welfare. (Ord. 1494 Ch. 1 Art. 1 § 105, 1927.)

22.04.050 Provisions not exclusive—More restrictive provisions govern. The provisions of Title 22 shall not be deemed or construed to repeal, amend, modify, alter or change any other ordinance or any part thereof not specifically repealed, amended, modified, altered or changed herein, except in such particulars or matters as this title is more restrictive than such other ordinances or part thereof; and that in all particulars wherein this title is not more restrictive, each such other ordinance shall continue and shall be in full force and effect. (Ord. 1494 Ch. 1 Art. 1 § 106, 1927.)

22.04.060 Powers of the commission and deputies. Whenever a power is granted to or a duty imposed upon a public officer by this Title 22, the power may be exercised or the duty may be performed by the commission, a deputy of the officer, or a person authorized pursuant to law or ordinance by the officer, unless this title expressly provides otherwise. (Ord. 1494 Ch. 1 Art. 1 § 107, 1927.)

22.04.070 Delegation of commission powers. Whenever by ordinance an administrative power is granted to or an administrative duty imposed upon the commission, the commission may instruct the director to exercise such administrative power or perform such administrative duty. The director shall exercise all such powers, and perform all such duties as he is instructed to do by the commission. (Ord. 1494 Ch. 1 Art. 1 § 107.5, 1927.)

22.04.080 Interpretation of language. A. Tenses. The present tense includes the past and future tenses; and the future the present.

B. Gender. The masculine gender includes the feminine and neuter.

C. Singular and Plural. The singular number includes the plural, and the plural the singular. (Ord. 1494 Ch. 3 Art. 1 §§ 109, 110, 111, 1927.)

22.04.090 Condition of land use approval. As a condition of the approval of a zoning permit, the applicant shall agree to reimburse the county for any court and attorney's fees which the county may be required by a court to pay as a result of any claim or action brought against the county because of such approval pursuant to Government Code Section 65907. Although the applicant is the real party in interest in such an action, the county may, at its sole discretion, participate at its own expense in the defense of the action, but such participation shall not relieve the applicant of its obligations under this condition. (Ord. 86-0134 § 2, 1986.)

22.04.100 Severability. If any provisions of the ordinance codified in this Title 22, or the application thereof to any person or circumstance is held invalid, the remainder of the ordinance, and the application of such provision to other persons or circumstances, shall not be affected thereby. (Ord. 1494 Ch. 1 Art. 1 § 112, 1927.)

22.04.110 Application where violation exists. No application required pursuant to this title shall be accepted for processing or approved where an existing land use, not previously authorized by any statute or ordinance, is being maintained or operated in violation of any applicable provision of this title, or any condition of approval of a land use permit. This provision applies to the operation of land uses only, and does not affect buildings or structures which do not conform to development standards.

Where in his sole discretion the Director, whose determination shall be final, determines that the use in question is consistent with the objectives, goals and policies of the General Plan, or that the continuation of said use is essential or desirable to the public convenience or welfare, this provision shall not apply. (Ord. 89-0125 § 1, 1989; Ord. 86-0221 § 1, 1986.)

Chapter 22.08

DEFINITIONS

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22.08.010 A.

- “Access, lateral” means a recorded dedication or easement granting to the public the right of passive recreation and the right to pass and repass over the dedicator’s real property, generally parallel to the mean high tide line, up to a defined physical feature or inland point, but allowing the public the right to pass nearer than five feet to any living unit on the property only when no other beach areas are available for public access.
- “Access, vertical” means a recorded dedication or easement granting to the public the privilege and right to pass and repass over the dedicator’s real property from a public road or dedicated trail to the mean high tide line.
- “Accessory building or structure” means a detached subordinate building or structure, the use of which is customarily incidental to that of the main building or to the main use of the land, and which is located in the same or a less restrictive zone, and on the same lot or parcel of land with the main building or use.
- “Accessory use” means a use customarily incidental to, related and clearly subordinate to a principal use established on the same lot or parcel of land, which accessory use does not alter said principal use nor serve property other than the lot or parcel of land on which the principal

- use is located. “Appurtenant use” means the same as accessory use.
- “Adjacent” means two or more lots or parcels of land separated only by an alley, street, highway or recorded easement, or two or more objects that lie near or close to each other.
- “Adjoining” means two or more lots or parcels of land sharing a common boundary line, or two or more objects in contact with each other. Lots or parcels of land which touch at corners only shall not be deemed adjoining. “Abut” or “abutting” and “contiguous” shall mean the same as adjoining.
- “Adult” means a person who is 18 years of age or older.
- “Adult day care facility” means any facility which provides nonmedical care and supervision to adults of less than a 24-hour-per-day basis, as defined and licensed under the regulations of the state of California.
- “Adult residential facility” means any facility which provides 24-hour-a-day nonmedical care and supervision to adults, as defined and licensed under the regulations of the state of California.
- “Aggrieved person” means any person who, in person or through a representative, appeared at a public hearing of the Coastal Commission or county in connection with the decision or action appealed, or who, by other appropriate means prior to a hearing, informed the Coastal Commission or county of the nature of his concerns or who for good cause was unable to do either. “Aggrieved person” includes the applicant for a permit and, in the case of an approval of a local coastal program, the county.
- “Aircraft” means any contrivance, now known or hereafter invented, for use or designed for navigation of or flight in the air.
- “Airport” means any area of land or water which is used or intended to be used for the landing and taking off of aircraft and any appurtenant area used or intended to be used for airport buildings or other airport facilities or rights-of-way, together with all airport buildings and facilities located thereon. “Airport” includes helipod, helistop and landing strip.
- “Alley” means a public or private right-of-way less than 40 feet wide which affords a means of vehicular access to the side or rear of properties abutting a street or highway.
- “Amphitheater” means an unroofed or partially enclosed building or structure used for public assembly and/or entertainment, including sports events, theatrical performances, concerts and recitals, circuses, stock shows and conventions. “Amphitheater” includes stadium, sports arena and outdoor theater, but shall not include an entertainment park or its accessory building or structures.
- Apartment, Bachelor. “Bachelor apartment” means a dwelling unit in an apartment house that combines sleeping, living, cooking and dining facilities into one habitable room. “Light housekeeping room” means the same as “bachelor apartment.”
- Apartment, Efficiency. “Efficiency apartment” means a dwelling unit in an apartment house that combines sleeping, living, cooking and dining facilities into two habitable rooms, one of which shall be a kitchen. “Single apartment” and “efficiency living unit” mean the same as “efficiency apartment.”

- Apartment, One-Bedroom. “One-bedroom apartment” means a dwelling unit in an apartment house that contains a maximum of three habitable rooms, one of which shall be a kitchen.
- Apartment, Two or More Bedroom. “Two or more bedroom apartment” means a dwelling unit in an apartment house that contains more than three habitable rooms.
- “Apartment house” means a building, or a portion of a building, designed or used for occupancy by three or more families living independently of each other, and containing three or more dwelling units.
- “Aquaculture” means a form of agriculture that is devoted to the controlled growing and harvesting of fish, shellfish and plants in marine, brackish and fresh water. Aquaculture products are agricultural products, and aquaculture facilities and land uses shall be treated as agricultural facilities and land uses in all planning and permit-issuing decisions governed by this Title 22.
- Arcade, Game (Penny). “Game (penny) arcade” means any premises where there is maintained five or more games of skill or amusement whereby machines, contests, devices, games, tables, boards or amusements, the operation of which is permitted, controlled, obtained, conducted, allowed, authorized or made possible by the depositing of any coin, plate, disc, slug or key into any slot, crevice or other opening or receptacle, or by the payment of any fee or fees, and where said machine, contest, device, game, table, board or amusement tests, or provides a means for testing, the skill of the operator thereof with reference to its operation or the results thereof.
- Arcade, Movie. “Movie arcade” means any premises where there is maintained one or more machines, devices, apparatus or contrivances designed for individual viewing and used to show still or motion pictures. For purposes of Title 22, a “movie arcade” does not include a “theater.”
- “Area of special flood hazard” means the land in a flood plain, as identified by the Flood Insurance Rate Map (FIRM) of Los Angeles County, subject to a one percent or greater chance of flooding in any given year.
- Area, Net.
 - A. “Net area” means that portion of a lot, or parcel of land which is:
 1. Not subject to any easement or included as a proposed public or private facility such as an alley, highway or street except as provided in subparagraph 3, or other necessary public site within a proposed development project;
 2. Subject to an easement where the owner of the underlying fee has the right to use the entire surface except that portion where the owner of the easement may place utility poles or minor utility structures;
 3. Subject to that portion of a highway easement or private street easement shown on an alternate cross-section in Section 21.24.090 of Title 21 of this code, Subdivisions, marked with an asterisk (*);
 4. That portion of a corner lot or corner parcel of land not to exceed five percent of the net area within a corner cutoff.
 - B. Except as above provided, portions of a lot or parcel of land subject to a highway easement or any other private or public easement shall not

be counted as a part of the net area.

- “Article” means an article of Ordinance 1494, unless some other ordinance or statute is mentioned.
- “Automobile dismantling yard” means any premises used for the dismantling or wrecking of motor vehicles and trailers required to be registered under the Vehicle Code of the state of California, including the buying, selling or dealing in such vehicles or integral parts or component materials thereof, and the storage, sale or dumping of dismantled, partially dismantled or wrecked inoperative vehicles and trailers. Automobile dismantling shall not include the incidental storage of inoperative or disabled vehicles in connection with the legal operation of an automobile repair garage or automobile body and fender repair shop.
- “Automobile impound yard” means any premises used for the temporary storage of vehicles which have been legally removed or impounded at the direction of a peace officer or by judicial order from public or private property as prescribed by law.
- Automobile Parking Space, Compact. “Compact automobile parking space” means any permanently maintained space, having a width of not less than eight feet and a length of not less than 15 feet, so located and arranged as to permit the storage of a passenger automobile of compact size.
- Automobile Parking Space, Standard. “Standard automobile parking space” means any permanently maintained space, having a width of not less than eight and one-half feet and a length of not less than 18 feet, so located and arranged as to permit the storage of a passenger automobile of standard size.
- “Automobile service station” means any premises where gasoline and other petroleum products are sold and/or light maintenance activities such as engine tuneups, lubrication, minor repairs and carburetor cleaning are conducted. Automobile service stations shall not include premises where heavy automobile maintenance activities such as engine overhauls, automobile painting and body and fender work are conducted.
- “Automobile storage space” means “automobile parking space.”

(Ord. 96-0004 § 2, 1996; Ord. 89-0152 § 1, 1989; Ord. 88-0156 § 1, 1988; Ord. 85-0004 § 1, 1985; Ord. 83-0161 § 1, 1983; Ord. 82-0249 § 1, 1982; Ord. 82-0106 § 1, 1982; Ord. 82-0024 § 1, 1982; Ord. 1494 Ch. 1 Art. 2 § 120.1, 1927.)

22.08.020 B.

- “Backfill” means earth, overburden, mine waste, or imported material used to replace material removed during mining operations.
- “Basement” means that portion of a building between floor and ceiling, which is partly below and partly above grade (as defined in Section 22.08.070), but so located that the vertical distance from grade to the floor below is less than the vertical distance from grade to ceiling.
- “Bench” means a level area that interrupts a slope, constructed for such purpose as to retain or limit rock falls, to provide working surfaces or access, and to control erosion.
- “Bicycle parking space” means any permanently maintained bicycle rack or other similar device which is designed for the secure storage of a standard size bicycle.

- “Body piercing” means the creation of an opening in the human body for the purpose of inserting jewelry or other decoration. “Body piercing” shall include, but is not limited to, the piercing of an ear, lip, tongue, nose, or eyebrow. “Body piercing” does not include, for the purposes of the ordinance codified in this section, piercing an ear with a disposable, single-use stud or solid needle that is applied using a mechanical device to force the needle or stud through the ear. Nothing in this definition shall be deemed to restrict the activities of any licensed physician or surgeon.
- “Body piercing parlor” means any place of business where body piercing occurs.
- “Bookstore” means any premises which has as a substantial or significant portion of its stock in trade books, magazines, periodicals, pamphlets or newspapers.
- “Borrow pit” means any place on a lot or parcel of land where dirt, soil, clay, decomposed granite or other similar material is removed by excavation or otherwise for any purpose other than surface mining operations or a grading project, off-site transport.
- “Building” means any structure having a roof supported by columns or by walls and intended for the shelter, housing or enclosure of persons, animals, chattels or property of any kind.
- Building, Enclosed. “Enclosed building” means a building enclosed on all sides.
- “Building or structure, nonconforming due to standards,” means any primary or accessory building or structure that was lawfully established and in compliance with all applicable ordinances and laws at the time the ordinance codified in this title or any amendment thereto became effective, but which, due to the application of this title or any amendment thereto, no longer complies with all the applicable standards of development in the zone in which it is located. “Building or structure, nonconforming due to standards” does not include a building or structure located in the coastal zone which is consistent with the provisions of this Title 22 with the exception of obtaining a coastal development permit.
- “Building or structure, nonconforming due to use,” means any primary or accessory building or structure that was lawfully established and in compliance with all applicable ordinances and laws at the time the ordinance codified in this title or any amendment thereto became effective, but which, due to the application of this title or any amendment thereto, is designed for a use not listed as permitted, accessory, director’s review, or subject to permit in the zone in which it is located. “Building or structure, nonconforming due to use” shall also include buildings or structures designed for uses reclassified from permitted to director’s review, or subject to permit in the same zone. “Building or structure, nonconforming due to use” does not include a building or structure located in the coastal zone which is consistent with the provisions of this Title 22 with the exception of obtaining a coastal development permit.

(Ord. 99-0013, § 1, 1999; Ord. 96-0004 § 3, 1996; Ord. 89-0152 § 2, 1989; Ord. 83-0161 § 2, 1983; Ord. 1494 Ch. 1 Art. 2 § 120.2, 1927.)

22.08.030 C.

— **Cabaret.**

A. "Cabaret" means any bar, cocktail lounge or restaurant, wherein entertainment, as described in Sections 143.2, 143.3 and 143.4 of the Rules and Regulations, Chapter 1, Title 4, California Administrative Code (California State Department of Alcoholic Beverage Control) is provided, except that this subsection shall not be construed to authorize any entertainment, conduct or activity prohibited by said Rules and Regulations.

B. "Cabaret" shall also include any establishment which provides any entertainment and/or activity described in the aforesaid Rules and Regulations, whether or not alcoholic beverages are dispensed.

— "Campground" means a lot or parcel of land designed or used for tent camping, including picnic areas, but excluding any structures for permanent human occupancy.

— "Caretaker" means a person residing on the premises of an employer and who is receiving meaningful compensation to assume the primary responsibility for the necessary repair, maintenance, supervision or security of the real or personal property of the employer which is located on the same or contiguous lots or parcels of land.

— "Cellar" is that portion of a building between floor and ceiling which is wholly or partly below grade (as defined in Section 22.08.070) and so located that the vertical distance from grade to the floor below is equal to or greater than the vertical distance from grade to ceiling.

— Centerline. Where reference is made to the "centerline" of any highway, such centerline is deemed to be the centerline established by the county engineer for any proposed or dedicated public way which, in whole or in part, is included in any such highway. Said established centerlines are

those shown on a series of maps entitled County Surveyor's Maps or County Surveyor's Filed Maps on file in the office of the county engineer, except that where two or more such centerlines are shown on any map in said series of maps, the centerline labeled "proposed centerline" is deemed to be the centerline of the highway.

- "Chapter" means a chapter of the ordinance set out in this Title 22 unless some other ordinance or statute is mentioned.
- "Child" means a person under 18 years of age.
- "Child care center" means a facility other than a large family child care home or a small family child care home in which less than 24-hour-per-day nonmedical care and supervision is provided for children in a group setting as defined and licensed under the regulations of the state of California.
- "Coastal-dependent use" means any use which requires a site on, or adjacent to, the sea to be able to function at all.
- "Coastal-related use" means any use that is dependent on a coastal-dependent development or use.
- "Coastal development permit" means a permit for any development within the coastal zone that is required pursuant to Part 17 of Chapter 22.56.
- "Coastal Act" means the California Coastal Act of 1976, commencing with Section 30000 of the Public Resources Code.
- "Coastal Commission" means the California Coastal Commission created by and operating under the Coastal Act of 1976.
- "Coastal zone" means that portion in the county of Los Angeles of the land, offshore islands and water area of the State of California as shown on the detailed coastal maps prepared by the California Coastal Commission pursuant to Chapters 2 and 2.5 of the Coastal Act of 1976, as amended.
- "Commercial parking lot or building" means a parking area or structure established or operated as a business, providing off-street parking for a fee or charge.
- "Commission" means the regional planning commission of the county of Los Angeles.
- "Communication equipment building" means a building housing operating electrical and mechanical equipment necessary for the conducting of a public utility communications business, with or without personnel.
- "Condition of use" means a development standard determined to be necessary to permit harmonious classification of a use as listed in a zone and therefore a prerequisite to place, or for application to place, such use as classified. A condition of use shall be subject to the provisions of Part 2 of Chapter 22.56, but shall be deemed a mandatory requirement except as provided therein.
- "County" means the county of Los Angeles.
- "County engineer" means the county engineer of the county of Los Angeles.
- "Cut slope (face)" means any bank or slope that has been created by removing material below the pre-existing ground surface.

(Ord. 2004-0030 § 1, 2004; Ord. 89-0152 § 3, 1989; Ord. 85-0168 § 19, 1985; Ord. 85-0004 § 2, 1985; Ord. 81-0005 § 1, 1981; Ord. 1494 Ch. 1 Art. 2 § 120.3, 1927.)

22.08.040 D.

- “Dairy” means any place or premises upon which milk is produced for sale or other distribution and where three or more cows or seven or more goats are in lactation.
- “Density bonus” means a density increase over the otherwise maximum allowable residential density provided in this Title 22. The allowable density to which the bonus may be applied shall be consistent with both the general plan category and the zone classification describing the affected property.
- “Density-controlled development” means the concentration of dwelling units on a portion or portions of a lot or parcel of land resulting in the remainder of said lot or parcel being free of buildings or structures, as opposed to development spread throughout the entire lot or parcel. Such development shall be accomplished by computing density on a project level rather than a parcel-by-parcel basis, and by the use of smaller lots than are customarily permitted in the zone in which the development is proposed, while retaining the remaining portion of such lot or parcel in permanent open space.
- “Detached living quarters” means living quarters within a detached accessory building located on the same premises as the main building, for use by temporary guests of the occupancy of the premises. Such accessory building shall have no plumbing or plumbing facilities of any kind except for space heating, or air conditioning, or both, and except in or for the purpose of supplying water to or disposing of wastes from a toilet or bathroom.
- “Development,” in the coastal zone, means the placement or erection of any solid material or structure on land, in or under water; discharge or disposal of any dredged material or of any gaseous, liquid, solid or thermal waste; grading, removing, dredging, mining or extraction of any materials; change in the density or intensity of use of land, including, but not limited to, subdivisions pursuant to the Subdivision Map Act (commencing with Section 66410 of the Government Code), any other division of land, including lot splits, except where the land division is brought about in connection with the purchase of such land by a public agency for public recreational use; change in the intensity of use of water or of access thereto; construction, reconstruction, demolition or alteration of the size of any structure including any facility of any private, public or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes or kelp harvesting. “Structure” includes, but is not limited to, any building, road, pipe, flume, conduit, siphon, aqueduct, telephone line and electrical power transmission and distribution line.
- “Director” means the planning director of the department of regional planning of the county of Los Angeles.
- “Disability” means a condition which renders an individual unable to engage in normal activities by reason of a medically determinable physical or mental impairment which can be expected to last for a continuous period for not less than 12 months.
- “Disability rehabilitation and training center” means any facility which provides specialized services directed toward the adjustment to, or compensation for, a disability such as, but not limited to, a developmental, orthopedic or sensory motor disability, or toward the social, personal or

economic habilitation or rehabilitation of an individual with such a disability. Such services may include, but are not limited to, day and domiciliary facilities, personal, psychological and sociolegal counseling, physical and special education, sheltered employment, job placement, speech therapy, vocational training, and transportation.

- “Domestic animal” is an animal which is commonly maintained in residence with man.
- “Domestic violence shelter” means any facility consisting of one or more buildings or structures at which specialized services are provided, including but not limited to the temporary provision of housing and food to the victims of domestic violence, as provided in Division 9, Part 6, Chapter 5 of the California Welfare and Institutions Code.
- “Dripline” means a vertical line extending from the outermost portion of a tree canopy to the ground.
- “Dry cleaning establishment” means any premises, equipped to perform the service of dry cleaning as defined in the California Business and Professions Code. A dry cleaning establishment may include a dry cleaning agency, a retail or wholesale dry cleaning plant and dry cleaning, self-service or coin-operated.
 - A. Dry Cleaning Plant, Retail. “Retail dry cleaning plant” means a plant, the gross sales of which consist of at least 51 percent of direct sales to persons other than licensed dry cleaners.
 - B. Dry Cleaning Plant, Wholesale. “Wholesale dry cleaning plant” means a plant, the gross sales of which consist of at least 51 percent of sales to licensed dry cleaners.
- “Dwelling unit” means one or more rooms in a building or portion thereof designed, intended to be used or used for occupancy by one family for living and sleeping quarters and containing only one kitchen. “Dwelling unit” also includes:
 - A. One or more habitable rooms within a mobilehome which are designed to be occupied by one family with facilities for living, sleeping, cooking, eating and sanitation; and
 - B. Any room used for sleeping accommodations which contains a bar sink and/or gas, electrical or water outlets designed, used or intended to be used for cooking facilities except a guest room or guest suite in a hotel specifically approved by conditional use permit pursuant to the provisions of this Title 22.

(Ord. 92-0079 § 1, 1992; Ord. 92-0037 § 1, 1992; Ord. 89-0152 § 4, 1989; Ord. 88-0005 § 1, 1988; Ord. 85-0004 § 3, 1985; Ord. 84-0236 § 1, 1984; Ord. 84-0047 § 1, 1984; Ord. 82-0168 § 1 (part), 1982; Ord. 82-0005 § 1, 1982; Ord. 82-0003 § 6 (part), 1982; Ord. 1494 Ch. 1 Art. 2 § 120.4, 1927.)

22.08.050 E.

- “Earth station” means structures comprising one or more large parabolic reflectors which may be mounted on a circular control building and all appurtenant equipment necessary for the receiving, amplifying or transmitting of microwave signals in connection with a public utility communication route or system employing such earth stations and satellites in space.

- “Electric distribution substation” means an assembly of equipment which is part of a system for the distribution of electric power where electric energy is received at a subtransmission voltage and transformed to a lower voltage for distribution for general consumer use.
- “Electric transmission substation” means an assembly of equipment which is part of a system for the transmission of electric power where electric energy is received at a very high voltage from its source of generation by means of a network of high-voltage lines and where, by means of transformers, said high voltage is transformed to a lower subtransmission voltage for purposes of supplying electric power to large individual consumers, interchange connections with other power producing agencies, or electric distribution substations for transformation to still lower voltage for distribution to smaller individual users.
- “Entertainment park” means an entertainment or amusement complex developed as a regional visitor tourist attraction and organized around a central theme, such as amusement rides and attractions, tours or exhibitions, including all related accessory uses, buildings and structures designed and operated for patron participation and pleasure in conjunction therewith.
- “Environmental document” means an Environmental Impact Report or a Negative Declaration.
- “ERB” means the environmental review board.
- “Escort bureau” means any business or agency which, for a fee, commission, hire, reward or profit, furnishes or offers to furnish escorts who consort with others about any place of public resort or within any private quarters.
- “Expressway” means a highway or road designated on the Highway Plan, which is designed primarily for through traffic with full or partial control of access. Expressways are divided between 120 feet and 180 feet in width, which can accommodate six to 10 traffic lanes.

(Ord. 92-0037 § 2, 1992; Ord. 89-0061 § 4, 1989; Ord. 1494 Ch. 1 Art. 2 § 120.5, 1927.)

22.08.060 F.

- “Family” means a person or persons related by blood, marriage or adoption living together as a single housekeeping unit in a dwelling unit. “Family” shall also include a group of not more than five persons, including roomers but not servants, unrelated by blood, marriage or adoption, when living together as a single housekeeping unit in a dwelling unit.
- “Family” shall also include a group of not more than five persons, including roomers but not servants, unrelated by blood, marriage or adoption, when living together as a single housekeeping unit in a dwelling unit.
- “Family child care home, large,” means a home that regularly provides non-medical care, protection, and supervision for nine (9) to fourteen (14) children in the provider’s own home, for periods of less than 24 hours per day as defined and licensed under the regulations of the state of California.
- “Fill slope” means a bank or slope that has been built up by the placing of material on top of the existing ground surface.
- “Floor area ratio” means the numerical value obtained through dividing the aboveground gross floor area of a building or buildings located on

- a lot or parcel of land by the total area of such lot or parcel of land.
“Foster family home” means any residential facility providing 24-hour care for six or fewer foster children which is the residence of the foster parent or parents, including their family, in whose care the foster children have been placed, as defined and licensed under the regulations of the county of Los Angeles.

- “Freeway” means a highway in respect to which the owners of abutting lands have no right or easement of access to or from their abutting lands, or in respect to which such owners have only limited or restricted right or easement of access, and which is declared to be such in compliance with the Streets and Highways Code of the state of California; including principal roadways, interchange roadways connecting one freeway with another, and ingress and egress ramps connecting the freeway with other highways, but not including frontage roadways.
- Frontage, Building. “Building frontage” means the exterior building wall of a ground floor business establishment on the side or sides of the building frontage and/or oriented toward a public street, highway or parkway. “Building frontage” shall be measured continuously along said building wall for the entire length of the business establishment, including any portion thereof which is other than parallel to the remainder of the wall.
- Frontage, Street or Highway. “Street or highway frontage” means that portion of a lot or parcel of land which borders a public street, highway or parkway. “Street or highway frontage” shall be measured along the common lot line separating said lot or parcel of land from the public street, highway or parkway.

(Ord. 2004-0030 § 2, 2004; Ord. 85-0004 § 4, 1985; Ord. 1494 Ch. 1 Art. 2 § 120.6, 1927.)

22.08.070 G.

- “General Plan” means the General Plan of the County of Los Angeles, and all elements thereof including areawide, community, neighborhood, specific and local coastal plans.
- “Grade” means the approved grade of a lot or parcel of land at the time such lot or parcel is created, except when excavation is proposed. When excavation occurs after the lot or parcel is created, the grade of the excavated area shall be the grade after the excavation. Where fill material has been placed on a lot or parcel after such lot or parcel is created, grade shall be determined by the director. Grade within the perimeter of a structure shall be considered to transition uniformly from the lowest to the highest points of grade at the perimeter of the structure.
- Grading project, off-site transport. “Off-site transport grading project” means any excavation or fill, or combination thereof, necessary and incidental to impending building construction or other lawful development which will require the removal from, or importation to, a lot or parcel of land of more than 10,000 cubic yards of dirt, soil, sand, gravel, rock, clay, decomposed granite or other minerals along a transport route having more than 20 occupied dwelling units in single- or two-family residences, apartment houses, mobilehomes or any combination thereof, or having a hospital or an accredited public or private school offering instruction required to be taught by the Education Code of the state of California, located within a parallel corridor 300 feet wide on each side of and measured from the edge of the existing right-of-way for a distance equal to the extent of such route or for a distance of 2,640 feet, whichever distance is less. “Impending building construction or development” as used in this section shall mean the initiation of such construction or development within one year.

- Grading Project, On-Site. “On-site grading project” means any excavation or fill, or combination thereof, requiring a grading permit under the provisions of the Building Code (set out at Title 26 of this code), which will involve a volume of earth greater than 100,000 cubic yards, whether filed as one permit or the cumulative total of more than one permit on the same lot or parcel of land within a one-year period. “On-site grading project” shall not include any excavation or fill, or combination thereof, within the boundaries of any cemetery as depicted in a valid cemetery permit approved pursuant to Part 4 of Chapter 22.56 of Title 22 of this code or within the boundaries of a cemetery which was legally established pursuant to Section 22.56.560.
- Group Home, Children. “Children group home” means a facility which provides 24-hour nonmedical care and supervision to children in a structured environment, with services provided at least in part by staff employed by the licensee, as defined and licensed under the regulations of the state of California.
A “licensee” means the adult, firm, partnership, association, corporation, county, city or other public agency having the authority and responsibility for the operation of a licensed community care facility.
- “Guest ranch” shall mean any property operated as a ranch which offers guest rooms for rent or hire and which has outdoor recreational facilities such as horseback riding, swimming or hiking.

(Ord. 2002-0095 § 1, 2002; Ord. 89-0152 § 5, 1989; Ord. 89-0091 § 1, 1989; Ord. 85-0004 § 5, 1985; Ord. 82-0003 § 8 (part), 1982; Ord. 1494 Ch. 1 Art. 2 § 120.7, 1927.)

22.08.080 H.

- “Health retreat” means any use providing a preventive and rehabilitative health care program on a live-in basis and offering dietary education and control as well as physical therapy, including gymnasium and other exercise equipment, solariums, yoga, swimming and outdoor recreational activities. “Health retreat” shall not include hospital, medical office or clinic or nudist camp.
- “Hearing officer” means the person who is an employee of the Department of Regional Planning appointed by the director and confirmed by the Board of Supervisors to perform the duties prescribed by this Title 22 relating to the conducting of public hearings and making determinations on land use permits and variances.
- “Heavy equipment training school” means a lot or parcel of land used to train operators in the use of earth-moving and construction equipment, including motor graders, bulldozers, rollers, earth-movers, cable and hydraulic shovels, front loaders, drilling equipment, pile drivers, standing and truck cranes, forklifts, welders and similar equipment.
- “Height of building or structure” means the plumb line distance from the point being measured to the grade.
- “Heliport” means any helicopter landing area used, designed or intended to be used for the receiving or discharging of passengers and cargo and shall include any appurtenant facilities for passengers, cargo, or for the servicing, repair, shelter or storage of helicopters.

- “Helistop” means any helicopter landing area used, designed or intended to be used for the receiving or discharging of passengers and cargo, but shall not include other appurtenant facilities permitted at a heliport other than a shelter for passengers.

- “Highway” means a road on the Highway Plan, including an expressway, a major, a secondary, a limited secondary highway, and a parkway.
- “Highway line” means the right-of-way line established for an alley, street or highway by this Title 22. Such line is coterminous with the lot line on property adjoining a fully widened alley, street or highway, except for a limited secondary highway or for a street where the alternate cross-section is used as delineated in Sections 21.24.065 and 21.24.090 of the Subdivision Ordinance set out in Title 21 of this code. “Property line,” as defined in this chapter, shall be deemed the “highway line.”
- Hillside Management Area, Nonurban. “Nonurban hillside management area” means those areas having a natural slope of 25 percent or more included within the nonurban classification of the general development policy map of the General Plan.
- Hillside Management Area, Urban. “Urban hillside management area” means those areas having a natural slope of 25 percent or more included within the urban classification of the general development policy map of the General Plan.
- “Historic vehicle collection” means one or more vehicles of historic value, special interest vehicles, parts cars, or street rod vehicles as defined in the California Vehicle Code, which are collected, restored or maintained for noncommercial hobby or historical purposes.
- “Hog ranch” means any premises where three or more weaned hogs are maintained.
- “Home-based occupation” means establishment of an accessory use, within a portion of a dwelling unit, of a single business conducted by the persons residing in that dwelling and up to one employee or volunteer not residing in the dwelling unit.
- “Homeless shelter” means a residential facility, other than a community care facility, operated by either a governmental agency or private nonprofit organization, which offers temporary accommodations to the homeless. As used herein, “temporary accommodations” means that persons may reside at the shelter for a period of time not to exceed six months.
- “Hospital” means any institution, place, building or agency licensed by the Departments of Public Health or Mental Hygiene of the state of California, which maintains and operates organized facilities for the diagnosis, care and treatment of human illness, including convalescence, and including care during and after pregnancy. “Hospital” includes sanitarium, sanatorium, convalescent home, nursing home and maternity home.
- Hospital, Small Animal. “Small animal hospital” means any facility providing medical or surgical treatment, clipping, bathing or other services, including incidental boarding to dogs, cats and other small animals.
- “Hotel” means any building containing six or more guest rooms or suites of guest rooms intended or designed to be used, or which are used, rented or hired out to be occupied, or which are occupied on a temporary basis by guests.

(Ord. 99-0101 § 1, 1999; Ord. 91-0065 § 1, 1991; Ord. 91-0062, § 1, 1991; Ord. 89-0091 § 2, 1989; Ord. 89-0061 § 5, 1989; Ord. 85-0195 § 5, 1985; Ord. 85-0168 § 20, 1985; Ord. 85-0004 § 6, 1985; Ord. 82-0003 § 8 (part), 1982; Ord. 1494 Ch. 1 Art. 2 § 120.8, 1927.)

22.08.090 I.

- “Idle mine” means a surface mining operation as defined in Section 2727.1 of the Public Resources Code.
- Income, Area Median. “Area median income” means the current median annual household income for Los Angeles County, as annually estimated by the United States Department of Housing and Urban Development or as published by the California Department of Housing and Community Development.
- Income, Low. “Low income” means an annual income for a person or a family which does not exceed 80 percent of the area median income.
- “Income, lower” means an annual income for a household which does not exceed 80 percent of the area median income, as specified by Section 50079.5 of the California Health and Safety Code.
- Income, Moderate. “Moderate income” means an annual income for a person or a family which does not exceed 120 percent of the area median income.
- “Income, very low” means an annual income for a household which does not exceed 50 percent of the area median income, as specified by Section 50105 of the California Health and Safety Code. (Ord. 93-0036 § 2, 1993; Ord. 92-0032 § 1, 1992; Ord. 86-0170 § 2, 1986; Ord. 85-0004 § 7, 1985; Ord. 82-0003 § 6 (part), 1982; Ord. 1494 Ch. 1 Art. 2 § 120.9, 1927.)

22.08.100 J.

- “Junk and salvage” means old, secondhand or scrap ferrous and nonferrous metals, paper and paper products (including roofing and tar paper), cloth and clothing, wood and wood products, manufactured rubber products, rope, manufactured plastic products, paint, manufactured clay and porcelain products, trash, and similar materials, and shall include dismantled machinery, equipment and parts. “Junk and salvage” shall also include the bailing of cardboard boxes, paper and paper cartons.
- “Junk and salvage yard” means any premises, establishment or place of business which is maintained, operated or used for storing, keeping, buying, selling or dismantling of junk and salvage.

(Ord. 1494 Ch. 1 Art. 2 § 120.10, 1927.)

22.08.110 K.

- “Kitchen” means any room or space used, or intended or designed to be used for cooking or the preparation of food.

(Ord. 1494 Ch. 1 Art. 2 § 120.11, 1927.)

22.08.120 L.

- “Land reclamation project” means a project established to restore otherwise unsuitable land to useful purposes through the use of fill materials such as rubbish, waste, soil and other unwanted materials. “Land reclamation project” shall include a dump or waste disposal facility.
- “Limited secondary highway” means a highway so designated on the Highway Plan which provides access to low-density settlements, ranches and recreation areas, with a standard improvement of 64 feet of right-of-way, with two traffic lanes. The right-of-way may be increased to 80 feet for additional improvements where traffic or drainage conditions warrant.
- Lot, Corner. “Corner lot” means a lot or parcel of land situated at the intersection of two or more parkways, highways or streets, which parkways, highways or streets have an angle of intersection measured within said lot or parcel of land of not more than 135 degrees.
- Lot, Flag. “Flag lot” means a lot or parcel of land taking access by a strip, owner of which lot or parcel of land has fee-simple title to said strip extending from the main portion of the lot or parcel of land to the adjoining parkway, highway or street.
- Lot, Interior. “Interior lot” means a lot or parcel of land other than a corner or flag lot.
- Lot, Key. “Key lot” means an interior lot adjoining the rear lot line of a reversed corner lot.
- “Lot line” means a boundary line of a lot or of a parcel of land.
- Lot Line, Front. “Front lot line” means a line separating the front yard from the parkway, highway or street upon which the yard fronts; or, in the case of a flag lot where the front yard is oriented toward an adjoining lot, the line separating such front yard from said adjoining lot.
- Lot Line, Rear. “Rear lot line” means a lot line which is opposite and most distant from the front lot line. For a triangular or gore-shaped lot, the rear lot line shall mean a line 10 feet to the length within the lot which is parallel to the front lot line, or parallel to the chord of a curved front lot line, and the maximum distance from the front lot line.
- Lot Line, Side. “Side lot line” means any lot boundary line which is not a front lot line or a rear lot line.
- Lot, Reversed Corner. “Reversed corner lot” means a corner lot, the parkway, highway or street side lot line of which is substantially a continuation of the front lot line of a lot or parcel of land which adjoins the rear lot line of said lot.
- Lot, Through. “Through lot” means a lot having frontage on two parallel or approximately parallel parkways, highways and/or streets.

(Ord. 2004-0030 § 3, 2004; Ord. 91-0022 § 1, 1991; Ord. 85-0168 § 21, 1985; Ord. 85-0004 § 8, 1985; Ord. 1494 Ch. 1 Art. 2 § 120.12, 1927.)

22.08.130 M.

- “Major highway” means a road so designated on the Highway Plan which is a heavily traveled route, requiring four or more traffic lanes and a standard right-of-way of 100 feet.
- “Massage” and “massage services” mean and should include any method of pressure on or friction against, or stroking, kneading, rubbing, tapping, pounding, manipulation, or stimulating the external parts of the body, with or without the aid of any mechanical or electrical apparatus or appliances, with or without supplementary aids such as rubbing alcohol, liniments, antiseptics, oils, powders, creams, lotions, ointments, or other similar preparations.
- “Massage parlor” means any premises where “massage” or “massage services” are given.
- “May” is permissive.
- “Medical marijuana dispensary” means any facility or location which distributes, transmits, gives, or otherwise provides medical marijuana to qualified patients or primary caregivers in accordance with California Health and Safety Code section 11362.5 through section 11362.83, inclusive, commonly referred to as the Compassionate Use Act of 1996 and the Medical Marijuana Program.
- “Meteorological tower, temporary (Temp Met Tower)” means a facility consisting of a tower and related wind-measuring devices which is used solely to measure winds preliminary to construction of a non-commercial wind energy conversion system.
- “Microwave station” means a building housing equipment necessary for the receiving, amplifying or transmitting of microwave signals, including necessary antenna systems, along a communications route or system which employs microwave frequencies assigned by the Federal Communications Commission.
- “Mined lands” means the surface, subsurface, and groundwater of an area in which surface mining operations will be, are being, or have been conducted, including private ways and roads appurtenant to any such area, land excavations, workings, mining waste, and areas in which structures, facilities, equipment, machines, tools, or other materials on property which result from or are used in surface mining operations, are located.
- “Minerals” means any naturally occurring chemical element or compound, or groups of elements and compounds, formed from inorganic processes and organic substances, including, but not limited to, coal, peat and bituminous rock, but excluding geothermal resources, natural gas and petroleum.
- “Mobilehome” means a domicile transportable in one or more sections, designed and equipped to contain not more than two dwelling units, to be used with or without a permanent foundation system. “Mobilehome” does not include a recreational vehicle.

- “Mobilehome park” means any area or tract of land where two or more sites are rented or leased, or held out for rent or lease, to accommodate mobilehomes, as defined in this Title 22, and/or factory-built houses as defined in the Health and Safety Code of the state, which bear an insignia of approval pursuant to the Health and Safety Code of the state, used for human habitation. “Mobilehome park” also includes:
 - A. A tract of land owned by a single individual or entity, and any form of ownership in which the land and/or the facilities are owned in common by the residents of such park, including a division of land for mobilehome purposes, as defined in Title 21 of this code, or a condominium as defined in the Civil Code of the state; and
 - B. Facilities established under the terms “trailer court” and “trailer park.”
- “Motel” means a group of attached or detached buildings containing guest rooms or dwelling units, some or all of which have a separate entrance leading directly from the outside of the building with garage attached or automobile parking space conveniently located on the lot or parcel of land, and which is designed, used or intended to be used wholly or in part for the accommodation of automobile transients. Motels include auto courts, motor lodges and tourist courts.

(Ord. 2006-0032 § 1, 2006; Ord. 2002-0043 § 1, 2002; Ord. 97-0069 § 1, 1997; Ord. 96-0004 § 4, 1996; Ord. 93-0065 § 1 1993; Ord. 85-0168 § 22, 1985; Ord. 84-0001 § 1, 1984; Ord. 82-0130 § 7, 1982; Ord. 1494 Ch. 1 Art. 2 § 120.13, 1927.)

22.08.140 N.

- “Nightclub” means any bar, cocktail lounge or restaurant, other than a cabaret, wherein live entertainment is provided and an occupant load of at least 200 people is established.
- “Nonconforming building or structure” means any building or structure that was lawfully established and in compliance with all applicable ordinances and laws at the time the ordinance codified in this Title 22 or any amendment thereto became effective, but which, due to the application of this Title 22 or any amendment thereto, no longer complies with all the applicable regulations and standards of development in the zone in which it is located. “Nonconforming building or structure” does not include a building or structure located in the coastal zone which is consistent with the provisions of this Title 22 with the exception of obtaining a coastal development permit.
- “Nonconforming use” means any use of land or property that was lawfully established and in compliance with all applicable ordinances and laws at the time the ordinance codified in Title 22, or any amendment thereto, became effective, but which, due to the application of this title or any amendment thereto is a use not listed as permitted, accessory, director’s review, or subject to permit in the zone in which it is located. “Nonconforming use” shall also include:
 - A. Uses reclassified from permitted to director’s review or subject to permit in the same zone; and
 - B. Uses made nonconforming by the addition of a development standard previously not required for such use in the same zoning classification, where such added standard is specified to be a condition of use.
 “Nonconforming use” does not include a use located in the coastal zone which is consistent with the provisions of this Title 22 with the exception of obtaining a coastal development permit.
- “Nudist camp” means any place where three or more persons not all members of the same family congregate, assemble, associate or engage in any activity while without clothing or covering or with partial clothing or covering but with any pubic area or any portion of the crease of the buttocks exposed in the presence of others or of each other, other than an occasional gathering in, or on the premises of a private home. “Nudist camp” includes growth center.

(Ord. 89-0152 § 6, 1989; Ord. 81-0005 § 2, 1981; Ord. 1494 Ch. 1 Art. 2 § 120.14, 1927.)

22.08.150 O.

- “Oak tree” means Valley Oak (*Quercus iobata*), Coast Live Oak (*Quercus agrifolia*) or any other tree of the oak genus.
- “Oath” includes affirmation.
- “Occupant load” means the total number of persons that may occupy a building or structure, or portion thereof, at any one time as provided by Chapter 33 of the Building Code, set out in Title 26 of this code.
- “Ordinance” means an ordinance of the county of Los Angeles.
- “Outdoor dining” means any restaurant, or other eating establishment, including food take-out, where food or beverage are served, on private property, and where there is not a roof and walls on all sides.

- Outdoor Festival.
 - A. "Outdoor festival" means any music festival, dance festival, "rock festival" or similar musical activity to which both of the following apply:
 1. Attendance by more than 500 persons is desired or may reasonably be expected; and
 2. The festival will be held at any place other than in a permanent building or permanent installation which has been constructed for the

purpose of/or is so constructed that it can be used for conducting such activities.

B. It is immaterial whether music will be provided by paid or professional, or amateur performers or by prerecorded means; or whether admission is to be charged.

- “Outside display” means the placement of goods, equipment, merchandise or exhibits at a location visible to the public view, other than within a building.
- “Outside storage” means the storage of goods, equipment or materials outside of a building for any purpose other than outside display.
- “Overburden” means soil, rock or other materials that lie above a natural mineral deposit, or in between mineral deposits, before or after their removal by surface mining operations.

(Ord. 84-0161 § 1, 1984; Ord. 82-0168 § 1 (part), 1982; Ord. 1494 Ch. 1 Art. 2 § 120.15, 1927.)

22.08.160 P.

- “Parcel of land” means a contiguous quantity of land, owned by or recorded as the property of the same claimant or person, or in the possession of the same claimant or person pursuant to a recorded lease with a term of not less than 20 years.
- “Parking lots” or “parking buildings” means readily accessible areas within structures or surface parking areas, exclusive of aisles, driveways, ramps and columns, maintained exclusively for the parking of vehicles, not including areas for the parking or storage of commercial vehicles with registered net weights in excess of 5,600 pounds.
- “Parkway” means a road so designated on the highway plan, having park-like features, with a right-of-way of not less than 80 feet.
- “Permanent cosmetics” means the application of pigments to or under the human skin for the purpose of permanently changing the color or other appearance of the skin. “Permanent cosmetics” shall include, but is not limited to, the application of permanent eyeliner, eye shadow or lip color. Nothing in this definition shall be deemed to restrict the activities of any licensed physician or surgeon.
- “Permanent cosmetics parlor” means any place of business where permanent cosmetics are applied.
- “Person” means any individual, firm, copartnership, joint adventure, association, social club, fraternal organization, corporation, estate, trust, business trust, receiver, syndicate, this and any other county, city and county, municipality, district or other political subdivision, or any other group or combination acting as a unit.
- “Pest control operator” means a person who engages in the business of eradicating or controlling any pest which is or is liable to be dangerous or detrimental to agriculture by the application of any substance, method or device, or who engages in the business of preventing, destroying, repelling, mitigating or correcting any disorder of plants by the same means, or both. “Pest control operator” does not include a person engaged in the business of termite eradication or control.
- Pig, Pygmy. “Pygmy pig” means a pig or hog classified as *Sus scrofa jubatus* Müller or *Sus scrofa (cristatus) vittatus*, and commonly referred

to as a pot-bellied pig, pygmy pig or mini-pig, which stands no higher than 20 inches at the shoulder, and is no longer than 40 inches from the tip of the head to the end of the buttocks, and weighs no more than 120 pounds.

- Plot Plan or Plan. Whenever this Title 22 refers to a “plot plan” or “plan,” it shall be construed to mean a site plan.
- “Portable sign” means a freestanding sign not permanently affixed, anchored or secured to either the ground or a structure on the premises it occupies.
- “Principal use” means a primary or dominant use established, or proposed to be established, on a lot or parcel of land.
- “Property line” means the line between that portion of a limited secondary highway or street cross-section designated with an asterisk (*) and the portion thereof not so designated as shown in Sections 21.24.065 and 21.24.090 of Title 21 of this code, Subdivisions.
- “Pro shop” means an incidental commercial use operated in conjunction with, and on the same premises as a principal recreational use, which offers for retail sale sporting equipment and supplies customarily utilized in participating in such recreational activity. “Pro shop” does not include a general sporting goods store.
- “Public utility service center” means any buildings or premises used for the administration of public utility repair, maintenance and installation crews, including parking for vehicles not to exceed two tons rated capacity, but not including warehouses or storage yards.
- “Public utility service yard” means any buildings or premises used for the office, warehouse, storage yard or maintenance garage of a public utility, including microwave repeater stations when incorporated as a part of the service yard use.

(Ord. 99-0013 § 2, 1999; Ord. 92-0121 § 1, 1992; Ord. 87-0182 § 1, 1987; Ord. 85-0168 § 23, 1985; Ord. 81-0005 § 3, 1981; Ord. 1494 Ch. 1 Art. 2 § 120.16, 1927.)

22.08.170 Q. (Reserved) (Ord. 1494 Ch. 1 Art. 2 § 120.17, 1927.)

22.08.180 R.

- “Reclamation of mined lands” means the combined process of land treatment that minimizes water degradation, air pollution, damage to aquatic or wildlife habitat, flooding, erosion and other adverse effects from surface mining operations, including adverse surface effects incidental to underground mines, so that mined lands are reclaimed to a usable condition which is readily adaptable for alternate land uses and create no danger to public health and safety. The process may extend to affected lands surrounding mined lands, and may require backfilling, grading, resoiling, revegetation, soil compaction, stabilization or other such measures.
- “Reclamation plan” means a plan for reclaiming the lands affected by surface mining operations conducted after January 1, 1976.
- “Recreational trailer park” means any area or tract of land, within an area zoned for recreational use, where one or more lots are rented or leased, or held out for rent or lease to owners or users of recreational

- vehicles or tents, and which is occupied for temporary purposes.
- “Recreational vehicle” means a motorhome, travel trailer, truck camper or camping trailer, with or without motive power, designed for human habitation for recreational or emergency occupancy, with a living area less than 220 square feet, excluding built-in equipment such as wardrobes, closets, cabinets, kitchen units or fixtures, bath and toilet rooms.
 - Recreation Club, Commercial. “Commercial recreation club” means a commercial enterprise offering the use of outdoor recreational facilities to the public.
 - Recreation Club, Private. “Private recreation club” means an association of persons who are bona fide members, paying regular dues, and organized to provide outdoor recreational facilities for members and their guests, but not including an association organized primarily to render a service customarily carried on as a commercial enterprise.
 - Recreation Facilities, Neighborhood. “Neighborhood recreation facilities” means outdoor recreation facilities established by an association of persons who are bona fide members and operate as a nonprofit corporation to provide outdoor recreation facilities for residents in the immediate vicinity and their guests. Such facilities may include a clubhouse, changing rooms and similar subordinate facilities in conjunction with the outdoor recreation activity, but shall not include a restaurant, bar or pro shop.
 - “Rehabilitation facility, small wild animals” means a facility for the temporary care of sick, injured, and/or orphaned wild animals until such animals are nursed back to health and can be returned to their native habitat.
 - Renovation, Exterior Facade. “Exterior facade renovation” means a resurfacing of an existing building frontage so that the facade and signs are integrated into one unit.
 - Required Area. As used in Title 22 of this code, “required area” means:
 - A. The area of a lot which is shown as a part of a subdivision for purposes of sale, recorded as a final map or filed as a record of Survey Map approved as provided in the Subdivision Map Act or as provided in the ordinance set out at Title 21 of this code, Subdivisions, except that where a parcel which otherwise would have been shown as one lot, is divided into two or more lots because of a city boundary line or a line between land the title to which was registered under the Land Title Law (Torrens Title) and land the title to which was not so registered, in which case “required area” means the area of such parcel; or
 - B. The area of a lot or parcel of land, the right of possession of which, by virtue of a deed duly recorded, or by a recorded contract of sale, is vested in a person who neither owns nor has a right of possession of any contiguous parcel of property; provided, that the deed or contract of sale by which such right of possession was separated has been recorded prior to the adoption by the board of supervisors of the ordinance which imposes the area requirements upon such lot or parcel of land; or
 - C. 1. Where a number follows the zoning symbol and neither subsection A nor B of this section applies:
 - a. A gross area, including that portion, if any, subject to a highway easement or other public or private easement where the owner of

the servient tenement does not have the right to use the entire surface, of the number of acres shown by such number if such number is less than 100, provided that the portion of the lot or parcel of land not subject to any such easement shall have an area not less than 40,000 square feet, if the parcel was established on or after September 22, 1967, or not less than 32,000 square feet if the parcel was established before September 22, 1967;

b. A net area of the number of square feet shown by such number is greater than 100;

2. Required area shall not include the access strip of a flag lot extending from the main portion of the lot or parcel of land to the adjoining parkway, highway or street;

D. Where no number follows the zoning symbol and neither subsection A nor B of this section applies, the required area is:

1. In Zones A-2-H and C-R, the same as in Zone C-R-5,

2. In Zones D-2 and A-C, the same as in Zone D-2-1,

3. In Zone A-2, the same as in Zone A-2-10,000,

a. In Zones R-1, R-2, R-3-()U, R-4-()U, R-A, RPD, A-1, R-R, CPD, and M-3, the same as in Zone R1-5000;

E. A lot shown as such on a subdivision for the purpose of lease only does not have the required area unless it complies with subsection B, C or D of this section.

- Residence, Senior Citizen. "Senior citizen residence" means an attached or detached second dwelling unit, occupied by not more than two persons, one of whom is either over 62 years of age or is a person with a disability, as defined in this title.
- Residence, Single-family. "Single-family residence" means a building containing one dwelling unit, or a mobilehome comprising one dwelling unit manufactured and certified under the National Mobilehome Construction and Safety Standards Act of 1974 on a permanent foundation system approved by the county engineer.
- Residence, Two-family. "Two-family residence" means a building containing two dwelling units, other than a single-family residence with an attached "second unit," as defined in Section 22.08.190.
- "Resoiling" means that process of artificially building or reconstructing a soil profile.
- "Road" means an open way used for the passage of vehicles, and includes alleys, streets and highways.
- "Road commissioner" means the road commissioner of the county of Los Angeles.
- Room, Guest. "Guest room" means one which is designed, used or intended to be used as temporary sleeping accommodations for any person, and which does not contain a bar sink and/or gas, electrical or water outlets designed, used or intended to be used for cooking facilities except as otherwise specifically provided by this title.
- Room, Habitable. "Habitable room" means an enclosing subdivision in a building commonly used for sleeping, living, cooking or dining purposes, excluding closets, pantries, bath or toilet rooms, service rooms, connecting corridors, laundries, unfinished attics, foyers, storage space, cellars, utility

rooms, and similar spaces. For purposes of applying parking space requirements:

A. If any of the above-mentioned rooms or spaces equals or exceeds 90 square feet of superficial floor area and is capable of being used for living or sleeping purposes, such room or space shall be considered a habitable room; or

B. If any room or space equals or exceeds 150 square feet of superficial floor area and is so designed to be capable of being used for both cooking and living, living and sleeping, or cooking and sleeping purposes, such room or space shall be considered as two habitable rooms, except in a bachelor or efficiency apartment. Superficial floor area shall be measured as clear floor space, exclusive of fixed or built-in cabinets or appliances.

- “Rooming house” or “boarding house” means a lodging house, or other building or structure maintained, advertised or held out to the public as a place where sleeping or rooming accommodations are furnished to the whole or any part of the public, whether with or without meals. “Rooming house” includes fraternity and sorority houses.

(Ord. 2006-0019 § 1, 2006; Ord. 2004-0012 § 1, 2004; Ord. 92-0079 § 2, 1992; Ord. 85-0168 § 24, 1985; Ord. 83-0006 § 1, 1983; Ord. 82-0130 § 1, 1982; Ord. 82-0002 § 1, 1982; Ord. 1494 Ch. 1 Art. 1 § 120.18, 1927.)

22.08.190 S.

- “Safety” means and includes a water supply for fire protection which complies with the requirements of the county Water Ordinance set out at Division 1 of Title 20 of this code.
- “Scenic highway” means a highway within the state scenic highway system of the state of California, or a scenic drive shown on the Los Angeles County plan of regional recreation areas, an amendment of the recreation element of the master plan (general plan), as amended July 29, 1965, and shall include any highway subsequently adopted as a part of the scenic highway element of the general plan.
- “Scrap metal processing yard” means any establishment or place of business which is maintained, used or operated solely for the processing and preparing of scrap metals for remelting by steel mills and foundries.
- “Sea” means the Pacific Ocean and all harbors, bays, channels, estuaries, salt marshes, sloughs and other areas subject to tidal action through any connection with the Pacific Ocean, excluding non-estuarine rivers, streams, creeks and flood control and drainage channels.
- “SEATAC” means the significant ecological area technical advisory committee.
- “Second unit” means a dwelling unit authorized by Part 16 of Chapter 22.52 that is either attached to or located on the same lot or parcel of land as an existing single-family residence. “Second unit” includes a manufactured home, as defined in section 18007 of the California Health and Safety Code, and an efficiency living unit, as described in Section 11.20.370 of this code.
- “Secondary highway” means a highway so designated on the Highway Plan, planned to serve an areawide or countywide transportation function, normally with four moving lanes of traffic on 80 feet of right-of-way, but which may have only two lanes of moving traffic in nonurban areas.

- “Section” means a section of the ordinance codified in this Title 22, unless some other ordinance or statute is mentioned.
- “Self-service storage facility” means any real property designed and used for the renting or leasing of individual storage spaces to tenants who have access to such spaces for the purpose of storing personal property.
- “Senior citizens and handicapped persons housing development” means a multiple-family housing development maintained for the occupancy of the elderly in which not more than 10 percent of the occupants are under 62 years of age, or for handicapped persons whose disabilities seriously restrict operation of a motor vehicle. (The regional planning commission in recommending this definition on August 17, 1977 also took action to state that it shall be the commission’s policy to insure that some agency of government, other than the commission or department of regional planning, is exercising entry or occupancy controls assuring that each unit in an approved senior citizen and handicapped housing development is in fact occupied by an eligible individual or family.)
- “Sensitive environmental resource area” means:
 - A. Any of the following areas designated on the sensitive environmental resources map of the Malibu Land Use Plan: environmentally sensitive habitat areas, disturbed sensitive resources, significant watersheds, significant oak woodlands, wildlife migration corridors and the Malibu/Cold Creek resource management area;
 - B. All property within 200 feet of an environmentally sensitive habitat area.
- “Shall” is mandatory.
- “Sign” means any name, figure, character, outline, spectacle, display, delineation, announcement, advertising, billboard, signboard, device, appliance, or any other thing of similar nature to attract attention outdoors or on the face, wall or window of any building, and shall include all parts, portions, units and materials composing the same, together with the frame, background and support of anchorage therefor, as the case may be.
- “Sign area” means the entire surface area, excluding all support structures, of a single-faced sign, or the largest face of a sign having two or more faces.
- Sign Area, Total. “Total sign area” means the sum of the surface areas, excluding all support structures, of all faces of a sign.
- Sign, Awning or Entrance Canopy. “Awning or entrance canopy sign” means any sign affixed to an awning or removable canopy not permanently attached to or built as part of a building. Such signs shall be considered the same as a projecting sign for purposes of regulation.
- Sign, Building Identification. “Building identification sign” means a sign which contains no advertising matter other than the name and/or trademark and/or address of the building to which it is affixed or of the occupant located therein.
- Sign, Bulletin or Special Event. “Bulletin or special event sign” means a changeable copy sign on which bulletins, notices, messages or displays are placed.
- Sign, Business. “Business sign” means a sign directing attention to the principal business, profession or industry located upon the premises upon

which the sign is displayed, to type of products sold, manufactured or assembled, or to services or entertainment offered on said premises.

- Sign, Changeable Copy. “Changeable copy sign” means a sign which is characterized by manually changeable copy, letters, symbols or numerals.
- Sign, Civic Organization. “Civic organization sign” means a sign which contains the names of, or any other information regarding civic, fraternal or religious organizations located within an unincorporated community or city, but which contains no other advertising matter.
- Sign, Construction. “Construction sign” means a temporary sign denoting the architects, engineers, owners, lenders, contractors, future tenants and others associated with a construction project, but which contains no other advertising matter.
- Sign, Directional and/or Informational. “Directional and/or informational sign” means a sign which indicates the route to, direction of or location of a given goal, or which provides regulatory or service information of a nonadvertising character.
- Sign, Face. “Face sign” means that portion of a sign intended to be viewed from one direction at one time.
- Sign, Flashing or Scintillating. “Flashing or scintillating sign” means any sign which, by method or manner of illumination, flashes on or off, winks or blinks with varying light intensity, shows motion, or creates the illusion of motion, or revolves in a manner to create the illusion of being on or off.
- Sign, Freestanding. “Freestanding sign” means a sign which is placed on the ground or has as its primary structural support one or more columns, poles, uprights or braces in or upon the ground. “Freestanding sign” shall include ground, monument and pole signs.
- Sign, Freeway-oriented. “Freeway-oriented sign” means a sign oriented to be viewed primarily from an adjacent freeway which identifies a business engaged in the provision of food, lodging or motor vehicle fuel, and which is primarily dependent upon said freeway.
- Sign, Fuel Pricing. “Fuel pricing sign” means a sign indicating, and limited to, the brand or trade name, method of sale, grade designation and price per gallon of gasoline or other motor vehicle fuel offered for sale on the business premises, and such other information as may be required by county ordinance or state law.
- Sign, Incidental Business. “Incidental business sign” means a business sign indicating credit cards accepted, trading stamps offered, trade affiliations, and similar matters.
- Sign, Lighted. “Lighted sign” means a sign which is illuminated by any source, whether internal, external or indirect.
- Sign, Marquee. “Marquee sign” means any sign painted on or affixed to the perimeter or border of a permanently roofed structure constructed as part of a building and protruding over public or private sidewalks or rights-of way. Such signs shall be considered wall signs for purposes of regulation.
- Sign, Outdoor Advertising. “Outdoor advertising sign” means any sign directing public attention to a business, profession, product or service that is not a primary business, profession, product or service which is sold, manufactured, conducted or offered on the premises where such sign is erected or maintained. “Outdoor advertising sign” shall include a portable outdoor advertising sign and billboard, but shall not include a public transportation sign.

- Sign, Portable. “Portable sign” means a freestanding sign which is not permanently affixed, anchored or secured to either the ground or a structure on the premises it is intended to occupy.
- Sign, Projecting. “Projecting sign” means a sign which is affixed to and wholly supported by an exterior wall of a building or structure other than a wall sign.
- Sign, Public Transportation. “Public transportation sign” means any incidental sign that is placed on a structure, either a portable bench or shelter, located on a public alley, road, street, parkway or highway, if the purpose of the structure is to facilitate the use of public transportation and promote the safety, comfort and convenience of public transit patrons.
- Sign, Real Estate. “Real estate sign” means a temporary sign advertising the sale, lease or rental of the premises on which the sign is located.
- Sign, Revolving. “Revolving sign” means a sign or any portion thereof which rotates, moves or appears to move in some manner by mechanical, electrical, natural or other means.
- Sign, Roof. “Roof sign” means any sign erected upon and wholly supported by the roof of any building or structure. “Roof sign” shall not include a wall sign affixed to the roof eaves or that portion of an actual or false roof varying less than 45 degrees from a vertical plane as provided by this Title 22.
- “Sign structure” means a structure existing, erected or maintained to serve exclusively as a stand, frame or background for the support or display of signs.
- Sign, Subdivision Entry. “Subdivision entry sign” means a temporary sign which provides necessary travel directions to and within a subdivision offered for sale or lease for the first time, but which contains no other advertising matter.
- Sign, Subdivision Sales. “Subdivision sales sign” means a temporary sign which contains the name of, and information relating to, a subdivision being offered for sale or lease for the first time.
- Sign, Subdivision Special-Feature. “Subdivision special-feature sign” means a temporary sign which contains a description of the features and related information pertaining to a model home complex in a subdivision offered for sale or lease for the first time.
- Sign, Temporary Window. “Temporary window sign” means any sign printed on a window or constructed of paper, cloth, canvas or other similar lightweight material, with or without frames, and affixed to the interior side of a window and displayed so as to call to the attention of persons outside the building a sale of merchandise or a change in the status of the business.
- Sign, Under-Marquee. “Under-marquee sign” means any sign suspended from the underside of a permanently roofed structure constructed as part of a building and protruding over public or private sidewalks or rights-of-way. Such signs shall be considered the same as a projecting sign for purpose of regulating area and location.
- Sign, Wall or Wall-mounted. “Wall sign” or “wall-mounted sign” means a sign, other than a roof sign, affixed to and wholly supported by a building in such a manner that its exposed face is approximately parallel to the

- plane of said building and is not projecting more than 18 inches from the building face or from a permanent roofed structure projecting therefrom.
- “Significant ecological area” means:
 - A. Significant ecological areas/habitat management areas designated on the special management areas map of the general plan.
 - B. Environmentally sensitive habitat areas, sensitive environmental resource areas and rare plant habitat areas, identified in the Santa Catalina Island or Marina del Rey Local Coastal Programs depicting any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments.
 - Small Family Home, Children. “Children small family home” means any residential facility in the licensee’s family residence providing 24-hour-a-day care for six or fewer children who are mentally disordered, developmentally disabled or physically handicapped and who require special care and supervision as a result of such disabilities, as defined and licensed under the regulations of the state of California.
 - “Solid fill” means any noncombustible materials, insoluble in water, such as soil, rock, sand or gravel, that can be used for grading land or filling depressions.
 - “Solid fill project” means any operation on a parcel of land where more than 1,000 cubic yards of solid fill materials are deposited for any purpose, including grading or reclaiming of land.
 - Special Use Permit. Whenever this Title 22, or any case granted thereunder, refers to a “special permit” or a “special use permit,” it shall be construed to mean a conditional use permit.
 - “Stand” means a structure for the display and sale of products with no space for customers within the structure itself.
 - “Station” means the stopping place in a transportation system designed or intended to be used for the receiving or discharging of passengers and cargo, but shall not provide for the storage of the conveyance vehicle and shall not include any appurtenant facilities other than a shelter and ticketing facilities for passengers. Stations include train stations, bus stations, and similar transit stations.
 - “Story” is that portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the roof above. “Story” includes a basement but not a cellar.
 - “Street” means a public or private right-of-way, other than a highway or alley, whose function is to carry vehicular traffic and/or provide vehicular access to abutting property.
 - “Strike and preparation days” means activities required to make superficial alterations as specified in the script prior to movie on-location filming and following filming, to restore such location to its original condition. Such alterations may include placement of temporary architectural features, alterations in landscaping, changes in furniture or other decorative elements, placement of temporary lighting equipment and similar activities. “Strike and preparation days” shall not include time

periods when cameras and actors are present and/or filming is occurring, nor activities requiring more than 10 persons or two trucks having a rated capacity exceeding two tons.

- “Structure” means anything constructed or erected which requires a fixed location on the ground, or is attached to something having a fixed location on the ground.
- Suite, Guest. “Guest suite” means a combination of two or more guest rooms.
- “Surface mining operations” means all or any part of the process involved in the mining of minerals on mined lands by removing overburden and mining directly from the mineral deposits, open-pit mining of minerals naturally exposed, mining by the auger method, dredging and quarrying, or surface work incident to an underground mine. Surface mining operations shall include but are not limited to:
 - A. In-place distillation, retorting or leaching;
 - B. The production and disposal of mining waste;
 - C. Prospecting and exploratory activities;
 - D. The removal of overburden.
- “Swap meet” means any event where new and secondhand goods are offered or displayed for sale or exchange and at least one of the following:
 1. A fee is charged for the privilege of offering or displaying new and secondhand goods for sale or exchange;
 2. A fee is charged to prospective buyers for admission to the area where new and secondhand goods are offered or displayed for sale or exchange.

(Ord. 2004-0030 § 4, 2004; Ord. 2004-0016 § 1, 2004; Ord. 2004-0012 § 2, 2004; Ord. 96-0004 § 5, 1996; Ord. 92-0037 §§ 3, 4, 1992; Ord. 91-0022 § 2, 1991; Ord. 89-0152 § 7, 1989; Ord. 89-0136 § 1, 1989; Ord. 85-0168 § 25, 1985; Ord. 85-0004 § 9, 1985; Ord. 84-0236 § 2, 1984; Ord. 83-0028 § 2, 1983; Ord. 83-0007 § 1, 1983; Ord. 82-0024 § 2, 1982; Ord. 82-0003 § 8 (part), 1982; Ord. 1494 Ch. 1 Art. 2 § 120.19, 1927.)

22.08.200 T.

- “Tattooing” means to insert pigment under the surface of the human skin by pricking with a needle or otherwise to produce an indelible mark or figure visible through the skin. Nothing in this definition shall be deemed to restrict the activities of any licensed physician or surgeon.
- “Tattoo parlor” means any place of business where tattooing occurs.
- “Telephone repeater station” means a building used for housing amplifying equipment along aerial or underground telephone cable routes.
- “Terminal” means any facility designed or intended to be used for the receiving or discharging of passengers or cargo and providing for the temporary or permanent storage of the conveyance vehicle. Terminals include train terminals, airports, bus terminals, freight terminals, harbor terminals, or any combination of the above commonly referred to as multipurpose terminals.
- “Theater” means an enclosed building used for public assembly and/or entertainment, including sports events, theatrical performances, concerts and recitals, circuses, stock shows and conventions. “Theater” shall include auditorium.

- “Townhouse” means a single-family dwelling unit sharing a common wall with other townhouses on one or two sides and capable of being placed on a separate lot or parcel of land.
- “Transit oriented district” means a mixed-use community within an approximate quarter mile distance of a transit facility. Transit oriented districts encourage a mix of residential, retail, office, open space, and public uses in a walkable environment, making it convenient for residents and employees to travel by transit, bicycle, or foot. Transit oriented districts also promote the efficient use of land for the mutual reinforcement of private development and public investments in the transit system.
- “Travel trailer park” means any area or tract of land or a separate designated section within a mobilehome park where one or more lots are rented or leased or held out for rent or lease to owners or users of recreational vehicles used for travel or recreational purposes.

(Ord. 99-0057 § 1, 1999; Ord. 99-0013 § 3, 1999; Ord. 96-0004 § 6, 1996; Ord. 82-0003 § 8 (part), 1982; Ord. 1494 Ch. 1 Art. 2 § 120.20, 1927.)

22.08.210 U.

- “Use” means and includes construction, establishment, maintenance, alteration, moving onto, enlargement and occupation. Wherever this title prohibits the “use” of any premises for any purposes, such premises and any building, structure or improvement on such premises shall not be used, occupied, altered or improved for such purpose, and no building, structure or improvement on such premises shall be erected, constructed, established, maintained, allowed to remain, altered, moved onto or enlarged which is designed, arranged or intended to be occupied or used for such purpose.

(Ord. 1494 Ch. 1 Art. 2 § 120.21, 1927.)

22.08.220 V.

- Vehicle, Inoperative. “Inoperative vehicle,” as used in this title, means any motor vehicle which cannot be operated lawfully on a public street or highway within this state for any reason other than the lack of current vehicle registration, or which cannot be moved under its own power.
- Veterinary Clinic, Small Animal. “Small animal veterinary clinic” means any facility providing medical or surgical treatment, clipping, bathing, and similar services to dogs, cats and other small animals, but excluding boarding or the keeping of animals on the premises other than those requiring emergency treatment or those recovering from anesthetic.

(Ord. 91-0065 § 2, 1991; Ord. 1494 Ch. 1 Art. 2 § 120.22, 1927.)

22.08.230 W.

- “Warehouse” means any building located in an industrial zone that is utilized at least 80 percent for warehousing. This definition shall not apply to self-service storage facilities.
- “Waste disposal facility” means any dump, transfer station, land reclamation project, incinerator except household incinerators and wood refuse to be burned in a suitable furnace, or other similar site or facility which is used or intended to be used for the transfer, salvage or disposal of rubbish, garbage or industrial waste.

- “Water appeals board” means the water appeals board created by the ordinance set out at Division 1 of Title 20 of this code.
- “Water well” has the meaning set forth in Section 11.38.120 of Title 11 (Health and Safety) of the Los Angeles County Code and comprises any drilled, excavated, jetted, or otherwise constructed excavation which is used or intended to be used to extract water from or inject water into the underground for any purpose or to observe or test underground waters, but does not include:
 - A. Saltwater wells;
 - B. Wells under the jurisdiction of the state of California, Division of Oil and Gas, except those wells converted to use as water wells; or
 - C. Wells used for the purpose of dewatering during construction, or stabilizing hillsides, or earth embankments.
- “Water well, abandoned” has the meaning set forth in Section 11.38.010 of Title 11 (Health and Safety) of the Los Angeles County Code and comprises a nonoperating well which is not maintained in conformity with Section 11.38.290 of said Title 11.
- “Water well, shared” means a single water well, with its related tanks, pumps, and pipes, that provides potable water for up to four dwelling units, which dwelling units are located on the lot that contains the well and/or on any adjoining lot, in any combination.
- “Wetland” means land within the coastal zone which may be covered periodically or permanently with shallow water and includes saltwater marshes, freshwater marshes, open or closed brackish water marshes, swamps, mudflats and fens.
- “Wheel stop” means a physical barrier sufficient in size to prevent the movement of automobiles or other vehicles over or past such barrier.
- “Wild animal” means any wild, exotic, dangerous or nondomestic animal, including but not limited to mammals, fowl, fish or reptiles.
- “Wind energy conversion system, non-commercial (WECS-N)” means a facility consisting of a tower, wind turbine generator with blades, guy wires and anchors, and associated control and conversion electronic equipment to convert wind movement into electricity, with a rated capacity of not more than 50 kW; and that is incidental and subordinate to another use on the same parcel. A facility shall be considered a WECS-N only if it supplies electrical power solely for on-site use, except that when a parcel on which a WECS-N is installed also receives electrical power supplied by a utility company, excess electrical power generated by the WECS-N and not presently needed for on-site use may be used by the utility company in exchange for a reduction in the cost of electrical power supplied by that company to the parcel for on-site use, as long as no net revenue is produced by such excess electrical power.
- “Wineries” means facilities used for processing grapes into wine, which processing may include bottling, aging, storage, or shipping of wine.
- “Writing” means and includes any form of recorded message capable of comprehension by ordinary visual means. Whenever any notice, report, statement or record is required or authorized by this Title 22, it shall be made in writing in the English language unless it is expressly provided otherwise.

(Ord. 2005-0055 § 1, 2005; Ord. 2002-0043 § 2, 2002; Ord. 2000-0056 § 1, 2000; Ord. 89-0152 § 8, 1989; Ord. 89-0136 § 2, 1989; Ord. 83-0161 § 3, 1984; Ord. 1494 Ch. 1 Art. 2 § 120.23, 1927.)

22.08.240 Y.

- “Yard” means an open space on the same lot or parcel of land, other than a court, unoccupied and unobstructed from the ground upward, except as otherwise permitted by this Title 22.
- Yard, Front. “Front yard” means a yard extending across the full width of the lot or parcel of land. The depth of a required front yard shall be a specified horizontal distance between the highway line of the parkway, highway or street on which the property fronts, and a line parallel thereto on the lot or parcel of land, except as otherwise provided for a flag lot in Section 22.48.050. On corner lots, the front yard shall be located across the narrower frontage of the lot. A yard shall not be deemed a front yard if there is no right of access of any kind, pedestrian or vehicular, from the adjoining parkway, highway or street, except in Zones C-H or C-1.
- Yard, Rear. “Rear yard” means a yard extending across the full width of the lot or parcel of land. The depth of the required rear yard shall be a specified horizontal distance between the rear lot line or the highway line of an abutting alley and a line parallel thereto on the lot or parcel of land.
- Yard, Side, Corner. “Corner side yard” means a yard bounded by an alley, highway or street, extending from the required front yard, or the highway line on which the property fronts where no front yard is required, to the required rear yard or to the rear lot line where no rear yard is required. The width of such required side yard shall be a specified horizontal distance between the highway line of the alley, highway or street on which the property sides, and a line parallel thereto on the lot or parcel of land.
- Yard, Side, Interior. “Interior side yard” means a yard extending from the required front yard, or the highway line on which the property fronts where no front yard is required, to the required rear yard or to the rear lot line where no rear yard is required on other than a corner side yard. The width of a required interior side yard shall be a specified horizontal distance between each such side lot line parallel thereto on the lot or parcel of land.
- “Youth hostel” means a building consisting of guestrooms, dormitories, kitchen, dining room, assembly room, and/or other habitable rooms providing supervised overnight accommodations for the temporary use of travelers, under the auspices of a nonprofit organization.

(Ord. 89-0152 § 9, 1989; Ord. 85-0168 § 26, 1985; Ord. 1494 Ch. 1 Art. 2 § 120.25, 1927.)

Chapter 22.12

ZONES AND DISTRICTS

Sections:

- 22.12.010 Zones designated — Purpose — Statutory authority.
- 22.12.020 Suffixes to zoning symbols.
- 22.12.030 Combining zones established and designated.
- 22.12.040 Supplemental districts designated.
- 22.12.050 Zoning of unincorporated territory.
- 22.12.060 Progressive zoning of unincorporated area.
- 22.12.070 Administration of use classifications.
- 22.12.090 Consistency with general plan.

22.12.010 Zones designated — Purpose — Statutory authority. In order to classify regularly and restrict the location of trades and industries and the location of buildings for special uses, and the use and area of premises for the general welfare of the county of Los Angeles as regulations for the execution of the General Plan pursuant to Chapters 3 and 4 of Title 7 of the Government Code, the Planning Law, or any statute superseding those chapters, the unincorporated area of the county of Los Angeles is divided into classes of zones, as follows:

- Zone R-1 — Single-family residence
- Zone R-2 — Two-family residence
- Zone R-3-()U — Limited multiple residence
- Zone R-4-()U — Unlimited residence
- Zone R-A — Residential agriculture
- Zone RPD — Residential planned development
- Zone A-1 — Light agriculture
- Zone A-2 — Heavy agriculture
- Zone A-2-H — Heavy agriculture including hog ranches
- Zone C-H — Commercial highway
- Zone C-1 — Restricted business
- Zone C-2 — Neighborhood commercial
- Zone C-3 — Unlimited commercial
- Zone C-M — Commercial manufacturing
- Zone C-R — Commercial recreation
- Zone CPD — Commercial planned development
- Zone M-1 — Light manufacturing
- Zone D-2 — Desert-Mountain
- Zone IT — Institutional
- Zone SP — Specific Plan
- Zone M-1 1/2 — Restricted heavy manufacturing
- Zone MPD — Manufacturing industrial planned development
- Zone M-2 — Heavy manufacturing
- Zone M-3 — Unclassified
- Zone M-4 — Unlimited manufacturing
- Zone M-2 1/2 — Aircraft, heavy industrial
- Zone B-1 — Buffer strip
- Zone B-2 — Corner buffer

Zone R-R	—	Resort and recreation
Zone W	—	Watershed
Zone P-R	—	Restricted parking
Zone SR-D	—	Scientific research and development
Zone O-S	—	Open space
Zone A-C	—	Arts and crafts
Zone MXD	—	Mixed use development

(Ord. 90-0156 § 1, 1990; Ord. 88-0110 § 1, 1988; Ord. 83-0072 § 1, 1983; Ord. 83-0044 § 2, 1983; Ord. 82-0249 § 2, 1982; Ord. 1494 Ch. 1 Art. 1 § 101, 1927.)

22.12.020 Suffixes to zoning symbols. The following additional symbols are established in order to carry out the purposes of this Title 22:

A. Units Per Net Acre. The letter "U," where used as a suffix to a zoning symbol, in combination with a numeral, shall designate the required area per dwelling unit in terms of units per net acre. (Ord. 1494 Ch. 1 Art. 1 § 101.1, 1927.)

22.12.030 Combining zones established and designated. The following combining zones are established as additional zone designations used in combination with zone designations listed in Section 22.12.010, which shall for purposes of this section be deemed the basic zone:

A. Zone ()-DP (Development Program). For every zone listed in Section 22.12.010, an additional zone designated by the symbol DP in combination with the respective zoning symbol in Section 22.12.010 is established.

B. ()-P (Parking). For every zone listed in Section 22.12.010, an additional zone designated by the symbol P in combination with the respective zoning symbol in Section 22.12.010 is established.

C. Zone () BE (Billboard Exclusion). For Zones C-2, C-3, C-M, M-1, M-1 ½, M-2, M-3, M-4 and M-2 ½ listed in Section 22.12.010 there shall be an additional zone designated by the symbol "BE" in combination with each zone.

D. Zone ()-CRS (Commercial-Residential). For Zone C-3 listed in Section 22.12.010, an additional zone designated by the symbol CRS in combination with such zone is established.

E. Zone ()-PO. For Zone R-4()U listed in Section 22.12.010, an additional zone designated by the symbol PO in combination with such zone is established. (Ord. 83-0065 § 1, 1983; Ord. 1494 Ch. 1 Art. 1 § 101.3, 1927.)

22.12.040 Supplemental districts designated. Supplemental districts are established as indicated below. The regulations of each such district shall supersede the specific regulations of the basic zone or zones to which the district is added in the manner indicated for each type of district. Each such district will be further identified by number assigned in numerical order based on date of adoption.

A. Equestrian districts;

B. Setback districts;

C. Flood protection districts;

D. Community standards districts. (Ord. 1494 Ch. 1 Art. 1 § 101.4, 1927.)

22.12.050 Zoning of unincorporated territory. The portions of the unincorporated territory hereinafter in this Title 22 established as and placed within the respective zones are the first portions of such territory surveyed and studied for the purposes to be served by this title because the necessity therefor in these particular

portions of such unincorporated territory is in conformity with a general zoning scheme covering the unincorporated territory in the entire county of Los Angeles; and as rapidly as possible new Official Plans of the Master Plan of Land Use will be added by ordinance until all the more densely populated portions of the said unincorporated territory shall have been included within appropriate zones. (Ord. 1494 Ch. 1 Art. 1 § 103, 1927.)

22.12.060 Progressive zoning of unincorporated area. It is further declared that the progressive adoption, by ordinance, of Official Plans of the Master Plan of Land Use, placing various portions of such unincorporated territory in the respective zones applicable thereto as soon as the due and careful consideration by the commission and by the board of supervisors will permit, is intended to result eventually in a comprehensive and well-considered plan of location and distribution of the various industries, businesses and population of the entire unincorporated area of the county of Los Angeles and in due relation with existing plans in the incorporated portions of the county.(Ord. 1494 Ch. 1 Art. 1 § 104, 1927.)

22.12.070 Administration of use classifications. A. In determining compliance with the provisions of this Title 22 as it applies to the uses enumerated in the various zones, each principal use shall be considered a separate use of land, provided:

1. The accessory uses, buildings and structures shall be deemed an integral part of each principal use; and

2. That more than one principal use may be placed on a single lot or parcel of land where not in conflict with other provisions of this title.

B. The director shall determine whether a use, building or structure may be considered accessory pursuant to the definitions contained in this title; provided, however, that where disagreement arises between the director and an applicant, the commission shall make such determination. (Ord. 1494 Ch. 1 Art. 1 § 114, 1927.)

22.12.090 Consistency with general plan. Notwithstanding the current zone classification applicable to any parcel of land, if that zone classification does not conform to the general plan affecting the same parcel of land, then building permits may be issued only for those land uses which are authorized by both the zone and the objectives, policies and land uses specified in the general plan. (Ord. 85-0016 § 1, 1985.)

Chapter 22.16

ZONED DISTRICTS AND MAPS

Parts:

1. General Regulations
2. Zone Changes and Amendments
3. Districts
4. Development Agreements

Part 1

GENERAL REGULATIONS

Sections:

- 22.16.010 Former zoning symbols designated.
- 22.16.020 Highways — Zone boundary interpretation and parking restrictions.
- 22.16.030 Property divided by zone boundaries.
- 22.16.040 Buffer strip areas zoned B-1.
- 22.16.050 filing of bonds — Assignment of savings and loan certificates permitted when.
- 22.16.060 Filing of bonds — Agreement on satisfaction of final judgment.

22.16.010 Former zoning symbols designated. In any map, the following zoning symbols shall be construed:

- E-1 means R-1-40,000;
 E-2 means R-1-30,000;
 E-3 means R-1-20,000;
 E-4 means R-1-10,000;
 R-1 means R-1-5,000;
 R-2 means R-2-5,000;
 R-3 means R-3-30U;
 R-4 means R-4-50U;
 R-5 means A-1-5,000;
 A-1 means A1-5,000;
 A-2 means A-2-10,000;
 A-3 means A-1-5;
 A-4 means A-1-2;
 A-5 means A-1-1;
 "Buffer strip" or shading means B-1;
 C-4 means C-3;

P means R-3-P, except that where no property in a residential zone is adjacent to, but property in an agricultural zone is adjacent to said property zoned P, it shall mean A-1-P;

Q means M-2. (Ord. 1494 Ch. 3 Art. 1 § 301, 1927.)

22.16.020 Highways — Zone boundary interpretation and parking restrictions. A. Whenever any map in Section 22.16.230 of this chapter, whether added thereto before or after the effective date of this section, shows any lot or area within any particular zone, such zone shall extend to the center of every adjoining road, street, alley, parkway or highway. While such road, street, alley, parkway or highway remains a public highway, street, alley, parkway or road used in a manner similar to a public highway, it may be used for any compatible highway use.

B. The parking of any commercial vehicle, as defined in the Vehicle Code, weighing more than 6,000 pounds unladen in any residential or agricultural zone for more than two hours at any one time is not a compatible highway use except for:

1. Necessary loading and unloading;
2. Vehicles engaged in performing a service activity on the adjacent lot or parcel of land;
3. Vehicles used in conjunction with a lawful commercial use on the adjacent lot or parcel of land;
4. Vehicles used during the construction of buildings or structures on the adjacent lot or parcel of land;
5. Vehicles engaged in construction or maintenance within the street, alley, parkway or highway. (Ord. 1494 Ch. 3 Art. 1 § 302, 1927.)

22.16.030 Property divided by zone boundaries. If a zone boundary so divides a lot that either or both portions of such lot created by such division are not in Zones P, B-1 or B-2, and of such size and shape that no part of such portion is more than 50 feet from such zone boundary, then that portion or portions not in Zones P, B-1 or B-2, and of such size and shape that no part of such portion is more than 50 feet from such zone boundary may be used for any purpose permitted in the other portion of such lot if such lot is:

A. Shown as a single lot on a final subdivision map which map was recorded in the office of the county recorder after the effective date of such zone boundary;

B. At all times since the recording of such final map, in undivided ownership. (Ord. 1494 Ch. 3 Art. 1 § 303, 1927.)

22.16.040 Buffer strip areas zoned B-1. Wherever on any map in Section 22.16.230 of this chapter, strips of land adjacent to land in Zones M-1, M-2 or M-4 are shaded or labeled "buffer strip," such strips shall be zoned B-1. (Ord. 1494 Ch. 3 Art. 1 § 304, 1927.)

22.16.050 Filing of bonds — Assignment of savings and loan certificates permitted when. If any provision of Section 22.16.230 of this chapter requires the filing of any bond as a prerequisite to any particular use of any property, the person making or proposing to make such use may, in lieu of such bond, deposit with the clerk of the board of supervisors and assign to the county savings and loan certificates or shares equal in amount to the required amount of the bond. Such deposit and assignment shall comply with all of the provisions and conditions of Chapter 4.36 of this code. (Ord. 1494 Ch. 3 Art. 1 § 305, 1927.)

22.16.060 Filing of bonds — Agreement on satisfaction of final judgment. If any provision of this chapter requires the filing of any bond as a prerequisite to any particular use of any property, and either requires that such bond include as obligee

a person other than and in addition to the county, or that a policy of insurance be filed and no policy of insurance is filed, or that such bond include as obligee a person other than and in addition to the county with no alternative, a person who deposits and assigns savings and loan certificates or shares in lieu of such bond also shall file a written agreement with the board of supervisors that the county may, and the county may, satisfy, either in whole or in part, from such certificates or shares, any final judgment the payment of which would have been guaranteed by such bond or policy of insurance. (Ord. 1494 Ch. 3 Art. 1 § 305.1, 1927.)

Part 2

ZONE CHANGES AND AMENDMENTS

Sections:

- 22.16.070 Purpose and procedures generally — Statutory authority.
- 22.16.080 Initiation of hearings — Conditions.
- 22.16.090 Petition for zone change — Filing.
- 22.16.100 Petition for zone change — Contents.
- 22.16.110 Zone change — Burden of proof.
- 22.16.120 Petition for zone change — Fee.
- 22.16.130 Zone change — Additional area included when.
- 22.16.140 Public hearing by commission — Requirements.
- 22.16.150 Proposed zone change — Principles for consideration.
- 22.16.160 Proposed zone change — Water supply standards.
- 22.16.170 Amendments — Conditions for approval.
- 22.16.180 Commission recommendation — Resolution requirements.
- 22.16.190 Notice of commission action.
- 22.16.200 Public hearing by board — Procedures generally — Commission actions final when.
- 22.16.210 Board approval, modification or disapproval of commission recommendations.
- 22.16.220 Public hearing by board — Notice of action taken.

22.16.070 Purpose and procedures generally — Statutory authority. Zone changes and amendments may be initiated to change zones, to alter the boundaries of districts, to impose regulations not previously imposed and to remove or modify any regulation already imposed whenever the board of supervisors finds that the public convenience, the general welfare or good zoning practice justifies such action. All such zone changes and amendments shall be made pursuant to the provisions of this Title 22 and Title 7 of the Government Code. (Ord. 1494 Ch. 3 Art. 2 § 306, 1927.)

22.16.080 Initiation of hearings — Conditions. Hearings on zone changes or amendments may be initiated:

- A. If the board of supervisors instructs the commission to set the matter for a hearing, report and recommendation: or
- B. Upon the initiative of the commission: or

C. In the case of a zone change, upon the filing of a petition as provided in Sections 22.16.090, 22.16.100, 22.16.110 and 22.16.120 of this Part 2. (Ord. 1494 Ch. 3 Art. 2 § 307, 1927.)

22.16.090 Petition for zone change — Filing. Any person owning or having such other interest in property as specified in subsection B2 of Section 22.16.100 may file a petition for a change of zone with the director, except that a person may not file, and the director shall not accept a petition which is the same as, or substantially the same as, a petition upon which final action has been taken either by the commission or by the board of supervisors within one year prior thereto. (Ord. 1494 Ch. 3 Art. 2 § 308, 1927.)

22.16.100 Petition for zone change — Contents. A. A petition for a change of zone shall contain the following information and such other information as is requested by the director.

B. The director may reject any petition that does not supply the information requested herein:

1. Name and address of the applicant;
2. Evidence that the applicant:
 - a. Is an owner of all or a portion of the property involved, or
 - b. Has written permission of an owner of all or a portion of the property involved to make such application, or
 - c. Is or will be the plaintiff in an action in eminent domain to acquire the premises involved, or any portion thereof, or
 - d. In the case of a public agency, is negotiating to acquire a portion of the premises involved;
3. Location of subject property (address or vicinity);
4. Legal description of the property, including a statement of total area involved;
5. Zone or zones requested;
6. With each petition the applicant shall also file:
 - a. Maps in the number prescribed and drawn to a scale specified by the director, showing the location of all property included in the request for action, the location of all highways, streets, alleys, and the location and dimensions of all lots or parcels of land within a distance of 500 feet from the exterior boundaries of the parcel of land described in the petition.
 - b. One copy of the said map shall indicate the uses established on every lot or parcel of land shown within the said 500-foot radius,
 - c. A list, certified to be correct by affidavit or by a statement under penalty of perjury pursuant to Section 2015.5 of the Code of Civil Procedure, of the names and addresses of all persons who are shown on the latest available assessment roll of the county of Los Angeles as owners of the subject property and as owning property within a distance of 500 feet from the exterior boundaries of the parcel of land described in the petition. One copy of the map shall indicate the ownership of said lots or parcels of land;
7. Indicate the conditions which warrant the change of zone;
8. If the change of zone as requested will permit any uses prohibited by the existing zoning, will such change of zone result in a need for a greater water supply for adequate fire protection and what are the existing proposed sources of such an adequate water supply?;

9. Such other information as the director may require.

C. The accuracy of all information, maps and lists submitted shall be the responsibility of the applicant. (Ord. 90-0134 § 2, 1990; Ord. 1494 Ch. 3 Art. 2 § 308.3, 1927.)

22.16.110 Zone change — Burden of proof. In addition to the information required in the petition by Section 22.16.100, the applicant shall substantiate to the satisfaction of the commission the following facts:

A. That modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration; and

B. That a need for the proposed zone classification exists within such area or district; and

C. That the particular property under consideration is a proper location for said zone classification within such area or district; and

D. That placement of the proposed zone at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice. (Ord. 1494 Ch. 3 Art. 2 § 308.5, 1927.)

22.16.120 Petition for zone change — Fee. Each petition for a change of zone shall be accompanied by the filing fee required by Section 22.60.100. (Ord. 1494 Ch. 3 Art. 2 § 308.7, 1927.)

22.16.130 Zone change — Additional area included when. Where a petition is filed requesting a change of zone the director or the commission may elect to include additional property within the boundaries of the area to be studied when, in his/its opinion, good zoning practice justifies such action. (Ord. 1494 Ch. 3 Art. 2 § 308.8, 1927.)

22.16.140 Public hearing by commission — Requirements. In all cases where a zone change or amendment is initiated, the commission shall hold a public hearing and shall give notice of such public hearing pursuant to the procedure provided by Part 4 of Chapter 22.60. (Ord. 1494 Ch. 3 Art. 2 § 309, 1927.)

22.16.150 Proposed zone change — Principles for consideration. A. In making its recommendation relative to a proposed change of zone, the commission shall consider the following principles and standards:

1. That modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration; and

2. That a need for the proposed zone classification exists within such area or district; and

3. That the particular property under consideration is a proper location for said zone classification within such area or district; and

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

5. That the proposed zone change is consistent with the adopted general plan for the area.

B. The commission shall recommend approval or denial where the information submitted by the applicant and/or presented at public hearings substantiates or fails to substantiate such findings to the satisfaction of the commission. (Ord. 85-0009 § 3, 1985; Ord. 1494 Ch. 3 Art. 2 § 309.1, 1927.)

22.16.160 Proposed zone change — Water supply standards. In addition to the principles and standards enumerated in Section 22.16.150, the commission, in determining its recommendation for a change of zone, shall consider whether or not the change of zone under consideration, if adopted, will result in a need for a greater water supply for adequate fire protection and, if so, what are the existing and proposed sources of such an adequate water supply. The commission may request that the forester and fire warden or county engineer, or both, supply it with all facts, opinions, suggestions and advice which may be material to reaching a decision on any or all matters mentioned in this section. (Ord. 1494 Ch. 3 Art. 2 § 309.3, 1927.)

22.16.170 Amendments — Conditions for approval. In making its recommendation relative to a proposed amendment other than a zone change, the commission may recommend approval where the information presented at public hearing shows that such amendment is consistent with the general plan and is necessary to implement the general plan and/or that the public convenience, the general welfare or good zoning practice justifies such action. (Ord. 85-0009 § 4, 1985; Ord. 1494 Ch. 3 Art. 2 § 309.5, 1927.)

22.16.180 Commission recommendation — Resolution requirements. A recommendation by the commission relative to a zone change or amendment shall lie by resolution carried by the affirmative vote of not less than three of its members. Such recommendation is final and conclusive and may not be reconsidered by the commission except upon a referral by the board of supervisors. (Ord. 1494 Ch. 3 Art. 2 § 309.7, 1927.)

22.16.190 Notice of commission action. The commission shall serve a notice of its action in the manner prescribed by Section 22.60.190. (Ord. 1494 Ch. 3 Art. 2 § 309.9, 1927.)

22.16.200 Public hearing by board — Procedures generally — Commission actions final when. After receipt of the commission's recommendation, the board of supervisors shall hold a public hearing and shall give notice of such public hearing pursuant to the procedure set forth in Part 4 of Chapter 22.60; provided, however, that if the planning commission has recommended against the approval of an amendment other than a zone change, the board of supervisors shall not be required to take further action. In case of a change of zone where the commission has recommended denial, the action of the commission shall become final unless an interested party requests a hearing by the board of supervisors by filing a written request with the executive officer-clerk of the board within five days after the commission files its recommendations with the board of supervisors. (Ord. 1494 Ch. 3 Art. 2 § 310, 1927.)

22.16.210 Board approval, modification or disapproval of commission recommendations. The board of supervisors may approve, modify or disapprove the recommendation of the commission involving a zone change or amendment, provided that any modification of the proposed zone change or amendment by the board of supervisors not previously considered by the commission during its hearing, shall first be referred to the commission for report and recommendation, but the commission shall not be required to hold a public hearing thereon. Failure

of the commission to report within 40 days after the reference, or such longer period as may be designated by the board of supervisors shall be deemed to be approval of the proposed modification. (Ord. 85-0009 § 5, 1985.)

22.16.220 Public hearing by board—Notice of action taken. The board of supervisors shall serve a notice of its action in the manner prescribed by Section 22.60.190. (Ord. 1494 Ch. 3 Art. 2 § 310.5, 1927.)

Part 3

DISTRICTS²

Sections:

22.16.230 Maps.

22.16.230 Maps.

Section of Ord. 1494		District	Ordinance Adoption Date	
No.	No.	Name	No.	
312	1	(Hollydale)	1494	9-12-27
313	2	West Hollywood (Amended)	1922 84-0093	3-26-31 6-12-84
313.1		West Hollywood, Height Limits	9321	4-4-67
314	3	Altadena	5541	5-9-50
315	4	Southwest (Repealed)	1924 90-0035	3-26-3 3-15-901
316	5	Beverly Blvd.	1658	4-15-29
317	6	East Side Unit No. 1	1690	6-24-29
318	7	Walnut Park	1700	7-29-29
319	8	South Santa Anita—Temple City	2006-0054Z	7-18-06
320	9	East San Gabriel	2006-0054Z	7-18-06
321	10	La Canada	1925	3-26-31
322	11	San Pasqual	1947	6-8-31
323	12	East Pasadena	2006-0031Z	5-2-06
324	13	City Terrace	2022	12-14-31
325	14	East Side Unit No. 2	2023	12-14-31
326	15	Stark Palms	2111	6-27-32
327	16	La Crescenta	5616	10-17-50
328	17	West El Monte	2197	1-4-33
329	18	East El Monte	2447	4-16-34
330	19	(Garvey) Repealed	2253	5-1-33
331	20	Rosemead	4944	6-17-47

**Section
of Ord.
1494**

		District	Ordinance Adoption Date	
No.	No.	Name	No.	Date
332	21	San Jose	6112	12-9-52
333	22	Rurban Homes	2446	4-16-34
334	23	(Wilmar) Repealed	2490	7-2-34
335	24	(North San Dimas) Repealed	2614	6-3-35
336	25	North El Monte	2615	6-3-35
337	26	Montrose	2007-0009Z	1-30-07
338	27	Baldwin Park	5292	3-22-49
339	28	(North Long Beach)	2951	7-20-37
340	29	East Los Angeles	3128	5-3-38
341	30	(Downey)	5329	5-17-49
342	31	Lancaster	6367	1-19-54
343	32	(Arnaz)	3204	9-28-38
344	33	Norwalk	5117	5-11-48
345	34	Willowbrook—Enterprise	5124	5-25-48
346	35	Irwindale	3314	3-21-39
347	36	East Compton	2007-0074Z	6-19-07
348	37	Gilmore Island	3381	6-14-39
349	38	Cerritos Park	3384	6-27-39
350	39	(Cudahy)	6471	5-25-54
351	40	La Canada-Flintridge	6280	9-1-53
352	41	Central Gardens	3474	11-14-39
353	42	Los Cerritos	3515	1-16-40
354	43	Whittier Downs	5482	1-31-50
355	44	Roosevelt Park	3711	10-29-40
356	45	Covina Highlands	3811	3-25-41
357	46	Duarte	5094	3-23-48
358	47	La Habra Heights	5279	3-1-49
359	48	Sunshine Acres	3919	8-19-41
360	49	Northwest El Monte	3964	10-21-41
361	50	Rivera	5456	12-20-49
362	51	East Side Unit No. 4	2005-0031Z	4-12-05
363	52	Walnut	4072	4-14-42
364	53	Pico	4107	6-2-42
365	54	Palmdale	2005-0110Z	12-6-05
366	55	La Rambla	4191	12-15-42
367	56	Dominguez	4231	4-20-43
368	57	Athens	4520	7-17-45
369	58	Gage-Holmes	4558	10-2-45
370	59	Southwest Extension (Repealed)	4558 90-0035	10-9-45 3-15-90

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of Ord.
1494**

		District	Ordinance Adoption Date	
No.	No.	Name	No.	Date
371	60	Compton-Florence	4562	10-23-45
372	61	Azusa-Glendora	5402	9-20-49
373	62	Bellflower	4622	2-19-46
374	63	Lennox	2005-0012Z	1-25-05
375	64	Firestone Park	4733	8-6-46
376	65	(Montrose No. 2)	4740	8-20-46
377	66	Harbor City	4745	8-27-46
378	67	South Arcadia	4851	2-11-47
379	68	View Park	2005-0028Z	4-5-05
380	69	Baldwin Hills	6431	3-30-54
381	70	San Dimas	7706	12-4-56
382	71	Avalon-Sepulveda	5075	2-24-48
383	72	(South Whittier Ext.)	5080	3-2-48
384	73	El Porto	5086	3-9-48
385	74	Del Aire	2005-0061Z	7-19-05
386	75	Mount Gleason	7497	3-31-59
387	76	Puente	5122	5-25-48
388	77	East Whittier	5213	10-13-48
389	78	South San Gabriel	6489	7-6-54
390	79	North Claremont	5257	1-11-49
391	80	Clifton Heights	5280	3-1-49
392	81	Bandini	5289	3-15-49
393	82	Southeast Whittier	5317	4-19-49
394	83	Lawndale	5334	5-24-49
395	84	Paramount	5356	6-28-49
396	85	Northeast Pasadena	5455	12-13-49
397	86	Gardena Valley	5513	4-4-50
398	87	Charter Oak	2007-0046Z	3-13-07
399	88	(El Nido)	5543	5-16-50
400	89	Playa Del Rey	5575	8-8-50
401	90	Lomita	6602	1-4-55
402	91	Lakewood	5701	3-20-51
403	92	Los Nietos-Sante Fe Springs	5744	5-22-51
404	93	Artesia	5800	8-14-51
405	94	Bell Gardens	5810	9-11-51
406	95	North Palmdale	5889	1-22-52
407	96	South El Monte	5962	5-13-52
408	97	Workman Mill	2007-0055Z	5-8-2007
409	98	Quartz Hill	2004-0062Z	10-5-04
410	99	Five Points	6098	11-25-52

**Section
of Ord.
1494**

District

**Ordinance
Adoption
Date**

No.	No.	Name	No.	No.	Date
411	100	Castaic Canyon	2006-0073Z		9-19-06
412	101	Rolling Hills	6272		8-18-53
413	102	(Inglewood Park Cemetery)	6306		10-6-53
414	103	Del Amo	6315		10-20-53
415	104	Inglewood Islands	6391		2-16-54
416	105	Carson	2007-0119Z		12-18-07
417	106	Sand Canyon	6584		11-23-54
418	107	Littlerock	6690		5-17-55
419	108	Whittier Narrows	6698		5-31-55
420	109	Leona Valley	6727		7-12-55
421	110	The Malibu	7076		12-26-56
422	111	Victoria	6759		9-6-55
423	112	Palos Verdes Peninsula	6759		9-13-55
424	113	Harbor Heights	6776		9-27-55
425	114	Watson	6850		12-27-55
426	115	Antelope Valley West	7086		1-15-57
427	116	Antelope Valley East	7093		1-29-57
428	117	Soledad	2007-0093Z		8-28-07
429	118	Newhall	2005-0064Z		7-26-05
430	119	Bouquet Canyon	2005-0029Z		4-5-05
431	120	Mountain Park	7233		10-8-57
432	121	San Gabriel Watershed	7395		9-23-58
433	122	Chatsworth	2004-0059Z		10-5-04
434	123	Franklin Canyon	7749		3-8-60
435	124	Sawtelle	7895		11-1-60
436	125	Los Alamitos	8024		6-13-61
437	126	Hacienda Heights	10877		4-9-74
--	127	Santa Catalina Island	89-0149		11-28-89
--	128	West Athens-Westmont	2005-0012Z		1-25-05

Note: Section 437, Hacienda Heights, was created from portions of Sections 358, La Habra Heights; 387, Puente; 388, East Whittier; and 408, Workman Mill.

Note: The above list includes current districts as well as various districts and portions thereof which have been removed from county zoning jurisdiction through incorporations and annexations of the unincorporated area.

Note: Beginning with Ord. 90-0151Z, ordinances rezoning portions of the above districts have amended Section 22.16.230 rather than the section of Ord. 1494 which established the district.

(Ord. 2007-0119Z, § 1, 2007; Ord. 2007-0093Z § 1, 2007; Ord. 2007-0074Z § 1, 2007; Ord. 2007-0055Z § 1, 2007; Ord. 2007-0046Z § 1, 2007; Ord. 2007-0009Z § 1, 2007; Ord. 2006-0073Z § 1, 2006; Ord. 2006-0062Z § 1, 2006; Ord. 2006-

0054Z § 1, 2006; Ord. 2006-0031Z § 1, 2006; Ord. 2006-0030Z § 1, 2006; Ord. 2005-0110Z § 1, 2005; Ord. 2005-0064Z § 1, 2005; Ord.

2005-0061Z § 1, 2005; Ord. 2005-0052Z § 1, 2005; Ord. 2005-0045Z § 1, 2005; Ord. 2005-0031Z § 1, 2005; Ord. 2005-0029Z § 1, 2005; Ord. 2005-0028Z § 1, 2005; Ord. 2005-0016Z § 1, 2005; Ord. 2005-0012Z § 1, 2005; Ord. 2004-0062Z § 1, 2004; Ord. 2004-0059Z § 1, 2004; Ord. 2004-0033Z § 1, 2004; Ord. 2004-0024Z § 1, 2004; Ord. 2004-0014Z § 1, 2004; Ord. 2003-0084Z § 1, 2003; Ord. 2003-0077Z § 1, 2003; Ord. 2003-0076Z § 1, 2003; Ord. 2003-0075Z § 1, 2003; Ord. 2003-0064Z § 1, 2003; Ord. 2003-0060Z § 1, 2003; Ord. 2003-0033Z § 1, 2003; Ord. 2003-0032Z § 1, 2003; Ord. 2003-0031Z § 1, 2003; Ord. 2003-0019Z § 1, 2003; Ord. 2003-0016Z § 1, 2003; Ord. 2003-0015Z § 1, 2003; Ord. 2002-0105Z § 1, 2002; Ord. 2002-0103Z § 1, 2002; Ord. 2002-0096Z § 1, 2002; Ord. 2002-0093Z § 1, 2002; Ord. 2002-0092Z § 1, 2002; Ord. 2002-0067Z § 1, 2002; Ord. 2002-0062Z § 1, 2002; Ord. 2002-0060Z § 1, 2002; Ord. 2002-0055Z § 1, 2002; Ord. 2002-0049Z § 1, 2002; Ord. 2002-0026Z § 1, 2002; Ord. 2002-0025Z § 1, 2002; Ord. 2002-0013Z § 1, 2002; Ord. 2001-0088Z § 1, 2001; Ord. 2001-0055Z § 1, 2001; Ord. 2001-0054Z § 1, 2001; Ord. 2000-0076Z § 1, 2000; Ord. 2000-0067Z § 1, 2000; Ord. 2000-0065Z § 1, 2000; Ord. 2000-0057Z § 1, 2000; Ord. 2000-0042Z § 1, 2000; Ord. 2000-0031Z § 1, 2000; Ord. 2000-0021Z § 1, 2000; Ord. 2000-0018Z § 1, 2000; Ord. 99-0074Z § 1, 1999; Ord. 99-0063Z § 1, 1999; Ord. 99-0062Z § 1, 1999; Ord. 99-0060Z § 1, 1999; Ord. 99-0059Z § 1, 1999; Ord. 99-0058Z § 1, 1999; Ord. 99-0035Z § 1, 1999; Ord. 99-0034Z § 1, 1999; Ord. 99-0020Z § 1, 1999; Ord. 99-0017Z § 1, 1999; Ord. 98-0058Z § 1, 1998; Ord. 98-0041Z § 1, 1998; Ord. 98-0022Z § 1, 1998; Ord. 98-0007Z § 1, 1998; Ord. 97-0048Z § 1, 1997; Ord. 97-0047Z § 1, 1997; Ord. 97-0028Z § 1, 1997; Ord. 97-0023Z § 1, 1997; Ord. 97-0010Z § 1, 1997; Ord. 97-0005Z § 1, 1997; Ord. 96-0070Z § 1, 1996; Ord. 96-0044Z § 1, 1996; Ord. 96-0029Z § 1, 1996; Ord. 96-0028Z § 1, 1996; Ord. 96-0024Z § 1, 1996; Ord. 96-0023Z § 1, 1996; Ord. 96-0021Z § 1, 1996; Ord. 96-0018Z § 1, 1996; Ord. 96-0014Z § 1, 1996; Ord. 96-0010Z § 1, 1996; Ord. 95-0072Z § 1, 1995; Ord. 95-0055Z § 1, 1995; Ord. 95-0045Z § 1, 1995; Ord. 95-0032Z § 1, 1995; Ord. 95-0007Z § 1, 1995; Ord. 95-0006Z § 1, 1995; Ord. 95-0003Z § 1, 1995; Ord. 94-0099Z § 1, 1994; Ord. 94-0098Z § 1, 1994; Ord. 94-0097Z § 1, 1994; Ord. 94-0096Z § 1, 1994; Ord. 94-0093Z § 1, 1994; Ord. 94-0092Z § 1, 1994; Ord. 94-0089Z § 1, 1994; Ord. 94-0084Z § 1, 1994; Ord. 94-0083Z § 1, 1994; Ord. 94-0072Z § 1, 1994; Ord. 94-0069Z § 1, 1994; Ord. 94-0068Z § 1, 1994; Ord. 94-0066Z § 1, 1994; Ord. 94-0065Z § 1, 1994; Ord. 94-0064Z § 1, 1994; Ord. 94-0062Z § 1, 1994; Ord. 94-0037Z § 1, 1994; Ord. 94-0025Z § 1, 1994; Ord. 94-0023Z § 1, 1994; Ord. 94-0007Z § 1, 1994; Ord. 94-0003Z § 1, 1994; Ord. 94-0002Z § 1, 1994; Ord. 93-0085Z § 1, 1993; Ord. 93-0082Z § 1, 1993; Ord. 93-0076Z § 1, 1993; Ord. 93-0060Z § 1, 1993; Ord. 93-0059Z § 1, 1993; Ord. 93-0056Z § 1, 1993; Ord. 93-0051Z § 1, 1993; Ord. 93-0042Z § 1, 1993; Ord. 93-0041Z § 1, 1993; Ord. 93-0039Z § 1, 1993; Ord. 93-0035Z § 1, 1993; Ord. 93-0027Z § 1, 1993; Ord. 93-0026Z § 1, 1993; Ord. 93-0025Z § 1, 1993; Ord. 93-0007Z § 1, 1993; Ord. 93-0006Z § 1, 1993; Ord. 92-0128Z § 1, 1992; Ord. 92-0126Z § 1, 1992; Ord. 92-0124Z § 1, 1992; Ord. 92-0123Z § 1, 1992; Ord. 92-0118Z § 1, 1992; Ord. 92-0117Z § 1, 1992; Ord. 92-0106Z § 1, 1992; Ord. 92-0105Z § 1, 1992; Ord. 92-0095Z § 1, 1992; Ord. 92-0093Z § 1, 1992; Ord. 92-0092Z § 1, 1992; Ord. 92-0088Z § 1, 1992; Ord. 92-0087Z § 1, 1992; Ord.

92-0083Z § 1, 1992; Ord. 92-0082Z § 1, 1992; Ord. 92-0081Z § 1, 1992; Ord. 92-0080Z § 1, 1992; Ord. 92-0067Z § 1, 1992; Ord. 92-0065Z § 1, 1992; Ord. 92-0059Z § 1, 1992; Ord. 92-0058Z § 1, 1992; Ord. 92-0039Z § 1, 1992; Ord. 92-0038Z § 1, 1992; Ord. 92-0028Z § 1, 1992; Ord. 92-0027Z § 1, 1992; Ord. 92-0025Z § 1, 1992; Ord. 92-0015Z § 1, 1992; Ord. 92-0012Z § 1, 1992; Ord. 92-0002Z § 1, 1992; Ord. 91-0145Z § 1, 1991; Ord. 91-0144Z § 1, 1991; Ord. 91-0135Z § 1, 1991; Ord. 91-0134Z § 1, 1991; Ord. 91-0132Z § 1, 1991; Ord. 91-0129Z § 1, 1991; Ord. 91-0127Z § 1, 1991; Ord. 91-0125Z § 1, 1991; Ord. 91-0122Z § 1, 1991; Ord. 91-0118Z § 1, 1991; Ord. 91-0117Z § 1, 1991; Ord. 91-0114Z § 1, 1991; Ord. 91-0096Z § 1, 1991; Ord. 91-0091Z § 1, 1991; Ord. 91-0083Z § 1, 1991; Ord. 91-0068Z § 1, 1991; Ord. 91-0060Z § 1, 1991; Ord. 91-0055Z § 1, 1991; Ord. 91-0054Z § 1, 1991; Ord. 91-0050Z § 1, 1991; Ord. 91-0048Z § 1, 1991; Ord. 91-0045Z § 1, 1991; Ord. 91-0029Z § 1, 1991; Ord. 91-0028Z § 1, 1991; Ord. 91-0027Z § 1, 1991; Ord. 91-0026Z § 1, 1991; Ord. 91-0024Z § 1, 1991; Ord. 91-0023Z § 1, 1991; Ord. 91-0019Z § 1, 1991; Ord. 91-0013Z § 1, 1991; Ord. 91-0011Z § 1, 1991; Ord. 90-0157Z § 1, 1990; Ord. 90-0151Z § 1, 1990; Ord. 90-0035 § 1, 1990; Ord. 89-0153Z § 1, 1989; Ord. 89-0149 § 1, 1989; Ord. 87-0161Z § 1, 1987; Ord. 87-0106Z § 1, 1987; Ord. 84-0093 § 1, 1984; Ord. 1494 Ch. 3 Art. 3 §§ 312—437, 1927.)

Part 4

DEVELOPMENT AGREEMENTS

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- 22.16.240 Intent and authority.
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- 22.16.500 Coordination of approvals.

22.16.240 Intent and authority. This Part 4 is established to provide procedures and requirements for consideration of development agreements for the purposes specified in and as authorized by Article 2.5, Chapter 4, Title 7 of the Government Code. The regional planning commission may recommend and the board of supervisors may enter into a development agreement for the development of real property with any person having a legal or equitable interest in such property as provided in this part. (Ord. 82-0173 § 1 (part), 1982.)

22.16.250 Initiation of hearings. Hearings on a development agreement may be initiated:

- A. If the board of supervisors instructs the commission to set the matter for a hearing, report and recommendation; or
- B. Upon the initiative of the commission; or
- C. Upon the filing of an application as provided in Sections 22.16.260, 22.16.270, 22.16.280 and 22.16.290 of this part. (Ord. 82-0173 § 1 (part), 1982.)

22.16.260 Application — Filing conditions. Any person having a legal or equitable interest in real property or such other interest as specified in subsection B2 of Section 22.16.270 may file an application proposing consideration of a development agreement with the director, except that a person may not file, and the director shall not accept an application which is the same as, or substantially the same as, an application upon which final action has been taken either by the commission or by the board of supervisors within one year prior thereto, except as otherwise provided by Section 22.16.450. (Ord. 82-0173 § 1 (part), 1982.)

22.16.270 Application — Contents. A. An application proposing consideration of a development agreement shall contain the following information and such other information as is requested by the director.

B. The director may reject any application that does not supply the information requested herein:

- 1. The name and address of the applicant and of all persons having a legal or equitable interest in all or a part of the property proposed to be used;
- 2. Evidence that the applicant:
 - a. Has a legal or equitable interest in the property involved; or
 - b. Has written permission from a person having a legal or equitable interest to make such application;
- 3. Location of subject property (address or vicinity);
- 4. Legal description of the property, including a statement of total area involved;
- 5. With each application the applicant shall also file:

a. Maps in the number prescribed and drawn to a scale specified by the director, showing the location of all property included in the request for action, the location of all highways, streets, alleys, and the location and dimensions of all lots or parcels of land within a distance of 500 feet from the exterior boundaries of the parcel of land described in the application;

b. One copy of the said map shall indicate the uses established on every lot or parcel of land shown within the said 500-foot radius;

c. A list, certified to be correct by affidavit or by a statement under penalty of perjury pursuant to Section 2015.5 of the Code of Civil Procedure, of the names and addresses of all persons who are shown on the latest available assessment roll of the county of Los Angeles as owners of the subject property and as owning property within a distance of 500 feet from the exterior boundaries of the parcel of land described in the application. One copy of the map shall indicate the ownership of said lots or parcels of land;

6. The development agreement proposed, together with all explanatory text, plans, maps, drawings, pictures and other information as may be required to evaluate such proposal;

7. Such other information as the director may require.

C. The director may waive the filing of one or more of the above items where the same information required is filed with a zone change, permit, tentative subdivision map or other action requiring approval of the board of supervisors and/or commission to be concurrently considered.

D. The accuracy of all information, maps and lists submitted shall be the responsibility of the applicant. (Ord. 90-0134 § 3, 1990; Ord. 82-0173 § 1 (part), 1982.)

22.16.280 Burden of proof. In addition to the information required in the application by Section 22.16.270, the applicant for a development agreement shall substantiate to the satisfaction of the commission the following facts:

A. That the proposed development agreement is consistent with the general plan and any applicable community, area or specific plan; and

B. That the proposed development agreement complies with zoning, subdivision and other applicable ordinances and regulations; and

C. That the proposed development agreement is consistent with the public convenience, general welfare and good land-use practice, making it in the public interest to enter into the development agreement with the applicant; and

D. That the proposed development agreement will not:

1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area; or

2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site; or

3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare. (Ord. 82-0173 § 1 (part), 1982.)

22.16.290 Fee required. When an application proposing a development agreement is filed, it shall be accompanied by the filing fee as required in Section 22.60.100. (Ord. 82-0173 § 1 (part), 1982.)

22.16.300 Commission hearing. In all cases where a proposed development agreement is initiated, the commission shall hold a public hearing and shall give notice of such public hearing pursuant to the procedure provided in Part 4 of Chapter 22.60. (Ord. 82-0173 § 1 (part), 1982.)

22.16.310 Findings and decision. A. The commission shall recommend approval and the board of supervisors shall approve an application for a development agreement where it finds that the information presented by the applicant and/or obtained at public hearing substantiates that the burden of proof set forth in Section 22.16.280 has been met. In addition, the commission and board of supervisors shall also find that the proposed development agreement complies with the terms, conditions, restrictions and requirements of Section 22.16.320.

B. The commission shall recommend denial where the information submitted and/or obtained at public hearing fails to substantiate such findings to the satisfaction of the commission. (Ord. 82-0173 § 1 (part), 1982.)

22.16.320 Required terms, conditions, restrictions and requirements. A. Every development agreement entered into by the board of supervisors shall include the following terms, conditions, restrictions and requirements:

1. The duration of the agreement, including a specified termination date if appropriate; and
2. The uses to be permitted on the property; and
3. The density or intensity of use permitted; and
4. The minimum height, size and location of buildings permitted; and
5. The reservation or dedication of land for public purposes to be accomplished, if any;
6. The time schedule established for periodic review as required by Section 22.16.460.

B. Such terms, conditions, restrictions or requirements shall not be contrary to zoning, subdivision or other ordinances, laws or regulations applicable to the proposed development. (Ord. 82-0173 § 1 (part), 1982.)

22.16.330 Other terms, conditions, restrictions and requirements. A development agreement may also include additional terms, conditions, restrictions and requirements for subsequent discretionary actions in addition to those provided in Section 22.16.320, provided that such terms, conditions, restrictions and requirements do not prevent development of the lot or parcel of land included in such agreement for the uses and to the density or intensity of development set forth in the agreement, including but not limited to:

A. The requirement of development schedules providing that construction of the proposed development as a total project or in phases be initiated and/or completed within specified time periods;

B. The construction of public facilities required in conjunction with such development, including but not limited to vehicular and pedestrian rights-of-way, drainage and flood-control facilities, parks and other recreational facilities, and sewers and sewage treatment facilities;

C. The prohibition of one or more uses normally listed as permitted, accessory, subject to director's review or subject to permit in the zone where placed;

D. The limitation of future development or requirement of specified conditions under which further development not included in the agreement may occur;

E. The requirement of a faithful performance bond where deemed necessary to, and in an amount deemed sufficient to guarantee the faithful performance of specified terms, conditions, restrictions and/or requirements of the agreement. In lieu of the required bond, the applicant may deposit with the clerk of the board of supervisors and assign to the county, certificates of deposit or savings and loan certificates or shares equal in amount to the same conditions as set forth herein. Such deposit and assignment shall comply with all the provisions and conditions of Chapter 4.36 of this code;

F. The requirements of specified design criteria for the exteriors of buildings and other structures, including signs;

G. The requirement of special yards, open spaces, buffer areas, fences and walls, landscaping and parking facilities, including vehicular and pedestrian ingress and egress;

H. The regulation of nuisance factors such as noise, vibration, smoke, dust, dirt, odors, gases, garbage, heat and the prevention of glare or direct illumination of adjacent properties;

I. The regulation of operating hours and other characteristics of operation adversely affecting normal neighborhood schedules and functions on surrounding property. (Ord. 82-0173 § 1 (part), 1982.)

22.16.340 Recommendation of commission. A recommendation by the commission shall be by resolution carried by the affirmative vote of not less than three of its members. Such recommendation is final and conclusive, and may not be reconsidered by the commission except upon a referral by the board of supervisors. (Ord. 82-0173 § 1 (part), 1982.)

22.16.350 Notice of commission action. The commission shall serve a notice of its action in the manner prescribed by Section 22.60.190. (Ord. 82-0173 § 1 (part), 1982.)

22.16.360 Board hearing. After receipt of the commission's recommendation, the board of supervisors shall hold a public hearing and shall give notice of such public hearing pursuant to the procedure set forth in Part 4 of Chapter 22.60; provided, however, that if the commission has recommended against approval of such application, the action of the commission shall become final unless an interested party requests a hearing by the board of supervisors by filing a written request with the executive officer-clerk of the board of supervisors within 15 days after notice of the commission action is received by the applicant. (Ord. 82-0173 § 1 (part), 1982.)

22.16.370 Modification of commission's recommendation. The board may approve, modify or disapprove a commission recommendation involving a development agreement, provided that any modification of the development agreement by the board of supervisors not previously considered by the commission during its hearing shall first be referred to the commission for report and recommendation, but the commission shall not be required to hold a public hearing thereon. Failure of the commission to report within 40 days after such referral, or such longer period of time designated by the board of supervisors, shall be deemed to be approval by the commission of the proposed modification. (Ord. 82-0173 § 1 (part), 1982.)

22.16.380 Approval by ordinance. Approval by the board of supervisors of a development agreement shall be by ordinance. (Ord. 82-0173 § 1 (part), 1982.)

22.16.390 Development agreement — Adoption of ordinance — Execution of contract. A. No ordinance shall be adopted and the chairman of the board of supervisors shall not execute a development agreement until it has been executed by the applicant. If the applicant has not executed the agreement or agreement as modified by the board of supervisors, and returned said executed agreement to the

executive officer-clerk of the board of supervisors within 30 days following board approval, the approval shall be deemed withdrawn, and the board shall not adopt said ordinance nor the chairman execute said agreement.

B. Such 30-day time period may be extended upon approval of the board of supervisors. (Ord. 82-0173 § 1 (part), 1982.)

22.16.400 Notice of board's decision. The board of supervisors shall serve a notice of its action in the manner prescribed by Section 22.60.190. (Ord. 82-0173 § 1 (part), 1982.)

22.16.410 Recordation of executed agreement. Not more than 10 days following the execution of a development agreement by the board of supervisors, the executive officer-clerk of the board of supervisors shall record with the county recorder a copy of the executed agreement. (Ord. 82-0173 § 1 (part), 1982.)

22.16.420 Ordinances, regulations and requirements applicable to development. Unless otherwise provided by a development agreement, the General Plan, zoning, subdivision and other ordinances, rules, regulations and official policies governing permitted uses of land, governing density and governing design, improvement and construction standards and specifications applicable to property subject to a development agreement shall be those applicable to such development on the date of execution of the development agreement by the board of supervisors; provided, however, that a development agreement shall not:

A. Be construed to prevent the application of later adopted or amended ordinances, rules, regulations and policies in subsequent applications applicable to the property which do not conflict with such existing ordinances, rules, regulations and policies; or

B. Prevent the approval, approval subject to conditions, or denial of subsequent development applications pursuant to such existing or later adopted or amended ordinances, rules, regulations and policies. (Ord. 82-0173 § 1 (part), 1982.)

22.16.430 Subsequently enacted state and federal laws. In the event that state or federal laws or regulations enacted subsequent to execution of a development agreement prevent or preclude compliance with one or more provisions of such agreement, the provisions of such agreement shall be deemed modified or suspended to the extent necessary to comply with said state or federal law or regulation. (Ord. 82-0173 § 1 (part), 1982.)

22.16.440 Enforcement — Continuing validity. A. Unless and until amended or cancelled in whole or in part as provided in Section 22.16.450, a development agreement shall be enforceable by any party thereto notwithstanding any change in regulations which alters or amends the regulations applicable to development as specified in Section 22.16.420.

B. The burden of a development agreement shall be binding upon, and the benefits of the agreement shall inure to, all successors in interest to the parties to the agreement. (Ord. 82-0173 § 1 (part), 1982.)

22.16.450 Amendment or cancellation. A development agreement may be amended, or cancelled in whole or in part, by mutual consent of all parties to the

agreement or their successors in interest. Procedures for amendment or cancellation shall be the same as provided in this Part 4 for initiation and consideration of such agreement. (Ord. 82-0173 § 1 (part), 1982.)

22.16.460 Review for compliance — Director's authority. A. Every development agreement entered into by the board of supervisors shall provide for periodic review of the applicant's compliance with such agreement by the director at a time in terval specified in such agreement, but in no event longer than 12 months.

B. The director shall determine on the basis of substantial evidence that the applicant or his successor in interest has or has not complied with the agreement. If as a result of this review the director determines that the agreement is not being complied with, he shall notify the applicant or his successor in interest of his findings as required by law for the service of summons or by registered or certified mail, postage prepaid, return receipt requested, also indicating that failure to comply within a period specified, but in no event less than 30 calendar days, may result in legal action to enforce compliance, termination or modification of the agreement.

C. It is the duty of the applicant or his successor in interest to provide evidence of good-faith compliance with the agreement to the director's satisfaction at the time of said review. Refusal by the applicant or his successor in interest to provide the required information shall be deemed prima facie evidence of violation of such agreement.

D. If, at the end of the time period established by the director, the applicant or his successor in interest has failed to comply with the terms of the agreement or, alternatively, submitted additional evidence satisfactorily substantiating such compliance, the director shall notify the commission of his findings recommending such action as he deems appropriate, including legal action to enforce compliance or to terminate or modify the agreement. (Ord. 82-0173 § 1 (part), 1982.)

22.16.470 Violation of agreement — Commission review. A. Where the director notifies the commission that his findings indicate that a development agreement is being violated, a public hearing shall be scheduled before the commission to consider the applicant's reported failure to comply, and the action recommended by the director. Procedures for conduct of such hearing shall be the same as provided in this Part 4 for initiation and consideration of a development agreement.

B. If as a result of such hearing the commission finds that the applicant or his successor in interest is in violation of a development agreement, it shall notify the board of supervisors of its findings, recommending such action as it deems appropriate. (Ord. 82-0173 § 1 (part), 1982.)

22.16.480 Violation of agreement — Board of supervisors actions. Where the commission reports the violation of a development agreement, the board of supervisors may take one of the following actions:

A. Approve the recommendation of the commission instructing that action be taken as indicated therein in cases other than a recommendation to terminate or modify an agreement; or

B. Refer the matter back to the commission for further proceedings with or without instructions; or

C. Schedule the matter for hearing before itself where termination or modification of an agreement is recommended. Procedures for such hearing shall be the same as provided in Section 22.16.450. (Ord. 82-0173 § 1 (part), 1982.)

22.16.490 Applicability to areas where local coastal program is required. A development agreement shall not be approved in an area for which a local coastal program is required to be prepared and certified pursuant to the requirements of Division 20 of the Public Resources Code unless:

A. The required local coastal program has been certified as required by such provisions prior to the date on which the development agreement is approved; or

B. In the event that the required local coastal program has not been certified, the California Coastal Commission approves such development agreement by its formal action. (Ord. 82-0173 § 1 (part), 1982.)

22.16.500 Coordination of approvals. A. Where an application for a development agreement is concurrently filed with an application for a zone change, permit, variance, tentative tract or minor land division and may be feasibly processed together, all public hearings shall be concurrently held.

B. In instances where the provisions of applicable ordinances would permit the modification of development standards during consideration of such development agreement, such standards may be concurrently considered where modification is requested. (Ord. 82-0173 § 1 (part), 1982.)

Chapter 22.20
RESIDENTIAL ZONES

Parts:

- 1. General Regulations**
- 2. R-1 Single-Family Residence Zone**
- 3. R-2 Two-Family Residence Zone**
- 4. R-3-()U Limited Multiple Residence Zone**
- 5. R-4-()U Unlimited Residence Zone**
- 6. R-A Residential Agricultural Zone**
- 7. RPD Residential Planned Development Zone**

Part 1

GENERAL REGULATIONS*

Sections:

- 22.20.010 Residential zones designated.
- 22.20.015 Use restrictions.
- 22.20.020 Home-based occupations — Regulations.
- 22.20.021 Large family child care homes — Regulations.
- 22.20.025 Keeping or parking of vehicles — Prohibited when.
- 22.20.030 Keeping hogs prohibited.
- 22.20.040 Wild animals prohibited — Exceptions.
- 22.20.050 Dogs.
- 22.20.060 Density conversion table for residential zones.
- 22.20.065 Sale of personal property.

***Editor's note:** For county animal control provisions, see Title 10 of this code.

22.20.010 Residential zones designated. As used in this Title 22, "residential zones" means Zones R-1, R-2, R-3-()U, R-4-()U, R-A and RPD. (Ord. 1494 Ch. 2 Art. 1 § 201, 1927.)

22.20.015 Use restrictions. A person shall not use any premises in any residential zone except as hereinafter specifically permitted in this Title 22 and subject to all regulations and conditions enumerated in this title. (Ord. 99-0101 § 2, 1999; Ord. 1494 Ch. 2 Art. 1 § 202, 1927.)

22.20.020 Home-based occupations — Regulations. A. Home-based occupations may be established in order that a resident may carry on a business activity which is clearly incidental and subordinate to a dwelling unit in a residential zone. The establishment of a home-based occupation shall be compatible with the surrounding neighborhood and uses, and shall not adversely change the character of the dwelling unit or detract from the character of the surrounding neighborhood. Every home-based occupation shall be subject to the following standards:

1. The home-based occupation shall be demonstrably secondary and incidental to the primary dwelling unit and shall not change the character and appearance of the dwelling unit.

2. The home-based occupation shall not be conducted in any attached or unattached structure intended for the parking of automobiles.

3. The home-based occupation shall not create or cause noise, dust, vibration, odor, gas, fumes, smoke, glare, electrical interferences, hazards or nuisances. There shall be no storage or use of toxic or hazardous materials other than the types and quantities customarily found in connection with a dwelling unit, as permitted by this Title 22. No noise or sound shall be created which exceeds the levels contained in Chapter 12.08 (Noise Control) of the Los Angeles County Code.

4. There shall be only one home-based occupation per dwelling unit.

5. The use shall be conducted only by persons residing within the dwelling unit, except that no more than one person not residing on the premises may be employed, either for pay or as a volunteer, to work on the premises as part of the home-based occupation carried on in the dwelling unit. One on-site standard sized parking space shall be provided for such employee or volunteer in addition to other required parking set forth in this Title 22.

6. Signage, in any form, that indicates, advertises, or otherwise draws attention to the home-based occupation is prohibited.

7. No stock in trade, inventory or display of goods or materials shall be kept or maintained on the premises, except for incidental storage kept entirely within the dwelling unit.

8. No mechanical equipment is permitted in connection with the home-based occupation, other than light business machines, such as computers, facsimile transmitting devices and copying machines.

9. The home-based occupation shall not involve the use of commercial vehicles for delivery of materials and products to or from the premises in excess of that which is customary for a dwelling unit or which has a disruptive effect on the neighborhood. Such delivery services can include, but are not limited to, United States mail, express mail and messenger services. No tractor trailer or similar heavy duty delivery or pickup shall be permitted in connection with the home-based business.

10. Activities conducted and equipment or material used shall not change the type of construction of the residential occupancy and shall be subject to all required permits.

11. The home-based occupation shall not generate pedestrian or vehicular traffic in excess of that which is customary for a dwelling unit, or which would have a disruptive effect on the neighborhood.

12. No more than one client visit or one client vehicle per hour shall be permitted, and only from 8:00 a.m. to 8:00 p.m., Monday through Friday, in connection with the home-based occupation.

13. The home-based occupation shall cease when the use becomes detrimental to the public health, safety and welfare, or constitutes a nuisance, or when the use is in violation of any statute, ordinance, law or regulation.

B. The following uses are prohibited:

- Adult entertainment.
- Ambulance service.
- Animal training.
- Automotive repair, painting, body/fender work, upholstery, detailing, washing, including motorcycles, trucks, trailers and boats.

- Beautician or barber.
- Body piercing.
- Dentist, except as a secondary office which is not used for the general practice of dentistry, but may be used for consultation and emergency treatment as an adjunct to a principal office located elsewhere.
- Funeral chapel or home.
- Firearms manufacturing or sales.
- Garment manufacturing.
- Gunsmith.
- Massage therapist, unless the therapist has procured a massage technician's business license and a massage parlor business license, as needed.
- Medical physician (nonpsychiatric), except as a secondary office which is not used for the general practice of medicine, but may be used for consultation and emergency treatment as an adjunct to a principal office located elsewhere.
- Photography lab, other than for occupant's own use.
- Recording/motion picture/video production studio, except for editing or pre-recorded material.
- Restaurant.
- Retail sales.
- Tattoo studio.
- Upholstery.
- Tow truck service.
- Veterinary services and other uses which entail the harboring, training, care, breeding, raising or grooming of dogs, cats, birds, or other domestic animals on the premises, except those which are permitted by this article (other than those owned by the resident).
- Welding or machine shop.
- Yoga/spa retreat center.
- Any other use which disrupts and is inconsistent with the residential character of the neighborhood is prohibited. (Ord. 99-0101 § 3, 1999.)

22.20.021 Large family child care homes — Regulations. A. Large family child care homes established in Zone R-1, R-2 or R-A shall be subject to the filing of a "Notice of Intent to Establish a Large Family Child Care Home" with the director. No fee shall be required for this filing. Except as provided in subsection B of this section, every large family child care home in Zone R-1, R-2 or R-A shall be subject to the following development standards:

1. Drop-off/pick up areas, such as curb spaces and driveway areas, which are of sufficient size and are located to avoid interference with traffic and to insure the safety of children must be identified; and
2. The proposed facility shall not be located:
 - a. Within two lots of an existing large family child care home on the same side of the street; and
 - b. On the lot directly across the street from an existing large family child care home, or on either of the lots adjoining such lot on the same side of the street.
3. In those cases where lot sizes or configurations, such as corner lots, do not conform to those described in subsection A.2 of this section, the proposed facility shall not be located on any lot determined by the director to be of comparable

proximity to an existing large family child care home as the lots described in subsection A.2 of this section.

B. Where the standards of subsections A.1 and A.2 of this section have not been met, they may be modified by the director pursuant to the procedures of Part 12 of Chapter 22.56 and the requirements set forth in Section 22.56.1757. (Ord. 2004-0030 § 5, 2004.)

22.20.025 Keeping or parking of vehicles — Prohibited when. A. A person shall not keep, store, park, maintain or otherwise permit any vehicle or any component thereof in the front yard, corner side yard or any additional area of a lot or parcel of land situated between the road and any building or structure located thereon, except that the parking of passenger vehicles including pickup trucks, other than a motor home or travel trailer, is permitted on a driveway.

B. A person shall not keep, store, park, maintain or otherwise permit an inoperative vehicle as defined in Section 22.08.220 in any residential zone. Inoperative vehicles shall be removed within 30 days from the effective date of the ordinance codified in this section.

C. Notwithstanding the above, a person may keep and maintain an historic vehicle collection, provided the director finds it to be in full compliance with Section 22.56.1761. (Ord. 91-0065 § 3, 1991.)

22.20.030 Keeping hogs prohibited. A person shall not keep or maintain any live pig or hog of any age in any residential zone, whether such pig or hog is kept or maintained for the personal use of the occupant or otherwise except that for each dwelling unit the occupant may keep for his personal use a pygmy pig as defined in this title and subject to the requirements of Title 10 of the Los Angeles County Code. (Ord. 92-0121 § 2, 1992; Ord. 1494 Ch. 2 Art. 1 § 205, 1927.)

22.20.040 Wild animals prohibited — Exceptions. A person shall not keep or maintain any wild animal of any age in any residential zone, whether such wild animal is kept or maintained for the personal use of the occupant or otherwise, except that for each dwelling unit the occupant may keep for his personal use:

- A. The following wild animals:
 — Tropical fish excluding caribe.
 — White mice and rats.

B. The following wild animals, but in no event more than three such animals in any combination on a lot or parcel of land having an area of less than 10,000 square feet per dwelling unit:

- Canaries.
- Chinchillas.
- Chipmunks.
- Finches.
- Gopher snakes.
- Guinea pigs.
- Hamsters.
- Hawks.
- King snakes.
- Marmoset monkeys.
- Mynah birds.
- Parrots, parakeets, amazons, cockateels, cockatoos, lories, lorikeets, love birds, macaws, and similar birds of the psittacine family.
- Pigeons.
- Ravens.
- Squirrel monkeys.
- Steppe legal eagles.
- Toucans.
- Turtles.
- White doves.

C. Other similar animals which, in the opinion of the commission, are neither more obnoxious or detrimental to the public welfare than the animals enumerated in this section. Such animals shall be kept or maintained at a place where the keeping of domestic animals is permitted.

(Ord. 1494 Ch. 2 Art. 1 § 205.5, 1927.)

22.20.050 Dogs. Dogs may be kept or maintained in residential zones as follows:

A. A person shall not keep or maintain more than three dogs over the age of four months per dwelling unit in any residential zone, whether kept or maintained for the personal use of such person or otherwise.

B. A service dog, as defined in Section 10.20.090 of this Code, shall not be counted toward the number of dogs authorized to be kept or maintained pursuant to subsection A of this section. (Ord. 2004-0048 § 1, 2004; Ord. 1494 Ch. 2 Art. 1 § 206, 1927.)

22.20.060 Density conversion table for residential zones. Where the letter U is used in combination with a numeral to designate units per net acre, as provided in Section 22.12.020, the density conversion table contained in this section shall be used to determine the required lot area per dwelling unit on parcels containing fractional parts of an acre. Nothing contained in this section shall be deemed to modify required area as provided in Sections 22.08.180 and 22.52.100.

**Dwelling Units Per Net Acre Expressed in
Lot Area Per Dwelling Unit**

Dwelling Units Per Net Acre	Area D.U. in Sq. Ft.
1 U	43,560
2 U	21,780
3 U	14,520

4 U	10,890
5 U	8,712
6 U	7,260
7 U	6,223
8 U	5,445
9 U	4,840
10 U	4,356
11 U	3,960
12 U	3,630
13 U	3,351
14 U	3,111
15 U	2,904
16 U	2,723
17 U	2,562
18 U	2,420
19 U	2,293
20 U	2,178
21 U	2,074
22 U	1,980
23 U	1,894
24 U	1,815
25 U	1,742
26 U	1,675
27 U	1,613
28 U	1,556
29 U	1,502
30 U	1,452
31 U	1,405
32 U	1,361
33 U	1,320
34 U	1,281
35 U	1,245
36 U	1,210
37 U	1,177
38 U	1,146
39 U	1,117
40 U	1,089
41 U	1,062
42 U	1,037
43 U	1,013
44 U	990
45 U	968
46 U	947
47 U	927
48 U	908
49 U	889
50 U	871

(Ord. 1494 Ch. 2 Art. 1 § 227, 1927.)

22.20.065 Sale of personal property. The following supplementary standards shall apply to any person selling personal property at a yard sale, garage sale or similar event at a residence:

A. Items offered for sale shall be limited to personal property not acquired for resale, and either owned by the resident of the dwelling where the sale is to be conducted, or owned by another person participating in the sale with the resident.

B. One on-site advertising sign, having a maximum area of four square feet, may be placed facing each street abutting the residence.

C. A maximum of two personal property sales, each not exceeding three consecutive days, may be conducted at any site in any 12-month period.

D. Personal property sales shall not be conducted between the hours of 6:00 p.m. of one day and 7:00 a.m. of the following day. (Ord. 94-0082 § 1, 1994.)

Part 2

R-1 SINGLE-FAMILY RESIDENCE ZONE

Sections:

- 22.20.070 Permitted uses.
- 22.20.080 Accessory uses.
- 22.20.090 Uses subject to director's review and approval.
- 22.20.100 Uses subject to permits.
- 22.20.105 Development standards for single-family residences.
- 22.20.110 Height limits.
- 22.20.120 Yard requirements.
- 22.20.130 Parking.
- 22.20.150 Required area.

22.20.070 Permitted uses. Property in Zone R-1 may be used for:

- Adult residential facilities, limited to six or fewer persons.
- Family child care homes, large, subject to the procedures and standards provided in subsection A of Section 22.20.021.
- Family child care homes, small.
- Foster family homes.
- Group homes, children, limited to six or fewer persons.
- Residences, single-family, subject to the standards provided in Section 22.20.105.
- Second units, subject to the provisions of Part 16 of Chapter 22.52.
- Small family homes, children.

(Ord. 2004-0030 § 6 (part), 2004; Ord. 2004-0012 § 3 (part), 2004; Ord. 85-0004 § 10, 1985; Ord. 82-0130 § 3 (part), 1982; Ord. 1494 Ch. 2 Art. 1 § 207, 1927.)

22.20.080 Accessory uses. Property in Zone R-1 may be used for the following accessory uses:

- Accessory buildings and structures customarily used in conjunction therewith.
- Animals, domestic and wild, maintained or kept as pets or for personal use as provided in Part 3 of Chapter 22.52.

- Building materials, storage of, use in the construction of a building or building project, during the construction and 30 days thereafter, including the contractor's temporary office, provided that any lot or parcel of land so used shall be a part of the building project, or on property adjoining the construction site.
 - Detached living quarters on the same premises as, and not less than 20 feet from a single-family residence for the use of temporary guests or servants of the occupants of such residence provided:
 1. That such quarters have no kitchen or kitchen facilities;
 2. That such quarters are not rented or otherwise used as a separate dwelling;
 3. That such quarters are established on a lot or parcel of land that does not contain a second unit; and
 4. That such quarters are established on a lot or parcel of land having not less than one and one-half times the required area, except that said quarters may be established on any lot or parcel of land containing 10,000 square feet or more.
 - Home-based occupations, subject to the limitations, standards and conditions contained in Section 22.20.020.
 - Living quarters for servants employed in and by the occupants of a single-family residence, attached to such residence, if no additional kitchen or kitchen facilities or equipment or cooking facilities or equipment are established or maintained in such attached servants' quarters.
 - If the residence is not used for either a home for children, foster family, or home for the aged, foster family, rooms may be rented to not more than four roomers, with or without table board in a single-family residence.
 - Rooms in a single-family residence may be rented to four or fewer residents, with or without table board, unless the residence is also used as an adult residential facility or a group home for children and either use has a capacity of more than six persons.
 - Signs as provided in Part 10 of Chapter 22.52.
- (Ord. 2004-0012 § 4, 2004; Ord. 2002-0095 § 2, 2002; Ord. 85-0004 § 11, 1985; Ord. 1494 Ch. 2 Art. 1 § 207.3, 1927.)

22.20.090 Uses subject to director's review and approval. If site plans therefor are first submitted to and approved by the director, premises in Zone R-1 may be used for the following uses:

- Access to property lawfully used for a purpose not permitted in Zone R-1, provided no other practical access to such property is available, and such access will not alter the character of the premises in respect to permitted uses in Zone R-1.
- Family child care homes, large, where the standards of subsection A of Section 22.20.021 have not been met.
- Grading projects, off-site transport, where not more than 100,000 cubic yards of material is to be transported, subject to the conditions and limitations of Sections 22.56.1752 and 22.56.1753.
- Historic vehicle collection, subject to the standards and conditions contained in Section 22.56.1761.
- Meteorological towers, temporary, in conformance with the standards and requirements specified in Part 15 of Chapter 22.52.

- Mobilehomes used as a residence of the owner and his family during the construction by such owner of a permanent residence, but only while a building permit for the construction of such residence is in full force and effect and provided:
 1. That the site plan submitted shall demonstrate a reasonable, practical and economically feasible means of removing the mobilehome following completion of construction; and
 2. That such mobilehome shall contain not more than one dwelling unit not to exceed 12 feet in width and with no structural attachments; and
 3. That such mobilehome shall be removed from the site prior to the end of 12 months from the date of approval unless a conditional use permit has first been obtained.
- Model homes, erected on the same premises and used in conjunction with a new subdivision tract offered for sale for the first time, for a period of not to exceed two years, provided:
 1. That such models are on an approved lot in a tentative tract that has been filed and approved by the commission; and
 2. That such models may be used in conjunction with an approved temporary tract office but not a general real estate business; and
 3. That any structure used for such purpose at the end of such two years shall either be removed or restored for a use permitted in the zone where located, except that the director may, upon a showing of need by the owner of the property, extend the permitted time beyond two years.
- Parking lots as a transitional use, provided:
 1. That the area used for parking adjoins or is separated only by an alley from property in Zone C-1, C-2, C-3, C-M, CPD, M-1, D-2, M-1½, MPD, M-2, M-2½, M-3, M-4, B-1 or B-2; and
 2. That parking shall be limited to an area within 100 feet from the boundary of the qualifying commercial or industrial zone; and
 3. That an area developed with parking shall have direct vehicular access to an improved public street, highway, alley or to the qualifying commercial or industrial zone; and
 4. That the lot or parcel of land developed with parking including access, shall:
 - a. Have a side lot line adjoining, or separated only by an alley, for a distance of not less than 50 feet, from property in the qualifying commercial or industrial zone, or
 - b. Have a rear lot line adjoining or separated only by an alley from property in the qualifying commercial or industrial zone; provided, that a parking permit has been approved pursuant to Part 7 of Chapter 22.56,
 - c. Where the lot or parcel of land referred to in item (4)(a) of this subparagraph has a width less than 100 feet, additional lots or parcels of land may be considered for parking provided:
 - i. That they have successive contiguity on side lot lines with the first lot or parcel of land described in item (4)(a) of this subparagraph, and
 - ii. That in no event shall the total area developed for parking extend more than 100 feet from the qualifying commercial or industrial zone, and

iii. That all area extending from the qualifying commercial or industrial zone is developed for parking; and

5. That the side lot line of the lot or parcel of land developed with parking shall not exceed the length of the lot line common to said commercial or industrial zone. The director may modify this provision to the extent permitted in item 2 of this subparagraph; and

6. That any remaining portion of a lot or parcel of land developed with parking shall contain not less than the required area or width; and

7. That parking shall be developed in accordance with the provisions of Sections 22.52.1060 and 22.52.1070, except that a landscaped front yard setback equal to that of the zone in which it is located shall be provided; and

8. That parking shall be limited to motor vehicle parking lots exclusively, but shall exclude vehicles over two tons rated capacity; and

9. That a site plan shall be submitted to the director, indicating compliance with the provision of this section and the standards of development of the zone in which it is located.

- Real estate tract offices, temporary, for the purpose of conducting the sale of lots of the tract upon which such tract office is located, for a period of not to exceed two years, provided:

1. That such tract office shall not be used for conducting a general real estate business; and

2. That any structure used for such purpose at the end of such two years shall either be removed or restored for a use permitted in the zone where located except that the director may, upon a showing of need by the owner of the property, extend the permitted time beyond two years.

- Residential care facilities, including adult residential facilities, group homes for children and small family homes for children, within 300 feet of any other licensed residential care facility as defined by the Health and Safety Code. Foster family homes and adult residential facilities for the elderly, persons over 62 years of age, shall be excluded from this requirement.
- Riding and hiking trails, excluding trails for motor vehicles.
- Shared water wells, subject to the provisions of Section 22.56.1764.
- Signs as provided in Part 10 of Chapter 22.52 of this title.

(Ord. 2005-0055 § 2 (part), 2005; Ord. 2004-0030 § 7 (part), 2004; Ord. 2002-0095 § 3, 2002; Ord. 2002-0043 § 3, 2002; Ord. 91-0065 § 4 (part), 1991; Ord. 85-0004 § 12, 1985; Ord. 83-0161 § 4, 1983; Ord. 1494 Ch. 2 Art. 1 § 207.5, 1927.)

22.20.100 Uses subject to permits. Property in Zone R-1 may be used for:

A. The following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of each permit for:

- Adult day care facilities.
- Adult residential facilities, having seven or more persons.
- Airports.
- Arboretums and horticultural gardens.
- Child care centers.

- Churches, temples or other places used exclusively for religious worship, including customary, incidental educational and social activities in conjunction therewith.
- Communication equipment buildings.
- Convents and monasteries where on the same lot or parcel as a legally established church or school.
- Crops, field, tree, bush, berry and row, including nursery stock.
- Density-controlled developments, subject to the conditions of Section 22.56.205.
- Earth stations.
- Electrical distribution substations, including microwave facilities used in conjunction therewith.
- Fire stations.
- Gas metering and control stations, public utility.
- Golf courses, including the customary clubhouse and appurtenant facilities.
- Grading projects, off-site transport, where more than 100,000 cubic yards of material is to be transported, subject to the conditions and limitations of Sections 22.56.210 and 22.56.230.
- Grading projects, on-site, but excluding projects where the hearing officer or the commission or the board of supervisors have previously considered such grading proposal as indicated by approval of an environmental document incorporating consideration of such grading project.
- Group homes, children, having seven or more children.
- Heliports.
- Helistops.
- Historic vehicle collection, not in full compliance with Section 22.56.1761.
- Juvenile halls.
- Land reclamation projects.
- Landing strips.
- Libraries.
- Microwave stations.
- Mobilehome parks subject to the conditions of Part 6 of Chapter 22.52.
- Mobilehomes used as a residence of the owner and his family during the construction by such owner of a permanent single-family residence, but only while a building permit for the construction of such residence is in full force and effect, and in no event longer than one year in addition to that provided for in Section 22.20.090.
- Model homes, except as otherwise provided in Section 22.20.090 in those areas where such uses are specifically mentioned in the general plan.
- Museums.
- Oilwells.
- Parks, playgrounds and beaches, with all appurtenant facilities customarily found in conjunction therewith.

- Police stations.
 - Publicly owned uses necessary to the maintenance of the public health, convenience or general welfare in addition to those specifically listed in this section.
 - Radio and television stations and towers, but not including studios.
 - Recreation facilities, neighborhood, not accessory to a principal use, including tennis, polo and swimming, where operated as a nonprofit corporation for the use of the surrounding residents. This provision shall not be interpreted to permit commercial enterprises.
 - Residences, senior citizen, subject to the conditions listed in Section 22.56.235.
 - Residences, single-family, in the Altadena Community Standards District, where the provisions of Section 22.44.127 cannot be met.
 - Schools, through grade 12, accredited, including appurtenant facilities, which offer instruction required to be taught in the public schools by the Education Code of the state of California, in which no pupil is physically restrained, but excluding trade or commercial schools.
 - Second units located within any area described in subsection B of Section 22.52.1730, subject to the provisions of Part 16 of Chapter 22.52.
 - Sewage treatment plants.
 - Signs, as provided in Part 10 of Chapter 22.52.
 - Solid fill projects.
 - Storage, temporary, of materials and construction equipment used in construction or maintenance of streets and highways, sewers, storm drains, underground conduits, flood control works, pipelines and similar uses for a period not to exceed one year.
 - Subdivision directional signs subject to the limitations and conditions of Part 8 of Chapter 22.56.
 - Townhouses, subject to the conditions of Section 22.56.255.
 - Water reservoirs, dams, treatment plants, gaging stations, pumping stations, wells, and tanks, except those wells and tanks related to a shared water well, and any other use normal and appurtenant to the storage and distribution of water.
 - Wind energy conversion systems, non-commercial, in conformance with the standards and requirements specified in Part 15 of Chapter 22.52.
- B. The following uses, provided the specified permit has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit for:
- Cemeteries as provided in Part 4 of Chapter 22.56.
 - Explosives storage as provided in Part 5 of Chapter 22.56.
 - Qualified projects, as provided in Part 17 of Chapter 22.52 and Part 18 of Chapter 22.56.
 - Rehabilitation facilities for small wild animals, as provided in Part 3 of Chapter 22.56.
 - Surface mining operations, as provided in Part 9 of Chapter 22.56.

— Temporary uses, as provided in Part 14 of Chapter 22.56. (Ord. 2006-0063 § 3, 2006; Ord. 2006-0019 § 2, 2006; Ord. 2005-0055 § 3 (part), 2005; Ord. 2004-0012 § 5 (part), 2004; Ord. 2002-0056 § 1, 2002; Ord. 2002-0043 § 4, 2002; Ord. 98-0043 § 1, 1998; Ord. 98-0042 § 1, 1998; Ord. 91-0065 § 5 (part), 1991; Ord. 87-0149 § 1 (part), 1987; Ord. 87-0033 § 1 (part), 1987; Ord. 86-0170 § 3 (part), 1986; Ord. 85-0195 § 8 (part), 1985; Ord. 85-0004 § 13, 1985; Ord. 84-0001 § 2 (part), 1984; Ord. 83-0007 § 2 (part), 1983; Ord. 83-0006 § 2, 1983; Ord. 82-0003 § 9 (part), 1982; Ord. 1494 Ch. 2 Art. 1 § 208, 1927.)

22.20.105 Development standards for single-family residences. A. Single-family residences shall be subject to the following development standards:

1. Every single-family residence shall have a roof constructed with wood-shake, shingle, asphalt composition, crushed rock, or other similar roofing material in compliance with Title 26 (Building Code) of this code, except that reflective, glossy, polished and/or roll-formed type metal roofing is prohibited; and

2. Every single-family residence shall have an exterior siding of brick, wood, stucco, metal, concrete or other similar material, except that reflective, glossy, polished and/or roll-formed type metal siding is prohibited; and

3. Except as specifically provided herein, every single-family residence shall be not less than 20 feet in width. A single-family residence need only be a minimum of 18 feet wide when it is to be located on a lot or parcel of land less than 26 feet in width. In order to allow for flexibility and creativity of design, a single-family residence may be less than 20 feet wide, but not less than 12 feet, if the floor area, exclusive of appurtenant structures, is at least 900 square feet and the side or sides oriented toward a public street, highway or parkway have a dimension of at least 20 feet. Additions to single-family residences are not restricted as to width; and

4. Every single-family residence shall have a floor area of not less than 800 square feet, exclusive of any appurtenant structures.

B. The standards listed in this section may be modified by the director pursuant to the procedures of Part 12 of Chapter 22.56 and the findings contained in Section 22.56.1755. (Ord. 82-0130 § 2, 1982.)

22.20.110 Height limits. Every residence and every other building or structure in Zone R-1 shall have a height of not to exceed 35 feet above grade, except for chimneys and rooftop antennas. (Ord. 89-0091 § 3, 1989; Ord. 1494 Ch. 2 Art. 1 § 208.5, 1927.)

22.20.120 Yard requirements. A. Premises in Zone R-1 shall be subject to the yard requirements provided herein:

1. Front Yards. Each lot or parcel of land shall have a front yard of not less than 20 feet in depth.

2. Corner Side Yards. Each lot or parcel of land shall have corner side yards of not less than:

- a. 10 feet on a reversed corner lot; or
- b. Five feet on other corner lots.

3. Interior Side Yards. Each lot or parcel of land shall have interior side yards of not less than five feet.

4. Rear Yards. Each lot or parcel of land shall have a rear yard of not less than 15 feet in depth.

B. Yards required by this zone are also subject to the general provisions and exceptions contained in Chapter 22.48, which shall apply as specified. (Ord. 1494 Ch. 2 Art. 1 § 209, 1927.)

22.20.130 Parking. Premises in Zone R-1 shall provide parking facilities as required by Part 11 of Chapter 22.52. (Ord. 83-0161 § 5, 1983.)

22.20.150 Required area. Premises in Zone R-1 shall provide the required area as specified in Part 2 of Chapter 22.52. (Ord. 83-0006 § 5, 1983.)

Part 3

R-2 TWO-FAMILY RESIDENCE ZONE

Sections:

- 22.20.170 Permitted uses.
- 22.20.180 Accessory uses.
- 22.20.190 Uses subject to director’s review and approval.
- 22.20.200 Uses subject to permits.
- 22.20.210 Height limits.
- 22.20.220 Yard requirements.
- 22.20.230 Parking.
- 22.20.240 Lot area.
- 22.20.250 Lots having less than required area.

22.20.170 Permitted uses. Property in Zone R-2 may be used for:

- Adult residential facilities, limited to six or fewer persons.
- Day care for children, family homes.
- Family child care homes, large, subject to the procedures and standards provided in subsection A of Section 22.20.021.
- Family child care homes, small.
- Foster family homes.
- Group homes, children, limited to six or fewer children.
- Residences, single-family, subject to the standards provided in Section 22.20.105.
- Residences, two-family.
- Second units, subject to the provisions of Part 16 of Chapter 22.52.
- Small family homes, children.

(Ord. 2004-0030 § 6 (part), 2004; Ord. 2004-0012 § 3 (part), 2004; Ord. 85-0004 § 14, 1985; Ord. 82-0130 § 3 (part), 1982; Ord. 1494 Ch. 2 Art. 1 § 212, 1927.)

22.20.180 Accessory uses. Property in Zone R-2 may be used for:

A. The following accessory uses subject to the same limitations and conditions provided in Section 22.20.080 (Zone R-1):

- Accessory buildings and structures.
- Animals, domestic and wild, maintained or kept as pets or for personal use as provided in Part 3 of Chapter 22.52.
- Building materials, storage of.
- Detached living quarters for guests or servants.
- Home-based occupations, subject to the limitations, standards and conditions contained in Section 22.20.020.
- Living quarters for servants, attached to such residence.
- Room rentals.

B. Signs as provided in Part 10 of Chapter 22.52.

(Ord. 99-0101 § 6 (part), 1999; Ord. 1494 Ch. 2 Art. 1 § 212.3, 1927.)

22.20.190 Uses subject to director's review and approval. If site plans therefor are first submitted to and approved by the director, premises in Zone R-2 may be used for:

A. The following uses subject to the same limitations and conditions provided in Section 22.20.090 (Zone R-1):

- Access to property lawfully used for a purpose not permitted in Zone R-2.
- Domestic violence shelters, subject to the standards and limitations specified in Section 22.56.1758.
- Family child care homes, large, where the standards of subsection A of Section 22.20.021 have not been met.
- Grading projects, off-site transport.
- Historic vehicle collection, subject to the standards and conditions contained in Section 22.56.1761.
- Mobilehomes used as a residence during construction.
- Model homes.
- Parking lots as a transitional use.
- Real estate tract offices, temporary.
- Residential care facilities.
- Riding and hiking trails excluding trails for motor vehicles.
- Shared water wells, subject to the provisions of Section 22.56.1764.

B. The following additional uses:

- Christmas trees and wreaths, the sale of, between December 1st, and December 25th, both dates inclusive, to the extent permitted by other statutory and ordinance provisions. Any structures, facilities and materials used for the sale of trees and wreaths shall be removed from the premises by December 31st of the same calendar year, and the property restored to a neat condition.
- Meteorological towers, temporary, in conformance with the standards and requirements specified in Part 15 of Chapter 22.52.
- Signs, as provided in Part 10 of Chapter 22.52.

(Ord. 2005-0055 § 2 (part), 2005; Ord. 2004-0030 § 7 (part), 2004; Ord. 2002-0043 § 3, 2002; Ord. 91-0065 § 4 (part), 1991; Ord. 88-0005 § 2 (part), 1988; Ord. 85-0004 § 15, 1985; Ord. 1494 Ch. 2 Art. 1 § 212.5, 1927.)

22.20.200 Uses subject to permits. Property in Zone R-2 may be used for:

A. The following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Adult day care facilities.
- Adult residential facilities, having seven or more persons.
- Airports.
- Apartment houses, provided that each unit shall have required area but in no event less than 2,500 square feet.
- Arboretums and horticultural gardens.
- Child care centers.
- Churches, temples or other places used exclusively for religious worship, including customary, incidental, educational and social activities in conjunction therewith.
- Communication equipment buildings.
- Convents and monasteries where established on the same lot or parcel of land as a legally established church or school.
- Crops—Field, tree, bush, berry and row, including nursery stock.
- Density-controlled developments, subject to the conditions of Section 22.56.205.
- Earth stations.
- Electric distribution substations, including microwave facilities used in conjunction therewith.
- Fire stations.
- Gas metering and control stations, public utility.
- Golf courses, including the customary clubhouse and appurtenant facilities.
- Grading projects, off-site transport, where more than 100,000 cubic yards of material is to be transported, subject to the conditions and limitations of Sections 22.56.210 and 22.56.230.
- Grading projects, on-site, but excluding projects where the hearing officer or the commission or the board of supervisors have previously considered such grading proposal as indicated by approval of an environmental document incorporating consideration of such grading project.
- Group homes, children, having seven or more children.
- Heliports.
- Helistops.
- Historic vehicle collection, not in full compliance with Section 22.56.1761.
- Juvenile halls.
- Land reclamation projects.

- Landing strips.
- Libraries.
- Microwave stations.
- Mobilehome parks subject to the conditions of Part 6 of Chapter 22.52.
- Mobilehomes used as a residence of the owner and his family during the construction by such owner of a permanent single-family residence, but only while a building permit for the construction of such residence is in full force and effect and in no event longer than one year in addition to that provided for in Section 22.20.190.
- Model homes, except as otherwise provided in Section 22.20.090 in those areas where such uses are specifically mentioned in the general plan.
- Museums.
- Oil wells.
- Parking lots, but excluding commercial parking lots.
- Parks, playgrounds and beaches, with all appurtenant facilities customarily found in conjunction therewith.
- Police stations.
- Publicly owned uses necessary to the maintenance of the public health, convenience or general welfare, in addition to those specifically listed in this section.
- Radio and television stations and towers, but not including studios.
- Recreation facilities, neighborhood, not accessory to a principal use, including tennis, polo and swimming, where operated as a nonprofit corporation for the use of the surrounding residents. This provision shall not be interpreted to permit commercial enterprises.
- Schools, through grade 12 accredited, including appurtenant facilities, which offer instruction required to be taught in the public schools by the Education Code of the state of California, in which no pupil is physically restrained, but excluding trade or commercial schools.
- Second units located within any area described in subsection B of Section 22.52.1730, subject to the provisions of Part 16 of Chapter 22.52.
- Sewage treatment plants.
- Signs, as provided in Part 10 of Chapter 22.52.
- Solid fill projects.
- Storage, temporary, of materials and construction equipment used in construction or maintenance off streets and highways, sewers, storm drains, underground conduits, food control works, pipelines and similar uses, for a period not to exceed one year.
- Subdivision directional signs subject to the limitations and conditions of Part 8 of Chapter 22.56.
- Telephone repeater stations.
- Townhouses, subject to the conditions of Section 22.56.255.
- Water reservoirs, dams, treatment plants, gaging stations, pumping stations, wells, and tanks, except those wells and tanks related to a shared

water well, and any other use normal and appurtenant to the storage and distribution of water.

- Wind energy conversion systems, non-commercial, in conformance with the standards and requirements specified in Part 15 of Chapter 22.52.

B. The following uses, provided the specified permit has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Cemeteries as provided in Part 4 of Chapter 22.56.
- Explosives storage as provided in Part 5 of Chapter 22.56.
- Qualified projects, as provided in Part 17 of Chapter 22.52 and Part 18 of Chapter 22.56.
- Surface mining operations, as provided in Part 9 of Chapter 22.56.
- Temporary uses, as provided in Part 14 of Chapter 22.56.

(Ord. 2006-0063 § 4, 2006; Ord. 2005-0055 § 3 (part), 2005; Ord. 2004-0012 § 5 (part), 2004; Ord. 2002-0043 § 4, 2002; Ord. 91-0065 § 5 (part), 1991; Ord. 87-0149 § 1 (part), 1987; Ord. 87-0033 § 1 (part), 1987; Ord. 86-0170 § 3 (part), 1986; Ord. 85-0195 § 8 (part), 1985; Ord. 85-0004 § 16, 1985; Ord. 84-0001 § 2 (part), 1984; Ord. 83-0007 § 2 (part), 1983; Ord. 82-0003 § 9 (part), 1982; Ord. 1494 Ch. 2 Art. 1 § 212.7, 1927.)

22.20.210 Height limits. Every residence and every other building or structure in Zone R-2 shall have a height of not to exceed 35 feet above grade, except for chimneys and rooftop antennas. (Ord. 89-0091 § 4, 1989; Ord. 1494 Ch. 2 Art. 1 § 212.8, 1927.)

22.20.220 Yard requirements. A. Premises in Zone R-2 shall be subject to the yard requirements provided herein:

1. Front Yards. Each lot or parcel of land shall have a front yard of not less than 20 feet in depth.
2. Corner Side Yards. Each lot or parcel of land shall have corner side yards of not less than:
 - a. 10 feet on a reversed corner lot; or
 - b. Five feet on other corner lots.
3. Interior Side Yards. Each lot or parcel of land shall have interior side yards of not less than five feet.
4. Rear Yards. Each lot or parcel of land shall have a rear yard of not less than 15 feet in depth.

B. Yards required by this zone are also subject to the general provisions and exceptions contained in Chapter 22.48, which shall apply as specified. (Ord. 1494 Ch. 2 Art. 1 § 213, 1927.)

22.20.230 Parking. Premises in Zone R-2 shall provide parking facilities as required by Part 11 of Chapter 22.52. (Ord. 83-0161 § 6, 1983; Ord. 1494 Ch. 2 Art. 1 § 215, 1927.)

22.20.240 Lot area. A person shall not erect, construct, occupy, use, alter or enlarge more than one building or structure per required area on any lot or parcel of land in Zone R-2, except:

A. Outbuildings permitted in Zone R-2;
 B. One single-family residence together with outbuildings customary to such use permitted in Zone R-1, if there are no other buildings or structures thereon, may be used:

1. On a lot or parcel of land having the required area;
 2. On each area equal to half the required area but in no event less than 2,500 square feet;

C. A two-family residence together with outbuildings customary to such use permitted in Zone R-2, if there are no other buildings or structures thereon, may be used on a lot or parcel of land having the required area and an area not less than:

1. 4,000 square feet if no number follows the zoning symbol,
 2. The area designated by the number following the zoning symbol.
 (Ord. 1494 Ch. 2 Art. 1 § 215.2, 1927.)

22.20.250 Lots having less than required area. A person shall not use more than one building or structure on any lot or parcel of land in Zone R-2 having an area less than twice the required area, except:

A. Outbuildings permitted in Zone R-2;
 B. One single-family residence together with outbuildings customary to such use permitted in Zone R-1, if there are no other buildings or structures thereon, may be used:

1. On a lot or parcel of land having the required area,
 2. On each area equal to half the required area but in no event less than 2,500 square feet;

C. A two-family residence together with outbuildings customary to such use permitted in Zone R-2, if there are no other buildings or structures thereon, may be used on a lot or parcel of land having the required area and an area not less than:

1. 4,000 square feet in no number follows the zoning symbol,
 2. The area designated by the number following the zoning symbol.
 (Ord. 1494 Ch. 2 Art. 1 § 215.4, 1927.)

Part 4

R-3-()U LIMITED MULTIPLE RESIDENCE ZONE

Sections:

- 22.20.260 Permitted uses.
 22.20.270 Accessory uses.
 22.20.280 Uses subject to director's review and approval.
 22.20.290 Uses subject to permits.
 22.20.300 Height limits.
 22.20.310 Dwelling unit density.

- 22.20.320 Yard requirements.
- 22.20.330 Parking.

22.20.260 Permitted uses. Property in Zone R-3-()U may be used for:

- Adult residential facilities, limited to six or fewer persons.
- Apartment houses.
- Child care centers serving no more than 50 children.
- Family child care homes, large.
- Family child care homes, small.
- Foster family homes.
- Group homes, children, limited to six or fewer persons.
- Residences, single-family, subject to the standards provided in Section 22.20.105.
- Residences, two-family.
- Riding and hiking trails, excluding trails for motor vehicles.
- Second units, subject to the provisions of Part 16 of Chapter 22.52.
- Small family homes, children.
- Townhouses.

(Ord. 2004-0030 § 8, 2004; Ord. 2004-0012 § 3 (part), 2004; Ord. 85-0004 § 17, 1985; Ord. 82-0130 § 3 (part), 1982; Ord. 82-0003 § 10 (part), 1982; Ord. 1494 Ch. 2 Art. 1 § 216, 1927.)

22.20.270 Accessory uses. Property in Zones R-3-()U may be used for:

A. The following accessory uses subject to the same limitations and conditions provided in Section 22.20.080 (Zone R-1):

- Accessory buildings and structures.
- Animals, domestic and wild, maintained or kept as pets or for personal use as provided in Part 3 of Chapter 22.52.
- Building materials, storage of.
- Detached living quarters for guests or servants.
- Home-based occupations, subject to the limitations, standards and conditions contained in Section 22.20.020.
- Living quarters for servants, attached to such residence.
- Room rentals.

B. Signs as provided in Part 10 of Chapter 22.52.

(Ord. 99-0101 § 6 (part), 1999; Ord. 1494 Ch. 2 Art. 1 § 216.03, 1927.)

22.20.280 Uses subject to director's review and approval. If site plans therefor are first submitted to and approved by the director, premises in Zone R-3-()U may be used for:

A. The following uses subject to the same limitations and conditions provided in Section 22.20.090 (Zone R-1):

- Access to property lawfully used for a purpose not permitted in Zone R-3-()U.
- Child care centers serving more than 50 children.

- Domestic violence shelters, subject to the standards and limitations specified in Section 22.56.1758.
- Grading projects, off-site transport.
- Homeless shelters, subject to the requirements of Section 22.56.1760.
- Mobilehomes used as a residence during construction.
- Model homes.
- Parking lots as a transitional use.
- Real estate tract offices, temporary.
- Residential care facilities.
- B. The following additional uses:
 - Christmas trees and wreaths, the sale of, between December 1st and December 25th, both dates inclusive, to the extent permitted by other statutory and ordinance provisions. Any structures, facilities and materials used for the sale of trees and wreaths shall be removed from the premises by December 31st of the same calendar year, and the property restored to a neat condition.
 - Churches, temples and other places used exclusively for religious worship, including customary incidental, educational and social activities in conjunction therewith. Such provision shall not be deemed to authorize activities otherwise specifically classified in this zone.
 - Convents and monasteries.
 - Meteorological towers, temporary, in conformance with the standards and requirements specified in Part 15 of Chapter 22.52.
 - Signs, as provided in Part 10 of Chapter 22.52.

(Ord. 2004-0030 § 9, 2004; Ord. 2002-0043 § 3, 2002; Ord. 91-0062 § 2 (part), 1991; Ord. 88-0005 § 1 (part), 1988; Ord. 85-0004 § 18, 1985; Ord. 1494 Ch. 2 Art. 1 § 216.05, 1927.)

22.20.290 Uses subject to permits. Property in Zone R-3-()U may be used for:

- A. The following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit for:
 - Adult day care facilities.
 - Adult residential facilities, having seven or more persons.
 - Airports.
 - Arboretums and horticultural gardens.
 - Communication equipment buildings.
 - Community centers where developed as an integral part of a building project, and operated on a nonprofit basis for the use of surrounding residents. This provision shall not be interpreted to permit commercial enterprises.
 - Crops—Field, tree, bush, berry and row, including nursery stock.

- Disability rehabilitation and training centers on a lot or parcel of land having an area of not less than one acre where sheltered employment or industrial-type training is conducted.
- Earth stations.
- Electric distribution substations, including microwave facilities in conjunction therewith.
- Fire stations.
- Fraternity and sorority houses.
- Gas metering and control stations, public utility.
- Golf courses, including the customary clubhouse and appurtenant facilities.
- Grading projects, off-site transport, where more than 100,000 cubic yards of material is to be transported, subject to the conditions and limitations of Sections 22.56.210 and 22.56.230.
- Grading projects, on-site, but excluding projects where the hearing officer or the commission or the board of supervisors have previously considered such grading proposal as indicated by approval of an environmental document incorporating consideration of such grading project.
- Group homes, children, having seven or more children.
- Heliports.
- Helistops.
- Juvenile halls.
- Land reclamation projects.
- Landing strips.
- Libraries.
- Microwave stations.
- Mobile home parks, subject to the conditions of Part 6 of Chapter 22.52.
- Mobilehomes used as a residence of the owner and his family during the construction by such owner of a permanent single-family residence, but only while a building permit for the construction of such residence is in full force and effect and in no event longer than one year in addition to that provided for in Section 22.20.280.
- Model homes, except as otherwise provided in Section 22.20.090 in those areas where such uses are specifically mentioned in the general plan.
- Museums.
- Oil wells.
- Parking lots other than commercial parking lots.
- Parks, playgrounds and beaches, with all appurtenant facilities customarily found in conjunction therewith.
- Police stations.
- Publicly owned uses necessary to the maintenance of the public health, convenience or general welfare in addition to those specifically listed in this section.
- Qualified projects, as provided in Part 17 of Chapter 22.52 and Part 18 of Chapter 22.56.
- Radio and television stations and towers, but not including studios.

- Recreation facilities, neighborhood, not accessory to a principal use, including tennis, polo and swimming, where operated as a nonprofit corporation for the use of the surrounding residents. This provision shall not be interpreted to permit commercial enterprises.
 - Rooming and boarding houses.
 - Schools, through grade 12, accredited, including appurtenant facilities, which offer instruction required to be taught in the public schools by the Education Code of the state of California, in which no pupil is physically restrained, but excluding trade or commercial schools.
 - Second units located within any area described in subsection B of Section 22.52.1730, subject to the provisions of Part 16 of Chapter 22.52.
 - Sewage treatment plants.
 - Signs, as provided in Part 10 of Chapter 22.52.
 - Solid fill projects.
 - Storage, temporary, of materials and construction equipment used in construction or maintenance of streets and highways, sewers, storm drains, underground conduits, flood control works, pipelines and similar uses for a period of not to exceed one year.
 - Subdivision directional signs, subject to the limitations and conditions of Part 8 of Chapter 22.56.
 - Telephone repeater stations.
 - Water reservoirs, dams, treatment plants, gaging stations, pumping stations, tanks, wells and any use normal and appurtenant to the storage and distribution of water.
 - Wind energy conversion systems, non-commercial, in conformance with the standards and requirements specified in Part 15 of Chapter 22.52.
- B. The following uses, provided the specified permit has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit for:
- Cemeteries as provided in Part 4 of Chapter 22.56.
 - Explosives storage as provided in Part 5 of Chapter 22.56.
 - Qualified projects, as provided in Part 17 of Chapter 22.52 and Part 18 of Chapter 22.56.
 - Subsurface mining operations, as provided in Part 9 of Chapter 22.56.
 - Temporary uses, as provided in Part 14 of Chapter 22.56.
- (Ord. 2006-0063 § 5, 2006; Ord. 2004-0030 § 10, 2004; Ord. 2004-0012 § 5 (part), 2004; Ord. 2002-0043 § 4, 2002; Ord. 87-0149 § 1 (part), 1987; Ord. 87-0033 § 1 (part), 1987; Ord. 86-0170 § 3 (part), 1986; Ord. 85-0195 § 8 (part), 1985; Ord. 85-0004 § 19, 1985; Ord. 83-0007 § 2 (part), 1983; Ord. 82-0005 § 2 (part), 1982; Ord. 1494 Ch. 2 Art. 1 § 216.07, 1927.)

22.20.300 Height limits. A. No building or structure in Zone R-3-()U shall exceed 35 feet in height above grade, except for chimneys and rooftop antennas.

B. Cellar floor space, parking floor space with necessary interior ramps and driveways thereto, or space within a roof structure or penthouse for the housing of

building operative equipment or machinery shall not be considered in determining the total floor area within a building. (Ord. 89-0091 § 5, 1989; Ord. 1494 Ch. 2 Art. 1 § 216.2, 1927.)

22.20.310 Dwelling unit density. A. Property in Zone R-3-()U, developed for any residential use, shall not exceed the number preceding the letter “U” specified in the suffix to the zoning symbol. Such required area per dwelling unit shall not exceed 30 units per net acre.

B. The provisions of Section 22.20.060 shall apply on lots or parcels of land containing fractional parts of an acre. (Ord. 1494 Ch. 2 Art. 1 § 216.5, 1927.)

22.20.320 Yard requirements. A. Premises in Zone R-3-()U shall be subject to the yard requirements provided herein:

1. Front Yards. Each lot or parcel of land shall have a front yard of not less than 15 feet in depth.
2. Corner Side Yards. Each lot or parcel of land shall have corner side yards of not less than:
 - a. Seven and one-half feet on a reversed corner lot; or
 - b. Five feet on other corner lots.
3. Interior Side Yards. Each lot or parcel of land shall have interior side yards of not less than five feet.
4. Rear Yards. Each lot or parcel of land shall have a rear yard of not less than 15 feet in depth.

B. Yards required by this zone are also subject to the general provisions and exceptions contained in Chapter 22.48, which shall apply as specified. (Ord. 1494 Ch. 2 Art. 1 § 217, 1927.)

22.20.330 Parking. Premises in Zone R-3-()U shall provide parking facilities as required by Part 11 of Chapter 22.52. (Ord. 83-0161 § 7, 1983; Ord. 1494 Ch. 2 Art. 1 § 219, 1927.)

Part 5

R-4-()U UNLIMITED RESIDENCE ZONE

Sections:

- 22.20.340 Permitted uses.
- 22.20.350 Accessory uses.
- 22.20.360 Uses subject to director’s review and approval.
- 22.20.370 Uses subject to permits.
- 22.20.380 Yard requirements.
- 22.20.390 Dwelling unit density.
- 22.20.400 Parking.

22.20.340 Permitted uses. Property in Zone R-4-()U may be used for:

- Adult residential facilities, limited to six or fewer persons.
- Apartment houses.
- Child care centers.
- Family child care homes, large.
- Family child care homes, small.
- Foster family homes.
- Fraternity and sorority houses.
- Group homes, children, limited to six or fewer children.
- Residences, single-family, subject to the standards provided in Section 22.20.105.
- Residences, two-family.
- Riding and hiking trails, excluding trails for motor vehicles.
- Rooming and boarding houses.
- Schools, through grade 12, accredited, including appurtenant facilities, which offer instruction required to be taught in the public schools by the Education Code of the state of California, in which no pupil is physically restrained, but excluding trade or commercial schools.
- Second units, subject to the provisions of Part 16 of Chapter 22.52.
- Small family homes, children.
- Townhouses.

(Ord. 2004-0030 § 11, 2004; Ord. 2004-0012 § 3 (part), 2004; Ord. 85-0004 § 20, 1985; Ord. 82-0130 § 3 (part), 1982; Ord. 82-0003 § 10 (part), 1982; Ord. 1494 Ch. 2 Art. 1 § 220, 1927.)

22.20.350 Accessory uses. Property in Zone R-4-()U may be used for:

A. The following accessory uses subject to the same limitations and conditions provided in Section 22.20.080 (Zone R-1):

- Accessory buildings and structures.
- Animals, domestic and wild, maintained or kept as pets or for personal use as provided in Part 3 of Chapter 22.52.
- Building materials, storage of.
- Detached living quarters for guests or servants.
- Home-based occupations, subject to the limitations, standards and conditions contained in Section 22.20.020.
- Living quarters for servants, attached to such residence.
- Room rentals.

B. Signs, as provided in Part 10 of Chapter 22.52. (Ord. 99-0101 § 6 (part), 1999; Ord. 1494 Ch. 2 Art. 1 § 220.01, 1927.)

22.20.360 Uses subject to director's review and approval. If site plans therefor are first submitted to and approved by the director, premises in Zone R-4-()U may be used for:

A. The following uses subject to the same limitations and conditions provided in Section 22.20.090 (Zone R-1):

- Access to property lawfully used for a purpose not permitted in Zone R-4-()U.
- Domestic violence shelters, subject to the standards and limitations specified in Section 22.56.1758.
- Grading projects, off-site transport.
- Home-based occupations, subject to the limitations, standards and conditions contained in Section 22.20.020.
- Homeless shelters, subject to the requirements of Section 22.56.1760.
- Mobilehomes used as a residence during construction.
- Model homes.
- Parking lots as a transitional use.
- Real estate tract offices, temporary.
- Residential care facilities.

B. The following additional uses:

- Christmas trees and wreaths, the sale of, between December 1st and December 25th, both dates inclusive, to the extent permitted by other statutory and ordinance provisions. Any structures, facilities and materials used for the sale of trees and wreaths shall be removed from the premises by December 31st of the same calendar year, and the property restored to a neat condition.
- Convents and monasteries.
- Churches, temples and other places used exclusively for religious worship, including customary incidental educational and social activities in conjunction therewith. Such provision shall not be deemed to authorize activities otherwise specifically classified in this zone.
- Meteorological towers, temporary, in conformance with the standards and requirements specified in Part 15 of Chapter 22.52.
- Signs, as provided in Part 10 of Chapter 22.52.

(Ord. 2004-0030 §§ 12, 13, 2004; Ord. 2002-0043 § 3, 2002; Ord. 99-0101 § 6 (part), 1999; Ord. 91-0062 § 2 (part), 1991; Ord. 88-0005 § 2 (part), 1988; Ord. 85-0004 §§ 21, 22, 1985; Ord. 1494 Ch. 2 Art. 1 § 220.03, 1927.)

22.20.370 Uses subject to permits. Property in Zone R-4-()U may be used for:

A. The following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Adult day care facilities.
- Adult residential facilities, having seven or more persons.
- Airports.
- Arboretums and horticultural gardens.
- Colleges and universities, including appurtenant facilities, giving advanced academic instruction approved by the State Board of Education or other recognized accrediting agency, but excluding trade or commercial schools.

- Communication equipment buildings.
- Community centers, where developed as an integral part of a building project and on a nonprofit basis for the use of surrounding residents. This provision shall not be interpreted to permit commercial enterprises.
- Crops—Field, tree, bush, berry and row, including nursery stock.
- Disability rehabilitation and training centers, on a lot or parcel of land having an area of not less than one acre, where sheltered employment or industrial-type training is conducted.
- Earth stations.
- Electric distribution substations, including microwave facilities used in conjunction therewith.
- Fire stations.
- Gas metering and control stations, public utility.
- Golf courses, including the customary clubhouse and appurtenant facilities.
- Grading projects, off-site transport, where more than 100,000 cubic yards of material is to be transported, subject to the conditions and limitations of Sections 22.56.210 and 22.56.230.
- Grading projects, on-site, but excluding projects where the hearing officer or the commission or the board of supervisors have previously considered such grading proposal as indicated by approval of an environmental document incorporating consideration of such grading project.
- Group homes, children, having seven or more children.
- Heliports.
- Helistops.
- Hospitals.
- Hotels, subject to the conditions of Section 22.56.220.
- Institutions of educational, philanthropic or charitable nature, not including any commercial or industrial enterprise sponsored or operated by such institutions.
- Juvenile halls.
- Land reclamation projects.
- Landing strips.
- Libraries.
- Microwave stations.
- Mobilehome parks subject to the conditions of Part 6 of Chapter 22.52.
- Mobilehomes used as a residence of the owner and his family during the construction by such owner of a permanent single-family residence, but only while a building permit for the construction of such residence is in full force and effect and in no event longer than one year in addition to that provided for in Section 22.20.360.
- Model homes, except as otherwise provided in Section 22.20.090 in those areas where such uses are specifically mentioned in the general plan.
- Museums.
- Oil wells.

- Parking lots and buildings, but excluding commercial parking lots or structures.
- Parks, playgrounds and beaches, with all appurtenant facilities customarily found in conjunction therewith.
- Police stations.
- Post offices.
- Publicly owned uses necessary to the maintenance of the public health, convenience or general welfare in addition to those specifically listed in this section.
- Radio and television stations and towers, but not including studios.
- Recreation facilities, neighborhood, not accessory to a principal use, including tennis, polo and swimming, where operated as a nonprofit corporation for the use of the surrounding residents. This provision shall not be interpreted to permit commercial enterprises.
- Restaurants and incidental commercial service concessions offering newspapers, tobacco, notions, grocery and similar items in hotels or apartment house developments having not less than 100 guest rooms and/or dwelling units, provided:
 1. That such facilities are designed and operated for the convenience of the residents and are no more extensive than is necessary to service such development; and
 2. That all public entrances to such facilities are from a lobby, hallway or other interior portion of the hotel or apartment development; and
 3. That such facilities are located so as not to be visible from the outside of the hotel or apartment house development; and
 4. That no sign advertising or identifying such facilities is visible from outside of the building.
- Second units located within any area described in subsection B of Section 22.52.1730, subject to the provisions of Part 16 of Chapter 22.52.
- Sewage treatment plants.
- Signs, as provided in Part 10 of Chapter 22.52.
- Solid fill projects.
- Stations—Bus, railroad and taxi.
- Storage, temporary, of materials and construction equipment used in construction or maintenance of streets and highways, sewers, storm drains, underground conduits, flood control works, pipelines and similar uses for a period not to exceed one year.
- Subdivision directional signs, subject to the limitations and conditions of Part 8 of Chapter 22.56.
- Telephone repeater stations.
- Water reservoirs, dams, treatment plants, gaging stations, pumping stations, wells, and any use normal and appurtenant to the storage and distribution of water.
- Wind energy conversion systems, non-commercial, in conformance with the standards and requirements specified in Part 15 of Chapter 22.52.

B. The following uses, provided the specified permit has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Cemeteries as provided in Part 4 of Chapter 22.56.
- Explosives storage as provided in Part 5 of Chapter 22.56.
- Qualified projects, as provided in Part 17 of Chapter 22.52 and Part 18 of Chapter 22.56.
- Surface mining operations, as provided in Part 9 of Chapter 22.56.
- Temporary uses, as provided in Part 14 of Chapter 22.56.

(Ord. 2006-0063 § 6, 2006; Ord. 2004-0030 § 14, 2004; Ord. 2004-0012 § 5 (part), 2004; Ord. 2002-0043 § 4, 2002; Ord. 87-0149 § 1 (part), 1987; Ord. 87-0033 § 1 (part), 1987; Ord. 86-0170 § 3 (part), 1986; Ord. 85-0195 § 8 (part), 1985; Ord. 85-0004 § 23, 1985; Ord. 83-0007 § 2 (part), 1983; Ord. 82-0005 § 2 (part), 1982; Ord. 1494 Ch. 2 Art. 1 § 220.05, 1927.)

22.20.380 Yard requirements. A. Premises in Zone R-4-()U shall be subject to the yard requirements provided herein:

1. Front Yards. Each lot or parcel of land shall have a front yard of not less than 15 feet in depth.

2. Corner Side Yards. Each lot or parcel of land shall have corner side yards of not less than:

- a. Seven and one-half feet on a reversed corner lot; or
- b. Five feet on other corner lots.

3. Interior Side Yards. Each lot or parcel of land shall have interior side yards of not less than:

a. Five feet where no structure thereon exceeds two stories in height.

b. Five feet plus one foot for each story by which any structure thereon exceeds two stories in height, except that no side yard need exceed 16 feet.

4. Rear Yards. Each lot or parcel of land shall have a rear yard of not less than 15 feet in depth.

B. Yards required by this zone are also subject to the general provisions and exceptions contained in Chapter 22.48, which shall apply as specified. (Ord. 1494 Ch. 2 Art. 1 § 220.2, 1927).

22.20.390 Dwelling unit density. A. Property in Zone R-4-()U developed for any residential use shall not exceed the number preceding the letter U specified in the suffix to the zoning symbol. Such required area per dwelling unit shall not exceed 50 units per net acre.

B. The provisions of Section 22.20.060 shall apply on lots or parcels of land containing fractional parts of an acre. (Ord. 1494 Ch. 2 Art. 1 § 220.5, 1927.)

22.20.400 Parking. Premises in Zone R-4-()U shall provide parking facilities as required by Part 11 of Chapter 22.52. (Ord. 83-0161 § 8, 1983; Ord. 1494 Ch. 2 Art. 1 § 221, 1927.)

Part 6

R-A RESIDENTIAL AGRICULTURAL ZONE

Sections:

- 22.20.410 Permitted uses.
- 22.20.420 Accessory uses.
- 22.20.430 Uses subject to director's review and approval.
- 22.20.440 Uses subject to permits.
- 22.20.450 Development standards.

22.20.410 Permitted uses. Property in Zone R-A may be used for:

- Adult residential facilities, limited to six or fewer persons.
- Crops—Field, tree, bush, berry and row, including nursery stock. This subsection does not permit roadside stands, retail sale from the premises, or advertising signs of any nature.
- Family child care homes, large, subject to the procedures and standards provided in subsection A of Section 22.20.021.
- Family child care homes, small.
- Foster family homes.
- Group homes, children, limited to six or fewer children.
- Residences, single-family, subject to the standards provided in Section 22.20.105.
- Second units, subject to the provisions of Part 16 of Chapter 22.52.
- Small family homes, children.

(Ord. 2004-0030 § 6 (part), 2004; Ord. 2004-0012 § 3 (part), 2004; Ord. 85-0004 § 24, 1985; Ord. 82-0130 § 3 (part), 1982; Ord. 1494 Ch. 2 Art. 1 § 223, 1927.)

22.20.420 Accessory uses. Property in Zone R-A may be used for:

A. The following accessory uses subject to the same limitations and conditions provided in Section 22.20.080 (Zone R-1):

- Accessory buildings and structures.
- Animals, domestic and wild, maintained or kept as pets or for personal use as provided in Part 3 of Chapter 22.52.
- Building materials, storage of.
- Detached living quarters for guests or servants.
- Home-based occupations, subject to the limitations, standards and conditions contained in Section 22.20.020.
- Living quarters for servants, attached to such residence.
- Room rentals.

B. Signs, as provided in Part 10 of Chapter 22.52. (Ord. 99-0101 § 6 (part), 1999; Ord. 1494 Ch. 2 Art. 1 § 223.1, 1927.)

22.20.430 Uses subject to director's review and approval. If site plans therefor are first submitted to and approved by the director, premises in Zone R-A may be used for:

A. The following uses subject to the same limitations and conditions provided in Section 22.20.090 (Zone R-1):

- Access to property lawfully used for a purpose not permitted in Zone R-A.
- Domestic violence shelters, subject to the standards and limitations specified in Section 22.56.1758.
- Family child care homes, large, where the standards of subsection A of Section 22.20.021 have not been met.
- Grading projects, off-site transport.
- Historic vehicle collection, subject to the standards and conditions contained in Section 22.56.1761.
- Mobilehomes used as a residence during construction.
- Model homes.
- Parking lots as a transitional use.
- Real estate tract offices, temporary.
- Residential care facilities.
- Riding and hiking trails, excluding trails for motor vehicles.
- Shared water wells, subject to the provisions of Section 22.56.1764.

B. The following additional uses:

- Meteorological towers, temporary, in conformance with the standards and requirements specified in Part 15 of Chapter 22.52.
- Signs, as provided in Part 10 of Chapter 22.52.

(Ord. 2005-0055 § 2 (part), 2005; Ord. 2004-0030 § 7 (part), 2004; Ord. 2002-0043 § 3, 2002; Ord. 91-0065 § 4 (part), 1991; Ord. 88-0005 § 2 (part), 1988; Ord. 85-0004 § 25, 1985; Ord. 1494 Ch. 2 Art. 1 § 223.3, 1927.)

22.20.440 Uses subject to permits. Property in Zone R-A may be used for:

A. The following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Adult day care facilities.
- Adult residential facilities, having seven or more persons.
- Airports.
- Arboretums and horticultural gardens.
- Child care centers.
- Churches, temples or other places used exclusively for religious worship, including customary incidental educational and social activities in conjunction therewith.
- Communication equipment buildings.
- Convents or monasteries, where on the same lot or parcel of land as a legibly established church or school.

- Density-controlled developments, subject to the conditions of Section 22.56.205.
- Earth stations.
- Electric distribution substations, including microwave facilities used in conjunction therewith.
- Fire stations.
- Gas metering and control stations, public utility.
- Golf courses, including the customary clubhouse and appurtenant facilities.
- Grading projects, off-site transport, where more than 100,000 cubic yards of material is to be transported, subject to the conditions and limitations of Sections 22.56.210 and 22.56.230.
- Grading projects, on-site, but excluding projects where the hearing officer or the commission or the board of supervisors have previously considered such grading proposal as indicated by approval of an environmental document incorporating consideration of such grading project.
- Group homes, children, having seven or more children.
- Heliports.
- Helistops.
- Historic vehicle collection, not in full compliance with Section 22.56.1761.
- Juvenile halls.
- Land reclamation projects.
- Landing strips.
- Libraries.
- Microwave stations.
- Mobilehome parks, subject to the conditions of Part 6 of Chapter 22.52.
- Mobilehomes used as a residence of the owner and his family during the construction by such owner of a permanent single-family residence, but only while a building permit for the construction of such residence is in full force and effect and in no event longer than one year in addition to that provided for in Section 22.20.430.
- Model homes, except as otherwise provided in Section 22.20.090 in those areas where such uses are specifically mentioned in the general plan.
- Museums.
- Oil wells.
- Parks, playgrounds and beaches, with all appurtenant facilities customarily found in conjunction therewith.
- Police stations.
- Publicly owned uses necessary to the maintenance of the public health, convenience or general welfare, in addition to those specifically listed in this section.
- Radio and television stations and towers, but not including studios.
- Recreation facilities, neighborhood, not accessory to a principal use, including tennis, polo and swimming, where operated as a nonprofit

corporation for the use of the surrounding residents. This provision shall not be interpreted to permit commercial enterprises.

- Residences, senior citizen, subject to the conditions listed in Section 22.56.235.
- Schools, through grade 12, accredited, including appurtenant facilities, which offer instruction required to be taught in the public schools by the Education Code of the state of California, in which no pupil is physically restrained, but excluding trade or commercial schools.
- Second units located within any area described in subsection B of Section 22.52.1730, subject to the provisions of Part 16 of Chapter 22.52.
- Sewage treatment plants.
- Signs, as provided in Part 10 of Chapter 22.52.
- Solid fill projects.
- Storage, temporary, of materials and construction equipment used in construction or maintenance of streets and highways, sewers, storm drains, underground conduits, flood control works, pipelines and similar uses for a period not to exceed one year.
- Subdivision directional signs, subject to the limitations and conditions of Part 8 of Chapter 22.56.
- Telephone repeater stations.
- Townhouses, subject to the conditions of Section 22.56.255.
- Water reservoirs, dams, treatment plants, gaging stations, pumping stations, wells, and tanks, except those wells and tanks related to a shared water well, and any other use normal and appurtenant to the storage and distribution of water.
- Wind energy conversion systems, non-commercial, in conformance with the standards and requirements specified in Part 15 of Chapter 22.52.

B. The following uses, provided the specified permit has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Explosives storage as provided in Part 5 of Chapter 22.56.
- Cemeteries as provided in Part 4 of Chapter 22.56.
- Qualified projects, as provided in Part 17 of Chapter 22.52 and Part 18 of Chapter 22.56.
- Rehabilitation facilities for small wild animals, as provided in Part 3 of Chapter 22.56.
- Surface mining operations, as provided in Part 9 of Chapter 22.56.
- Temporary uses, as provided in Part 14 of Chapter 22.56.

(Ord. 2006-0063 § 7, 2006; Ord. 2006-0019 § 3, 2006; Ord. 2005-0055 § 3 (part), 2005; Ord. 2004-0012 § 5 (part), 2004; Ord. 2002-0043 § 4, 2002; Ord. 91-0065 § 5 (part), 1991; Ord. 87-0149 § 1 (part), 1987; Ord. 87-0033 § 1 (part), 1987; Ord. 86-0170 § 3 (part), 1986; Ord. 85-0195 § 8 (part), 1985; Ord. 85-0004 § 26, 1985; Ord. 84-0001 § 2 (part), 1984; Ord. 83-0007 § 2 (part), 1983; Ord. 83-0006 § 7, 1983; Ord. 82-0003 § 9 (part), 1982; Ord. 1494 Ch. 2 Art. 1 § 223.5, 1927.)

22.20.450 Development standards. Property in Zone R-A shall be subject to all development standards applying to Zone R-1, including front, side and rear yards, height limits, vehicle storage, and area requirements. (Ord. 1494 Ch. 2 Art. 1 § 223.6, 1927.)

Part 7

RPD RESIDENTIAL PLANNED DEVELOPMENT ZONE

Sections:

22.20.460 Uses and development standards.

22.20.460 Uses and development standards. Property in Zone RPD may be used for:

A. Any use permitted in Zone R-1 under the same limitations and conditions, including auxiliary and transitional uses, front, side and rear yards, garages and carports, and area requirements, and those provisions of Part 2 of Chapter 22.52 which relate to Zone R-1.

B. If a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, property in Zone RPD may be used for a planned residential development, including a mobilehome park, subject to approval by the hearing officer, which will afford the same or lesser density of population or intensity of use than is specified in the zone.

— It is the intent of planned residential development to promote residential amenities beyond those expected under conventional development, to achieve greater flexibility in design, to encourage well-planned neighborhoods through creative and imaginative planning as a unit, and to provide for appropriate use of land which is sufficiently unique in its physical characteristics or other circumstances to warrant special methods of development. In implementing planned development, it is further declared the purpose of this section to reduce developmental problems in hillside areas and to preserve areas of natural scenic beauty through the encouragement of integrated planning, integrated design and unified control of development.

— Approval by the hearing officer shall be based upon findings that the plan complies with the intent of planned residential development as set forth in this subsection B, provides as well or better for light and air, for public safety and convenience, the protection of property values and the preservation of the general welfare of the community, than if developed as provided in subsection A of this section, and shall be subject to all of the following provisions:

1. Area. The proposed development plan shall include, as a condition of use, a parcel of land containing not less than five acres. A development plan may be considered on a parcel of land less than five acres in area when such

property is in Zone RPD and has a common boundary with property which has been developed under an approved plan pursuant to this subsection B. In this case, the plan shall indicate that the proposed development will constitute an orderly extension in arrangement of buildings, facilities and open space throughout the combined parcels of land in addition to all the other requirements for approval of a conditional use permit.

2. Density. When property in Zone RPD is developed pursuant to this subsection B, the number of units for each acre of the net area shall be equal to the number preceding the letter "U" in the suffix to the zoning symbol.

The provisions of Part 17 of Chapter 22.52 and Part 18 of Chapter 22.56, regarding housing permits for qualified projects, shall apply in Zone RPD.

3. Type of Structures.

a. Dwelling units may be in single-family detached, two-family or multiple residential structures, or they may be mobilehomes as defined in this Title 22 or factory-built houses as defined in the Health and Safety Code of the state, depending upon adjacent development and the compensating features of the development plan.

b. The hearing officer may approve places of public assembly, recreational buildings and accessory buildings if for the primary use of persons residing within the planned development project and located so as not to be detrimental to adjacent properties. Distance between buildings shall not be less than 10 feet for one-story and two-story structures, plus two additional feet for each story above the second.

c. The hearing officer, in considering placement and type of structures, may modify or require a greater depth for yards than would be required if developed as provided in subsection A. Provisions regarding yards and distances between buildings shall not apply to mobilehomes within mobilehome parks.

4. Open Space. Open space shall comprise not less than 30 percent of the net area; provided however, that where the applicant submits evidence to the satisfaction of the hearing officer that the particular development will contain compensatory characteristics which will provide as well as better for planned unit development within the intent of this section, the hearing officer may modify said requirements.

— Subject to the approval of the hearing officer, open space may include one or more of the following, designated for the use and enjoyment of all of the occupants of the planned residential development or appropriate phase thereof:

a. Common open space developed for recreational purposes;

b. Areas of scenic or natural beauty forming a portion of the proposed development;

c. Present or future recreational areas of a noncommercial nature, including parks, playgrounds and beaches. Where specifically approved by the hearing officer, green fees or similar charges related to use of a golf course or similar open recreational use may be permitted, provided such charges are incidental

to operation of said facilities, are not primarily commercial in nature, and do not alter the character of said recreational facility;

- d. Present or future hiking, riding or bicycle trails;
- e. Landscaped portions adjacent to streets or highways which are in excess of minimum required rights-of-way;
- f. Other similar areas determined appropriate by the hearing officer.

— In approving said open space, the hearing officer shall give consideration to the project to be developed, the characteristics of such open space, the manner in which the open space is to be improved and maintained, and such other information as the hearing officer deems pertinent. Reservation of open space shall be made a condition of approval. Such reservation shall be by public dedication, establishment of a maintenance district, common ownership, or other satisfactory means to insure the permanent reservation of, and where appropriate perpetual maintenance of, required open space.

5. **Building Coverage.** Buildings shall not occupy more than 50 percent of the net area, except that common recreational buildings are excluded from this building-coverage limitation.

6. **Parking.** The provisions of Part 11 of Chapter 22.52 which specify the number and/or location of required parking spaces relating to dwelling units, places of public assembly and other recreational uses shall not apply when property in Zone RPD is developed pursuant to this subsection B. In granting a conditional use permit for a planned residential development, the hearing officer shall require automobile parking for such uses in an amount adequate to prevent traffic congestion and excessive onstreet parking; provided, however, in no event shall less than one covered parking space per dwelling unit, or less than 50 percent of the required number of parking spaces for public assembly or recreational uses specified in said Part 11 of Chapter 22.52 be permitted.

— Where the hearing officer fails to specifically designate such parking requirements, the requirements of Part 11 of Chapter 22.52 shall be deemed to have been specified.

7. **Utilities.** The applicant shall submit to the hearing officer, and it shall be made a condition of approval, satisfactory evidence that the applicant has made arrangements with the serving utilities to install underground all new facilities necessary to furnish service in the development. This requirement may be waived where it would cause undue hardship or constitute an unreasonable requirement.

8. **Development Schedule.** The hearing officer shall approve a progress schedule indicating the development of open-space related to the construction of residential dwelling units, which shall become a condition of approval. Where development is to be completed in phases, the said development may, with the approval of the hearing officer, be coordinated between phases as approved in subdivision 11 of this subsection B. The hearing officer may modify,

without a hearing, this condition pertaining to the development schedule based upon an affirmative showing, in writing, of hardship.

9. Tentative Division of Land Map. A tentative map shall be filed when required by Title 21 of this code, Subdivisions. Where a tentative map is not required, a plot plan shall be filed indicating the precise location, width and type of improvements for private or public streets and pedestrian walks.

10. Landscaping. A plan for landscaping all open areas, where appropriate, shall be submitted to and approved by the hearing officer.

11. Distribution of Open Space. Planned development projects developed in phases shall be designated so that each successive phase will contain open space to independently qualify under the provisions of subdivision 4 of this subsection B; provided, however, that where the applicant submits development plans indicating to the satisfaction of the hearing officer that the proposed development will provide as well or better for planned unit development within the intent of this section, the hearing officer may approve a division of open space encompassing more than one phase.

— Where a division of open space will encompass more than one phase, the applicant shall provide the hearing officer with a map indicating cumulative allocation and utilization of open space for each successive phase in each subsequent application.

12. Division of Lots or Parcels. In addition to a tentative division of land map when required by Title 21 of this code, where lots or parcels of land are to be sold or separated in ownership from other property in the development, or applicable phase thereof, a map shall be submitted to the hearing officer, indicating the proposed boundaries of the lots or parcels of land to be sold or separated in ownership. Where the proposed division would create one or more lots or parcels of land having an area of less than that specified if developed as provided in subsection A of this section, said map shall also delineate the relationship between said lots or parcels of land and open space provided as required in subdivision 4 of this subsection B. The hearing officer shall consider the proposed separation in ownership and may approve such separation where, in the hearing officer's opinion, the proposed separation provides as well or better for planned development within the intent of this section.

13. Sale or Separation of Lots or Parcels. Where lots or parcels of land are sold or otherwise separated in ownership, no dwelling unit or lot or parcel of land for a residential building shall be sold or encumbered separately from an undivided interest in the open-space appurtenant to such dwelling unit or lot or parcel of land where required by subdivision 4 of this subsection B. Such undivided interest shall include either:

- a. An undivided interest in the open space; or
- b. A share in the corporation, or voting membership in an association owning the open-space where approved as provided in subsection B4.

— This provision shall not apply when said required open space has been accepted for public dedication; or where held

in separate ownership with recreational rights to the required open space reserved to the lot owners and maintenance easements granted to an established maintenance district; or where other satisfactory means to insure permanent reservation of required open space have been approved by the hearing officer.

C. Second Units. Second units within an existing planned residential development, subject to the provisions of Part 16 of Chapter 22.52. (Ord. 2006-0063 § 8, 2006; Ord. 2004-0012 § 6, 2004; Ord. 86-0170 § 4, 1986; Ord. 85-0195 § 9 (part), 1985; Ord. 84-0001 § 3, 1984; Ord. 1494 Ch. 2 Art. 1 § 225.5, 1927.)

Chapter 22.24

AGRICULTURAL ZONES

Parts:

1. **General Regulations**
2. **A-1 Light Agricultural Zone**
3. **A-2 Heavy Agricultural Zone**
4. **A-2-H Zone — Heavy Agriculture, Including Hog Ranches**

Part 1

GENERAL REGULATIONS

Sections:

- 22.24.010 Establishment — Purpose.
- 22.24.020 Agricultural zones designated.
- 22.24.025 Use restrictions.
- 22.24.030 Home-based occupations—Regulations.
- 22.24.035 Keeping or parking of vehicles — Prohibited when.
- 22.24.040 Wild animals prohibited — Exceptions.
- 22.24.050 Dogs.
- 22.24.060 Conditional use permits — Additional conditions imposed when.
- 22.24.065 Sale of personal property.

22.24.010 Establishment — Purpose. The agricultural zones are established to permit a comprehensive range of agricultural use in areas particularly suited for agricultural activities. Permitted uses are intended to encourage agricultural pursuits and such other uses required for, or desired by, the inhabitants of the community. An area so zoned may provide the land necessary to permit low-density single-family residential development, and outdoor recreational and needed public and institutional facilities. (Ord. 1494 Ch. 2 Art. 2 § 230, 1927.)

22.24.020 Agricultural zones designated. As used in this Title 22, “Agricultural zone” means Zone A-1, Zone A-2 or Zone A-2-H. (Ord. 1494 Ch. 2 Art. 2 § 231, 1927.)

22.24.025 Use restrictions. A person shall not use any premises in any agricultural zone except as hereinafter specifically permitted in this Title 22, and subject to all regulations and conditions enumerated in this title. (Ord. 99-0101 § 4, 1999; Ord. 1494 Ch. 2 Art. 2 § 232, 1927.)

22.24.030 Home-based occupations — Regulations. Home-based occupations may be established in order that a resident may carry on a business activity which is clearly incidental and subordinate to a dwelling unit in an agricultural zone. The establishment of a home-based occupation shall be compatible with the surrounding neighborhood and uses, and shall not adversely change the character of the dwelling unit or detract from the character of the surrounding neighborhood. Every home-based occupation shall be subject to the limitations and standards contained in Section 22.20.020.

22.24.035 Keeping or parking of vehicles — Prohibited when. A. A person shall not keep, store, park, maintain or otherwise permit any vehicle or any component thereof in the front yard, corner side yard and any additional area of a lot or parcel of land situated between the road and any building or structure located thereon, except that the parking of passenger vehicles including pickup trucks, other than a motor home or travel trailer, is permitted on a driveway.

B. A person shall not keep, store, park, maintain or otherwise permit an inoperative vehicle as defined in Section 22.08.220 in any agricultural zone. Inoperative vehicles shall be removed within 30 days from the effective date of the ordinance codified in this section.

C. Notwithstanding the above, a person may keep and maintain a historic vehicle collection, provided the director finds it to be in full compliance with Section 22.56.1761. (Ord. 2002-0095 § 4, 2002; Ord. 91-0065 § 6, 1991.)

22.24.040 Wild animals prohibited — Exceptions. A person shall not keep or maintain any wild animal in any agricultural zone, whether such wild animal is kept or maintained for the personal use of the occupant or otherwise, except that for each dwelling unit the occupant may keep for his personal use:

A. The following wild animals:

- Tropical fish excluding caribe.
- White mice and rats.

B. The following wild animals, but in no event more than three such animals in any combination on a lot or parcel of land having an area of less than 10,000 square feet per dwelling unit:

- Canaries.
- Chinchillas.
- Chipmunks.
- Finches.
- Gopher snakes.
- Guinea pigs.
- Hamsters.
- Hawks.
- King snakes.
- Marmoset monkeys.
- Mynah birds.
- Parrots, parakeets, amazons, cockateels, cockatoos, lories, lorikeets, love birds, macaws, and similar birds of the psittacine family.
- Pigeons.
- Ravens.
- Squirrel monkeys.
- Steppe legal eagles.
- Toucans.
- Turtles.
- White doves.

(Ord. 2006-0019 § 4, 2006; Ord. 1494 Ch. 2 Art. 2 § 232.3, 1927.)

22.24.050 Dogs. Dogs may be kept or maintained in agricultural zones as follows:

A. A person shall not keep or maintain more than three dogs over the age of four months per dwelling unit in any agricultural zone, whether kept or maintained for the personal use of such person or otherwise.

B. A service dog, as defined in Section 10.20.090 of this Code, shall not be counted toward the number of dogs authorized to be kept or maintained pursuant to subsection A of this Section. (Ord. 2004-0048 § 2 2004; Ord. 1494 Ch. 2 Art. 2 § 232.5, 1927.)

22.24.060 Conditional use permits — Additional conditions imposed when.

Every conditional use permit for any use listed in this section shall be subject to additional conditions as listed herein. The hearing officer, in granting the conditional use permit, may not change or modify any of the following, which are conditions of use:

A. Health Retreats.

1. Such retreat shall be located on a lot or parcel of land having an area of not less than two acres.

2. Not more than 10 persons, including staff, patrons and guests, shall be in residence at such retreat at any one time; and

3. All activities shall be conducted as a part of a live-in healthcare program only, the providing of services for persons maintaining residence for less than 24 hours shall be prohibited; and

4. All exercise, gymnasium, therapy and similar equipment, and areas used for sunbathing, shall be located within a building or shall be effectively screened so as not to be visible to surrounding property. Such screening shall consist of walls, screening fences or suitable landscaping; and

5. All patrons shall be transported to and from the premises unless otherwise expressly authorized by the hearing officer; and

6. Where visible to surrounding property, all structures housing such retreat shall be compatible with the dwellings and structures in the vicinity thereof; and

7. No signs shall be permitted in conjunction with such use.

B. Plant Nursery, Retail.

1. Such plant nursery shall be located on a lot or parcel of land having an area of not less than five acres.

2. Products offered for sale shall be limited to nursery stock and related materials incident to the planting, care and maintenance of plants, including fertilizer, pesticides, seeds and planting containers, but shall exclude general building materials, hardware or the sale and rental of tools other than for soil preparation and general landscaping.

3. All storage, display and sale of products other than nursery stock shall be conducted within a completely enclosed building or within an area enclosed by a solid wall or solid fence and gate not less than five feet nor more than six feet in height.

4. No storage shall be higher than the enclosure surrounding it. (Ord. 85-0195 § 9 (part), 1985; Ord. 1494 Ch. 2 Art. 2 § 246, 1927.)

22.24.065 Sale of personal property. The following supplementary standards shall apply to any person selling personal property at a yard sale, garage sale or similar event at a residence.

A. Items offered for sale shall be limited to personal property not acquired for resale, and either owned by the resident of the dwelling where the sale is to be conducted, or owned by another person participating in the sale with the resident.

B. One on-site advertising sign, having a maximum area of four square feet, may be placed facing each street abutting the residence.

C. A maximum of two personal property sales, each not exceeding three consecutive days, may be conducted at any site in any 12-month period.

D. Personal property sales shall not be conducted between the hours of 6:00 p.m. of one day and 7:00 a.m. of the following day.

E. This section shall not modify the provisions for accessory uses in Section 22.24.080, regarding on-site display, advertising and sale of any products lawfully produced on the same lot or parcel of land. (Ord. 96-0005 § 1, 1996.)

Part 2

A-1 LIGHT AGRICULTURAL ZONE

Sections:

- 22.24.070 Permitted uses.
- 22.24.080 Accessory uses.
- 22.24.090 Uses subject to director's review and approval.
- 22.24.100 Uses subject to permits.
- 22.24.110 Development standards.

22.24.070 Permitted uses. Premises in Zone A-1 may be used for:

- A. The following uses:
 - Adult residential facilities, limited to six or fewer persons.
 - Crops — field, tree, bush, berry and row, including nursery stock.
 - Family child care homes, large, subject to the procedures and standards provided in subsection A of Section 22.20.021.
 - Family child care homes, small.
 - Foster family homes.
 - Group homes, children, limited to six or fewer children.
 - Residences, single-family, subject to the standards provided in Section 22.20.105.
 - Second units, subject to the provisions of Part 16 of Chapter 22.52.
 - Small family homes, children.
- B. The following light agricultural uses, provided that all buildings or structures used in conjunction therewith shall be located not less than 50 feet from any street or highway or any building used for human habitation:
 - The raising of horses and other equine, cattle, sheep, goats, alpacas, and llamas, including the breeding and training of such animals, on a lot or parcel of land having an area of not less than one acre and provided that not more than eight such animals per acre of the total ground area be kept or maintained in conjunction with such use.
 - The grazing of cattle, horses, sheep, goats, alpacas, or llamas on a lot or parcel of land with an area of not less than five acres, including the supplemental feeding of such animals, provided:
 - a. That such grazing is not a part of nor conducted in conjunction with any dairy, livestock feed yard, livestock sales yard or commercial riding academy located on the same premises;
 - b. That no buildings, structures, pens or corrals designed or intended to be used for the housing or concentrated feeding of such stock be used on the premises for such grazing other than racks for supplementary feeding, troughs for watering, or incidental fencing.
 - Greenhouses on a lot or parcel of land having, as a condition of use, an area of not less than one acre.
 - 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, sale, slaughtering, dressing, processing and packing, and including eggs, honey or similar products derived therefrom, on a lot or parcel of land having, as a condition of use, an area of not less than one acre.

C. Hogs or pigs, provided:

1. That said animals are, as a condition of use, located not less than 150 feet from any highway and not less than 50 feet from the side or rear lines of any lot or parcel of land. This condition shall not apply to pygmy pigs;

2. That said animals shall not be fed any market refuse or similar imported ingredient or anything other than table refuse from meals consumed on the same lot or parcel of land, or grain;

3. That not to exceed two weaned hogs or pigs are kept.
(Ord. 2006-0019 § 5, 2006; Ord. 2004-0030 § 6 (part), 2004; Ord. 2004-0012 § 3 (part), 2004; Ord. 92-0121 § 3, 1992; Ord. 85-0004 § 27, 1985; Ord. 82-0130 § 4 (part), 1982; Ord. 1494 Ch. 2 Art. 2 § 233, 1927.)

22.24.080 Accessory uses. Property in Zone A-1 may be used for:

A. The following accessory uses, subject to the same limitations and conditions provided in Section 22.20.080 (Zone R-1):

- Accessory buildings and structures.
- Animals, domestic and wild, maintained or kept as pets or for personal use as provided in Part 3 of Chapter 22.52.
- Building materials, storage of.
- Detached living quarters for guests and servants.
- Home-based occupations, subject to the limitations, standards and conditions contained in Section 22.20.020.
- Living quarters for servants, attached to such residence.
- Room rentals.

B. Stands for the display and sale of any products, the production of which is permitted in Zone A-1 by Section 22.24.070, and which have lawfully been produced on such lot or parcel of land, provided:

1. That said stand shall be exclusively of wood-frame construction (except the floor);

2. That said stand shall have a floor area of not more than 300 square feet;

3. That said stand shall be located not nearer than 20 feet from any street or highway upon which such lot or parcel fronts, or adjacent residences;

4. That said stand will be on a parcel of land not less than one acre in area.

C. Signs, as provided in Part 10 of Chapter 22.52. (Ord. 99-0101 § 6 (part), 1999; Ord. 1494 Ch. 2 Art. 2 § 233.1, 1927.)

22.24.090 Uses subject to director's review and approval. If site plans therefor are first submitted to and approved by the director, premises in Zone A-1 may be used for:

A. The following uses, subject to the same limitations and conditions provided in Section 22.20.090 (Zone R-1):

- Access to property lawfully used for a purpose not permitted in Zone A-1.
- Domestic violence shelters, subject to the standards and limitations specified in Section 22.56.1758.
- Family child care homes, large, where the standards of subsection A of Section 22.20.021 have not been met.
- Grading projects, off-site transport.

- Historic vehicle collection, subject to the standards and conditions contained in Section 22.56.1761.
- Mobilehomes used as a residence during construction.
- Model homes.
- Parking lots, as a transitional use.
- Real estate tract offices, temporary.
- Residential care facilities.
- Riding and hiking trails excluding trails for motor vehicles.
- Shared water wells, subject to the provisions of Section 22.56.1764.
- B. The following additional uses:
 - Christmas trees and wreaths, the sale of, between December 1st and December 25th both dates inclusive, to the extent permitted by other statutory and ordinance provisions. Any structures, facilities and materials used for the sale of trees and wreaths shall be removed from the premises by December 31st of the same calendar year, and the property restored to a neat condition.
 - Meteorological towers, temporary, in conformance with the standards and requirements specified in Part 15 of Chapter 22.52.
 - Signs, as provided in Part 10 of Chapter 22.52.

(Ord. 2005-0055 § 2 (part), 2005; Ord. 2004-0030 § 7 (part), 2004; Ord. 2002-0043 § 3, 2002; Ord. 91-0065 § 4 (part), 1991; Ord. 88-0005 § 2 (part), 1988; Ord. 85-0004 § 27, 1985; Ord. 1494 Ch. 2 Art. 2 § 233.2, 1927.)

22.24.100 Uses subject to permits. Property in Zone A-1 may be used for:

A. The following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Adult day care facilities.
- Adult residential facilities, having seven or more persons.
- Airports.
- Arboretums and horticultural gardens.
- Camps, youth.
- Campgrounds, picnic areas, trails with overnight camping facilities, including fishermen's and hunters' camps, but not including structures for permanent human occupancy.
- Child care centers.
- Churches, temples or other places used exclusively for religious worship, including customary incidental educational and social activities in conjunction therewith.
- Colleges and universities, including appurtenant facilities, giving advanced academic instruction approved by the State Board of Education or other recognized accrediting agency, but excluding trade or commercial schools.
- Communication equipment buildings.
- Convents and monasteries.

- Correctional institutions, including jails, farms and camps.
- Density-controlled developments, subject to the conditions of Section 22.56.205.
- Disability rehabilitation and training centers, on a lot or parcel of land having an area of not less than one acre where sheltered employment or industrial-type training is conducted.
- Earth stations.
- Electric distribution substations and electric transmission substations, including microwave facilities used in conjunction with either.
- Fire stations.
- Gas metering and control stations, public utility, including facilities associated with underground natural gas storage.
- Golf courses, including the customary clubhouse and appurtenant facilities.
- Golf driving ranges.
- Grading projects, off-site transport, where more than 100,000 cubic yards of material is to be transported, subject to the conditions and limitations of Sections 22.56.210 and 22.56.230.
- Grading projects, on-site, but excluding projects where the hearing officer or the board of supervisors have previously considered such grading proposal as indicated by approval of an environmental document incorporating consideration of such grading project.
- Grange halls.
- Group homes, children, having seven or more children.
- Guest ranches.
- Health retreats, subject to the conditions of Section 22.24.060.
- Heavy equipment training schools on a lot or parcel of land having, as a condition of use, an area of not less than 100 acres.
- Heliports.
- Helistops.
- Historic vehicle collection, not in full compliance with Section 22.56.1761.
- Hospitals.
- Juvenile halls.
- Land reclamation projects.
- Landing strips.
- Libraries.
- Living quarters for persons employed and deriving a major portion of their income on the premises, if occupied by such persons and their immediate families.
- Microwave stations.
- Mobilehome parks, subject to the conditions of Part 6 of Chapter 22.52.
- Mobilehomes for use by a caretaker and his immediate family, in accordance with Part 6 of Chapter 22.52.

- Mobilehomes used as a residence of the owner and his family during the construction by such owner of a permanent single-family residence, but only while a building permit for the construction of such residence is in full force and effect and in no event longer than one year in addition to that provided for in Section 22.24.090.
- Model homes, except as otherwise provided in Section 22.20.090 in those areas where such uses are specifically mentioned in the general plan.
- Museums.
- Observatories.
- Oil wells.
- Parks, playgrounds and beaches, with all appurtenant facilities customarily found in conjunction therewith.
- Plant nursery, retail, subject to the conditions of Section 22.24.060.
- Police stations.
- Publicly owned uses necessary to the maintenance of the public health, convenience or general welfare in addition to those specifically listed in this section.
- Radio and television stations and towers, but not including studios.
- The raising of horses and other equine, cattle, sheep, goats, alpacas, and llamas, including the breeding and training of such animals, not subject to the limitations of Section 22.24.070, on a lot or parcel of land having, as a condition of use, an area of not less than five acres.
- Recreation clubs, private, including tennis, polo and swimming; where specifically designated a part of an approved conditional use permit, such use may include a pro shop, restaurant and bar as appurtenant uses.
- Recreational trailer parks, as provided in Part 6 of Chapter 22.52.
- Residence, caretaker's; a conditional use permit may be granted for a caretaker's residence even though the number of existing residences on the lot or parcel of land is the maximum number permitted by Part 2 of Chapter 22.52.
- Residences, senior citizen, subject to the conditions listed in Section 22.56.235.
- Riding academies and stables, with the boarding of horses, on a lot or parcel of land having, as a condition of use, an area of not less than five acres.
- Rifle, pistol or skeet ranges on a lot or parcel of land having, as a condition of use, an area of not less than five acres.
- Road construction and maintenance yards.
- Schools, through grade 12, accredited, including appurtenant facilities, which offer instruction required to be taught in the public schools by the Education Code of the state of California in which no pupil is physically restrained but excluding trade or commercial schools.
- Second units located within any area described in subsection B of Section 22.52.1730, subject to the provisions of Part 16 of Chapter 22.52.
- Sewage treatment plants.

- Signs, as provided in Part 10 of Chapter 22.52.
- Solid fill projects.
- Stations—Bus, railroad, and taxi.
- Storage, temporary, of materials and construction equipment used in construction or maintenance of streets and highways, sewers, storm drains, underground conduits, flood control works, pipelines and similar uses for a period not to exceed one year.
- Subdivision directional signs, subject to the limitations and conditions of Part 8 of Chapter 22.56.
- Telephone repeater stations.
- Theaters, drive-in.
- Townhouses, subject to the conditions of Section 22.56.255.
- Water reservoirs, dams, treatment plants, gaging stations, pumping stations, wells, and tanks, except those wells and tanks related to a shared water well, and any other use normal and appurtenant to the storage and distribution of water.
- Wineries, subject to the conditions of Section 22.56.225.
- Youth hostels.

B. The following uses, provided the specified permit has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Cemeteries, as provided in Part 4 of Chapter 22.56.
- Explosives storage, as provided in Part 5 of Chapter 22.56.
- Mobilehomes, individual placement of a mobilehome containing one dwelling unit in lieu of a single-family residence on a lot or parcel of land, having as a condition of use the area requirement of the zone but in no case with an area of less than two and one-half acres, as provided in Part 6 of Chapter 22.56.
- Qualified projects, as provided in Part 17 of Chapter 22.52 and Part 18 of Chapter 22.56.
- Rehabilitation facilities for small wild animals, as provided in Part 3 of Chapter 22.56.
- Surface mining operations, as provided in Part 9 of Chapter 22.56.
- Temporary uses, as provided in Part 14 of Chapter 22.56.
- Wind energy conversion systems, non-commercial, in conformance with the standards and requirements specified in Part 15 of Chapter 22.52.

(Ord. 2006-0063 § 9, 2006; Ord. 2006-0019 § 6, 2006; Ord. 2005-0055 § 3 (part), 2005; Ord. 2004-0012 § 5 (part), 2004; Ord. 2002-0043 § 4, 2002; Ord. 2000-0056 § 2, 2000; Ord. 91-0065 § 5 (part), 1991; Ord. 87-0149 § 1 (part), 1987; Ord. 87-0033 § 1 (part), 1987; Ord. 86-0170 § 3 (part), 1986; Ord. 85-0195 § 8 (part), 1985; Ord. 85-0004 § 29, 1985; Ord. 83-0007 § 2 (part), 1983; Ord. 83-0006 § 8, 1983; Ord. 82-0005 § 2 (part), 1982; Ord. 82-0003 § 9 (part), 1982; Ord. 1494 Ch. 2 Art. 2 § 233.3, 1927.)

22.24.110 Development standards. A. Front, side and rear yards shall be provided as required in Zone R-1.

B. Single-family residential uses shall be subject to all development standards applying to Zone R-1, except as otherwise specified in this Title 22.

C. Premises in Zone A-1 shall provide the required area as specified in Part 2 of Chapter 22.52. (Ord. 83-0006 § 9, 1983; Ord. 1494 Ch. 2 Art. 2 § 233.6, 1927.)

Part 3

A-2 HEAVY AGRICULTURAL ZONE

Sections:

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|-----------|---|
| 22.24.120 | Permitted uses. |
| 22.24.130 | Accessory uses. |
| 22.24.140 | Uses subject to director's review and approval. |
| 22.24.150 | Uses subject to permits. |
| 22.24.160 | Wild animals prohibited—Exceptions. |
| 22.24.170 | Development standards. |
| 22.24.180 | Oil wells—Assignment of savings and loan certificates and shares. |
| 22.24.190 | Oil wells—Insurance agreement. |

22.24.120 Permitted uses. Premises in Zone A-2 may be used for:

- A. The following uses:
- Adult residential facilities, limited to six or fewer persons.
 - Crops — Field, tree, bush, berry and row, including nursery stock.
 - Family child care homes, large, subject to the procedures and standards provided in subsection A of Section 22.20.021.
 - Family child care homes, small.
 - Foster family homes.
 - Group homes, children, limited to six or fewer children.
 - Residence, single-family, subject to the standards provided in Section 22.20.105.
 - Second units, subject to the provisions of Part 16 of Chapter 22.52.
 - Small family homes, children.
- B. The following agricultural uses, provided all buildings or structures used in connection therewith shall be located not less than 50 feet from any street or highway or any building used or designed for human habitation:
- Animal hospitals.
 - Animal shelters and pounds.
 - Aquaria.
 - Dairies, including the processing and sale of dairy products from milk lawfully produced on the premises on a lot or parcel of land having, as a condition of use, an area of not less than 10 acres.
 - Dog kennels.
 - Dog training schools.
 - Feed mills, on a lot or parcel of land having, as a condition of use, an area of not less than five acres.
 - Greenhouses, on a lot or parcel of land having, as a condition of use, an area of not less than one acre.
 - Hogs, the maintenance of not to exceed five weaned hogs or pigs, subject, as conditions of use, to the requirements of subsection C of Section 22.24.070.
 - Livestock feed yards, on a lot or parcel of land having, as a condition of use, an area of not less than 10 acres.
 - Livestock sales yards, on a lot or parcel of land having, as a condition of use, an area of not less than five acres.
 - Manure, the spreading, drying and sale of, provided no shaking or pulverizing machinery is used in connection therewith, on a lot or parcel of land having, as a condition of use, an area of not less than 10 acres.
 - Mushroom farms.
 - The grazing of cattle, horses, sheep, alpacas, llamas, or goats, including the supplemental feeding such animals, on a lot or parcel of land having, as a condition of use, an area of not less than one acre.
 - The raising of horses and other equine, cattle, sheep, goats, alpacas and llamas, including the breeding and training of such animals, on a lot or parcel of land having, as a condition of use, an area of not less than one acre, provided that:
 - a. On lots or parcels of land having an area of less than five acres, eight such animals may be kept or maintained per acre in conjunction with such use; and

b. On lots or parcels of land having an area of five acres or more, there shall be no limitation as to the number of such animals which may be kept or maintained in conjunction with such use.



- 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, sale, slaughtering, dressing, processing and packing, and including eggs, honey or similar products derived therefrom, on a lot or parcel of land having, as a condition of use, an area of not less than one acre.
- Riding academies and stables, with the boarding of horses, on a lot or parcel of land having, as a condition of use, an area of not less than five acres.
- Riding and hiking trails, but excluding trails for motor vehicles.
- Veterinary.
- C. The following uses, provided they are located at least 300 feet from any public park, or any area in any residential zone:
 - Fairgrounds of a public character, when permanently located, including such commercial uses as are normally accessory or appurtenant thereto.
 - Fruit and vegetable packing plants.
 - Linseed, cottonseed and coconut oil processing plants.
- D. The following additional uses:
 - Campgrounds, picnic areas, trails with overnight camping facilities, including fishermen's and hunters' camps, but not including structures for permanent human occupancy.
 - Camps, youth.
 - Logging operations, involving only the actual controlled cutting and removing of trees with no sawmill operations.
 - Oil wells, including the installation and use of such equipment, structures and facilities as are necessary or convenient for all drilling and producing operations customarily required or incidental to usual oil field practice, including but not limited to, the initial separation of oil, gas and water, and for the storage, handling, recycling and transportation of such oil, gas and water to and from the premises. This subsection does not permit refineries or absorption plants. The use permitted by this subsection is subject to the following conditions, except that by specific action in each instance the commission may waive or modify any one or more of such conditions if it finds that such waiver or modification will not result in material detrimental to the public welfare or to the property of other persons located in the vicinity thereof:
 1. Drilling shall not be within 300 feet of any residence, except the residence of the owner of the land on which the well is located, and except a residence located on land which, at the time of the drilling of the well, is under lease to the person drilling the well.
 2. If the drilling is within 500 feet of one or more residences except the residence of the owner of the land on which the well is located, and except a residence located on land which, at the time of the drilling of the well, is under lease to the person drilling the well, that:
 - a. All derricks used in connection with the drilling of the well shall be enclosed with fire-resistant and soundproofing material unless the heads of all families occupying any residence within 1,320 feet (one-quarter mile) of the drilling site, other than of a residence described at the beginning of this subparagraph 2, file a written waiver with the commission;

b. All drilling and pumping equipment shall be operated by muffled internal-combustion engines or by electric motors;

c. Materials, equipment, tools or pipe used for either drilling or producing operations at the well hole shall not be delivered to or removed from the drilling site except between the hours of 8:00 a.m. and 6:00 p.m. of any day, except in case of emergency.

3. The derrick used pursuant to this section to drill any well hole or to repair, clean out, deepen or redrill any completed or drilling well, shall be removed within 90 days after completion or abandonment of any well.

4. Within 90 days after abandonment of any well, earthen sumps used in drilling or production, or both, shall be filled, and the drilling site restored as nearly as practicable to its original condition.

5. Any unattended earthen sump located within 1,320 feet (one-quarter mile) of the nearest highway, or within 2,640 feet (one-half mile) of 20 or more residences shall be enclosed with a fence not less than five feet high, mounted on steel posts with not less than three strands of barbed wire around the top. Such fence shall be constructed of woven wire fencing or equivalent of not greater than six-inch mesh.

6. When private roads to wells are constructed, that portion of such roads lying within 200 feet of an oiled or surfaced public highway, or of an existing residence, shall be oiled or surfaced.

7. A well hole, derrick or tank shall not be placed within 20 feet of any public highway.

8. Except as provided in Section 22.24.180, a faithful performance bond of \$2,000.00 shall be filed with the board of supervisors for each well for the first five wells. Where more than five wells are drilled, \$10,000.00 in bonds shall be the total required of all oil operators. Either such bond shall include as obligees all persons who may be damaged or annoyed by such use, or a policy of insurance shall be filed with the board of supervisors having a maximum amount of recovery not less than the amounts required of a bond, directly insuring all persons who may be damaged or annoyed by such use.

9. All drilling and producing operations shall conform to all applicable fire and safety regulations.

10. Not more than two production tanks, neither to exceed 1,000 barrels capacity, shall remain on the premises following completion of production tests at each well; provided, however, that this condition shall not restrict the maintenance of additional tanks for storage and shipping.

11. Proven technological improvements in drilling and production methods shall be adopted as they may become, from time to time, available if capable of reducing factors of nuisance and annoyance.

12. All drilling and production operations shall be conducted in such a manner as not to constitute a public nuisance.

13. Signs shall not be constructed, erected, maintained or placed on the premises, or any part thereof, except those required by law or ordinance to be displayed in connection with the drilling or maintenance of the well.

14. Suitable and adequate sanitary toilet and washing facilities shall be installed, and maintained to a clean and sanitary condition at all times.

— Parks, playgrounds and beaches, with all appurtenant facilities customarily found in conjunction therewith.

— Youth hostels.
(Ord. 2006-0019 § 7, 2006; Ord. 2004-0030 § 6 (part), 2004; Ord. 2004-0012 § 3 (part), 2004; Ord. 85-0004 § 30, 1985; Ord. 82-0130 § 4 (part), 1982; Ord. 1494 Ch. 2 Art. 2 § 242, 1927.)

22.24.130 Accessory uses. Property in Zone A-2 may be used for:

A. The following accessory uses, subject to the same limitations and conditions provided in Section 22.20.080 (Zone R-1):

- Accessory buildings and structures.
- Animals, domestic and wild, maintained or kept as pets or for personal use as provided in Part 3 of Chapter 22.52.
- Building materials, storage of.
- Detached living quarters for guests or servants.
- Home-based occupations, subject to the limitations, standards and conditions contained in Section 22.20.020.
- Living quarters for servants, attached to such residence.
- Room rentals.

B. Stands for the display and sale of any products, the production of which is permitted in Zone A-2 by Section 22.24.120, and which have lawfully been produced on such lot or parcel of land provided:

1. That said stand shall be exclusively of wood-framed construction (except the floor).
2. That said stand shall have a floor area of not more than 300 square feet.
3. That said stand shall be located not nearer than 20 feet from any street or highway upon which such lot or parcel fronts, or adjacent residences.
4. That said stand will be on a parcel of land not less than one acre in area.

C. Signs, as provided in Part 10 of Chapter 22.52. (Ord. 99-0101 § 6 (part), 1999; Ord. 1494 Ch. 2 Art. 2 § 242.1, 1927.)

22.24.140 Uses subject to director's review and approval. If site plans therefor are first submitted to and approved by the director, premises in Zone A-2 may be used for:

A. The following uses, subject to the same limitations and conditions provided in Section 22.20.090 (Zone R-1):

- Access to property lawfully used for a purpose not permitted in Zone A-2.
- Domestic violence shelters, subject to the standards and limitations specified in Section 22.56.1758.
- Family child care homes, large, where the standards of subsection A of Section 22.20.021 have not been met.
- Grading projects, off-site transport.
- Historic vehicle collection, subject to the standards and conditions contained in Section 22.56.1761.
- Mobilehomes used as a residence during construction.
- Model homes.
- Parking lots as a transitional use.
- Real estate track offices, temporary.
- Residential care facilities.
- Shared water wells, subject to provisions of Section 22.56.1764.

- Wineries, subject to the standards and conditions specified in Section 22.56.1763, except that a conditional use permit shall be obtained as provided in Section 22.56.225 for a winery: (1) which includes winery-related incidental visitor-serving uses, or (2) with an annual production capacity of over 5,000 gallons of wine, or (3) in a hillside management or significant ecological area, or (4) not otherwise in full compliance with Section 22.56.1763.
- B. The following additional uses:
 - Child care centers, where operated in conjunction with and incidental to a legally established accredited school offering instruction required to be taught by the Education Code.
 - Christmas trees and wreaths, the sale of, between December 1st and December 25th, both dates inclusive, to the extent permitted by other statutory and ordinance provisions. Any structures, facilities and materials used for the sale of trees and wreaths shall be removed from the premises by December 31st of the same calendar year, and the property restored to a neat condition.
 - Meteorological towers, temporary, in conformance with the standards and requirements specified in Part 15 of Chapter 22.52.
 - Schools, through grade 12, accredited, including appurtenant facilities, which offer instruction required to be taught in the public schools by the Education Code of the state of California in which no pupil is physically restrained, but excluding trade or commercial schools.
 - Signs, as provided in Part 10 of Chapter 22.52.

(Ord. 2005-0055 § 2 (part), 2005; Ord. 2004-0030 § 7 (part), 2004; Ord. 2002-0043 § 3, 2002; Ord. 2000-0056 § 3, 2000; Ord. 91-0065 § 4 (part), 1991; Ord. 88-0005 § 2 (part), 1988; Ord. 85-0004 §§ 31, 32, 1985; Ord. 1494 Ch. 2 Art. 2 § 242.2, 1927.)

22.24.150 Uses subject to permits. Property in Zone A-2 may be used for:

- A. The following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit for:
- Adult day care facilities.
 - Adult residential facilities, having seven or more persons.
 - Airports.
 - Amphitheaters, having a seating capacity of not to exceed 500 seats, but excluding drive-in theaters.
 - Arboretums and horticultural gardens.
 - Athletic fields, excluding stadiums.
 - Child care centers, except as otherwise provided in Section 22.24.140.
 - Churches, temples or other places used exclusively for religious worship, including customary incidental educational and social activities in conjunction therewith.
 - Circus winter quarters.
 - Colleges and universities, including appurtenant facilities giving advanced academic instruction approved by the State Board of Education or other recognized accrediting agency, but excluding trade or commercial schools.
 - Communication equipment buildings.
 - Convents and monasteries.

- Correctional institutions, including jails, farms and camps.
- Density-controlled developments, subject to the conditions of Section 22.56.205.
- Disability rehabilitation and training centers, on a lot or parcel of land having an area of not less than one acre, where sheltered employment or industrial-type training is conducted.
- Earth stations.
- Electric distribution substations, electric transmission substations and generating plants, including microwave facilities used in conjunction with any one thereof.
- Farm equipment repair shops.
- Farm equipment—Storage, sales and rental.
- Farm labor camps.
- Fertilizer plants.
- Fire stations.
- Gas metering and control stations, public utility.
- Golf courses, including the customary clubhouse and appurtenant facilities.
- Golf driving range.
- Grange halls.
- Group homes, children, having seven or more children.
- Guest ranches.
- Heavy equipment training schools, on a lot or parcel of land having, as a condition of use, an area of not less than 100 acres.
- Health retreats, subject to the conditions of Section 22.24.060.
- Heliports.
- Helistops.
- Historic vehicle collection, not in full compliance with Section 22.56.1761.
- Hospitals.
- Juvenile halls.
- Land reclamation projects.
- Landing strips.
- Libraries.
- Living quarters for persons employed and deriving a major portion of their income on the premises, if occupied by such persons and their immediate families.
- Menageries, zoos, animal exhibitions or other similar facilities for the keeping or maintaining of wild animals, except as otherwise provided in Section 22.24.160.
- Microwave stations.
- Mobilehome parks, subject to the conditions of Chapter 22.52.
- Mobilehomes for use by a caretaker and his immediate family in accordance with Part 6 of Chapter 22.52.

- Mobilehomes used as a residence of the owner and his family during the construction by such owner of a permanent single-family residence, but only while a building permit for the construction of such residence is in full force and effect and in no event longer than one year in addition to that provided for in Section 22.24.140.
- Model homes, except as otherwise provided in Section 22.20.090 in those areas where such uses are specifically mentioned in the general plan.
- Motion picture sets, including the temporary use of domestic and wild animals in motion picture and television production, provided the wild animals are kept or maintained pursuant to all regulations of the Los Angeles County department of animal control, and are not retained on the premises for a period exceeding 60 days. The director may extend such time period for not to exceed 30 additional days subject to the provisions of Part 12 of Chapter 22.56 on director's review.
- Museums.
- Nudist camps.
- Observatories.
- Outdoor festivals.
- Pest control operators.
- Plant nursery, retail, subject to the conditions of Section 22.24.060.
- Police stations.
- Publicly owned uses necessary to the maintenance of the public health, convenience or general welfare in addition to those specifically listed in this section.
- Public utility service centers.
- Public utility service yards.
- Radio and television stations and towers, but not including studios.
- Recreation clubs, private, including tennis, polo and swimming; where specifically designated a part of an approved conditional use permit, such use may include a pro shop, restaurant and bar as appurtenant uses.
- Recreational trailer parks, as provided in Part 6 of Chapter 22.52.
- Refreshment stands, operated in conjunction with and intended to serve the patrons of a use permitted in Zone A-2, but not as a separate enterprise.
- Residence, caretaker's; a conditional use permit may be granted for a caretaker's residence even though the number of existing residences on the lot or parcel of land is the maximum number permitted by Part 2 of Chapter 22.52.
- Residences, senior citizen, subject to the conditions listed in Section 22.56.235.
- Revival meetings, tents.
- Rifle, pistol, skeet or trap ranges.
- Road construction and maintenance yards.
- Rodeos, but not including horse racing.
- Sawmills, only in conjunction with logging operations.

- Second units located within any area described in subsection B of Section 22.52.1730, subject to the provisions of Part 16 of Chapter 22.52.
- Sewage treatment plants.
- Signs, as provided in Part 10 of Chapter 22.52.
- Solid fill projects.
- Stations—Bus, railroad, taxi.
- Storage, temporary, or materials and construction equipment used in construction or maintenance of streets and highways, sewers, storm drains, underground conduits, flood control works, pipelines and similar uses for a period not to exceed one year.
- Subdivision directional signs subject to the limitations and conditions of Part 8 of Chapter 22.56.
- Telephone repeater stations.
- Terminals, bus and railroad.
- Theaters, drive-in.
- Theaters, amphitheaters having a seating capacity of not to exceed 500 seats, but excluding drive-in theaters.
- Townhouses, subject to the conditions of Section 22.56.255.
- Water reservoirs, dams, treatment plants, gaging stations, pumping stations, wells, and tanks, except those wells and tanks related to a shared water well, and any other use normal and appurtenant to the storage and distribution of water.
- Wild animals, the keeping of, either individually or collectively for private or commercial purposes except as otherwise provided in Section 22.24.160.
- Wineries, not in full compliance with Section 22.56.1763, subject to the conditions of Section 22.56.225.

B. The following uses, provided the specified permit has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Cemeteries, as provided in Part 4 of Chapter 22.56.
- Explosives storage, as provided in Part 4 of Chapter 22.56.
- Grading projects, off-site transport, where more than 100,000 cubic yards of material is to be transported, subject to the conditions and limitations of Sections 22.56.210 and 22.56.230.
- Grading projects, on-site, but excluding projects where the commission or the board of supervisors have previously considered such grading proposal as indicated by approval of an environmental document incorporating consideration of such grading project.
- Mobilehomes, individual placement of a mobilehome containing one dwelling unit in lieu of a single-family residence on a lot or parcel of land having as a condition of use the area requirement of the zone but in no case with an area of less than two and one-half acres, as provided in Part 6 of Chapter 22.56.

- Qualified projects, as provided in Part 17 of Chapter 22.52 and Part 18 of Chapter 22.56.
- Rehabilitation facilities for small wild animals, as provided in Part 3 of Chapter 22.56.
- Surface mining operations, as provided in Part 9 of Chapter 22.56.
- Temporary uses, as provided in Part 14 of Chapter 22.56.
- Wind energy conversion systems, non-commercial, in conformance with the standards and requirements specified in Part 15 of Chapter 22.52.

(Ord. 2006-0063 § 10, 2006; Ord. 2006-0019 § 8, 2006; Ord. 2005-0055 § 3 (part), 2005; Ord. 2004-0012 § 5 (part), 2004; Ord. 2002-0043 § 4, 2002; Ord. 2000-0056 § 4, 2000; Ord. 91-0065 § 5 (part), 1991; Ord. 87-0149 § 1 (part), 1987; Ord. 87-0033 § 1 (part), 1987; Ord. 85-0004 § 33, 1985; Ord. 83-0007 § 2 (part), 1983; Ord. 83-0006 § 10, 1983; Ord. 82-0005 § 2 (part), 1982; Ord. 82-0003 § 9 (part), 1982; Ord. 1494 Ch. 2 Art. 2 § 242.3, 1927.)

22.24.160 Wild animals prohibited—Exceptions. A person shall not keep or maintain any wild animal in Zone A-2, whether such wild animals are kept or maintained either individually or collectively for either private or commercial purposes except as otherwise provided in Section 22.24.040 or 22.24.150, or as specifically provided herein:

A. The following animals are permitted, provided such animals are kept and maintained at a place where the keeping of domestic animals is permitted:

- Anoa.
- Antelopes.
- Armadillos.
- Badgers.
- Beavers.
- Camels.
- Chamoises.
- Deer.
- Foxes.
- Giraffes.
- Kangaroos.
- Koalas.
- Minks.
- Ostriches.
- Otters.
- Peacocks.
- Porcupines.
- Prairie dogs.
- Raccoons.
- Reindeer.
- Seals.
- Wallabies.
- Zebras.

- Other similar animals which, in the opinion of the commission, are neither more obnoxious or detrimental to the public welfare than the animals enumerated in this section.

B. If a permit has first been obtained as provided in Part 1 of Chapter 22.56, the following uses, while such permit is in full force and effect and in conformity with the conditions of such permit:

- Menageries, zoos, animal exhibitions, or other similar facilities for the keeping or maintaining of wild animals.
- Wild animals, the keeping of, either individually or collectively for private or commercial purposes, except as otherwise provided in subsection A of this section.

(Ord. 2006-0019 § 9, 2006; Ord. 1494 Ch. 2 Art. 2 § 242.5, 1927.)

22.24.170 Development standards. A. Front, side and rear yards shall be provided as required in Zone R-1.

B. Single-family residential uses shall be subject to all development standards applying to Zone R-1, except as otherwise specified in this Title 22.

C. Premises in Zone A-2 shall provide the required area as specified in Part 2 of Chapter 22.52. (Ord. 83-0006 § 11, 1983; Ord. 1494 Ch. 2 Art. 2 § 242.6, 1927.)

22.24.180 Oil wells—Assignment of savings and loan certificates and shares. In lieu of the bond required by Section 22.24.120, the oil well operator may deposit with the clerk of the board of supervisors and assign to the county savings and loan certificates or shares equal in amount to the required amount of the bond. Such deposit and assignment shall comply with all of the provisions and conditions of Chapter 4.36 of this code. (Ord. 1494 Ch. 2 Art. 2 § 243, 1927.)

22.24.190 Oil wells—Insurance agreement. If an oil well operator deposits and assigns savings and loan certificates and shares in lieu of filing the bond required by Section 22.24.120, and does not file with the board of supervisors the policy of insurance described in said Section 22.24.120, he also shall file a written agreement with the board of supervisors that the county may, and the county may, satisfy, either in whole or in part from such certificates or shares, any final judgment, the payment of which would have been guaranteed by such bond or policy of insurance. (Ord. 1494 Ch. 2 Art. 2 § 244, 1927.)

Part 4

A-2-H ZONE—HEAVY AGRICULTURE INCLUDING HOG RANCHES

Sections:

- | | |
|-----------|---|
| 22.24.200 | Permitted uses. |
| 22.24.210 | Accessory uses. |
| 22.24.220 | Uses subject to director's review and approval. |

- 22.24.230 Uses subject to permits.
- 22.24.240 Development standards.

22.24.200 Permitted uses. Premises in Zone A-2-H may be used for:

A. Any use permitted in Section 22.24.120 (Zone A-2), subject to the same limitations and conditions except as otherwise provided in this zone.

B. The following additional uses:

- Hog ranches.
- Fertilizer plants or works.

(Ord. 1494 Ch. 2 Art. 2 § 245, 1927.)

22.24.210 Accessory uses. Property in Zone A-2-H may be used for: Any use permitted in Section 22.24.130, subject to the same limitations and conditions. (Ord. 1494 Ch. 2 Art. 2 § 245.1, 1927.)

22.24.220 Uses subject to director's review and approval. If site plans therefor are first submitted to and approved by the director, premises in Zone A-2-H may be used for:

A. Any use permitted in Section 22.24.140, subject to the same limitations and conditions. (Ord. 1494 Ch. 2 Art. 2 § 245.2, 1927.)

22.24.230 Uses subject to permits. Property in Zone A-2-H may be used for:

A. Any use permitted in Section 22.24.150 (Zone A-2) subject to the same limitations and conditions except as otherwise provided in Section 22.24.200. (Ord. 1494 Ch. 2 Art. 2 § 245.3, 1927.)

22.24.240 Development standards. Premises in Zone A-2-H shall be subject to the following development standards:

A. The required area shall be provided as specified in Part 2 of Chapter 22.52. (Ord. 83-0006 § 12, 1983.)

Chapter 22.28

COMMERCIAL ZONES⁵

Parts:

1. General Regulations
2. C-H Commercial Highway Zone
3. C-1 Restricted Business Zone
4. C-2 Neighborhood Business Zone
5. C-3 Unlimited Commercial Zone
6. C-M Commercial Manufacturing Zone
7. C-R Commercial Recreation Zone
8. CPD Commercial Planned Development Zone

Part 1

GENERAL REGULATIONS

Sections:

- 22.28.010 Commercial zones designated.
22.28.020 Use restrictions.

22.28.010 Commercial zones designated. As used in this Title 22, "commercial zones" shall mean Zones C-H, C-1, C-2, C-3, C-M, C-R and CPD. (Ord. 1494 Ch. 2 Art. 3 § 250, 1927.)

22.28.020 Use restrictions. A person shall not use any premises in Zones C-H, C-1, C-2, C-3, C-M, C-R or CPD except as hereinafter specifically permitted in this Title 22, and subject to all regulations and conditions enumerated in this title. (Ord. 1494 Ch. 2 Art. 3 § 250.5, 1927.)

Part 2

C-H COMMERCIAL HIGHWAY ZONE

Sections:

- 22.28.030 Permitted uses.
22.28.040 Accessory uses.
22.28.050 Uses subject to director's review and approval.
22.28.060 Uses subject to permits.
22.28.070 Development standards.

22.28.030 Permitted uses. Premises in Zone C-H may be used for the following commercial uses:

- A. Services.
 - Banks, savings and loan, credit unions and finance companies.
 - Child care centers.

- Churches, temples or other places used exclusively for religious worship, including customary incidental educational and social activities in conjunction therewith.
 - Colleges and universities, including appurtenant facilities, giving advanced academic instruction approved by the State Board of Education or recognized accrediting agency, but excluding trade or commercial schools.
 - Communication equipment buildings.
 - Electric distribution substations, including microwave facilities; provided, that such installations are completely surrounded by a masonry wall to a height of not less than eight feet. The director may approve the substitution of a chain-link or other industrial-type fence with screen planting where he deems it appropriate. All such substitutions shall be subject to the provisions of Part 12 of Chapter 22.56, on director's review, and that the area between the fence or wall and the property line is landscaped and maintained while such use exists.
 - Family child care homes, large.
 - Family child care homes, small.
 - Fire stations.
 - Foster family homes.
 - Libraries.
 - Museums, publicly owned.
 - Offices, business or professional.
 - Police stations.
 - Post offices.
 - Schools through grade 12, accredited, including appurtenant facilities, which offer instruction required to be taught in the public schools by the Education Code of the state of California, in which no pupil is physically restrained, but excluding trade or commercial schools.
 - Schools, business and professional, including art, barber, beauty, dance, drama and music, but not including any school specializing in manual training, shop work, or in the repair and maintenance of machinery or mechanical equipment.
 - Small family homes, children.
 - Stations — Bus, railroad and taxi.
 - B. Recreation and Amusement.
 - Parks, playgrounds and beaches, with all appurtenant facilities customarily found in conjunction therewith.
 - Riding and hiking trails, but excluding trails for motor vehicles.
- (Ord. 2004-0030 § 15 (part), 2004; Ord. 85-0004 § 34, 1985; Ord. 1494 Ch. 2 Art. 3 § 251.1, 1927.)

22.28.040 Accessory uses. Premises in Zone C-H may be used for:

- Accessory buildings and structures customarily used in conjunction therewith.
 - Building materials, storage of, used in the construction of a building or building project, during the construction and 30 days thereafter, including the contractor's temporary office, provided that any lot or parcel of land so used shall be part of the building project, or on property adjoining the construction site.
 - Signs, as provided in Part 10 of Chapter 22.52.
- (Ord. 1494 Ch. 2 Art. 3 § 251.3, 1927.)

22.28.050 Uses subject to director's review and approval. If site plans therefor are first submitted to and approved by the director, premises in Zone C-H may be used for:

- Access to property lawfully used for a purpose not permitted in Zone C-H, provided no other practical access to such property is available and such access will not alter the character of the premises in respect to permitted uses in Zone C-H.
- Christmas trees and wreaths, the sale of, between December 1st and December 25th, both dates inclusive, to the extent permitted by other statutory and ordinance provisions. Any structures, facilities and materials used for the sale of trees and wreaths shall be removed from the premises by December 31st of the same calendar year, and the property restored to a neat condition.
- Crops — Field, tree, bush, berry and row, including nursery stock. This subdivision shall not be construed to permit roadside stands, retail sale from the premises, or signs advertising products produced on the premises.
- Domestic violence shelters, subject to the standards and limitations specified in Section 22.56.1758.
- Grading projects, off-site transport, where not more than 100,000 cubic yards of material is to be transported, subject to the conditions and limitations of Sections 22.56.1752 and 22.56.1753.
- Mobilehomes used as a residence of the owner and his family during the construction by such owner of a permanent residence but only while a building permit for the construction of such residence is in full force and effect and in no event longer than six months.
- Signs, as provided in Part 10 of Chapter 22.52.

(Ord. 2002-0095 § 5, 2002; Ord. 88-0005 § 2 (part), 1988; Ord. 1494 Ch. 2 Art. 3 § 251.5, 1927.)

22.28.060 Uses subject to permits. Premises in Zone C-H may be used for:

A. The following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and such permit is in full force and effect in conformity with the conditions of such permit for:

- Adult day care facilities.
- Adult residential facilities.
- Air pollution sampling stations.
- Airports.
- Apartment houses.
- Arboretums and horticultural gardens.
- Convents and monasteries.
- Dental clinics, including laboratories in conjunction therewith.
- Earth stations.
- Electric transmission substations and generating plants, including microwave facilities used in conjunction with any one thereof.
- Fraternity and sorority houses.
- Gas metering and control stations, public utility.
- Golf courses, including the customary clubhouse and appurtenant facilities.

- Grading projects, off-site transport, where more than 100,000 cubic yards of material is to be transported, subject to the conditions and limitations of Sections 22.56.210 and 22.56.230.
- Grading projects, on-site, but excluding projects where the hearing officer or the commission or the board of supervisors have previously considered such grading proposal as indicated by approval of an environmental document incorporating consideration of such grading project.
- Group homes, children.
- Heliport.
- Helistops.
- Homeless shelters, subject to the requirements of Section 22.56.1760.
- Hospitals.
- Hotels.
- Juvenile halls.
- Land reclamation projects.
- Landing strips.
- Medical clinics, including laboratories and prescription pharmacies in conjunction therewith.
- Microwave stations.
- Mobilehome parks, subject to the conditions of Part 6 of Chapter 22.52.
- Motels.
- Oil wells.
- Parking lots and parking buildings.
- Public utility service centers.
- Publicly owned uses necessary to the maintenance of the public health, convenience, or general welfare in addition to those specifically listed in this section.
- Radio and television stations and towers, but excluding studios.
- Recreation clubs, private, including tennis, polo and swimming; where specifically designated a part of an approved conditional use permit, such use may include a pro shop, restaurant and bar as appurtenant uses.
- Residences, single-family.
- Residences, two-family.
- Restaurants and other eating establishments, including food take-out and outdoor dining.
- Restaurants and incidental commercial service concessions offering newspapers, tobacco, notions, grocery and similar items in hotels or apartment house developments having not less than 100 guest rooms and/or dwelling units, provided:
 1. That such facilities are designed and operated for the convenience of the residents and are not more extensive than is necessary to service such development; and
 2. That all public entrances to such facilities are from a lobby, hallway or other interior portion of the hotel or apartment development; and

3. That such facilities are located so as not to be visible from the outside of the hotel or apartment house development; and

4. That no sign advertising or identifying such facilities is visible from outside the building.

- Rooming and boarding houses.
- Sewage treatment plants.
- Signs, as provided in Part 10 of Chapter 22.52.
- Solid fill projects.
- Storage, temporary, of materials and construction equipment used in construction or maintenance of streets and highways, sewers, storm drains, underground conduits, flood control works, pipelines and similar uses, for a period not to exceed one year.
- Subdivision directional signs, subject to the limitations and conditions of Part 8 of Chapter 22.56.
- Telephone repeater stations.
- Townhouses.
- Travel trailer parks as provided in Part 6 of Chapter 22.52.
- Water reservoirs, dams, treatment plants, gaging stations, pumping stations, tanks, wells and any use normal and appurtenant to the storage and distribution of water.
- Youth hostels.

B. The following uses, provided the specified permit has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Cemeteries, as provided in Part 4 of Chapter 22.56.
- Explosives storage, as provided in Part 5 of Chapter 22.56.
- Qualified projects, as provided in Part 17 of Chapter 22.52 and Part 18 of Chapter 22.56.
- Surface mining operations, as provided in Part 9 of Chapter 22.56.
- Temporary uses, as provided in Part 14 of Chapter 22.56.

(Ord. 2006-0063 § 11, 2006; Ord. 91-0062 § 2 (part), 1991; Ord. 85-0195 § 8 (part), 1985; Ord. 85-0004 § 35, 1985; Ord. 84-0161 § 2, 1984; Ord. 83-0007 § 2 (part), 1983; Ord. 82-0003 § 11 (part), 1982; Ord. 1494 Ch. 2 Art. 3 § 251.7, 1927.)

22.28.070 Development standards. Premises in Zone C-H shall be subject to the following development standards:

A. That not to exceed 90 percent of the net area be occupied by buildings, with a minimum of 10 percent of the net area landscaped with a lawn, shrubbery, flowers and/or trees, which shall be continuously maintained in good condition. Incidental walkways, if needed, may be developed in the landscaped area.

B. That there be parking facilities as required by Part 11 of Chapter 22.52.

C. That front and/or corner side yards be provided equal to a distance of:

1. 20 feet where property adjoins a parkway, major or secondary highway, and

2. Equal to the front or corner side yard required in any contiguous residential or agricultural zone where property adjoins a street.

3. Yards required by this zone are also subject to the general provisions and exceptions contained in Chapter 22.48 which shall apply as specified.

D. A building or structure shall not exceed a height of 35 feet above grade, excluding signs which are permitted by Part 10 of Chapter 22.52, chimneys, and rooftop antennas.

E. Outside Display. Except for the following uses, all display in Zone C-H shall be located entirely within an enclosed building unless otherwise authorized by a temporary use permit:

- Carnivals, temporary.
- Christmas trees and wreaths, sale of.
- Crops—field, tree, bush, berry and row, including nursery stock.
- Restaurants and other eating establishments including food take-out, subject to the standards specified by subsection G of this section.

F. Outside Storage. No outside storage shall be permitted in Zone C-H.

G. Additional Standards. In addition to the standards imposed by this section, the following uses shall also comply with the special standards listed herein:

— Restaurants and other eating establishments including food take-out which include outdoor dining as defined in this Title 22 provided that:

1. Where areas are used for outside public eating, drinking or assembly within 75 feet of a residential or agricultural zone, a solid masonry wall not less than five feet or more than six feet in height shall be established along the lot lines adjoining said zones, except that:

a. Where such wall is located within 10 feet of any alley, street, parkway or highway and would interfere with the line-of-sight of the driver of a motor vehicle leaving the property on a driveway, or moving past a corner at the intersection of two streets or highways, said wall shall not exceed a height of 42 inches, and

b. The director may approve substitution of a decorative fence or wall, where, in his opinion, such fence or wall will adequately comply with the intent of this section pursuant to the provisions of Part 12 of Chapter 22.56.

2. Lighting shall be so arranged to prevent glare or direct illumination in any residential or agricultural zone.

3. All applicable provisions of Title 11 of this code shall be observed in all areas of the restaurant.

4. All awnings shall conform to the building code requirements of Title 26 for roof coverings.

5. There shall be no amplified sound or music.

6. A 42 inch high wall fence or hedge, or a five foot wide landscaped area shall be established along the outside eating, drinking and assembly area which adjoins any public sidewalk, street or highway except where all of the tables and chairs are removed daily.

7. Automobile parking spaces shall be provided pursuant to Section 22.52.1110.

8. Each condition specified in this section imposing standards for outdoor dining may be modified through the conditional use permit process. (Ord. 2002-0095 § 6, 2002; Ord. 99-0071 § 1, 1999; Ord. 89-0091 § 6, 1989; Ord. 84-0161 § 2, 1984; Ord. 83-0161 § 9, 1983; Ord. 1494 Ch. 2 Art. 3 § 251.9, 1927.)

Part 3

C-1 RESTRICTED BUSINESS ZONE

Sections:

- 22.28.080 Permitted uses.
- 22.28.090 Accessory uses.
- 22.28.100 Uses subject to director's review and approval.
- 22.28.110 Uses subject to permits.
- 22.28.120 Development standards.

22.28.080 Permitted uses. Premises in the Zone C-1 may be used for:

A. The following commercial uses, provided all sales are retail and all goods sold except genuine antiques are new:

1. Sales.
 - Antique shops, genuine antiques only.
 - Appliance stores, household.
 - Art galleries.
 - Art supply stores.
 - Automobile sales, sale of new motor vehicles, and including incidental repair and washing subject to provisions of subsection B of Section 22.28.090.
 - Automobile supply stores, including incidental installation of parts, subject to the provisions of subsection B of Section 22.28.090.
 - Bakery shops, including baking only when incidental to retail sales from the premises.
 - Bicycle shops.
 - Boat and other marine sales.
 - Bookstores.
 - Ceramic shops, excluding a kiln or manufacture.
 - Clothing stores.
 - Confectionery or candy stores, including making only when incidental to retail sales from the premises.
 - Delicatessens.
 - Department stores.
 - Dress shops.
 - Drugstores.
 - Florist shops.
 - Furniture stores.
 - Furrier shops.
 - Gift shops.
 - Glass and mirror sales, including automobile glass installation only when conducted within an enclosed building.
 - Grocery stores.
 - Hardware stores.
 - Health food stores.
 - Hobby supply stores.
 - Ice cream shops.
 - Jewelry stores.
 - Leather goods stores.
 - Mail order houses.
 - Meat markets, excluding slaughtering.
 - Millinery shops.
 - Music stores.
 - Notion or novelty stores.
 - Nurseries, including the growing of nursery stock.
 - Office machines and equipment sales.
 - Paint and wallpaper stores.
 - Pet supply stores, excluding the sale of pets other than tropical fish or goldfish.

- Photographic equipment and supply stores.
- Radio and television stores.
- Retail stores.
- Shoe stores.
- Silver shops.
- Sporting goods stores.
- Stamp redemption centers.
- Stationery stores.
- Tobacco shops.
- Toy stores.
- Yarn and yardage stores.
- 2. Services.
 - Air pollution sampling stations.
 - Arboretums and horticultural gardens.
 - Automobile service stations, including incidental repair, washing and rental of utility trailers subject to the provisions of subsection B of Section 22.28.090.
 - Banks, savings and loans, credit unions and finance companies.
 - Barber shops.
 - Beauty shops.
 - Bicycle rentals.
 - Child care centers.
 - Churches, temples or other places used exclusively for religious worship, including customary incidental educational and social activities in conjunction therewith.
 - Colleges and universities, including appurtenant facilities giving advanced academic instruction approved by the State Board of Education or other recognized accrediting agency, but excluding trade schools.
 - Comfort stations.
 - Communications equipment buildings.
 - Dental clinics, including laboratories in conjunction therewith.
 - Dry cleaning establishments, excluding wholesale dry cleaning plants, provided that the building is so constructed and the equipment is so installed and maintained and the activity is so conducted that all noise, vibration, dust, odor and all other objectionable factors will be confined or reduced to the extent that no annoyance or injury will result to persons or property in the vicinity.
 - Electric distribution substations, including microwave facilities provided:
 - a. That all such installations are completely surrounded by a masonry wall to a height of not less than eight feet. The director may approve the substitution of a chain-link or other industrial-type fence with screen planting where he deems it appropriate. All such substitutions shall be subject to the provisions of Part 12 of Chapter 22.56 on the director's review; and
 - b. That the area between the fence or wall and the property line is landscaped and maintained while such use exists.
 - Employment agencies.
 - Family child care homes, large.

- Family child care homes, small.
- Fire stations.
- Foster family homes.
- Gas metering and control stations, public utility.
- Interior decorating studios.
- Laundries, hand.
- Laundries, self service.
- Laundry agencies.
- Libraries.
- Locksmith shops.
- Lodge halls.
- Medical clinics, including laboratories in conjunction therewith.
- Microwave stations.
- Museums.
- Observatories.
- Offices, business or professional.
- Parking lots and parking buildings.
- Photography studios.
- Police stations.
- Post offices.
- Public utility service centers.
- Real estate offices.
- Restaurants and other eating establishments including food take-out.
- Schools through grade 12, accredited, including appurtenant facilities, which offer instruction required to be taught in the public schools by the state of California, in which no pupil is physically restrained, but excluding trade schools.
- Schools, business and professional, including art, barber, beauty, dance, drama and music, but not including any school specializing in manual training, shop work, or in the repair and maintenance of machinery or mechanical equipment.
- Shoe repair shops.
- Shoeshine stands.
- Small family homes, children.
- Stations.
- Bus, railroad and taxi.
- Telephone repeater stations.
- Tourist information centers.
- Union halls.
- Watch repair shops.
- 3. Recreation and Amusement.
 - Athletic fields, excluding stadiums.
 - Golf courses, including the customary clubhouse and appurtenant facilities.
 - Parks, playgrounds and beaches, with all appurtenant facilities.
 - Riding and hiking trails, excluding trails for motor vehicles.
 - Swimming pools.
- B. The following agricultural uses:
 - Crops — Field, tree, bush, berry and row, including the growing of nursery stock.

— Greenhouses.

(Ord. 2004-0030 § 15 (part), 2004; Ord. 92-0097 § 1 (part), 1992; Ord. 85-0004 § 36, 1985; Ord. 84-0236 § 3 (part), 1984; Ord. 1494 Ch. 2 Art. 3 § 253.1, 1927.)

22.28.090 Accessory uses. Premises in Zone C-1 may be used for:

A. The following accessory uses subject to the same limitations and conditions provided in Section 22.28.040 (Zone C-H):

— Accessory buildings and structures.

— Building materials, storage of.

B. The following additional accessory uses:

— Automobile repair and parts installation incidental to the sale of new automobiles, automobile service stations and automobile supply stores, provided:

1. That such automobile repair activities do not include body and fender work, painting, major engine overhaul, or transmission repair; and

2. That all repair and installation activities are conducted within an enclosed building only; and

3. That a masonry wall is established and maintained along an abutting boundary with property in a residential or agricultural zone as if the area were developed for parking pursuant to Section 22.52.1060; and

4. That landscaping comprises an area of not less than two percent of the gross area developed for the primary use; and

5. That all required parking spaces are clearly marked with paint or other easily distinguishable material; and

6. That all repair or installation activities are confined to the hours between 7:00 a.m. and 9:00 p.m. daily; and

7. That no automobile awaiting repair or installation service shall be parked or stored for a period exceeding 24 hours except within an enclosed building.

— Automobile washing, waxing and polishing, accessory only to the sale of new automobiles and automobile service stations, provided:

1. That all such services are done by hand only; and

2. That all such services are conducted within an area not greater than 500 square feet.

— Rental, leasing and repair of articles sold on the premises, incidental to retail sales.

— Signs, as provided in Part 10 of Chapter 22.52.

— Trailer rentals, box and utility only, accessory only to automobile service stations, provided:

1. That such trailer beds are not larger than 10 feet; and

2. That such rental activity is conducted within an area not exceeding 10 percent of the total area of such automobile service station.

— Used merchandise, retail sale of, taken as trade-in on the sale of new merchandise when such new merchandise is sold from the premises.

(Ord. 1494 Ch. 2 Art. 3 § 253.3, 1927.)

22.28.100 Uses subject to director's review and approval. If site plans therefor are first submitted to and approved by the director, premises in Zone C-1 may be used for:

A. The following uses, subject to the same limitations and conditions provided in Section 22.28.050 (Zone C-H):

- Access to property lawfully used for a purpose not permitted in Zone C-1.
- Christmas trees and wreaths, the sale of.
- Domestic violence shelters, subject to the standards and limitations specified in Section 22.56.1758.
- Grading projects, off-site transport.
- Homeless shelters, subject to the requirements of Section 22.56.1760.
- Live entertainment, accessory, in a legally established bar, cocktail lounge or restaurant having an occupant load of less than 200 people, where in full compliance with the conditions of Section 22.56.1754.
- Mobilehomes used as a residence during construction.

B. The following additional uses:

- Signs, as provided in Part 10 of Chapter 22.52.
- (Ord. 91-0062 § 2 (part), 1991; Ord. 88-0005 § 2 (part), 1988; Ord. 81-0005 § 4 (part), 1981; Ord. 1494 Ch. 2 Art. 3 § 253.5, 1927.)

22.28.110 Uses subject to permits. Premises in Zone C-1 may be used for:

A. The following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Adult day care facilities.
- Adult residential facilities.
- Airports.
- Alcoholic beverages, the sale of, for either on-site or off-site consumption, subject to the requirements of Section 22.56.195.
- Apartment houses.
- Archery ranges.
- Bars and cocktail lounges, but excluding cabarets.
- Beer and wine, the concurrent sale of, with motor vehicle fuel, subject to the requirements of Sections 22.56.195 and 22.56.245.
- Car washes, coin-operated and hand wash.
- Convents and monasteries.
- Correctional institutions, including jails, farms and camps.
- Disability rehabilitation and training centers, on a lot or parcel having an area of not less than one acre, where sheltered employment or industrial-type training is conducted.
- Earth stations.
- Electric transmission substations and generating plants, including microwave facilities used in conjunction with any one thereof.
- Fraternity and sorority houses.
- Golf driving ranges.
- Grading projects, off-site transport, where more than 100,000 cubic yards of material is to be transported, subject to the conditions and limitations of Sections 22.56.210 and 22.56.230.
- Grading projects, on-site, but excluding projects where the hearing officer or the commission or the board of supervisors have previously considered such grading proposal as indicated by approval of an environ-

- mental document incorporating consideration of such grading project.
- Group homes, children.
- Heliports.
- Helistops.
- Hospitals.
- Hotels.
- Ice sales, excluding ice plants.
- Juvenile halls.
- Land reclamation projects.
- Landing strips.
- Live entertainment, accessory, in a legally established bar, cocktail lounge or restaurant having an occupant load of less than 200 people where the conditions of Section 22.56.1754 have not or cannot be met. This provision shall not be construed to authorize the modification of development standards required for establishment of such bar, cocktail lounge or restaurant, except as otherwise provided by Part 2 of Chapter 22.56.
- Medical marijuana dispensaries, subject to the requirements of Section 22.56.196.
- Miniature golf courses.
- Mobilehome parks, subject to the conditions of Part 6 of Chapter 22.52.
- Mobilehomes for use by a caretaker and his immediate family, in accordance with Part 6 of Chapter 22.52.
- Motels.
- Oil wells.
- Outdoor dining, where the conditions of subsection G of Section 22.28.070 have not or cannot be met.
- Pet grooming, excluding boarding.
- Pet stores, within an enclosed building only.
- Publicly owned uses necessary to the maintenance of the public health, convenience or general welfare in addition to those specifically listed in this section.
- Radio and television stations and towers, but excluding studios.
- Recording studios.
- Recreation clubs, commercial, including tennis, polo, swimming and similar outdoor recreational activities, together with appurtenant clubhouse.
- Residences, caretaker, for use by a caretaker or supervisor and his immediate family where continuous supervision is required.
- Residences, single-family.
- Residences, two-family.
- Rooming and boarding houses.
- Sewage treatment plants.
- Signs, as provided in Part 10 of Chapter 22.52.
- Solid fill projects.

- Steam or sauna baths.
- Storage, temporary, of materials and construction equipment used in construction or maintenance of streets and highways, sewers, storm drains, underground conduits, flood control works, pipelines and similar uses, for a period of not to exceed one year.
- Subdivision directional signs, subject to the limitations and conditions of Part 8 of Chapter 22.56.
- Tennis, volleyball, badminton, croquet, lawn bowling and similar courts.
- Theaters and other auditoriums.
- Theaters, drive-in.
- Townhouses.
- Travel trailer parks, as provided in Part 6 of Chapter 22.52.
- Veterinary clinics, small animal.
- Water reservoirs, dams, treatment plants, gaging stations, pumping stations, tanks, wells, and any use normal or appurtenant to the storage and distribution of water.
- Youth hostels.

B. The following uses, provided the specified permit has first been obtained, and while such a permit is in full force and effect in conformity with the conditions of such permit for:

- Cemeteries, as provided in Part 4 of Chapter 22.56.
- Explosives storage, as provided in Part 5 of Chapter 22.56.
- Qualified projects, as provided in Part 17 of Chapter 22.52 and Part 18 of Chapter 22.56.
- Surface mining operations, as provided in Part 9 of Chapter 22.56.
- Temporary uses, as provided in Part 14 of Chapter 22.56.

(Ord. 2006-0063 § 12, 2006; Ord. 2006-0032 § 2 (part), 2006; Ord. 96-0004 § 7, 1996; Ord. 92-0097 §§ 3 (part), 9 (part), 1992; Ord. 91-0033 § 1 (part), 1991; Ord. 89-0115 § 2 (part), 1989; Ord. 85-0195 § 8 (part), 1985; Ord. 85-0004 § 37, 1985; Ord. 84-0161 § 3, 1984; Ord. 83-0007 § 2 (part), 1983; Ord. 82-0005 § 1 (part), 1982; Ord. 82-0003 § 11 (part), 1982; Ord. 81-0005 § 5, 1981; Ord. 1494 Ch. 2 Art. 3 § 253.7, 1927.)

22.28.120 Development standards. Premises in Zone C-1 shall be subject to the following development standards:

A. That not to exceed 90 percent of the net area be occupied by buildings, with a minimum of 10 percent of the net area landscaped with a lawn, shrubbery, flowers and/or trees, which shall be continuously maintained in good condition. Incidental walkways, if needed, may be developed in the landscaped area.

B. That there be parking facilities as required by Part 11 of Chapter 22.52.

C. That front and/or corner side yards be provided equal to a distance of:

1. 20 feet where property adjoins a parkway, major or secondary highway; and
2. Equal to the front or corner side yard required on any contiguous residential or agricultural zone where property adjoins a street.

3. Yards required by this zone are also subject to the general provisions and exceptions contained in Chapter 22.48 which shall apply as specified.

D. That the architectural and general appearance of all such commercial buildings and grounds be in keeping with the character of the neighborhood and such as not to be detrimental to the public health, safety and general welfare of the community in which such use or uses are located.

E. That a building or structure shall not exceed a height of 35 feet above grade, excluding signs which are permitted by Part 10 of Chapter 22.52, chimneys, and rooftop antennas.

F. Outside Display. Except for the following uses, all display in Zone C-1 shall be located entirely within an enclosed building unless otherwise authorized by a temporary use permit:

- Automobile sales, limited to automobiles and trucks under two tons, held for sale only.
- Automobile service stations, limited to automobile accessories and facilities necessary to dispensing petroleum products only.
- Carnivals, temporary.
- Christmas trees and wreaths, the sale of.
- Crops — field, tree, bush, berry and row, including nursery stock.
- Electric distribution substations.
- Gas metering and control stations, public utility.
- Parking lots.
- Restaurants and other eating establishments, including food take-out, subject to the standards specified by subsection G of Section 22.28.070.

G. Outside Storage. No outside storage shall be permitted in Zone C-1. (Ord. 99-0071 § 2, 1999; Ord. 89-0091 § 7, 1989; Ord. 84-0161 § 5, 1984; Ord. 83-0161 § 10, 1983; Ord. 1494 Ch. 2 Art. 3 § 253.9, 1927.)

Part 4

C-2 NEIGHBORHOOD BUSINESS ZONE

Sections:

- 22.28.130 Permitted uses.
- 22.28.140 Accessory uses.
- 22.28.150 Uses subject to director's review and approval.
- 22.28.160 Uses subject to permits.
- 22.28.170 Development standards.

22.28.130 Permitted uses. Premises in Zone C-2 may be used for:

A. The following commercial uses, provided all sales are retail only and all goods sold except genuine antiques are new:

1. Sales.
 - Antique shops, genuine antiques only.
 - Appliance stores, household.
 - Art galleries.
 - Art supply stores.
 - Automobile sales, sale of new motor vehicles, and including incidental repair and washing subject to the provisions of subsection B of Section 22.28.090 (Zone C-1).
 - Automobile supply stores, including incidental installation of parts subject to the provisions of subsection B of Section 22.28.090 (Zone C-1).
 - Bakery shops, including baking only when incidental to retail sales from the premises.

- Bicycle shops.
- Boat and other marine sales.
- Bookstores.
- Ceramic shops, including manufacturing incidental to retail sales from the premises, provided the total volume of kiln space does not exceed eight cubic feet.
- Clothing stores.
- Confectionary or candy stores, including making only when incidental to retail sales from the premises.
- Delicatessens.
- Department stores.
- Dress shops.
- Drugstores.
- Florist shops.
- Furniture stores.
- Furrier shops.
- Gift shops.
- Glass and mirror sales, including automobile glass installation only when conducted within an enclosed building.
- Grocery stores.
- Hardware stores.
- Health food stores.
- Hobby supply stores.
- Ice cream shops.
- Jewelry stores.
- Leather goods stores.
- Mail order houses.
- Meat markets, excluding slaughtering.
- Millinery shops.
- Music stores.
- Notions or novelty stores.
- Nurseries, including the growing of nursery stock.
- Office machines and equipment sales.
- Paint and wallpaper stores.
- Pet supply stores, excluding the sale of pets other than tropical fish or goldfish.
- Photographic equipment and supply stores.
- Radio and television stores.
- Retail stores.
- Shoe stores.
- Silver shops.
- Sporting goods stores.
- Stamp redemption centers.
- Stationery stores.
- Tobacco shops.
- Toy stores.
- Yarn and yardage stores.
- 2. Services.
- Air-pollution sampling stations.
- Arboretums and horticultural gardens.
- Automobile rental and leasing agencies.

- Automobile service stations, including incidental repair, washing and rental of utility trailers subject to the provisions of subsection B of Section 22.28.090 (Zone C-1).
- Banks, savings and loans, credit unions and finance companies.
- Barber shops.
- Beauty shops.
- Bicycle rentals.
- Child care centers.
- Churches, temples or other places used exclusively for religious worship, including customary incidental educational and social activities in conjunction therewith.
- Colleges and universities, including appurtenant facilities giving advanced academic instruction approved by the State Board of Education or other recognized accrediting agency, but excluding trade schools.
- Comfort stations.
- Communications equipment buildings.
- Dental clinics, including laboratories in conjunction therewith.
- Dry cleaning establishments, excluding wholesale dry cleaning plants; provided, that the building is so constructed and the equipment is so installed and maintained and the activity is so conducted that all noise, vibration, dust, odor and all other objectionable factors will be confined or reduced to the extent that no annoyance or injury will result to persons or property in the vicinity.
- Electric distribution substations including microwave facilities, provided:
 - a. That all such installations are completely surrounded by a masonry wall to a height of not less than eight feet. The director may approve the substitution of a chain-link or other industrial-type fence where he deems it appropriate. All such substitutions shall be subject to the provisions of Part 12 of Chapter 22.56 on the director's review; and
 - b. That the area between the fence and wall and the property line is landscaped and maintained while such use exists.
- Employment agencies.
- Family child care homes, large.
- Family child care homes, small.
- Fire stations.
- Foster family homes.
- Gas metering and control stations, public utility.
- Interior decorating studios.
- Laundries, hand.
- Laundries, self-service.
- Laundry agencies.
- Libraries.
- Locksmith shops.
- Lodge halls.
- Medical clinics, including laboratories in conjunction therewith.
- Microwave stations.
- Museums.

- Observatories.
- Offices, business or professional.
- Parking lots and parking buildings.
- Photography studios.
- Police stations.
- Post offices.
- Public utility service centers.
- Real estate offices.
- Rental services, limited to the following; provided a commercial appearance is maintained by office or window display space, or both, across all the street or highway frontage of the building or buildings to a depth of not less than 10 feet:
 - a. Furniture and appliance rentals;
 - b. Hospital equipment and supply rentals;
 - c. Party equipment rentals;
 - d. Tool rentals, including rototillers, power mowers, sanders and saws, cement mixers, and other similar equipment, but excluding heavy machinery or trucks.
- Restaurants and other eating establishments including food take-out.
- Schools through grade 12, accredited, including appurtenant facilities, which offer instruction required to be taught in the public schools by the Education Code of the state of California, in which no pupil is physically restrained, but excluding trade schools.
- Schools, business and professional, including art, barber, beauty, dance, drama and music, but not including any school specializing in manual training, shop work, or in the repair and maintenance of machinery or mechanical equipment.
- Shoe repair shops.
- Shoeshine stands.
- Small family homes, children.
- Stations — Bus, railroad and taxi.
- Tailor shops.
- Telephone repeater stations.
- Tourist information centers.
- Union halls.
- Watch repair shops.
- 3. Recreation and Amusement.
 - Athletic fields, excluding stadiums.
 - Golf courses, including the customary clubhouse and appurtenant facilities.
 - Parks, playgrounds and beaches, with all appurtenant facilities customarily found in conjunction therewith.
 - Riding and hiking trails, excluding trails for motor vehicles.
 - Swimming pools.
- B. The following agricultural uses:
 - Crops — Field, tree, bush, berry and row, including the growing of nursery stock.
 - Greenhouses.

(Ord. 2004-0030 § 15 (part), 2004; Ord. 2004-0016 § 2 (part), 2004; Ord. 92-0097 § 1 (part), 1992; Ord. 85-0004 § 38, 1985; Ord. 84-0236 § 3 (part), 1984; Ord. 1494 Ch. 2 Art. 3 § 255.1, 1927.)

22.28.140 Accessory uses. Premises in Zone C-2 may be used for:

A. The following accessory uses, subject to the same limitations and conditions provided in Section 22.28.040 (Zone C-H):

- Accessory buildings and structures.
 - Building materials, storage of.
 - B. The following accessory uses, subject to the same limitations and conditions provided in Section 22.28.090 (Zone C-1):
 - Automobile repair and installation, when incidental to the sale of new automobiles, automobile service stations and automobile supply stores.
 - Automobile washing, waxing and polishing, accessory only to the sale of new automobiles and automobile service stations.
 - Rental, leasing and repair of articles sold on the premises.
 - Trailer rentals, box and utility only, accessory only to automobile service stations.
 - Used merchandise, retail sale of, taken as trade-in.
 - C. The following additional accessory uses:
 - Signs, as provided in Part 10 of Chapter 22.52.
- (Ord. 1494 Ch. 2 Art. 3 § 255.3, 1927.)

22.28.150 Uses subject to director's review and approval. If site plans therefor are first submitted to and approved by the director, premises in Zone C-2 may be used for:

- A. The following uses subject to the same limitations and conditions provided in Section 22.28.050 (Zone C-H):
 - Access to property lawfully used for a purpose not permitted in Zone C-2.
 - Christmas trees and wreaths, the sale of.
 - Domestic violence shelters, subject to the standards and limitations specified in Section 22.56.1758.
 - Grading projects, off-site transport.
 - Homeless shelters, subject to the requirements of Section 22.56.1760.
 - Live entertainment, accessory, in a legally established bar, cocktail lounge or restaurant having an occupant load of less than 200 people where in full compliance with the conditions of Section 22.56.1754.
 - Mobilehomes used as a residence during construction.
 - B. The following additional uses:
 - Signs, as provided in Part 10 of Chapter 22.52.
- (Ord. 91-0062 § 2 (part), 1991; Ord. 88-0005 § 2 (part), 1988; Ord. 81-0005 § 4 (part), 1981; Ord. 1494 Ch. 2 Art. 3 § 255.5, 1927.)

22.28.160 Uses subject to permits. Premises in Zone C-2 may be used for:

A. The following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Adult day care facilities.
- Adult residential facilities.
- Airports.
- Alcoholic beverages, the sale of, for either on-site or off-site consumption, subject to the requirements of Section 22.56.195.

- Apartment houses.
- Arcades, game or movie.
- Bars and cocktail lounges.
- Beer and wine, the concurrent sale of, with motor vehicle fuel, subject to the requirements of Sections 22.56.195 and 22.56.245.
- Billiard halls.
- Bowling alleys.
- Car washes, coin-operated and hand wash.
- Convents and monasteries.
- Correctional institutions, including jails, farms and camps.
- Disability rehabilitation and training centers, on a lot or parcel of land having an area of not less than one acre, where sheltered employment or industrial-type training is conducted.
- Earth stations.
- Electric transmission substations and generating plants, including microwave facilities used in conjunction with any one thereof.
- Fraternity and sorority houses.
- Games of skill.
- Golf driving ranges.
- Grading projects, off-site transport, where more than 100,000 cubic yards of material is to be transported, subject to the conditions and limitations of Sections 22.56.210 and 22.56.230.
- Grading projects, on-site, but excluding projects where the hearing officer or the commission or the board of supervisors have previously considered such grading proposal as indicated by approval of an environmental document incorporating consideration of such grading project.
- Group homes, children.
- Heliports.
- Helistops.
- Hospitals.
- Hotels.
- Ice sales, excluding ice plants.
- Juvenile halls.
- Land reclamation projects.
- Landing strips.
- Live entertainment, accessory, in a legally established bar, cocktail lounge or restaurant having an occupant load of less than 200 people where the conditions of Section 22.56.1754 have not or cannot be met.
 This provision shall not be construed to authorize the modification of development standards required for establishment of such bar, cocktail lounge or restaurant, except as otherwise provided by Part 2 of Chapter 22.56.
- Medical marijuana dispensaries, subject to the requirements of Section 22.56.196.
- Miniature golf courses.

- Mobilehome parks, subject to the conditions of Part 6 of Chapter 22.52.
- Mobilehomes for use by a caretaker and his immediate family, in accordance with Part 6 of Chapter 22.52.
- Motels.
- Nightclubs.
- Oil wells.
- Outdoor dining, where the conditions of subsection G of Section 22.28.070 have not or cannot be met.
- Pet grooming, excluding boarding.
- Pet stores within an enclosed building only.
- Pool halls.
- Publicly owned uses necessary to the maintenance of the public health, convenience or general welfare in addition to those specifically listed in this section.
- Radio and television stations and towers, but excluding studios.
- Recording studios.
- Recreation clubs, commercial, including tennis, polo, swimming and similar outdoor recreational activities, together with appurtenant clubhouse.
- Residences, caretaker, for use by a caretaker or supervisor and his immediate family where continuous supervision is required.
- Residences, single-family.
- Residences, two-family.
- Rooming and boarding houses.
- Sewage treatment plants.
- Signs, as provided in Part 10 of Chapter 22.52.
- Solid fill projects.
- Steam or sauna baths.
- Storage, temporary, of materials and construction equipment used in construction or maintenance of streets and highways, sewers, storm drains, underground conduits, flood control works, pipelines and similar uses, for a period not to exceed one year.
- Tennis, volleyball, badminton, croquet, lawn bowling and similar courts.
- Theaters and other auditoriums.
- Theaters, drive-in.
- Townhouse.
- Travel trailer parks, as provided in Part 6 of Chapter 22.52.
- Veterinary clinics, small animal.
- Water reservoirs, dams, treatment plants, gaging stations, pumping stations, tanks, wells, and any use normal or appurtenant to the storage and distribution of water.
- Youth hostels.

B. The following uses, provided the specified permit has first been obtained and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Cemeteries, as provided in Part 4 of Chapter 22.56.
- Explosives storage, as provided in Part 5 of Chapter 22.56.
- Qualified projects, as provided in Part 17 of Chapter 22.52 and Part 18 of Chapter 22.56.
- Surface mining operations, as provided in Part 9 of Chapter 22.56.
- Temporary uses, as provided in Part 14 of Chapter 22.56.

(Ord. 2006-0063 § 13, 2006; Ord. 2006-0032 § 2 (part), 2006; Ord. 96-0004 § 8, 1996; Ord. 92-0097 §§ 3 (part), 9 (part), 1992; Ord. 91-0033 § 1 (part), 1991; Ord. 89-0115 § 2 (part), 1989; Ord. 85-0195 § 8 (part), 1985; Ord. 85-0004 § 39, 1985; Ord. 84-0161 § 6, 1984; Ord. 83-0007 § 2 (part), 1983; Ord. 82-0024 § 3, 1982; Ord. 82-0005 § 1 (part), 1982; Ord. 82-0003 § 11 (part), 1982; Ord. 81-0005 §§ 6 and 7, 1981; Ord. 1494 Ch. 2 Art. 3 § 255.7, 1927.)

22.28.170 Development standards. Premises in Zone C-2 shall be subject to the following development standards:

A. That not to exceed 90 percent of the net area be occupied by buildings with a minimum of 10 percent of the net area landscaped with a lawn, shrubbery, flowers and/or trees, which shall be continuously maintained in good condition. Incidental walkways, if needed, may be developed in the landscaped area.

B. That there be parking facilities as required by Part 11 of Chapter 22.52.

C. A building or structure shall not exceed a height of 35 feet above grade, excluding signs which are permitted by Part 10 of Chapter 22.52, chimneys, and rooftop antennas.

D. Outside Display. Except for the following uses, all display in Zone C-2 shall be located entirely within an enclosed building unless otherwise authorized by a temporary use permit:

- Automobile sales, limited to automobiles and trucks under two tons held for sale only.
- Automobile service stations, limited to automobile accessories and facilities necessary to dispensing petroleum products only.
- Carnivals, temporary.
- Christmas trees and wreaths, the sale of.
- Crops—field, tree, bush, berry and row, including nursery stock.
- Electric distribution substations.
- Gas metering and control stations, public utility.
- Parking lots.
- Restaurants and other eating establishments including food take-out, subject to the standards specified by subsection G of Section 22.28.070.
- Signs, outdoor advertising.

E. Outside Storage. No outside storage shall be permitted in Zone C-2.

(Ord. 99-0071 § 3, 1999; Ord. 91-0009 § 1, 1991; Ord. 89-0091 § 8, 1989; Ord. 84-0161 § 7, 1984; Ord. 83-0161 § 11, 1983; Ord. 1494 Ch. 2 Art. 3 § 255.9, 1927.)

Part 5

C-3 UNLIMITED COMMERCIAL ZONE

Sections:

- 22.28.180 Permitted uses.
- 22.28.190 Accessory uses.
- 22.28.200 Uses subject to director's review and approval.
- 22.28.210 Uses subject to permits.
- 22.28.220 Development standards.

22.28.180 Permitted uses. Premises in Zone C-3 may be used for:

A. The following commercial uses, provided a commercial appearance is maintained by office or window display:

1. Sales.
 - Antique shops.
 - Appliance stores, household.
 - Art galleries.
 - Art supply stores.
 - Auction houses, excluding animal auctions.
 - Automobile sales, sale of new and used motor vehicles.
 - Automobile supply stores, provided all repair activities are conducted within an enclosed building.
 - Bakery shops.
 - Bicycle shops.
 - Boat and other marine sales.
 - Bookstores.
 - Ceramics shops, including manufacturing incidental to retail sale from the premises, provided that total volume of kiln space does not exceed 16 cubic feet.
 - Clothing stores.
 - Confectionery or candy stores.
 - Delicatessens.
 - Department stores.
 - Dress shops.
 - Drugstores.
 - Feed and grain sales.
 - Florist shops.
 - Furniture stores.
 - Furrier shops.
 - Gift shops.
 - Glass and mirror sales, including automobile glass installation only when conducted within an enclosed building.
 - Grocery stores.
 - Hardware stores, including the sale of lumber and other building supplies, but excluding milling or woodworking other than incidental cutting of lumber to size, provided that all sale, display, storage and incidental cutting is within an enclosed building.
 - Health food stores.
 - Hobby supply stores.

- Ice sales, excluding ice plants.
- Ice cream shops.
- Jewelry stores.
- Leather goods stores.
- Mail order houses.
- Meat markets, excluding slaughtering.
- Millinery shops.
- Mobilehome sales.
- Model home display centers and sales offices, provided that such models shall not be used for residential purposes unless a conditional use permit is first obtained pursuant to the provisions of Part 1 of Chapter 22.56.
- Motorcycle, motorscooter and trail bike sales.
- Music stores.
- Newsstands.
- Notions or novelty stores.
- Nurseries, including the growing of nursery stock.
- Office machines and equipment sales.
- Paint and wallpaper stores.
- Pawnshops.
- Pet stores, within an enclosed building only.
- Pet supply stores.
- Photographic equipment and supply stores.
- Radio and television stores.
- Recreational vehicle sales.
- Retail stores.
- Secondhand stores.
- Shoe stores.
- Silver shops.
- Sporting goods stores.
- Stamp redemption centers.
- Stationery stores.
- Tobacco shops.
- Toy stores.
- Trailer sales, box and utility.
- Yarn and yardage stores.
- 2. Services.
 - Air-pollution sampling stations.
 - Arboretums and horticultural gardens.
 - Automobile battery service, provided all repair activities are conducted within an enclosed building only.
 - Automobile brake repair shops, provided all repair activities are conducted within an enclosed building only.
 - Automobile muffler shops, provided all repair activities are conducted within an enclosed building only.
 - Automobile radiator shops, provided all repair activities are conducted within an enclosed building only.
 - Automobile rental and leasing agencies.
 - Automobile repair garages within an enclosed building only, and excluding body and fender work, painting and upholstering.

- Automobile service stations.
- Bakery goods distributors.
- Banks, savings and loans, credit unions and finance companies.
- Barbershops.
- Beauty shops.
- Bicycle rentals.
- Blueprint shops.
- Boat rentals.
- Book binderies.
- Car washes, automatic, coin-operated and hand wash.
- Catering services.
- Child care centers.
- Churches, temples or other places used exclusively for religious worship, including customary incidental educational and social activities in conjunction therewith.
- Colleges and universities, including appurtenant facilities, giving advanced academic instruction approved by the State Board of Education or other recognized accrediting agency, but excluding trade schools.
- Comfort stations.
- Communication equipment buildings.

- Community centers.
- Costume rentals.
- Dental clinics.
- Dental laboratories.
- Dog training schools, excluding boarding.
- Dry cleaning establishments, excluding wholesale dry cleaning plants provided that the building is so constructed and the equipment is so conducted that all noise, vibration, dust, odor and all other objectionable factors will be confined or reduced to the extent that no annoyance or injury will result to persons or property in the vicinity.
- Electric distribution substations including microwave facilities, provided:
 - a. That all such installations are completely surrounded by a masonry wall to a height of not less than eight feet. The director may approve the substitution of a chain-link or other industrial-type fence with screen planting where he deems it appropriate. All such substitutions shall be subject to the provisions of Part 12 of Chapter 22.56; and
 - b. That the area between the fence or wall and the property line is landscaped and maintained while such use exists.
- Electricians' shops.
- Employment agencies.
- Film laboratories.
- Family child care homes, large.
- Family child care homes, small.
- Fire stations.
- Foster family homes.
- Frozen food lockers.
- Furniture and appliance rentals.
- Furniture and household goods, transfer and storage.
- Gas metering and control stations, public utility.
- Hospital equipment and supply rentals.
- Interior decorating studios.
- Laboratories, research and testing.
- Laundries, hand.
- Laundries, retail, subject to the limitations and conditions specified in subsection C of Section 22.28.190.
- Laundries, self-service.
- Laundry agencies.
- Libraries.
- Locksmith shops.
- Lodge halls.
- Medical clinics.
- Medical laboratories.
- Microwave stations.
- Mimeograph and addressograph services.
- Mortuaries.
- Motion picture processing, reconstruction and synchronizing of film with sound tracks.

- Motion picture studios and indoor sets, including the temporary use of domestic and wild animals in motion picture and television production, provided said animals are kept or maintained pursuant to all regulations of the Los Angeles County department of animal control, and are retained on the premises for a period not exceeding 60 days.
The director may extend such time period for not to exceed 30 additional days subject to the provisions of Part 12 of Chapter 22.56, on director's review.
- Motorcycle, motorscooter and trail bike rentals.
- Museums.
- Observatories.
- Offices, business or professional.
- Parcel delivery terminals.
- Parking lots and parking buildings.
- Party equipment rentals.
- Pet grooming, excluding boarding.
- Photocopying and duplicating services.
- Photoengravers and lithographers.
- Photography studios.
- Plumbing shops.
- Police stations.
- Post offices.
- Printers or publishers.
- Public utility service centers.
- Radio and television broadcasting studios.
- Real estate offices.
- Recording studios.
- Recreational vehicle rentals.
- Repair shops, household and fix-it.
- Restaurants and other eating establishments, including food take-out.
- Reupholsters, furniture.
- Revival meetings, tent, temporary, operated at one particular location if not within 300 feet of any public park or school, or area in any residential zone, and not longer than seven days in any six-month period.
- Schools, through grade 12, accredited, including appurtenant facilities, which offer instruction required to be taught to the public schools by the Education Code of the state of California, in which no pupil is physically retrained, but excluding trade schools.
- Schools, business and professional, including art, barber, beauty, dance, drama and music, but not including any school specializing in manual training, shop work, or in the repair and maintenance of machinery or mechanical equipment.
- Shoe repair shops.
- Shoeshine stands.
- Sightseeing agencies.
- Small family homes, children.
- Stations — Bus, railroad and taxi.
- Tailor shops.

- Taxidermists.
- Telephone repeater stations.
- Tool rentals, including rototillers, power mowers, sanders and saws, cement mixers and other equipment, but excluding heavy machinery or trucks exceeding two tons' capacity.
- Tourist information centers.
- Trailer rentals, box and utility only.
- Truck rentals, excluding trucks exceeding two tons' capacity.
- Union halls.
- Veterinary clinics, small animals.
- Watch repair shops.
- Wedding chapels.
- 3. Recreation and Amusement.
 - Amusement rides and devices, including merry-go-rounds, ferris wheels, swings, toboggans, slides, rebound-tumbling and similar equipment operated at one particular location not longer than seven days in any six-month period.
 - Athletic fields, excluding stadiums.
 - Carnivals, commercial, including pony rides, operated at one particular location not longer than seven days in any six-month period.
 - Golf courses, including the customary clubhouse and appurtenant facilities.
 - Parks, playgrounds and beaches, with all appurtenant facilities customarily found in conjunction therewith.
 - Recreation clubs, commercial, including tennis, polo, swimming and similar outdoor recreational activities, together with appurtenant clubhouse.
 - Riding and hiking trails, excluding trails for motor vehicles.
 - Swimming pools.
 - Tennis, volleyball, badminton, croquet, lawn bowling and similar courts.
- B. The following agricultural uses:
 - Crops — Field, tree, bush, berry, and row including nursery stock.
 - Greenhouses.

(Ord. 2004-0030 § 15 (part), 2004; Ord. 2004-0016 § 2 (part), 2004; Ord. 92-0097 §§ 1 (part), 2 (part), 1992; Ord. 85-0004 § 40, 1985; Ord. 81-0005 § 8 (part), 1981; Ord. 1494 Ch. 2 Art. 3 § 257.1, 1927.)

22.28.190 Accessory uses. Premises in Zone C-3 may be used for:

- A. The following accessory uses subject to the same limitations and conditions provided in Section 22.28.040 (Zone C-H):
 - Accessory buildings and structures.
 - Building materials, storage of.
- B. The following accessory uses subject to the same limitations and conditions provided in Section 22.28.090 (Zone C-1):
 - Rental, leasing and repair of articles sold on the premises.
- C. The following additional accessory uses:
 - Automobile body and fender repair, painting and upholstering when incidental to the sale of new automobiles, provided:

1. That all operations are conducted within an enclosed building; and
 2. That not to exceed 25 percent of the area devoted to service or repair be devoted to body and fender work, painting or upholstering; and
 3. That not to exceed one paint spray booth be permitted; and
 4. That all areas or structures used shall be so located or soundproofed as to prevent annoyance or detriment to surrounding property; and
 5. That all damaged or wrecked vehicles awaiting repair shall be effectively screened so as not to be visible from surrounding property of the same elevation or within 10 feet thereof; and
 6. That all repair activities as described in this section shall be confined to the hours between 7:00 a.m. and 9:00 p.m., daily; and
 7. That no damaged or wrecked vehicles shall be stored for purposes other than repair, and shall not constitute an automobile impound yard; and
 8. That dismantling of vehicles for purposes other than repair or the sale of used parts is prohibited; and
 9. That adequate additional off-street parking be available to permit such activity.
- Boats, minor repair of, incidental to the sale of boats, provided all operations, other than the storage of boats held for sale, are conducted within an enclosed building.
 - Manufacturing, processing, packaging, treating and incidental storage related thereto, incidental to and operated in conjunction with the business conducted on the premises, provided:
 1. That such activity is restricted to the ground floor of the building or buildings and does not occupy more than 25 percent of said ground floor area; and
 2. That not more than five employees are engaged in such activity; and
 3. That a commercial appearance is maintained by office or window display space, or both, across all the street or highway frontage of the building or buildings, except doorways, to a depth of not less than two feet; and
 4. That any portion of the building or buildings devoted to such activity is not nearer than 50 feet to any agricultural or residential zone; and
 5. That the building is so constructed, the machinery and equipment are so installed and maintained and the activity is so conducted that all noise, vibration, dust, odor and all other objectionable factors will be confined or reduced to the extent that no annoyance or injury will result to persons or property in the vicinity; and
 6. That any such activity is conducted wholly within a completely enclosed building; and
 7. That where a conflict in interpretation occurs regarding application of these provisions to any specific case, the commission shall make such determination.
 - Signs, as provided in Part 10 of Chapter 22.52.

(Ord. 1494 Ch. 2 Art. 3 § 257.3, 1927.)

22.28.200 Uses subject to director's review and approval. If site plans therefor are first submitted to and approved by the director, premises in Zone C-3 may be used for:

A. The following uses, subject to the same limitations and conditions provided in Section 22.28.050 (Zone C-H):

- Access to property lawfully used for a purpose not permitted in Zone C-3.
- Christmas trees and wreaths, the sale of.
- Domestic violence shelters, subject to the standards and limitations specified in Section 22.56.1758.
- Grading projects, off-site transport.
- Homeless shelters, subject to the requirements of Section 22.56.1760.
- Live entertainment, accessory, in a legally established bar, cocktail lounge or restaurant having an occupant load of less than 200 people, where in full compliance with the conditions of Section 22.56.1754.
- Mobilehomes used as a residence during construction.

B. The following additional uses:

- Signs, as provided in Part 10 of Chapter 22.52.

(Ord. 91-0062 § 2 (part), 1991; Ord. 88-0005 § 2 (part), 1988; Ord. 81-0005 § 4 (part), 1981; Ord. 1494 Ch. 2 Art. 3 § 257.5, 1927.)

22.28.210 Uses subject to permits. Premises in Zone C-3 may be used for:

A. The following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Adult day care facilities.
- Adult residential facilities.
- Airports.
- Alcoholic beverages, the sale of, for either on-site or off-site consumption, subject to the requirements of Section 22.56.195.
- Ambulance services.
- Amphitheaters.
- Amusement rides and devices, including merry-go-rounds, ferris wheels, swings, toboggans, slides, rebound-tumbling and similar equipment for longer than seven days.
- Apartment houses.
- Arcades, game or movie.
- Archery ranges.
- Automobile body and fender repair shops, provided that all operations are conducted within an enclosed building.
- Automobile impound yards, subject to the conditions of Part 4 of Chapter 22.52, except as otherwise prescribed by the commission in approving an application therefor.
- Automobile painting and upholstering shops, provided that all operations are conducted within an enclosed building.

- Beer and wine, the concurrent sale of, with motor vehicle fuel, subject to the requirements of Sections 22.56.195 and 22.56.245.
- Billiard halls.
- Body piercing parlor.
- Bowling alleys.
- Boxing arenas.
- Butane and propane service stations.
- Cardrooms or clubs.
- Carnivals, commercial, including pony rides, for longer than seven days.
- Circuses.
- Convents and monasteries.
- Correctional institutions, including jails, farms and camps.
- Dance halls.
- Disability rehabilitation and training centers.
- Dry cleaning plants, wholesale.
- Earth stations.
- Electric transmission substations and generating plants, including microwave facilities used in conjunction with any one thereof.
- Escort bureaus.
- Fraternity and sorority houses.
- Games of skill.
- Gas distribution depots, public utility.
- Golf driving ranges.
- Grading projects, off-site transport, where more than 100,000 cubic yards of material is to be transported, subject to the conditions and limitations of Sections 22.56.210 and 22.56.230.
- Grading projects, on-site, but excluding projects where the hearing officer or the commission or the board of supervisors have previously considered such grading proposal as indicated by approval of an environmental document incorporating consideration of such grading project.
- Group homes, children.
- Gymnasiums.
- Health clubs or centers.
- Heliports.
- Helistops.
- Hospitals.
- Hotels.
- Juvenile halls.
- Land reclamation projects.
- Landing strips.
- Laundry plants, wholesale.
- Live entertainment, accessory, in a legally established bar, cocktail lounge or restaurant having an occupant load of less than 200 people where the conditions of Section 22.56.1754 have not or cannot be met. This provision shall not be construed to authorize the modification of

development standards required for establishment of such bar, cocktail lounge or restaurant, except as otherwise provided by Part 2 of Chapter 22.56.

- Massage parlors.
- Medical marijuana dispensaries, subject to the requirements of Section 22.56.196.
- Miniature golf courses.
- Mobilehome parks, subject to the conditions of Part 6 of Chapter 22.52.
- Mobilehomes for use by a caretaker and his immediate family, in accordance with Part 6 of Chapter 22.52.
- Motels.
- Nightclubs.
- Oil wells.
- Outdoor dining, where the conditions of subsection G of Section 22.28.070 have not or cannot be met.
- Permanent cosmetics parlor.
- Pool halls.
- Public utility service yards.
- Publicly owned uses necessary to the maintenance of the public health, convenience or general welfare in addition to those specifically listed in this section.
- Radio and television stations and towers.
- Residences, caretaker, for use by a caretaker or supervisor and his immediate family where continuous supervision is required.
- Residences, single-family.
- Residences, two-family.
- Revival meetings, tent, for longer than seven days.
- Rifle, pistol, skeet or trap ranges.
- Rooming and boarding houses.
- Sewage treatment plants.
- Shooting galleries.
- Signs, as provided in Part 10 of Chapter 22.52.
- Skating rinks, ice or roller.
- Solid fill projects.
- Steam or sauna baths.
- Storage, temporary, of materials and construction equipment used in construction or maintenance of streets and highways, sewers, storm drains, underground conduits, flood control works, pipelines and similar uses, for a period not to exceed one year.
- Swap meets.
- Tattoo parlor.
- Textile products, manufacture of, from previously prepared materials.
- Theaters and other auditoriums.
- Theaters, drive-in.
- Townhouses.

- Travel trailer parks, as provided in Part 6 of Chapter 22.52.
- Water reservoirs, dams, treatment plants, gaging stations, pumping stations, tanks, wells, and any use normal and appurtenant to the storage and distribution of water.
- Youth hostels.

B. The following uses, provided the specified permit has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Cemeteries as provided in Part 4 of Chapter 22.56.
- Explosives storage as provided in Part 5 of Chapter 22.56.
- Qualified projects, as provided in Part 17 of Chapter 22.52 and Part 18 of Chapter 22.56.
- Surface mining operations, as provided in Part 9 of Chapter 22.56.
- Temporary uses, as provided in Part 14 of Chapter 22.56.

(Ord. 2006-0063 § 14, 2006; Ord. 2006-0032 § 2 (part), 2006; Ord. 99-0013 § 4 (part), 1999; Ord. 97-0069 § 2 (part), 1997; Ord. 96-0004 § 9 (part), 1996; Ord. 92-0097 §§ 3 (part), 9 (part), 1992; Ord. 89-0115 § 2 (part), 1989; Ord. 85-0195 § 8 (part), 1985; Ord. 85-0004 § 41, 1985; Ord. 84-0236 § 5, 1984; Ord. 84-0161 § 8, 1984; Ord. 83-0007 § 2 (part), 1983; Ord. 82-0024 § 4 (part), 1982; Ord. 82-0005 § 3, 1982; Ord. 82-0003 § 11 (part), 1982; Ord. 81-0005 § 7, 1981; Ord. 1494 Ch. 2 Art. 3 § 257.7, 1927.)

22.28.220 Development standards. Premises in Zone C-3 shall be subject to the following development standards:

A. That not to exceed 90 percent of the net area be occupied by buildings, with a minimum of 10 percent of the net area landscaped with a lawn, shrubbery, flowers and/or trees, which shall be continuously maintained in good condition. Incidental walkways, if needed, may be developed in the landscaped area.

B. That there be parking facilities as required by Part 11 of Chapter 22.52.

C. Outside Display. Except for the following uses, all display in Zone C-3 shall be located entirely within an enclosed building unless otherwise authorized by a temporary use permit:

- Amusement rides and devices.
- Automobile sales, limited to automobiles and trucks under two tons held for sale or rental only.
- Automobile service stations, limited to automobile accessories and facilities necessary to dispensing petroleum products only.
- Boat sales, limited to boats held for sale or rental only.
- Carnivals, commercial.
- Christmas trees and wreaths, the sale of.
- Crops—field, tree, bush, berry and row, including nursery stock.
- Electric distribution substations.
- Gas metering and control stations, public utility.
- Mobilehome sales, limited to mobilehomes held for sale or rental only.
- Parking lots.

- Recreational vehicle sales, limited to recreational vehicles held for sale or rental only.
- Restaurants and other eating establishments including food take-out, subject to the standards specified by subsection G of Section 22.28.070.
- Signs, outdoor advertising.
- Signs, sales, box and utility, limited to trailers held for sale only.

D. Outside Storage. Outside storage is permitted on the rear of a lot or parcel of land in Zone C-3 when such storage is strictly incidental to the permitted use existing in a building on the front portion of the same lot or parcel of land, and provided no storage is higher than the enclosure surrounding it nor nearer than 50 feet to the front property line. Any outdoor area used for storage shall be completely enclosed by a solid masonry wall and solid gate, not less than five feet nor more than six feet in height, except that the director may approve the substitution of a fence or decorative wall where, in his opinion, such wall or fence will adequately comply with the provisions of this section. All such requests for substitution shall be subject to the provisions of Part 12 of Chapter 22.56, on director's review. (Ord. 99-0071 § 4, 1999; Ord. 84-0161 § 9, 1984; Ord. 83-0161 § 12, 1983; Ord. 1494 Ch. 2 Art. 3 § 257.9, 1927.)

Part 6

C-M COMMERCIAL MANUFACTURING ZONE

Sections:

- 22.28.230 Permitted uses.
- 22.28.240 Accessory uses.
- 22.28.250 Uses subject to director's review and approval.
- 22.28.260 Uses subject to permits.
- 22.28.270 Development standards.

22.28.230 Permitted uses. Premises in Zone C-M may be used for:

- A. The following commercial uses:
 - 1. Sales.
 - Antique shops.
 - Appliance stores, household.
 - Art galleries.
 - Art supply stores.
 - Auction houses, excluding animal auctions.
 - Automobile sales, sale of new and used motor vehicles.
 - Automobile supply stores, provided all repair activities are conducted within an enclosed building.
 - Bakery shops.
 - Bicycle shops.
 - Boat and other marine sales.
 - Bookstores.
 - Ceramics shops.
 - Clothing stores.
 - Confectionery or candy stores.
 - Delicatessens.
 - Department stores.
 - Disability rehabilitation and training centers, except that assembly and manufacturing are permitted only as provided in subsection B of this section.
 - Dress shops.
 - Drugstores.
 - Feed and grain sales.
 - Florist shops.
 - Fruit and vegetable markets.
 - Furniture stores.
 - Furrier shops.
 - Gift shops.
 - Glass and mirror sales, including automobile glass installation only when conducted within an enclosed building.
 - Grocery stores.
 - Hardware stores, including the sale of lumber and other building supplies, but excluding milling or woodworking other than incidental cutting of lumber to size, provided that all sale, display, storage and incidental cutting is within an enclosed building.
 - Health food stores.

- Hobby supply stores.
- Ice cream shops.
- Ice sales, excluding ice plants.
- Jewelry stores.
- Lapidary shops.
- Leather goods stores.
- Mail order houses.
- Meat markets, excluding slaughtering.
- Millinery shops.
- Mobilehome sales.
- Model home display centers and sales offices, provided that such models shall not be used for residential purposes unless a conditional use permit is first obtained pursuant to the provisions of Part 1 of Chapter 22.56.
- Motorcycle, motorscooter and trail bike sales.
- Music stores.
- Newsstands.
- Notions or novelty stores.
- Nurseries, including the growing of nursery stock.
- Office machines and equipment sales.
- Paint and wallpaper stores.
- Pawnshops.
- Pet stores, within an enclosed building only.
- Pet supply stores.
- Photographic equipment and supply stores.
- Radio and television stores.
- Recreational vehicle sales.
- Retail stores.
- Secondhand stores.
- Shoe stores.
- Silver shops.
- Sporting goods stores.
- Stamp redemption centers.
- Stationery stores.
- Tobacco shops.
- Toy stores.
- Trailer sales, box and utility.
- Yarn and yardage stores.

2. Services.
 - Air-pollution sampling stations.
 - Arboretums and horticultural gardens.
 - Assaying.
 - Automobile battery services, provided all repair activities are conducted within an enclosed building.
 - Automobile brake repair shops, provided all repair activities are conducted within an enclosed building.
 - Automobile muffler shops, provided all repair activities are conducted within an enclosed building.
 - Automobile radiator shops, provided all repair activities are conducted within an enclosed building.
 - Automobile rental and leasing agencies.
 - Automobile repair garages within an enclosed building only, and excluding body and fender work, painting and upholstering.
 - Automobile service stations.
 - Automobile sightseeing agencies.
 - Bakery goods distributors.
 - Banks, savings and loans, credit unions and finance companies.
 - Barbershops.
 - Beauty shops.
 - Bicycle rentals.
 - Blueprint shops.
 - Boat rentals.
 - Book binderies.
 - Car washes, automatic, coin-operated and hand wash.
 - Carpet and rug cleaners.
 - Catering services.
 - Child care centers.
 - Churches, temples or other places used exclusively for religious worship, including customary incidental educational and social activities in conjunction therewith.
 - Colleges and universities, including appurtenant facilities, giving advanced academic instruction approved by the State Board of Education or other recognized accrediting agencies, but excluding trade schools.
 - Comfort stations.
 - Communication equipment buildings.
 - Community centers.
 - Costume rentals.
 - Dental clinics.
 - Dental laboratories.
 - Dog training schools, excluding boarding.
 - Dry cleaning establishments, provided that the building is so constructed and the equipment is so installed and maintained and the activity is so conducted that all noise, vibration, dust, odor and all other objectionable factors will be confined or reduced to the extent that no annoyance or injury will result to persons or property in the vicinity.

- Electric distribution substations, including microwave facilities, provided:
 - a. That all such installations are completely surrounded by a masonry wall to a height of not less than eight feet. The director may approve the substitution of a chain-link or other industrial-type fence with screen planting where he deems it appropriate. All such substitutions shall be subject to the provisions of Part 12 of Chapter 22.56; and
 - b. That the area between the fence or wall and the property line is landscaped and maintained while such use exists.
- Electricians' shops.
- Employment agencies.
- Family child care homes, large.
- Family child care homes, small.
- Film laboratories.
- Fire stations.
- Foster family homes.
- Frozen food lockers.
- Furniture and appliance rentals.
- Furniture and household goods, transfer and storage.
- Gas metering and control stations, public utility.
- Hospital equipment and supply rentals.
- Interior decorating studios.
- Laboratories, research and testing.
- Laundries, hand.
- Laundries, retail.
- Laundries, self-service.
- Laundry agencies.
- Laundry plants, wholesale.
- Libraries.
- Locksmith shops.
- Lodge halls.
- Medical clinics.
- Medical laboratories.
- Microwave stations.
- Mimeograph and addressograph services.
- Mortuaries.
- Motion picture processing, reconstruction and synchronizing of film with sound tracks.
- Motion picture studios and indoor sets, including the temporary use of domestic and wild animals in motion picture and television production, provided said animals are kept or maintained pursuant to all regulations of the Los Angeles County department of animal control, and are retained on the premises for a period not exceeding 60 days.
The director may extend such time period for not to exceed 30 additional days subject to the provisions of Part 12 of Chapter 22.56, on director's review.
- Motorcycle, motorscooter and trail bike rentals.
- Museums.
- Observatories.

- Offices, business or professional.
- Packaging businesses.
- Parcel delivery terminals.
- Parking lots and parking buildings.
- Party equipment rentals.
- Pet grooming, excluding boarding.
- Photocopying and duplicating services.
- Photoengravers and lithographers.
- Photography studios.
- Plumbing shops.
- Police stations.
- Post offices.
- Printers or publishers.
- Public utility service centers.
- Radio and television broadcasting studios.
- Real estate offices.
- Recording studios.
- Recreational vehicle rentals.
- Repair shops, household and fix-it.
- Restaurants and other eating establishments, including food take-out.
- Reupholsters, furniture.
- Revival meetings, tent, temporary, operated at one particular location if not within 300 feet of any public park or school or area in any residential zone and not longer than seven days in any six-month period.
- Schools, through grade 12, accredited, including appurtenant facilities, which offer instruction required to be taught to the public schools by the Education Code of the state of California, in which no pupil is physically restrained, but excluding trade schools.
- Schools, business and professional, including art, barber, beauty, dance, drama and music, but not including any school specializing in manual training, shop work, or in the repair and maintenance of machinery or mechanical equipment.
- Shoe repair shops.
- Shoeshine stands.
- Sightseeing agencies.
- Small family homes, children.
- Stations — Bus, railroad and taxi.
- Tailor shops.
- Taxidermists.
- Telephone repeater stations.
- Tire retreading or recapping.
- Tool rentals, including rototillers, power mowers, sanders and saws, cement mixers and other equipment, but excluding heavy machinery or trucks exceeding two tons' capacity.
- Tourist information centers.
- Trailer rentals, box and utility only.
- Truck rentals, excluding trucks exceeding two tons' capacity.
- Union halls.
- Veterinary clinics, small animals.

- Watch repair shops.
- Wedding chapels.
- 3. Recreation and Amusement.
 - Amusement rides and devices, including merry-go-rounds, ferris wheels, swings, toboggans, slides, rebound-tumbling and similar equipment operated at one particular location not longer than seven days in any six-month period.
 - Athletic fields, excluding stadiums.
 - Carnivals, commercial, including pony rides, operated at one particular location not longer than seven days in any six-month period.
 - Golf courses including the customary clubhouse and appurtenant facilities.
 - Parks, playgrounds and beaches, with all appurtenant facilities customarily found in conjunction therewith.
 - Recreation clubs, commercial, including tennis, polo, swimming and similar outdoor recreational activities, together with appurtenant clubhouse.
 - Riding and hiking trails, excluding trails for motor vehicles.
 - Swimming pools.
 - Tennis, volleyball, badminton, croquet, lawn bowling and similar courts.

B. The following industrial uses, provided all activities are conducted within an enclosed building:

1. Assembly and Manufacture. Assembly and manufacture from previously prepared materials, and excluding the use of drop hammers, automatic screw machines, punch presses exceeding five tons' capacity and motors exceeding one horse power capacity that are used to operate lathes, drill presses, grinders or metal cutters:

- Aluminum products.
- Appliance assembly, electrical, electronic and electromechanical.
- Bone products.
- Canvas products.
- Cellophane products.
- Cloth products.
- Cosmetics, excluding soap.
- Equipment assembly, electrical, electronic and electromechanical.
- Felt products.
- Fur products.
- Glass products and stained-glass assembly, provided no individual crucible shall exceed a capacity of 16 square feet.
- Golf ball manufacture.
- Instrument assembly, electrical, electronic and electromechanical, including precision machine shops.
- Jewelry manufacture.
- Leather products, excluding machine belting.
- Metals, working and casting of rare, precious or semiprecious metals.
- Metal plating.
- Optical goods manufacture.

- Paper products.
- Perfume manufacture.
- Phonograph records manufacture.
- Plastic products.
- Shell products.
- Stone products.
- Textile products.
- Toiletries, excluding soap.
- Wicker and bamboo products.
- Yarn products, excluding dyeing of yarn.
- 2. Food Processing.
 - Bakeries.
 - Candy and confectioneries.
 - Fruit and vegetable juices, excluding the use of carbonization.
 - Ice cream.
- C. The following agricultural uses:
 - Crops — Field, tree, bush, berry and row, including nursery stock.
 - Greenhouses.

(Ord. 2004-0030 § 15 (part), 2004; Ord. 2004-0016 § 2 (part), 2004; Ord. 92-0097 §§ 1 (part), 2 (part), 1992; Ord. 85-0004 § 42, 1985; Ord. 84-0236 § 6, 1984; Ord. 82-0005 § 4, 1982; Ord. 81-0005 § 8 (part), 1981; Ord. 1494 Ch. 2 Art. 3 § 259.1, 1927.)

22.28.240 Accessory uses. Premises in Zone C-M may be used for:

- A. The following accessory uses, subject to the same limitations and conditions provided in Section 22.28.040 (Zone C-H):
 - Accessory buildings and structures.
 - Building materials, storage of.
 - B. The following additional accessory uses, subject to the same limitations and conditions provided in Section 22.28.190 (Zone C-3):
 - Automobile body and fender repair, painting and upholstering, when incidental to the sale of new automobiles.
 - Boats, minor repair of.
 - Manufacturing, processing, treating and packaging incidental to and operated in conjunction with the business conducted on the premises, except as otherwise provided as a principal use in Section 22.28.230.
 - C. The following additional accessory uses:
 - Signs, as provided in Part 10 of Chapter 22.52.
- (Ord. 1494 Ch. 2 Art. 3 § 259.3, 1927.)

22.28.250 Uses subject to director's review and approval. If site plans therefor are first submitted to and approved by the director, premises in Zone C-M may be used for:

- A. The following uses, subject to the same limitations and conditions provided in Section 22.28.050 (Zone C-H):
 - Access to property lawfully used for a purpose not permitted in Zone C-M.
 - Christmas trees and wreaths, the sale of.
 - Grading projects, off-site transport.
 - Homeless shelters, subject to the requirements of Section 22.56.1760.

- Live entertainment, accessory, in a legally established bar, cocktail lounge or restaurant having an occupant load of less than 200 people, where in full compliance with the conditions of Section 22.56.1754.
- Mobilehomes used as a residence during construction.
- B. The following additional uses:
 - Signs, as provided in Part 10 of Chapter 22.52.

(Ord. 91-0062 § 2 (part), 1991; Ord. 81-0005 § 4 (part), 1981; Ord. 1494 Ch. 2 Art. 3 § 259.5, 1927.)

22.28.260 Uses subject to permits. Premises in Zone C-M may be used for:

A. The following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Adult day care facilities.
- Adult residential facilities.
- Airports.
- Alcoholic beverages, the sale of, for either on-site or off-site consumption, subject to the requirements of Section 22.56.195.
- Ambulance services.
- Amphitheaters.
- Amusement rides and devices, including merry-go-rounds, ferris wheels, swings, toboggans, slides, rebound-tumbling and similar equipment for longer than seven days.
- Apartment houses.
- Arcades, game or movie.
- Archery ranges.
- Automobile body and fender repair shops, provided that all operations are conducted within an enclosed building.
- Automobile impound yards, subject to the conditions of Part 4 of Chapter 22.52, except as otherwise prescribed by the commission in approving an application therefor.
- Automobile painting and upholstering shops, provided that all operations are conducted within an enclosed building.
- Beer and wine, the concurrent sale of, with motor vehicle fuel, subject to the requirements of Sections 22.56.195 and 22.56.245.
- Billiard halls.
- Body piercing parlor.
- Bowling alleys.
- Boxing arenas.
- Butane and propane service stations.
- Cardrooms or clubs.
- Carnivals, commercial, including pony rides, for longer than seven days.
- Circuses.
- Convents and monasteries.
- Correctional institutions, including jails, farms and camps.
- Dance halls.
- Dog kennels.
- Earth stations.
- Electric transmission substations and generating plants, including microwave facilities used in conjunction with any one thereof.
- Escort bureaus.

- Fraternity and sorority houses.
- Games of skill.
- Gas, industrial, including oxygen, acetylene, argon, carbon dioxide and similar gases in Interstate Commerce Commission approved-type cylinders.
- Gas distribution depots, public utility.
- Golf driving ranges.
- Grading projects, off-site transport, where more than 100,000 cubic yards of material is to be transported, subject to the conditions and limitations of Sections 22.56.210 and 22.56.230.
- Grading projects, on-site, but excluding projects where the hearing officer or the commission or the board of supervisors have previously considered such grading proposal as indicated by approval of an environmental document incorporating consideration of such grading project.
- Group homes, children.
- Gymnasiums.
- Health clubs or centers.
- Heliports.
- Helistops.
- Hospitals.
- Hospitals, small animal.
- Hotels.
- Juvenile halls.
- Land reclamation projects
- Landing strips.
- Live entertainment, accessory, in a legally established bar, cocktail lounge or restaurant having an occupant load of less than 200 people, where the conditions of Section 22.56.1754 have not or cannot be met. This provision shall not be construed to authorize the modification of development standards required for establishment of such bar, cocktail lounge or restaurant, except as otherwise provided by Part 2 of Chapter 22.56.
- Massage parlors.
- Medical marijuana dispensaries, subject to the requirements of Section 22.56.196.
- Miniature golf courses.
- Mobilehome parks, subject to the conditions of Part 6 of Chapter 22.52.
- Mobilehomes for use by a caretaker and his immediate family, in accordance with Part 6 of Chapter 22.52.
- Motels.
- Nightclubs.
- Oil wells.
- Outdoor dining, where the conditions of subsection G of Section 22.28.070 have not or cannot be met.
- Permanent cosmetics parlor.

- Pool halls.
- Public utility service yards.
- Publicly owned uses necessary to the maintenance of the public health, convenience or general welfare in addition to those specifically listed in this section.
- Radio and television stations and towers.
- Residences, caretaker, for use by a caretaker of supervisor and his immediate family where continuous supervision is required.
- Residences, single-family.
- Residences, two-family.
- Revival meetings, tent, for longer than seven days.
- Rifle, pistol, skeet or trap ranges.
- Rooming and boarding houses.
- Self-service storage facilities, subject to the provisions of Part 12 of Chapter 22.52.
- Sewage treatment plants.
- Shooting galleries.
- Signs, as provided in Part 10 of Chapter 22.52.
- Skating rinks, ice or roller.
- Solid fill projects.
- Steam or sauna baths.
- Storage, temporary, of materials and construction equipment used in construction or maintenance of streets and highways, sewers, storm drains, underground conduits, flood control works, pipelines and similar uses, for a period not to exceed one year.
- Swap meets.
- Tattoo parlor.
- Theaters and other auditoriums.
- Theaters, drive-in.
- Townhouses.
- Travel trailer parks, as provided in Part 6 of Chapter 22.52.
- Water reservoirs, dams, treatment plants, stations, pumping stations, tanks, wells and any use normal and appurtenant to the storage and distribution of water.
- Youth hostels.

B. The following uses, provided the specified permit has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Cemeteries, as provided in Part 4 of Chapter 22.56.
- Explosives storage, as provided in Part 5 of Chapter 22.56.
- Qualified projects, as provided in Part 17 of Chapter 22.52 and Part 18 of Chapter 22.56.
- Surface mining operations as provided in Part 9 of Chapter 22.56.
- Temporary uses, as provided in Part 14 of Chapter 22.56.

(Ord. 2006-0063 § 15, 2006; Ord. 2006-0032 § 2 (part), 2006; Ord. 99-0013 § 4 (part), 1999; Ord. 97-0069 § 2 (part), 1997; Ord. 96-0004 § 9 (part), 1996; Ord. 92-0097 §§ 3 (part), 9 (part), 1992; Ord. 89-0136 § 3, 1989; Ord. 89-0115 § 2 (part), 1989; Ord. 85-0195 § 8 (part), 1985; Ord. 85-0004 § 43, 1985; Ord. 84-0236 § 7, 1984; Ord. 84-0161 § 10, 1984; Ord. 83-0007 § 2 (part), 1983; Ord. 82-0024 § 4 (part), 1982; Ord. 82-0003 § 11 (part), 1982; Ord. 81-0005 § 7 (part), 1981; Ord. 1494 Ch. 2 Art. 3 § 259.7, 1927.)

22.28.270 Development standards. Premises in Zone C-M shall be subject to the following development standards.

A. That not to exceed 90 percent of the net area be occupied by buildings, with a minimum of 10 percent of the net area landscaped with a lawn, shrubbery, flowers and/or trees, which shall be continuously maintained in good condition. Incidental walkways, if needed, may be developed in the landscaped area.

B. That there be parking facilities provided as required by Part 11 of Chapter 22.52.

C. Outside Display. Except for the following uses, all display in Zone C-M shall be located entirely within an enclosed building unless otherwise authorized by a temporary use permit:

- Amusement rides and devices.
- Automobile sales, limited to automobiles and trucks under two tons held for sale or rental only.
- Automobile service stations, limited to automobile accessories and facilities necessary to dispensing petroleum products only.
- Boat sales, limited to boats held for sale or rental only.
- Carnivals, commercial.
- Christmas trees and wreaths, the sale of.
- Crops — field, tree, bush, berry and row, including nursery stock.
- Electric distribution substations.
- Gas metering and control stations, public utility.
- Mobilehome sales, limited to mobilehomes held for sale only.
- Parking lots.
- Recreational vehicle sales, limited to recreational vehicles held for sale or rental only.
- Restaurants and other eating establishments, including food take-out, subject to the standards specified by subsection G of Section 22.28.070.
- Signs, outdoor advertising.
- Trailer sales, box and utility, limited to trailers held for sale only.

D. Outside Storage. Outside storage is permitted on the rear of a lot or parcel of land in Zone C-M when such storage is strictly incidental to the permitted use existing in a building on the front portion of the same lot or parcel of land, and provided no storage is higher than the enclosure surrounding it nor nearer than 50 feet to the front property line. Any outdoor area used for storage shall be completely enclosed by a solid masonry wall and solid gate, not less than five feet nor more than six feet in height, except that the director may approve the substitution of a fence or decorative wall where, in his opinion, such wall or fence will adequately comply with the provisions of this section. All such requests for substitution shall be subject to the provisions of Part 12 of Chapter 22.56, on director's review. (Ord. 99-0071 § 5, 1999; Ord. 84-0161 § 11, 1984; Ord. 83-0161 § 13, 1983; Ord. 1494 Ch. 2 Art. 3 § 259.9, 1927.)

Part 7

C-R COMMERCIAL RECREATION ZONE

Sections:

- 22.28.280 Establishment — Purpose.
- 22.28.290 Permitted uses.
- 22.28.300 Accessory uses.
- 22.28.310 Uses subject to director's review and approval.
- 22.28.320 Uses subject to permits.
- 22.28.330 Development standards.

22.28.280 Establishment — Purpose. Zone C-R is established to provide for a comprehensive range of entertainment and amusement activities of a commercial nature. Provisions of this zone also provide for other commercial uses that may be necessary in such an area. (Ord. 1494 Ch. 2 Art. 3 § 261, 1927.)

22.28.290 Permitted uses. A. Premises in Zone C-R may be used for:

1. Services.
 - Arboretums and horticultural gardens.
 - Boat rentals.
 - Child care centers.
 - Comfort stations.
 - Family child care homes, large.
 - Family child care homes, small.
 - Motion picture studios and sets, including the temporary use of domestic and wild animals in motion picture and television production, provided said animals are kept or maintained pursuant to all regulations of the Los Angeles County department of animal control, and are not retained on the premises for a period exceeding 60 days. The director may extend such time period for not to exceed 30 additional days subject to the provisions of Part 12 of Chapter 22.56, on director's review.
 - Observatories.
 - Tourist information centers.
2. Recreation and Amusement.
 - Amusement rides and devices, including merry-go-rounds, ferris wheels, swings, toboggans, slides, rebound-tumbling and similar equipment operated at one particular location not longer than seven days in any six-month period.
 - Athletic fields, excluding stadiums.
 - Campgrounds.
 - Carnivals, commercial, including pony rides, operated at one particular location not longer than seven days in any six-month period.
 - Circuses and animal exhibitions for a period not exceeding seven days, including the temporary use of domestic and wild animals in conjunction therewith, provided said animals are kept or maintained pursuant to all regulations of the Los Angeles County department of animal control.
 - Dance pavilions, outdoor.

- Fishing and casting ponds.
- Golf courses, including customary clubhouse and appurtenant facilities.
- Golf driving ranges.
- Miniature golf courses.
- Parks, playgrounds and beaches, with all appurtenant facilities customarily found in conjunction therewith.
- Polo fields.
- Recreation clubs, commercial, including tennis, polo, swimming and similar outdoor recreational activities, together with appurtenant clubhouse.
- Riding academies and stables, with the boarding of horses, on a lot or parcel of land having, as a condition of use, an area of not less than five acres.
- Riding and hiking trails, excluding trails for motor vehicles.
- Rodeos, excluding horse racing.
- Swimming pools.
- Tennis, volleyball, badminton, croquet, lawn bowling and similar courts.

B. The following agricultural uses, provided all buildings or structures used in conjunction therewith shall be located not less than 50 feet from any street or highway or any building used for human habitation:

- Breeding farms for the selective or experimental breeding of cattle or horses, or the raising and training of horses or show cattle, on a lot or parcel of land having, as a condition of use, an area of not less than one acre and provided that not more than two such animals per acre of the total ground area of such farm be kept or maintained in conjunction with such use.
- Crops — Field, tree, bush, berry and row, including nursery stock.
- Grazing of cattle, horses, sheep or goats on a lot or parcel of land having, as a condition of use, an area of not less than five acres, including the supplementary feeding of such animals provided:
 1. That such grazing is not a part of nor conducted in conjunction with any dairy, livestock feed yard, livestock sales yard, or commercial riding academy located on the same premises; and
 2. That no buildings, structures, pens or corrals designed or intended to be used for the housing or concentrated feeding of such stock be used on the premises for such grazing other than racks for supplementary feeding, troughs for watering or incidental fencing.
- Greenhouses, on a lot or parcel of land having, as a condition of use, an area of not less than one acre.
- Hogs or pigs, provided:
 1. That said animals are located not less than 150 feet from any highway and no less than 50 feet from the side or rear lines of any lot or parcel of land; and
 2. That said animals shall not be fed any market refuse or similar imported ingredient, or anything other than table refuse from meals consumed on the same lot or parcel of land or grain; and
 3. That not to exceed two weaned hogs or pigs are kept.
- Raising of poultry, fowl, birds, rabbits, chinchillas, nutria, mice, frogs, fish, bees, earthworms, and other similar animals of comparable nature, form and

size, including hatching, fattening, marketing, sale, slaughtering, dressing, processing and packing and including eggs, honey or similar products derived therefrom, on a lot or parcel of land having, as a condition of use, an area of not less than one acre.

(Ord. 2004-0030 § 16, 2004; Ord. 1494 Ch. 2 Art. 3 § 261.1, 1927.)

22.28.300 Accessory uses. Premises in Zone C-R may be used for:

A. The following accessory uses, subject to the same limitations and conditions provided in Section 22.28.040 (Zone C-H):

- Accessory buildings and structures.
- Building materials, storage of.

B. The following additional accessory uses, subject to the same limitations and conditions provided in Section 22.24.080 (Zone A-1):

- Signs, as provided in Part 10 of Chapter 22.52.
- Stands for the display and sale of products.

(Ord. 1494 Ch. 2 Art. 3 § 261.3, 1927.)

22.28.310 Uses subject to director's review and approval. If site plans therefor are first submitted to and approved by the director, premises in Zone C-R may be used for:

A. The following uses, subject to the same limitations and conditions provided in Section 22.28.050 (Zone C-H):

- Access to property lawfully used for a purpose not permitted in Zone C-R.
- Christmas trees and wreaths, the sale of.
- Grading projects, off-site transport.
- Live entertainment, accessory, in a legally established bar, cocktail lounge or restaurant having an occupant load of less than 200 people, where in full compliance with the conditions of Section 22.56.1754.

B. The following additional uses:

- Refreshment stands operated in conjunction with and intended to serve the patrons of a use permitted in Zone C-R, but not as a separate enterprise.
- Signs as provided in Part 10 of Chapter 22.52.

(Ord. 81-0005 § 4 (part), 1981; Ord. 1494 Ch. 2 Art. 3 § 261.5, 1927.)

22.28.320 Uses subject to permits. Premises in Zone C-R may be used for:

A. The following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Airports.
- Alcoholic beverages, the sale of, for either on-site or off-site consumption, subject to the requirements of Section 22.56.195.
- Amphitheaters.
- Amusement rides and devices, including merry-go-rounds, ferris wheels, swings, toboggans, slides, rebound-tumbling and similar equipment for longer than seven days.
- Arcades, game or movie.
- Archery ranges.
- Automobile service stations.
- Bars and cocktail lounges.

- Beer and wine, the concurrent sale of, with motor vehicle fuel, subject to the requirements of Sections 22.56.195 and 22.56.245.
- Bicycle and motorscooter rentals.
- Billiard halls.
- Body piercing parlor.
- Bowling alleys.
- Boxing arenas.
- Cardrooms or clubs.
- Carnivals, commercial, including pony rides, for longer than seven days.
- Circuses and wild animal exhibitions for longer than seven days.
- Communication equipment buildings.
- Correctional institutions, including jails, farms and camps.
- Dance halls.
- Earth stations.
- Electric distribution substations and electric transmission substations and generating plants, including microwave facilities used in conjunction with any one thereof.
- Entertainment park.
- Escort bureaus.
- Fire stations.
- First aid stations.
- Games of skill.
- Gas metering and control stations, public utility.
- Grading projects, off-site transport, where more than 100,000 cubic yards of material is to be transported, subject to the conditions and limitations of Sections 22.56.210 and 22.56.230.
- Grading projects, on-site, but excluding projects where the hearing officer or the commission or the board of supervisors have previously considered such grading proposal as indicated by approval of an environmental document incorporating consideration of such grading project.
- Gymnasiums.
- Health clubs or centers.
- Health retreats.
- Heliports.
- Helistops.
- Hospitals.
- Hotels.
- Juvenile halls.
- Land reclamation projects.
- Landing strips.
- Live entertainment, accessory, in a legally established bar, cocktail lounge or restaurant having an occupant load of less than 200 people, where the conditions of Section 22.56.1754 have not or cannot be met. This provision shall not be construed to authorize the modification of development standards required for establishment of such bar, cocktail lounge or restaurant, except as otherwise provided by Part 2 of Chapter 22.56.
- Living quarters for persons employed and deriving a major portion of their income on the premises, if occupied by such persons and their immediate families.

- Massage parlors.
- Menageries, zoos, animal exhibitions or other facilities for the keeping or maintaining of wild animals.
- Microwave stations.
- Mobilehomes for use by a caretaker and his immediate family, in accordance with Part 6 of Chapter 22.52.
- Motels.
- Motor recreational facilities for the driving, testing and racing of automobiles, dune buggies, motorcycles, trail bikes or similar vehicles, including appurtenant facilities in conjunction therewith.
- Nightclubs.
- Oil wells.
- Outdoor festivals.
- Parking lots and parking buildings.
- Permanent cosmetics parlor.
- Police stations.
- Pool halls.
- Post offices.
- Public utility service centers.
- Publicly owned uses necessary to the maintenance of the public health, convenience or general welfare in addition to those specifically listed in this section.
- Racetracks.
- Radio and television stations and towers, but not including studios.
- Recreational trailer parks, as provided in Part 6 of Chapter 22.52.
- Residences, caretaker, for use by a caretaker or supervisor and his immediate family where continuous supervision is required.
- Residences, single-family.
- Restaurants and other eating establishments, including food take-out.
- Rifle, pistol, skeet or trap ranges.
- Road construction and maintenance yards.
- Sales and services, provided:
 1. That such use is located on a lot or parcel of land having, as a condition of use, an area of not less than one acre; and
 2. That, as a condition of use, such use is within 600 feet of a recreational use permitted in the zone; and
 3. That all sales are retail and all goods sold are new.
- Schools through grade 12, accredited, including appurtenant facilities which offer instruction required to be taught in the public schools by the Education Code of the state of California, in which no pupil is physically restrained, but excluding trade and commercial schools.
- Sewage treatment plants.
- Shooting galleries.
- Signs, as provided in Part 10 of Chapter 22.52.
- Skating rinks, ice or roller.
- Ski lifts, tows, runs, and warming huts.
- Solid fill projects.
- Stations — Bus, railroad and taxi.
- Steam or sauna baths.

- Storage, temporary, of materials and construction equipment used in construction or maintenance of streets and highways, sewers, storm drains, underground conduits, flood control works, pipelines and similar uses, for a period not to exceed one year.
- Subdivision directional signs, subject to the limitations and conditions of Part 8 of Chapter 22.56.
- Tattoo parlor.
- Telephone repeater stations.
- Theaters and other auditoriums, within an enclosed building only.
- Theaters, drive-in.
- Water reservoirs, dams, treatment plants, gaging stations, pumping stations, tanks, wells, and any use normal and appurtenant to the storage and distribution of water.
- Wild animals, the keeping of, either individually or collectively for private or commercial purposes.
- Youth hostels.

B. The following uses, provided the specified permit has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Cemeteries as provided in Part 4 of Chapter 22.56.
- Explosives storage as provided in Part 5 of Chapter 22.56.
- Qualified projects, as provided in Part 17 of Chapter 22.52 and Part 18 of Chapter 22.56.
- Surface mining operations, as provided in Part 9 of Chapter 22.56.
- Temporary uses, as provided in Part 14 of Chapter 22.56.

(Ord. 2006-0063 § 16, 2006; Ord. 99-0013 § 4 (part), 1999; Ord. 97-0069 § 2 (part), 1997; Ord. 96-0004 § 9 (part), 1996; Ord. 92-0097 §§ 3 (part), 10 (part), 1992; Ord. 85-0195 § 8 (part), 1985; Ord. 83-0007 § 2 (part), 1983; Ord. 82-0024 § 4 (part), 1982; Ord. 81-0005 § 7 (part), 1981; Ord. 1494 Ch. 2 Art. 3 § 261.7, 1927.)

22.28.330 Development standards. Premises in Zone C-R shall be subject to the following development standards:

A. That there be parking facilities as required by Part 11 of Chapter 22.52. (Ord. 83-0161 § 14, 1983; Ord. 1494 Ch. 2 Art. 3 § 261.9, 1927.)

Part 8

CPD COMMERCIAL PLANNED DEVELOPMENT ZONE

Sections:

22.28.340 Permitted uses and uses subject to permits.

22.28.340 Permitted uses and uses subject to permits. Premises in Zone CPD may be used for:

A. Any use permitted in Zone R-A, under the same limitations and conditions, including auxiliary and transitional uses, front, side and rear yards, parking and area requirements.

B. If a conditional use permit has first been obtained, as provided in Part 1 of Chapter 22.56, property in Zone CPD may be used for a planned commercial development in which the hearing officer may approve any nonresidential use permitted in Zone C-1. In the conditional use permit, the hearing officer may modify any of the prescribed standards of development pertaining thereto. Such uses shall be subject to all of the following provisions:

1. Need For. The hearing officer shall not grant a conditional use permit for a planned commercial development in Zone CPD unless it finds that the proposed commercial development is needed to serve the immediately adjacent area, and development has occurred, or is proposed, which will warrant such commercial development.

2. Design. The arrangement of buildings, architectural design and the types of commercial uses shall be such as to minimize adverse influences on adjacent properties.

3. Access and Parking. Adequate provision shall be made for vehicular access, parking and loading so as to prevent undue traffic congestion on adjacent streets and highways, particularly on local streets.

4. Building Coverage. Buildings shall not occupy more than 40 percent of the gross area. In calculating "gross area," any streets or highways on the perimeter of the parcel of land, or any major or secondary highway or parkway that traverses the property, or any area which is required to be dedicated, or a private easement given for any such street or highway, shall be excluded.

5. Utilities. The applicant shall submit to the hearing officer, and it shall be made a condition of approval, satisfactory evidence that the applicant has made arrangements with the serving utilities to install underground all new facilities necessary to furnish service in the development. This requirement may be waived where it would cause undue hardship or constitute an unreasonable requirement.

6. Signs. The hearing officer, in granting the conditional use permit, may allow advertising signs permitted in Zone C-1 which he finds will be in keeping with the concept of planned development.

7. Development features. The development plan shall include yards, walls, walks, landscaping and such other features as may be needed to make the commercial development attractive, adequately buffered from adjacent more restrictive uses, and in keeping with the character of the surrounding area.

8. Development Schedule. The hearing officer shall approve a progress schedule including all phases of development and indicating that the *improvements described in the development plan* will be made prior to occupancy

of commercial structures. The hearing officer may modify without a hearing this condition pertaining to the development schedule based upon an affirmative showing, in writing of hardship.

9. Tentative Subdivision Map. A tentative map shall be filed and made a condition of approval. (Ord. 85-0195 § 9 (part), 1985; Ord. 83-0161 § 15, 1983; Ord. 1494 Ch. 2 Art. 3 § 262, 1927.)

Chapter 22.32

INDUSTRIAL ZONES

Parts:

1. General Regulations
2. M-1 Light Manufacturing Zone
3. D-2 Desert-Mountain Zone
4. M-1½ Restricted Heavy Manufacturing Zone
5. MPD Manufacturing — Industrial Planned Zone
6. M-2 Heavy Manufacturing Zone and M-4 Limited Manufacturing Zone
7. M-3 Unclassified Zone
8. M-2½ Aircraft, Heavy Industrial Zone
9. B-1 Buffer Strip Zone
10. B-2 Corner Buffer Zone

Part 1

GENERAL REGULATIONS

Sections:

- 22.32.010 Industrial zones designated.
22.32.020 Use restrictions.
22.32.030 Wild animals prohibited — Exceptions.

22.32.010 Industrial zones designated. As used in this Title 22, "industrial zones" means Zones M-1, M-1½, M-2, M-2½, M-3, M-4, MPD, B-1, and B-2. (Ord. 1494 Ch. 2 Art. 4 § 270, 1927.)

22.32.020 Use restrictions. A person shall not use any premises in any industrial zone except as hereinafter specifically permitted in this Title 22, and subject to all regulations and conditions enumerated in this title. (Ord. 1494 Ch. 2 Art. 4 § 270.1, 1927.)

22.32.030 Wild animals prohibited — Exceptions. A person shall not use, keep or maintain any wild animal in Zones M-1 ½ M-2, M-3 or M-4, whether such animal is used, kept or maintained either individually or collectively for either private or commercial purposes, except as provided in Section 22.24.160. Notwithstanding the other provisions of this section, wild animals may be temporarily used, kept or maintained for a period of not to exceed:

A. 14 days in conjunction with the lawful operation of a circus or animal exhibition; or

B. 60 days where used in motion picture and television production, except that the director may, where he finds that such extension is consistent with the intent of this section and neither detrimental to the public welfare nor to the property of other persons located in the vicinity thereof, extend such time period for not to exceed 30 additional days; and

C. Provided said animals are used, kept or maintained pursuant to and in compliance with, all regulations of the Los Angeles County department of animal control. (Ord. 1494 Ch. 2 Art. 4 § 280, 1927.)

Part 2

M-1 LIGHT MANUFACTURING ZONE

Sections:

- 22.32.040 Permitted uses.
- 22.32.050 Accessory uses.
- 22.32.060 Uses subject to director's review and approval.
- 22.32.070 Uses subject to permits.
- 22.32.080 Development standards.

22.32.040 Permitted uses. Premises in Zone M-1 may be used for:

A. Any use listed as a permitted use in either Sections 22.24.070 (Zone A-1) or 22.28.230 (Zone C-M), subject to the limitations and conditions set forth therein, except as otherwise expressly provided in subsection B of this section, and provided that the following uses are prohibited:

- Adult day care facilities.
- Adult residential facilities.
- Dwelling units, except one dwelling unit within a building on the same lot or parcel of land which is legally being used so as to require the continuous supervision of a caretaker and his immediate family, and except dwelling units within a building on premises used for agricultural purposes, which dwelling units are occupied only by persons employed on the same premises and their immediate families.
- Family day care homes.
- Foster family homes.
- Group homes, children.
- Hospitals.
- Hotels.
- Mobilehomes or recreational vehicles for sleeping or residential purposes, except:
 1. In cases in which this subsection permits the use of a dwelling for a caretaker or superintendent in Zone M-1, a mobilehome containing one dwelling unit or a recreational vehicle may be used in lieu of such dwelling for not to exceed six consecutive months in any 12-month period; or
 2. As otherwise provided in Section 22.32.070.
- Mobilehome parks.
- Motels.
- Rooming and boarding houses.
- Schools.
- Signs, except as permitted in Part 10 of Chapter 22.52.
- Small family homes, children.

B. The following additional uses are permitted in Zone M-1, except that nothing in this subsection permits punch presses of over 20 tons rated capacity, drop hammers or automatic screw machines.

- Acetylene; the storage of oxygen and acetylene in tanks if oxygen is stored in a room separate from acetylene, and such rooms are separated by a not less than one-hour fire-resistant wall.
- Agricultural contractor equipment, sale or rental or both.
- Animal experimental research institute.
- Animal hospitals.
- Assembly plants.
- Automobile body and fender repair shops, if all operations are conducted inside of a building.
- Automobile painting and upholstering.
- Bags, manufacture of.
- Barrels, storage of empty barrels.
- Baseball park.
- Batteries; the manufacture and rebuilding of batteries.
- Beds; the manufacture of bedspreads and bedsprings.
- Billboards; the manufacture of billboards.
- Blacksmith shops.
- Boat building.
- Bone products; the manufacture of bone products.
- Book bindery.
- Bottling plant.
- Box factory.
- Breweries.
- Brushes, the manufacture of.
- Building materials, storage of.
- Bus storage.
- Cabinetmaking.
- Candles, the manufacture of.
- Cannery, except meat or fish.
- Canvas; the manufacture of canvas and products of canvas.
- Car barns for buses and streetcars.
- Carnivals, commercial or otherwise.
- Carpenter shops.
- Carpet cleaning.
- Casein; the manufacture of casein products, except glue.
- Cellophane; the manufacture of cellophane products.
- Ceramics; the manufacture of ceramics.
- Cesspool pumping, cleaning and draining.
- Cigars, the manufacture of.
- Cigarettes, the manufacture of.
- Circuses and wild animal exhibitions, including the temporary keeping or maintenance of wild animals in conjunction therewith for a period not to exceed 14 days, provided said animals are kept or maintained pursuant to and in compliance with all regulations of the Los Angeles County department of animal control.
- Clay products; the manufacture or storage, or both, of clay products, including clay statuary.

- Cleaning and dyeing establishments, wholesale.
- Clocks, manufacture of.
- Cloth; the manufacture of cloth and cloth products, including clothing of all kinds, but not tanning.
- Coffee roasting.
- Coffins, the manufacture of.
- Cold-storage plants.
- Concrete batching, provided that the mixer is limited to one cubic yard capacity.
- Contractor's equipment yards, including farm equipment and all equipment used in building trades.
- Cork, the manufacture of cork products.
- Cosmetics; the packaging and distribution of pharmaceutical and cosmetic items.
- Cotton storage.
- Creameries.
- Curtain cleaning plants.
- Dairy products depots and manufacture of dairy products.
- Dextrine, manufacture of.
- Disability rehabilitation and training centers, except that dormitories and similar structures used for living or sleeping accommodations are prohibited, and dwelling units are permitted only as provided in subsection A of this section.
- Distributing plants.
- Dogs — Dog breeding; commercial dog kennels; dog training schools.
- Draying yards or terminals.
- Drugs; the manufacture of, and sale at wholesale of drugs.
- Drygoods; the manufacture of, sale at wholesale of and storage of drygoods.
- Dyeing and cleaning, wholesale.
- Electric appliance assembly.
- Electrical parts; the manufacture of, sale at wholesale of or the storage of small electrical parts.
- Electric signs, the manufacture of.
- Electrical transformer substations.
- Emery cloth, the manufacture of.
- Engines; the manufacture of internal combustion or steam engines; this paragraph does not permit a foundry.
- Engraving; machine metal engraving.
- Fabricating, other than snap riveting or any process used in bending or shaping which produces any annoying or disagreeable noise.
- Feathers; the manufacture or renovation of feather products, or both.
- Felt; the manufacture of felt.
- Ferris wheels.
- Fiber products, including fiberglass, the manufacture of.
- Fixtures; the manufacture of gas or electrical fixtures, or both.
- Food products, the manufacture, processing, storage and sale of, except lard, pickles, sausage, sauerkraut or vinegar.
- Fox farms.
- Fruit packing plants.

- Fuel yard.
- Fumigating contractors.
- Fur products, the manufacture of.
- Fur warehouses.
- Furniture, the manufacture of.
- Generators; the manufacture of electrical generators.
- Glass; the production by hand of crystal glass art novelties within a closed building of fire-resistant construction.
- Glass, the storage.
- Gloves, the manufacture of.
- Granite, the grinding, cutting and dressing of granite.
- Hair products, the manufacture of.
- Harnesses, the manufacture of.
- Heating equipment, the manufacture of.
- Hemp storage.
- Horn products, the manufacture of.
- Humane societies.
- Ice, the manufacture, distribution and storage of.
- Incinerators, the manufacture of.
- Ink, the manufacture of.
- Iron; ornamental iron works, but not including a foundry.
- Jewelry, the manufacture of.
- Knitting mills.
- Laboratories for testing experimental motion picture film.
- Laundries.
- Leather products, the manufacture of.
- Linen and towel supply.
- Liquor storage.
- Lubricating oil; the canning and packaging of lubricating oil if not more than 100 barrels are stored aboveground at any one time.
- Lumberyards, except the storage of boxes or crates.
- Machine shops.
- Machinery storage yards.
- Machinery; the repair of farm machinery.
- Malt products, the manufacture of.
- Marble, the grinding, cutting and dressing of.
- Marine oil service stations.
- Mattresses, the manufacture and renovation of.
- Medicines, the manufacture of.
- Metals:
 1. Manufacture of products of precious metals;
 2. Manufacture of metal, steel and brass stamps, including hand and machine engraving;
 3. Metal fabricating;
 4. Metal spinning;
 5. Metal storage;
 6. Metal working shops;
 7. Plating and finishing of metals, provided no perchloric acid is used.
- Motors; the manufacture of electric motors.
- Moving van storage or operating yards.

- Musical instruments, the manufacture of.
- Novelties, the manufacture of.
- Oil; the manufacture of vegetable oil.
- Oil wells and appurtenances, to the same extent and under all of the same conditions as permitted in Zone A-2.
- Oleomargarine, the manufacture of.
- Optical goods, the manufacture of.
- Outdoor skating rinks and outdoor dance pavilions, if such rinks and pavilions are, as a condition of use, not within 500 feet of any residential zone, Zone A-1, or any zone of similar restriction in any city or adjacent county.
- Paint mixing, except the mixing of lacquers and synthetic enamels.
- Paper mache statuary, the manufacture of.
- Paper products, the manufacture of, but not including the manufacture of paper itself.
- Perfume, the manufacture of.
- Pest control service, including residential termite control.
- Pharmaceuticals, the manufacture and packaging of.
- Phonographs, the assembly of.
- Phonograph records, the manufacture of, including the grinding and processing of the basic materials used in connection therewith.
- Plaster, the storage of.
- Plastics, the molding of plastics, including the light manufacture of products thereof, provided all grinding operations are conducted within an interior room.
- Plumbing shops and plumbing contractor's shops.
- Polish, the manufacture of.
- Pottery, the manufacture of.
- Poultry and rabbits; the wholesale and retail sale of poultry and rabbits, including slaughtering and dressing within a building.
- Presses; hydraulic presses for the molding of plastics.
- Produce yards or terminals.
- Putty, the manufacture of.
- Radios, the assembly of.
- Refrigeration plants.
- Riding academies.
- Roofing contractor's establishments.
- Rope, the manufacture and storage of.
- Rubber; the processing of raw rubber if:
 1. The rubber is not melted;
 2. Where a banbury mixer is used, the dust resulting therefrom is washed.
- Rug cleaning plant.
- Rugs, the manufacture of.
- Saddles, the manufacture of.
- Sand; the washing of sand to be used in sandblasting.
- Sandpaper, the manufacture of.
- Sash and door manufacturing.
- Self-service storage facilities, subject to the provisions of Part 12 of Chapter 22.52.

- Sheet metal shops.
 - Shell products, the manufacture of.
 - Shoes, the manufacture of.
 - Shoe polish, the manufacture of.
 - Shooting gallery.
 - Signs, the manufacture of.
 - Sodium glutamate, the manufacture of.
 - Soft drinks, the manufacture and bottling of.
 - Springs, the manufacture of.
 - Stables; private stables for the raising and training of racehorses, provided such use is not established for commercial purposes.
 - Starch; the mixing and bottling of starch.
 - Statuary; the manufacture of clay, paper mache and stone statuary and monuments.
 - Stencils, the manufacture of.
 - Stone, marble and granite, and grinding, dressing and cutting of.
 - Storage and rental of plows, tractors, buses, contractor's equipment and cement mixers, not within a building.
 - Stove polish, the manufacture of.
 - Textiles; the manufacture of textiles, including clothing and upholstery.
 - Tire retreading.
 - Tools, the manufacture of.
 - Toys, the manufacture of.
 - Trailers, the manufacture of.
 - Truck storage or rental.
 - Type; the manufacture of printer's type.
 - Valves; the storage and repair of oil well valves.
 - Venetian blinds, the manufacture of.
 - Ventilating ducts, the manufacture of.
 - Veterinary; the consulting office and hospital of a veterinary.
 - Vitamin tablets, the manufacture of.
 - Wallboard, the manufacture of.
 - Warehouses; storage warehouses.
 - Watches, the manufacture of.
 - Welding.
 - Wharves.
 - Window shades, the manufacture of.
 - Wineries, except that winery-related incidental visitor-serving uses shall be subject to a conditional use permit as provided in Section 22.32.070.
 - Wood; the manufacture of wood products. This section does not permit a planing mill.
 - Wood yards.
 - Woolen goods; the manufacture and storage of.
 - Yarn; the dyeing of yarn and manufacture of yarn products.
- (Ord. 2000-006 § 5, 2000; Ord. 89-0136 § 4, 1989; Ord. 85-0004 § 44, 1985; Ord. 82-0106 § 2, 1982; Ord. 82-0005 § 5, 1982; Ord. 1494 Ch. 2 Art. 4 § 271.1, 1927.)

22.32.050 Accessory uses. Premises in Zone M-1 may be used for the following accessory uses:

— Any accessory use listed in Section 22.24.080 (Zone A-1) and 22.28.240 (Zone C-M), subject to the limitations and conditions set forth therein. (Ord. 1494 Ch. 2 Art.4 § 271.3, 1927.)

22.32.060 Uses subject to director's review and approval. If site plans therefor are first submitted to and approved by the director, premises in Zone M-1 may be used for:

— Any use listed in Section 22.24.090 (Zone A-1) or Section 22.28.250 (Zone C-M), subject to the limitations and conditions set forth therein. (Ord. 1494 Ch. 2 Art. 4 § 271.5, 1927.)

22.32.070 Uses subject to permits. Premises in Zone M-1 may be used for:

A. The following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit:

- Any use listed in Section 22.24.100 (Zone A-1) or Section 22.28.260 (Zone C-M), subject to the limitations and conditions set forth therein.
- Child care centers.
- Mobilehomes, for use by a caretaker and his immediate family where continuous supervision is required for a period longer than six consecutive months in any 12-month period, in accordance with the provisions of Part 6 of Chapter 22.52.
- Signs, outdoor advertising, subject to the provisions of Part 10 of Chapter 22.52.
- Winery-related incidental visitor-serving uses including, but not limited to, the sale of wine, winery tours, and wine tasting.

B. The following uses, provided the specified permit has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Cemeteries, as provided in Part 4 of Chapter 22.56.
- Explosives storage, as provided in Part 5 of Chapter 22.56.
- Surface mining operations, as provided in Part 9 of Chapter 22.56.
- Temporary uses, as provided in Part 14 of Chapter 22.56.

(Ord. 2004-0016 § 3 (part), 2004; Ord. 2000-0056 § 6, 2000; Ord. 85-0004 § 45, 1985; Ord. 83-0007 § 3 (part), 1983; Ord. 1494 Ch. 2 Art. 4 § 271.7, 1927.)

22.32.080 Development standards. Premises in Zone M-1 shall be subject to the following development standards:

A. Any property used for the outside storage or display of raw materials, equipment or finished products shall comply with the requirements of Part 7 of Chapter 22.52.

B. Vehicle storage shall be provided as required by Part 11 of Chapter 22.52.

C. Signs shall comply with the requirements of Part 10 of Chapter 22.52. (Ord. 1494 Ch. 2 Art. 4 § 271.9, 1927.)

Part 3

D-2 DESERT-MOUNTAIN ZONE

Sections:

22.32.090 Permitted and conditional uses.

22.32.090 Permitted and conditional uses. Premises in Zone D-2 may be used for:

A. Any use permitted in Zone A-2, subject to all the conditions and requirements of this Title 22 relating to Zone A-2; or

B. Any use permitted in Zone M-1, subject to all the conditions and requirements of this Title 22 relating to Zone M-1, except that outdoor advertising signs are prohibited. (Ord. 1494 Ch. 2 Art. 4 § 272.1, 1927.)

Part 4

M-1½ RESTRICTED HEAVY MANUFACTURING ZONE

Sections:

22.32.100 Permitted uses.

22.32.110 Accessory uses.

22.32.120 Uses subject to director's review and approval.

22.32.130 Uses subject to permits.

22.32.140 Development standards.

22.32.100 Permitted uses. Premises in Zone M-1½ may be used for any use, except that a use listed in Sections 22.32.110, 22.32.120 and 22.32.130 is permitted only as provided in such sections, and the following uses are prohibited:

- Adult day care facilities.
- Adult residential facilities.
- Dwelling units, except one dwelling unit within a building on the same lot or parcel of land which is legally being used so as to require the continuous supervision of a caretaker and his immediate family, and except dwelling units within a building on premises used for agricultural purposes, which dwelling units are occupied only by persons employed on the same premises and their immediate families.
- Family day care homes.
- Foster family homes.
- Group homes, children.
- Hospitals.
- Hotels.
- Mobilehomes or recreational vehicles for sleeping or residential purposes, except:
 1. In cases in which this section permits the use of a dwelling unit for a caretaker in Zone M-1½, a mobilehome containing one dwelling unit or a recreational vehicle may be used in lieu of such dwelling unit for not to exceed six consecutive months in any 12-month period; or
 2. As otherwise provided in Section 22.32.130.

- Mobilehome parks.
- Motels.
- Rooming and boarding houses.
- Schools.
- Signs, except as permitted in Part 10 of Chapter 22.52.
- Small family homes, children.
- Any use listed in Sections 22.32.190 or 22.32.240, except that access to such use is not prohibited if such use is not in violation of Title 22 of this code, or other ordinance or law.

(Ord. 85-0004 § 46, 1985; Ord. 1494 Ch. 2 Art. 4 § 273.1, 1927.)

22.32.110 Accessory uses. Premises in Zone M-1 1/2 may be used for the following accessory uses:

- Accessory buildings and structures customarily used in conjunction therewith.
- Signs, as provided in Part 10 of Chapter 22.52.

(Ord. 1494 Ch. 2 Art. 4 § 273.3, 1927.)

22.32.120 Uses subject to director's review and approval. If site plans therefor are first submitted to and approved by the director, premises in Zone M-1½ may be used for:

- Grading projects, off-site transport, where not more than 100,000 cubic yards of material is to be transported, subject to the conditions and limitations of Sections 22.56.1752 and 22.56.1753.
- Homeless shelters, subject to the requirements of Section 22.56.1760.
- Signs, as provided in Part 10 of Chapter 22.52.

(Ord. 2002-0095 § 7, 2002; Ord. 91-0062 § 2 (part), 1991; Ord. 1494 Ch. 2 Art. 4 § 273.5, 1927.)

22.32.130 Uses subject to permits. Premises in Zone M-1½ may be used for:

A. The following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit:

- Alcoholic beverages, the sale of, for either on-site or off-site consumption, subject to the requirements of Section 22.56.195.
- Amphitheaters.
- Beer and wine, the concurrent sale of, with motor vehicle fuel, subject to the requirements of Sections 22.56.195 and 22.56.245.
- Body piercing parlor.
- Child care centers.
- Grading projects, on-site, but excluding projects where the hearing officer or the commission or the board of supervisors have previously considered such grading proposal as indicated by approval of an environmental document incorporating consideration of such grading project.

- Grading projects, off-site transport, where more than 100,000 cubic yards of material is to be transported, subject to the conditions and limitations of Sections 22.56.210 and 22.56.230.
- Helistops.
- Massage parlors.
- Medical marijuana dispensaries, subject to the requirements of Section 22.56.196.
- Mobilehomes, for use by a caretaker and his immediate family where continuous supervision is required for a period of longer than six consecutive months in any 12-month period, in accordance with the provisions of Part 6 of Chapter 22.52.
- Permanent cosmetics parlor.
- Signs, outdoor advertising, subject to the provisions of Part 10 of Chapter 22.52.
- Tattoo parlor.
- Theaters and other auditoriums having a seating capacity exceeding 3,000 seats.

B. The following uses, provided the specified permit has first been obtained and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Cemeteries, as provided in Part 4 of Chapter 22.56.
- Explosives storage, as provided in Part 5 of Chapter 22.56.
- Surface mining operations, as provided in Part 9 of Chapter 22.56.

(Ord. 2006-0032 § 3 (part), 2006; Ord. 2004-0016 § 3 (part), 2004; Ord. 99-0013 § 4 (part), 1999; Ord. 97-0069 § 2 (part), 1997; Ord. 96-0004 § 9 (part), 1996; Ord. 92-0097 §§ 3 (part), 10 (part), 1992; Ord. 85-0195 § 8 (part), 1985; Ord. 85-0004 § 47, 1985; Ord. 82-0024 § 5, 1982; Ord. 1494 Ch. 2 Art. 4 § 273.7, 1927.)

22.32.140 Development standards. Premises in Zone M-1 1/2 shall be subject to the following development standards:

A. Any property used for the outside storage or display of raw materials, equipment or finished products shall comply with the requirements of Part 7 of Chapter 22.52.

B. Vehicle storage shall be provided as required by Part 11 of Chapter 22.52.

C. Signs shall comply with the requirements of Part 10 of Chapter 22.52. (Ord. 1494 Ch. 2 Art. 4 § 273.9, 1927.)

Part 5**MPD MANUFACTURING—INDUSTRIAL PLANNED ZONE****Sections:**

22.32.150 Permitted and conditional uses—Development standards.

22.32.150 Permitted and conditional uses—Development standards.

Premises shall not be used in Zone MPD except for:

A. Any use permitted in Zone SR-D, and any nonresidential use permitted in Zone R-A under the same limitations and conditions, including auxiliary and transitional uses, front, side and rear yards, parking standards, height limits and other development requirements specified in the respective zones.

B. If a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, property in Zone MPD may be used for a planned industrial development in which the hearing officer may approve any use permitted in Zone M-1½, subject to all of the following provisions:

1. Area. The proposed development plan shall include a parcel of land having, as a condition of use, not less than five acres. A development plan may be considered on a parcel of land less than five acres in area when such property is in Zone MPD and has a common boundary with property which has been developed under an approved plan pursuant to this subsection B. In such case, the plan shall indicate that the proposed development will constitute an orderly extension in arrangement of buildings, facilities and improvements throughout the combined parcels of land in addition to all the other requirements for approval of a conditional use permit.

2. Compatibility. The proposed development, including the specific industrial uses proposed, shall not be in conflict with the objectives of the general plan for the area.

3. Design. The structural improvements shall not detract from the established or anticipated character of the surrounding area, as indicated by schematic drawings and renderings to scale showing the architectural design of buildings and structures to be established.

4. Access and Parking. Adequate provision shall be made for vehicular access, parking and loading so as to prevent undue traffic congestion on adjacent streets or highways, particularly local streets.

5. Building Density. The floor area ratio shall not be greater than 1.0, and the ground-floor area of buildings shall not exceed 60 percent of the gross area of the lot or parcel of land. This does not permit a reduction in the parking requirement specified in this Title 22. In calculating "gross area," any streets or highways on the perimeter of the parcel of land, or any major or secondary highway or parkway that traverses the property, or any area which is required to be dedicated or a private easement given for any such street or highway, shall be excluded.

6. Utilities. The applicant shall submit to the hearing officer, and it shall be made a condition of approval, satisfactory evidence that the applicant has made arrangements with the serving utilities to install underground all new facilities necessary to furnish service in the development. This requirement may be waived where it would cause undue hardship or constitute an unreasonable requirement.

7. Signs. The hearing officer, in granting the conditional use permit, may allow signs which it finds will be in keeping with the concept of planned development.

8. Development Features. The development plan shall include yards, walls, walks, landscaping and other such features as may be needed to make the industrial development attractive, adequately buffered from adjacent more restrictive uses, and in keeping with the established or anticipated development of the surrounding area.

9. Development Schedule. The hearing officer shall approve a progress schedule, including all phases of development, and indicating that the improvements described in the development plan will be made prior to occupancy of industrial buildings. The hearing officer may modify without a hearing this condition pertaining to the development schedule based upon an affirmative showing, in writing, of hardship.

10. Tentative Subdivision Map. A tentative map shall be filed and made a condition of approval.

C. If a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, property in Zone MPD may be used for child care centers. (Ord. 2004-0030 § 17, 2004; Ord. 85-0195 § 9 (part), 1985; Ord. 1494 Ch. 2 Art. 4 § 274.1, 1927.)

Part 6

M-2 HEAVY MANUFACTURING ZONE AND M-4 UNLIMITED MANUFACTURING ZONE

Sections:

- 22.32.160 Permitted uses.
- 22.32.170 Accessory uses.
- 22.32.180 Uses subject to director's review and approval.
- 22.32.190 Uses subject to permits.
- 22.32.200 Development standards.

22.32.160 Permitted uses. Premises in Zone M-2 or M-4 may be used for any use, except that a use listed in Sections 22.32.170, 22.32.180 and 22.32.190 is permitted only as provided in such sections, and the following uses are prohibited:

- Adult day care facilities.
- Adult residential facilities.
- Dwelling units, except one dwelling unit within a building on the same lot or parcel of land which is legally being used so as to require the continuous supervision of a caretaker and his immediate family; and except dwelling units within a building on premises used for agricultural purposes, which dwelling units are occupied only by persons employed on the same premises, and their immediate families.
- Family day care homes.
- Foster family homes.
- Group homes, children.
- Hospitals.
- Hotels.
- Mobilehomes or recreational vehicles for sleeping or residential purposes, except:
 1. In cases in which this subsection permits the use of a dwelling for a caretaker in Zones M-2 and M-4, a mobilehome containing one dwelling unit or a recreational vehicle may be used in lieu of such dwelling for not to exceed six consecutive months in any 12-month period; or
 2. As otherwise provided in subsection A.5 of Section 22.32.190.
- Mobilehome parks.
- Motels.
- Rooming and boarding houses.
- Schools.
- Signs, except as permitted in Part 10 of Chapter 22.52.
- Small family homes, children.

(Ord. 85-0004 § 48, 1985; Ord. 1494 Ch. 2 Art. 4 § 275.1, 1927.)

22.32.170 Accessory uses. Premises in Zone M-2 or Zone M-4 may be used for the following accessory uses:

- Accessory buildings and structures customarily used in conjunction therewith.
- Signs, as provided in Part 10 of Chapter 22.52.

(Ord. 1494 Ch. 2 Art. 4 § 275.3, 1927.)

22.32.180 Uses subject to director's review and approval. If site plans therefor are first submitted to and approved by the director, premises in Zone M-2 or Zone M-4 may be used for:

- Grading projects, off-site transport, where not more than 100,000 cubic yards of material is to be transported, subject to the conditions and limitations of Sections 22.56.1752 and 22.56.1753.
- Homeless shelters, subject to the requirements of Section 22.56.1760.
- Signs, as provided in Part 10 of Chapter 22.52.

(Ord. 2002-0095 § 8, 2002; Ord. 91-0062 § 2 (part), 1991; Ord. 1494 Ch. 2 Art. 4 § 275.5, 1927.)

22.32.190 Uses subject to permits. Premises in Zone M-2 or Zone M-4 may be used for:

A. The following uses, provided that a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit, except that in Zone M-4 a conditional use permit is required for uses in subdivisions 1, 2 and 3 of this subsection A only where the use listed is located within 300 feet of a public school, public park or a residential or A-1 Zone:

1. Uses.
 - Automobile dismantling yard, subject to the requirements of Part 4 of Chapter 22.52 and such other conditions as the commission may require.
 - Boiler works.
 - Grinding of nonmetallic ore.
 - Junk and salvage yards, including the baling of cardboard, cardboard boxes, paper and paper cartons, subject to the requirements of Part 4 of Chapter 22.52 and such other conditions as the commission may require.
 - Manufacturing of:
 - a. Ammonia;
 - b. Brick;
 - c. Grease;
 - d. Lamp black;
 - e. Tar, or the byproducts thereof;
 - f. Tile, if the kiln is not within a building;
 - g. Terra cotta;
 - h. Tobacco, chewing tobacco;
 - i. Vinegar.
 - Radio transmitter station or towers.
 - Rock and gravel storage in excess of 2,000 tons.
 - Roundhouse.
 - Sandblasting plant.
 - Scrap metal processing yard, subject to the requirements of Part 9 of Chapter 22.52 and such other conditions as the commission may require.
2. Uses.
 - Oil well, if within 300 feet of any public school or park, or any residential zone of Zone A-1. A conditional use permit is not required for any oil well more than 300 feet from any public school or park or any residential zone or Zone A-1.

3. Uses.
 - Asphalt plants.
 - Bleaching powder, the manufacture of.
 - Cattle sales yards.
 - Caustic soda, the manufacture of, by electrolysis.
 - Celluloid, the manufacture of.
 - Cellulose, the manufacture of.
 - Cemeteries for pets.
 - Chlorine gas, the manufacture of.
 - Coal; the distillation of coal or coal tar, the manufacture of any coal tar product.
 - Coke ovens.
 - Concrete batching, where the mixer exceeds a capacity of one cubic yard.
 - Creosote plants.
 - Creosote, the manufacture or bulk storage thereof.
 - Dairy, provided that no permit is required for an enlargement, alteration or addition where such enlargement, alteration or addition is located on the lot or parcel of land upon which such dairy was established on or before July 16, 1936.
 - Fish processing, including fish canneries.
 - Forging works.
 - Foundries, other than an aluminum foundry employing only electric or low-pressure crucibles.
 - Gas, above-surface storage of illumination in excess of 500,000 cubic feet.
 - Gelatin, the manufacture of.
 - Livestock feed yards.
 - Meat packing plants.
 - Oil reclaiming plants.
 - Petroleum refineries.
 - Potash, the manufacture or refining thereof.
 - Rubber reclaiming plants.
 - Size, the manufacture of.
 - Soda ash, the manufacture of.
 - Storage of oil, gasoline or petroleum products, in any quantity exceeding 2,500 barrels on any one lot or parcel of land, except oil storage in conjunction with an oil well being drilled or in production not exceeding 6,000 barrels per each such well on the same lot or parcel of land upon which such well is located.
 - Synthetic ammonia, the manufacture of.
4. Uses.
 - Airport or landing fields.
 - Alcoholic beverages, the sale of, for either on-site or off-site consumption, subject to the requirements of Section 22.56.195.
 - Amphitheaters.
 - Beer and wine, the concurrent sale of, with motor vehicle fuel, subject to the requirements of Sections 22.56.195 and 22.56.245.
 - Blast furnaces.
 - Body piercing parlor.

- Borrow pits to a depth of over three feet.
- Byproducts; the manufacture of byproducts or scrap from the handling or utilization of fish, meat or animals.
- Cement manufacture.
- Distillation of bones.
- Drop hammers.
- Explosives manufacture.
- Fat rendering.
- Fertilizer (commercial) manufacture.
- Fireworks manufacture.
- Gas manufacture.
- Glue manufacture.
- Grading projects, on-site, but excluding projects where the hearing officer or the commission or the board of supervisors have previously considered such grading proposal as indicated by approval of an environmental document incorporating consideration of such grading project.
- Grading projects, off-site transport, where more than 100,000 cubic yards of material is to be transported, subject to the conditions and limitations of Sections 22.56.210 and 22.56.230.
- Guncotton products, the manufacture of.
- Gypsum manufacture.
- Hog ranches.
- Hydrocyanic acid, the manufacture of any product of hydrocyanic acid.
- Jail farms, or honor farms, publicly owned, used for the rehabilitation of prisoners.
- Lard manufacture.
- Lime manufacture.
- Massage parlors.
- Medical marijuana dispensaries, subject to the requirements of Section 22.56.196.
- Ore reduction plants.
- Outdoor festivals.
- Permanent cosmetics parlor.
- Phenol, the manufacture of.
- Pyroxylin, the manufacture of pyroxylin plastic material, or any product thereof or therefrom.
- Race tracks of any kind, except a race track used exclusively for contests of speed, skill or endurance between human beings only.
- Rifle, pistol or skeet ranges.
- Sewer farms or sewage disposal plants not operated by or under control of the county.
- Signs, outdoor advertising, subject to the provisions of Part 10 of Chapter 22.52.
- Smelters.
- Tallow manufacture.

- Tanneries.
- Tattoo parlor.
- Theaters and other auditoriums having a seating capacity exceeding 3,000 seats.
- Waste disposal facilities.
- Wool-pulling plants.
- 5. Uses.
- Child care centers.
- Mobilehomes for use by a caretaker or supervisor and his immediate family where continuous supervision is required for a period of longer than six months.

This section does not require a conditional use permit for the use of any property for access to any lawfully maintained use.

B. The following uses, provided the specified permit has first been obtained and while such permit is in full force and effect in conformity with the conditions of such permit:

- Cemeteries, as provided in Part 4 of Chapter 22.56.
- Explosives storage, as provided in Part 5 of Chapter 22.56.
- Surface mining operations, as provided in Part 9 of Chapter 22.56.

(Ord. 2006-0032 § 3 (part), 2006; Ord. 2004-0016 § 3 (part), 2004; Ord. 99-0013 § 4 (part), 1999; Ord. 97-0069 § 2 (part), 1997; Ord. 96-0004 § 9 (part), 1996; Ord. 92-0097 §§ 3 (part), 10 (part), 1992; Ord. 85-0195 § 8 (part), 1985; Ord. 85-0004 § 49, 1985; Ord. 82-0106 § 3, 1982; Ord. 82-0024 § 6, 1982; Ord. 1494 Ch. 2 Art. 4 § 275.7, 1927.)

22.32.200 Development standards. Premises in Zone M-2 or Zone M-4 shall be subject to the following development standards:

A. Any property used for the outside storage or display of raw materials, equipment or finished products shall comply with the requirements of Part 7 of Chapter 22.52.

B. Vehicle storage shall be provided as required by Part 11 of Chapter 22.52.

C. Signs shall comply with the provisions of Part 10 of Chapter 22.52. (Ord. 1494 Ch. 2 Art. 4 § 275.9, 1927.)

Part 7

M-3 UNCLASSIFIED ZONE

Sections:

- | | |
|-----------|---|
| 22.32.210 | Territory included in Zone M-3—Conditions. |
| 22.32.220 | Permitted uses. |
| 22.32.230 | Uses subject to director's review and approval. |
| 22.32.240 | Uses subject to permits. |

22.32.250 Development standards.

22.32.210 Territory included in Zone M-3 — Conditions. For the purposes of this Title 22 and the master plan of land use, and for no other purpose, all of the unincorporated territory of the county of Los Angeles, except that portion placed in other zones, is placed in Zone M-3. (Ord. 1494 Ch. 2 Art. 4 § 276, 1927.)

22.32.220 Permitted uses. Premises in Zone M-3 may be used for any use, except that a use listed in Sections 22.32.230 and 22.32.240 is permitted only as provided in such sections, and the following uses are prohibited:

- Mobilehomes or recreational vehicles for sleeping or residential purposes except:
 1. A mobilehome containing one dwelling unit, or a recreational vehicle, on the same lot or parcel of land which is legally being used so as to require the continuous supervision of a caretaker and his immediate family may be used for not to exceed six consecutive months in any 12-month period;
 2. As otherwise provided in Section 22.32.240.
 - Mobilehome parks.
 - Signs, except as permitted by Part 10 of Chapter 22.52.
- (Ord. 1494 Ch. 2 Art.4 § 276.1, 1927.)

22.32.230 Uses subject to director's review and approval. If site plans therefor are first submitted to and approved by the director, premises in Zone M-3 may be used for:

- Grading projects, off-site transport, where not more than 100,000 cubic yards of material is to be transported, subject to the conditions and limitations of Sections 22.56.1752 and 22.56.1753.
 - Signs, as provided in Part 10 of Chapter 22.52.
- (Ord. 2002-0095 § 9, 2002; Ord. 1494 Ch. 2 Art. 4 § 276.5, 1927.)

22.32.240 Uses subject to permits. Premises in Zone M-3 may be used for:

A. The following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit:

1. Any use listed in subdivisions 2, 3, 4 and 5 of subsection A of Section 22.32.190, subject to the limitations and conditions set forth therein.

2. The following additional uses:

- Institutions for the care of alcoholic and mental patients.
- Mobilehomes for use by a caretaker and his immediate family where continuous supervision is required for a period of longer than six consecutive months in any 12 months period, in accordance with the provisions of Part 6 of Chapter 22.52.

This section does not require a conditional use permit for the use of any property for access to any lawfully maintained use.

B. The following uses, provided the specified permit has first been obtained and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Cemeteries, as provided in Part 4 of Chapter 22.56.
- Explosives storage, as provided in Part 5 of Chapter 22.56.

— Surface mining operations, as provided in Part 9 of Chapter 22.56.
(Ord. 1494 Ch. 2 Art. 4 § 276.7, 1927.)

22.32.250 Development standards. Premises in Zone M-3 shall be subject to the following development standards:

A. Any property used for the outside storage or display of raw materials, equipment or finished products shall comply with the requirements of Part 7 of Chapter 22.52.

B. Vehicle storage shall be provided as required by Part 11 of Chapter 22.52.

C. Signs shall comply with the provisions of Part 10 of Chapter 22.52.
(Ord. 1494 Ch. 2 Art. 4 § 276.9, 1927.)

Part 8

M-2½ AIRCRAFT, HEAVY INDUSTRIAL ZONE

Sections:

- 22.32.260 Intent and purpose.
- 22.32.270 Permitted uses.
- 22.32.280 Accessory uses.
- 22.32.290 Uses subject to director's review and approval.
- 22.32.300 Uses subject to permits.
- 22.32.310 Conditional use permit — Special findings and conditions.
- 22.32.320 Development standards.

22.32.260 Intent and purpose. Zone M-2½ is designed for premises to be used for the operation of large airports, aircraft manufacturing plants, aircraft modification, overhaul, repair plants, and aircraft power-plant testing stations (hereinafter collectively referred to as “zone aircraft uses”), as well as other heavy industrial uses which cause loud noises, heavy vibrations, or other conditions which may be detrimental to certain trades and industries. In order to locate each use in its proper place, therefore, it is the purpose of this section to prohibit in Zone M-2½ those uses which will be detrimentally affected by, or will detrimentally affect, such aircraft or other heavy uses for which Zone M-2½ is designed. Zone M-2½ is also designed to serve as a buffer zone to protect government-owned airports, aircraft manufacturing plants, aircraft modification, overhaul or repair plants, and aircraft power testing stations (hereinafter referred to as “unzoned lawful aircraft uses”) that are not subject to the zoning jurisdiction of Los Angeles County but are contiguous or adjacent to any zone established by this Title 22. (Ord. 1494 Ch. 2 Art. 4 § 277, 1927.)

22.32.270 Permitted uses. Premises in Zone M-2½ may be used for:

- Manufacture, storage, maintenance, repair or overhaul of aircraft components, parts, accessories, equipment and power plants.
- Manufacture, storage, maintenance, repair or overhaul of missiles, missile components, parts, accessories, equipment and power plants.
- Ground operation and testing of aircraft power plants, including, without limitation, reciprocating and jet power plants.

- Storage of aircraft fuels, lubricants and propellants.
- Aircraft taxiways.
- Facilities to supply water, gas, electricity, telephone service or other utility service, except communication equipment buildings.

(Ord. 1494 Ch. 2 Art. 4 § 277.1, 1927.)

22.32.280 Accessory uses. Premises in Zone M-2½ may be used for the following accessory uses:

- Accessory buildings, structures and uses customarily used in conjunction therewith.
- Signs, as provided in Part 10 of Chapter 22.52.

(Ord. 1494 Ch. 2 Art. 4 § 277.3, 1927.)

22.32.290 Uses subject to director's review and approval. If site plans therefor are first submitted to and approved by the director, premises in Zone M-2½ may be used for:

- Grading projects, off-site transport, where not more than 100,000 cubic yards of material is to be transported, subject to the conditions and limitations of Sections 22.56.1752 and 22.56.1753.
- Signs, as provided in Part 10 of Chapter 22.52.

(Ord. 2002-0095 § 10, 2002; Ord. 1494 Ch. 2 Art. 4 § 277.5, 1927.)

22.32.300 Uses subject to permits. Premises in Zone M-2½ may be used for:

A. Any use not prohibited in Zone M-4 nor listed in Sections 22.32.270, 22.32.280 and 22.32.290, provided a conditional use permit has first been obtained as provided in Section 22.32.310 and Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit.

B. The following uses, provided the specified permit has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Cemeteries, as provided in Part 4 of Chapter 22.56.
- Explosives storage, as provided in Part 5 of Chapter 22.56.
- Surface mining operations, as provided in Part 9 of Chapter 22.56.
- Temporary uses, as provided in Part 14 of Chapter 22.56.

(Ord. 83-0007 § 3 (part), 1983; Ord. 1494 Ch. 2 Art. 4 § 277.7, 1927.)

22.32.310 Conditional use permit — Special findings and conditions. A. Notwithstanding the provisions of Part 1 of Chapter 22.56, the hearing officer shall grant a conditional use permit unless it finds:

1. Such use will be a menace to or endanger the public health, safety or general welfare; or
2. Such use will detrimentally affect such zoned aircraft or other heavy uses or such unzoned lawful aircraft uses; or
3. Such zoned aircraft or other heavy uses or such unzoned lawful aircraft uses would detrimentally affect such use.

B. Every conditional use permit granted in Zone M-2½ shall, in addition to any other conditions which may be imposed, contain conditions which will prevent the authorized use from detrimentally affecting or being detrimentally affected by any zoned aircraft or other heavy use, or any unzoned lawful aircraft use.

C. A conditional use permit shall be of no force or effect until all persons having any right, title or interest in the property for which such permit is granted, or any portion thereof, execute and record in the office of the county recorder an instrument reading substantially as follows:

“Whereas we have sought and have been granted a conditional use permit, permitting the use of the following described property (name of use permitted) to wit, (describe property); and

“Whereas the whole of the said property (or a substantial portion thereof, if that be the fact) is in the unincorporated area of the County of Los Angeles and in Zone M-2½, under Ordinance No. 1494, the Zoning Ordinance, which zone is designed to be used for the operation of large airports, aircraft manufacturing plants, aircraft modification, overhaul or repair plants, aircraft power plant testing stations, or other heavy industrial uses which cause loud noises, heavy vibrations, or other conditions which may be very detrimental to such trades and industries, and as a buffer zone for certain unzoned lawful aircraft uses referred to in said Ordinance; and

“Whereas we have assured the County of Los Angeles that such heavy industrial uses will not be in any way detrimental to the use requested by us;

“NOW, THEREFORE, as a condition (or one of the conditions) of the granting of said conditional permit, we hereby covenant and agree, both for ourselves and for our successors in interest, and assigns, that we will not, nor will any of us or any of our successors in interest, or assigns, seek damages for, or attempt to enjoin or complain of, the reasonable and necessary operation of any use permitted in Zone M-2½, or of any unzoned lawful aircraft use and which use is not in violation of said Ordinance No. 1494, or of any other ordinance or law.”

D. The execution of or promise to execute such instrument may be deemed to be evidence that zoned aircraft or other heavy uses permitted in Zone M-2½, or unzoned lawful aircraft uses, will not detrimentally affect such use. (Ord. 85-0195 §§ 9 (part) and (17), 1985; Ord. 1494 Ch. 2 Art. 4 § 277.8, 1927.)

22.32.320 Development standards. Premises in Zone M-2½ shall be subject to the following development standards:

A. Any property used for the outside storage or display of raw materials, equipment or finished products shall comply with the requirements of Part 7 of Chapter 22.52.

B. Vehicle storage shall be provided as required by Part 11 of Chapter 22.52.

C. Signs, as provided in Part 10 of Chapter 22.52. (Ord. 1494 Ch. 2 Art. 4 § 277.9, 1927.)

Part 9

B-1 BUFFER STRIP ZONE

Sections:

22.32.330 Permitted uses.

22.32.340 Accessory uses.

22.32.350 Uses subject to director’s review and approval.

22.32.360 Uses subject to permits.

22.32.330 Permitted uses. Premises in Zone B-1 may be used for the following uses:

- Access to any property between which and a highway the area in Zone B-1 is located.
- Landscaping.
- Railroad spur tracks. This subsection does not permit the storage of railroad motive power equipment or rolling stock.

(Ord. 1494 Ch. 2 Art. 4 § 278.1, 1927.)

22.32.340 Accessory uses. Premises in Zone B-1 may be used for the following accessory uses:

- Accessory buildings and structures customarily used in conjunction therewith.
- Employees' recreational areas without structures.
- Open-work non-view-obscuring fences not exceeding eight feet in height, such as woven wire, welded wire, chain-link or wrought iron.
- Parking lots, but excluding parking buildings.
- Signs, as provided in Part 10 of Chapter 22.52.

(Ord. 1494 Ch. 2 Art. 4 § 278.3, 1927.)

22.32.350 Uses subject to director's review and approval. If site plans therefor are first submitted to and approved by the director, premises in Zone B-1 may be used for:

- Grading projects, off-site transport, where not more than 100,000 cubic yards of material is to be transported, subject to the conditions and limitations of Sections 22.56.1752 and 22.56.1753.
- Signs, as provided in Part 10 of Chapter 22.52.

(Ord. 2002-0095 § 11, 2002; Ord. 1494 Ch. 2 Art. 4 § 278.5, 1927.)

22.32.360 Uses subject to permits. Premises in Zone B-1 may be used for:

A. The following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit for:

— Grading projects, on-site, but excluding projects where the hearing officer or the commission or the board of supervisors have previously considered such grading proposal as indicated by approval of an environmental document incorporating consideration of such grading project.

— Grading projects, off-site transport, where more than 100,000 cubic yards of material is to be transported subject to the conditions and limitations of Sections 22.56.210 and 22.56.230.

— Parking lots, but excluding parking buildings, except where an accessory use as provided in Section 22.32.340.

B. The following uses, provided the specified permit has been obtained and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Cemeteries, as provided in Part 4 of Chapter 22.56.
- Explosives storage, as provided in Part 5 of Chapter 22.56.
- Surface mining operations, as provided in Part 9 of Chapter 22.56.
- Temporary uses, as provided in Part 14 of Chapter 22.56.

(Ord. 83-0007 § 3 (part), 1983; Ord. 1494 Ch. 2 Art. 4 § 278.7, 1927.)

Part 10

B-2 CORNER BUFFER ZONE

Sections:

- 22.32.370 Permitted uses.
- 22.32.380 Accessory uses.
- 22.32.390 Uses subject to director's review and approval.
- 22.32.400 Uses subject to permits.

22.32.370 Permitted uses. Premises in Zone B-2 may be used for the following uses:

- Any use permitted in Section 22.32.330.
- Any lot or parcel of land in Zone B-2 between a street or highway and property developed to uses permitted in Zone C-3 may be used for uses permitted in and subject to all of the conditions of Zone C-3, except that outdoor advertising signs are prohibited.

(Ord. 1494 Ch. 2 Art. 4 § 279.1, 1927.)

22.32.380 Accessory uses. Premises in Zone B-2 may be used for the following accessory uses:

- Accessory buildings and structures customarily used in conjunction therewith.
- Employees' recreational areas without structures.
- Open-work non-view-obscuring fences not exceeding eight feet in height, such as woven wire, welded wire, chain-link or wrought iron.
- Parking lots, but excluding parking buildings.
- Signs, as provided in Part 10 of Chapter 22.52.

(Ord. 1494 Ch. 2 Art. 4 § 279.3, 1927.)

22.32.390 Uses subject to director's review and approval. If site plans therefor are first submitted to and approved by the director, premises in Zone B-2 may be used for:

- Grading projects, off-site transport, where not more than 100,000 cubic yards of material is to be transported, subject to the conditions and limitations of Sections 22.56.1752 and 22.56.1753.
- Signs, as provided in Part 10 of Chapter 22.52.

(Ord. 2002-0095 § 12, 2002; Ord. 1494 Ch. 2 Art. 4 § 279.5, 1927.)

22.32.400 Uses subject to permits. Premises in Zone B-2 may be used for:

A. The following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Grading projects, on-site, but excluding projects where the hearing officer or the commission or the board of supervisors have previously considered such grading proposal as indicated by approval of an environmental document incorporating consideration of such grading project.
- Grading projects, off-site transport, where more than 100,000 cubic yards of material is to be transported subject to the conditions and limitations of Sections 22.56.210 and 22.56.230.
- Parking lots, but excluding parking buildings, except where an accessory use as provided in Section 22.32.380.

B. The following uses, provided the specified permit has been obtained and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Cemeteries, as provided in Part 4 of Chapter 22.56.
- Explosives storage, as provided in Part 5 of Chapter 22.56.
- Surface mining operations, as provided in Part 9 of Chapter 22.56.
- Temporary uses, as provided in Part 14 of Chapter 22.56.

(Ord. 85-0195 § 8 (part), 1985; Ord. 83-0007 § 3 (part), 1983; Ord. 1494 Ch. 2 Art. 4 § 279.7, 1927.)

Chapter 22.36

PUBLICLY OWNED PROPERTY⁷

Sections:

- 22.36.010 Approval of acquisition — Commission authority.
- 22.36.020 Permitted uses.
- 22.36.030 County-owned property — Conditional use permit exemption for residential uses.
- 22.36.040 Acquisition of public property and construction of public buildings by county.
- 22.36.050 General plan conformity of certain land use proposals.

22.36.010 Approval of acquisition — Commission authority. When the commission, pursuant to Article 7, Chapter 3, Title 7 of the Government Code, approves the acquisition of any square, park or other public ground or open space by any public entity, it may in its approval designate for what purpose and to what extent said property may be used. (Ord. 1494 Ch. 2 Art. 5 § 281, 1927.)

22.36.020 Permitted uses. When the commission so approves such acquisition, such property may be used for any use designated pursuant to this chapter by the commission, in addition to those uses permitted in the zone in which such property is located. (Ord. 1494 Ch. 2 Art. 5 § 282, 1927.)

22.36.030 County-owned property — Conditional use permit exemption for residential uses. Where a conditional use permit is required for any residential uses by the provisions of this Title 22, said provisions shall not apply to any property owned by the county of Los Angeles except where a conditional use permit is a requirement of a specific plan adopted by the board of supervisors. (Ord. 90-0156 § 2, 1990; Ord. 1494 Ch. 2 Art. 5 § 283, 1927.)

22.36.040 Acquisition of public property and construction of public buildings by county. When the commission, pursuant to Section 65402 of the Government Code, either approves the acquisition of any real property or authorizes the construction of any public building or structure by the county and for a public purpose, it may in its approval, also assure compliance with the development standards of this title; the property may then be used for any use designated pursuant to this chapter, in addition to those uses permitted in the zone in which the property is located. (Ord. 88-0149 § 1, 1988.)

22.36.050 General plan conformity of certain land use proposals. The provisions of Government Code Section 65402(a), requiring a report by the planning agency as to conformity with the general plan for certain public acquisitions and dispositions of real property, shall not apply to: (1) the disposition of the remainder of a larger parcel which was acquired and used in part for street purposes; and (2) acquisitions, dispositions or abandonments for street widening which are required by operation of this title. (Ord. 88-0150 § 1, 1988.)

Chapter 22.40

SPECIAL PURPOSE AND COMBINING ZONES

Parts:

1. **General Regulations.**
2. **()-DP Development Program Zone**
3. **()-BE Billboard Exclusion Zone**
4. **()-P Parking Zone**
5. **R-R Resort and Recreation Zone**
6. **W Watershed Zone**
7. **P-R Parking Restricted Zone**
8. **SR-D Scientific Research and Development Zone**
9. **O-S Open Space Zone**
10. **A-C Arts and Crafts Zone**
11. **MXD Mixed Use Development Zone**
12. **()-CRS Commercial-Residential Zone**
13. **()-PO Unlimited Residence-Professional Office Zone**
14. **IT Institutional Zone**
15. **SP Specific Plan Zone**

Part 1

GENERAL REGULATIONS

Sections:

- 22.40.010 Special purpose and combining zones designated.
 22.40.020 Use restrictions.

22.40.010 Special purpose and combining zones designated. As used in this Title 22, "special purpose and combining zones" means:

- A. **Combining Zones.**
 Zone ()-DP;
 Zone ()-P;
 Zone ()-BE;
 Zone ()-CRS;
 Zone ()-PO.
- B. **Special Purpose Zones.**
 Zone R-R;
 Zone W;
 Zone P-R;
 Zone SR-D;
 Zone O-S-Open space;
 Zone A-C;
 Zone MXD;
 Zone IT Institutional;
 Zone SP

(Ord. 90-0156 § 3, 1990; Ord. 88-0110 § 2, 1988; Ord. 83-0072 § 2, 1983; Ord. 83-0065 § 2, 1983; Ord. 83-0044 § 3, 1983; Ord. 82-0249 § 3, 1982; Ord. 1494 Ch. 2 Art. 6 § 290, 1927.)

22.40.020 Use restrictions. A person shall not use any premises in any special purpose or combining zone except as hereinafter specifically permitted in this Title 22, and subject to all regulations and conditions enumerated in this title. (Ord. 1494 Ch. 2 Art. 6 § 290.1, 1927.)

Part 2

()-DP DEVELOPMENT PROGRAM ZONE

Sections:

- 22.40.030 Establishment — Purpose.
- 22.40.040 Permitted uses.
- 22.40.050 Development program — Submittal required — Contents.
- 22.40.060 Development program — Criteria for consideration.
- 22.40.070 Development program — Permit conditions.
- 22.40.080 Review of zone classification.

22.40.030 Establishment — Purpose. Zone ()-DP is established to provide a zone in which development occurring after property has been rezoned will conform to plans and exhibits submitted by the applicant in instances where such plans and exhibits constitute a critical factor in the decision to rezone. Adherence to such developmental plans is assured by the requirement of submission and approval of a conditional use permit incorporating a development program by the applicant providing necessary safeguards to insure completion as specified. (Ord. 1494 Ch. 2 Art. 6 § 291.1, 1927.)

22.40.040 Permitted uses. If a conditional use permit has been obtained as provided in Part 1 of Chapter 22.56, property in Zone ()-DP may be used for any use permitted in the basic zone subject to the conditions and limitations of the conditional use permit, including the approved development program which shall be contained therein. (Ord. 1494 Ch. 2 Art. 6 § 291.2, 1927.)

22.40.050 Development program — Submittal required — Contents. An applicant seeking a conditional use permit to develop property in Zone ()-DP shall, in addition to the requirements of Part 1 of Chapter 22.56, submit a proposed development program. Such development program shall consist of:

A. A plot plan showing the location of all proposed structures, the alteration or demolition of any existing structures, and development features, including grading, yards, walls, walks, landscaping, height, bulk and arrangement of buildings and structures, signs, the color and appearance of buildings and structures, and other features as may be needed to make the development attractive, adequately buffered from adjacent more restrictive uses, and in keeping with the character of the surrounding area;

B. A progress schedule, which shall include all phases of development and indicate the sequence and time period within which the improvements described will be made. (Ord. 1494 Ch. 2 Art. 6 § 291.3, 1927.)

22.40.060 Development program — Criteria for consideration. In addition to other requirements of Part 1 of Chapter 22.56, the hearing officer shall consider the development program submitted, and in approving a conditional use permit shall find that such development program provides necessary safeguards to insure completion of the proposed development by the applicant forestalling substitution of a lesser type of development contrary to the public convenience, welfare or development needs of the area. (Ord. 85-0195 § 9 (part), 1985; Ord. 1494 Ch. 2 Art. 6 § 291.4, 1927.)

22.40.070 Development program — Permit conditions. A. All of the following conditions shall be deemed to be conditions of every development program in an approved conditional use permit, whether such conditions are set forth in the conditional use permit or not. Except as otherwise specified as part of said development program:

1. No building or structure of any kind except a temporary structure used only in the developing of the property according to the program shall be built, erected, or moved onto any part of the property.

2. No existing building or structure which under the program is to be demolished shall be used.

3. No existing building or structure which, under the program, is to be altered shall be used until such building or structure has been so altered.

4. All improvements shall be completed prior to the occupancy of any structures.

5. Where one or more buildings in the projected development are designated as primary buildings, building permits for structures other than those so designated shall not be issued until the foundations have been constructed for such primary building or buildings.

B. Where specifically so indicated in approval of the development program, such schedule may permit development to be completed in phases. In interpreting the provisions of subdivisions 4 and 5 of subsection A above, each such separately designated phase shall be considered a separate development program. (Ord. 1494 Ch. 2 Art. 6 § 291.5, 1927.)

22.40.080 Review of zone classification. A. Upon expiration of an unused conditional use permit in Zone ()-DP, or if no application for a conditional use permit has been filed within two years following the effective date of an ordinance placing property in Zone ()-DP, the commission shall, within 60 days thereafter, investigate the circumstances resulting in failure to apply for or use such conditional use permit.

B. In all cases the commission may extend such time for a period of not to exceed one year, provided an application requesting such extension is filed prior to such expiration date.

C. If neither the applicant, nor the person who on the latest available assessment roll appears to be the owner of the property involved, substantiates to the commission's satisfaction that additional time should be granted for the filing of an application for, or reapplication for, a conditional use permit, the commission shall institute proceedings to rezone such property to the zone in existence prior to the adoption of Zone ()-DP or to such other zone as may be deemed appropriate.

D. If upon the expiration of additional time granted by the commission no application has been filed for a conditional use permit, or if a second conditional use permit has expired unused, the commission shall initiate proceedings to rezone such property as provided in this section. (Ord. 85-0009 § 6, 1985; Ord. 1494 Ch. 2 Art. 6 § 291.6, 1927.)

Part 3

()-BE BILLBOARD EXCLUSION ZONE

Sections:

22.40.090 Established for certain zones.

- 22.40.100 Intent and purpose.
- 22.40.110 Permitted uses.

22.40.090 Established for certain zones. For Zones C-2, C-3, C-M, M-1, M-1 1/2, M-2, M-3, M-4 and M-2½ listed in Section 21.12.010, there shall be an additional zone designated by the respective zoning symbol plus the letters "BE"; for example C-2-BE, etc. The zone designated prior to the letters "BE" (in the examples given, "C-2," "C-3" and "M-1," etc.) shall be known as the "basic" zone for the purposes of Sections 22.40.100 and 22.40.110. (Ord. 1494 Ch. 2 Art. 6 § 292, 1927.)

22.40.100 Intent and purpose. Zone ()-BE is established to provide for certain commercial and industrial areas within the county to be free from outdoor advertising signs where such signs could cause hazards to pedestrians and motorists, detract from the appearance of such areas as places to shop and work, or be detrimental to an important aspect of the economic base of such areas by detracting from the natural beauty and environment of such areas. Content or subject matter of the outdoor advertising display on an existing or potential billboard shall not be used as a criterion for establishment of this zone. (Ord. 1494 Ch. 2 Art. 6 § 292.1, 1927.)

22.40.110 Permitted uses. Premises in Zone ()-BE may be used for the following uses:

- Zone ()-BE may be used for any use permitted in the basic zone, subject to the conditions and limitations set forth therein, except outdoor advertising signs.

(Ord. 1494 Ch. 2 Art. 5 § 292.2, 1927.)

Part 4

()-P PARKING ZONE⁹

Sections:

- 22.40.120 Establishment — Purpose.
- 22.40.130 Permitted uses.
- 22.40.140 Accessory uses.
- 22.40.150 Uses subject to director's review.
- 22.40.160 Uses subject to permits.
- 22.40.170 Development standards.

22.40.120 Establishment — Purpose. Zone ()-P is established in order to create areas for the purpose of supplementing off-street parking facilities in areas where additional parking is needed. Development standards are imposed to provide for a parking area with functional design that will be harmoniously integrated with adjacent land uses. (Ord. 1494 Ch. 2 Art. 6 § 293, 1927.)

22.40.130 Permitted uses. Premises in Zone ()-P may be used for the following uses:

- Parking lots, providing supplemental parking for motor vehicles having a rated capacity of not more than two tons, as an incident to any lawfully established agricultural, residential, commercial, industrial or special purpose use, which parking facilities may (but need not) be confined to use by the owners, proprietors, clients or customers of said lawful use. This subsection does not permit a parking building or structure.
 - Any principal use permitted in the basic zone subject to the same limitations and conditions.
- (Ord. 1494 Ch. 2 Art. 6 § 293.1, 1927.)

22.40.140 Accessory uses. Premises in Zone ()-P may be used for the following accessory uses:

- Any accessory use permitted in the basic zone, provided said lot or parcel of land is used exclusively for a permitted principal use.
- (Ord. 1494 Ch. 2 Art. 6 § 293.3, 1927.)

22.40.150 Uses subject to director's review. If site plans therefor are first submitted to and approved by the director, premises in Zone ()-P may be used for the following uses:

- Parking attendant structures, not to exceed 30 square feet in floor area.
 - Any use subject to director's review and approval permitted in the basic zone, subject to the same limitations and conditions.
- (Ord. 1494 Ch. 2 Art. 6 § 293.5, 1927.)

22.40.160 Uses subject to permits. Premises in Zone ()-P may be used for:

A. The following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Parking, buildings, when used for supplemental parking as provided in Section 22.40.130.
- Any use permitted by conditional use permit in the basic zone.

B. The following uses, provided the specified permit has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Cemeteries, as provided in Part 4 of Chapter 22.56.
- Explosives storage, as provided in Part 5 of Chapter 22.56.
- Surface mining operations, as provided in Part 9 of Chapter 22.56.
- Temporary uses, as provided in Part 14 of Chapter 22.56.

(Ord. 83-0007 § 3 (part), 1983; Ord. 1494 Ch. 2 Art. 6 § 293.7, 1927.)

22.40.170 Development standards. Premises in Zone ()-P shall be subject to the following development standards:

A. When developed with parking as the principal use, as provided in Section 22.40.130, property in Zone ()-P shall be subject to the provisions of Section 22.52.1060.

B. When developed as a principal use permitted in the basic zone, property in Zone ()-P shall be subject to the development standards of the basic zone. (Ord. 1494 Ch. 2 Art. 6 § 293.9, 1927.)

Part 5

R-R RESORT AND RECREATION ZONE**Sections:**

- 22.40.180 Established — Purpose.
- 22.40.190 Permitted uses.
- 22.40.200 Accessory uses.
- 22.40.210 Uses subject to director's review and approval.
- 22.40.220 Uses subject to permits.
- 22.40.230 Development standards.

22.40.180 Established — Purpose. Zone R-R is established to provide for outdoor recreation and agricultural uses suitable for development without significant impairment to the resources of the area. Such zone also recognizes single-family residences, additional recreation uses and necessary commercial and public service facilities, subject to review and conditions to protect natural scenic or recreational value. (Ord. 1494 Ch. 2 Art. 6 § 295, 1927.)

22.40.190 Permitted uses. Premises in Zone R-R may be used for:

- A. The following commercial uses:
 - 1. Recreation and Amusement.
 - Archery ranges on a lot or parcel of land having, as a condition of use, an area of not less than one acre.
 - Athletic fields, excluding stadiums, on a lot or parcel of land having, as a condition of use, an area of not less than one acre.
 - Boat rentals, on a lot or parcel of land having, as a condition of use, an area of not less than one acre.
 - Campgrounds, on a lot or parcel of land having, as a condition of use, an area of not less than one acre.
 - Dance pavilions, outdoor, on a lot or parcel of land having, as a condition of use, an area of not less than one acre.
 - Fishing and casting ponds, on a lot or parcel of land having, as a condition of use, an area of not less than one acre.
 - Golf courses, including the customary clubhouse and appurtenant facilities, on a lot or parcel of land having, as a condition of use, an area of not less than one acre.
 - Golf driving ranges, on a lot or parcel of land having, as a condition of use, an area of not less than one acre.
 - Parks, playgrounds and beaches, publicly owned, with all appurtenant facilities customarily found in conjunction therewith.
 - Polo fields, on a lot or parcel of land having, as a condition of use, an area of not less than one acre.
 - Riding and hiking trails, excluding trails for motor vehicles.
 - Riding academies and stables, with the boarding of horses, on a lot or parcel of land having, as a condition of use, an area of not less than five acres.
 - Rodeos, excluding horse racing, on a lot or parcel of land having, as a condition of use, an area of not less than one acre.

- Ski lifts, tows, runs and warming huts on a lot or parcel of land having, as a condition of use, an area of not less than one acre.
- Swimming pools.
- Tennis, volleyball, badminton, croquet, lawn bowling and similar courts, on a lot or parcel of land having, as a condition of use, an area of not less than one acre.

2. Services.

- Arboretums and horticultural gardens.
- Comfort stations.
- Family child care homes, large.
- Family child care homes, small.
- Foster family homes.
- Motion picture studios and sets including the temporary use of domestic and wild animals in motion picture and television production on a lot or parcel of land having, as a condition of use, an area of not less than one acre, provided said animals are kept and maintained pursuant to all regulations of the Los Angeles County department of animal control, and are not retained on the premises for a period exceeding 60 days.

The director may extend such time period for not to exceed 30 additional days subject to the provisions of Part 12 of Chapter 22.56.

- Museums, publicly owned.
- Observatories.
- Small family homes, children.
- Tourist information centers.

B. The following agricultural uses, provided all building or structures used in conjunction therewith shall be located not less than 50 feet from any street or highway or any building used for human habitation.

- Aquaria, plant only, on a lot or parcel of land having, as a condition of use, an area of not less than one acre.
- Breeding farms for the selective or experimental breeding of cattle or horses, or the raising or training of horses or show cattle, on a lot or parcel of land having, as a condition of use, an area of not less than one acre, and provided that not more than two such animals per acre of the total ground area of such farm be kept or maintained in conjunction with such use.
- Crops — Field, tree, bush, berry and row, including nursery stock.
- Grazing of cattle, horses, sheep or goats, on a lot or parcel of land having, as a condition of use, an area of not less than five acres, including the supplementary feeding of such animals, provided:
 1. That such grazing is not a part of nor conducted in conjunction with any dairy, livestock feed yard, livestock sales yard, or commercial riding academy located on the premises; and
 2. That no buildings, structures, pens or corrals designed or intended to be used for the housing or concentrated feeding of such stock be used on the premises for such grazing other than racks for supplementary feeding, troughs for watering or incidental fencing.
- Greenhouses, on a lot or parcel of land having, as a condition of use, an area of not less than one acre.

- Hogs or pigs, provided:
 1. That said animals are, as conditions of use, located not less than 150 feet from any highway and not less than 50 feet from the side or rear lines of any lot or parcel of land; and
 2. That said animals shall not be fed any market refuse or similar imported ingredient, or anything other than table refuse from meals consumed on the same lot or parcel of land or grain; and
 3. That not to exceed two weaned hogs or pigs are kept.
- Raising of poultry, fowl, birds, rabbits, chinchillas, nutria, mice, frogs, fish, bees, earthworms, and other similar animals of comparable nature, form and size, including hatching, fattening, marketing, sale, slaughtering, dressing, processing and packing and including eggs, honey or similar products derived therefrom, on a lot or parcel of land having, as a condition of use, an area of not less than one acre.

(Ord. 2004-0030 § 15 (part), 2004; Ord. 85-0004 § 50, 1985; Ord. 1494 Ch. 2 Art. 6 § 295.1, 1927.)

22.40.200 Accessory uses. Premises in Zone R-R may be used for:

- A. The following accessory uses:
- Accessory buildings and structures customarily used in conjunction therewith.
 - Building materials, storage of, used in the construction of a building or building project, during the construction and 30 days thereafter, including the contractor's temporary office, provided that any lot or parcel of land so used shall be a part of the building project, or on property adjoining the construction site.
 - Signs, as provided in Part 10 of Chapter 22.52.
 - Stands for the display and sale of any products, the production of which is permitted in this zone by Section 22.40.190 and which have lawfully been produced on such lot or parcel of land provided:
 1. That said stand shall be exclusively of wood frame construction (except the floor); and
 2. That said stand shall have a floor area of not more than 300 square feet; and
 3. That said stand shall be located not nearer than 20 feet from any street or highway upon which such lot or parcel fronts, or adjacent residences; and
 4. That said stand will be on a parcel of land not less than one acre in area.

(Ord. 1494 Ch. 2 Art. 6 § 295.3, 1927.)

22.40.210 Uses subject to director's review and approval. If site plans therefor are first submitted to and approved by the director, premises in Zone R-R may be used for:

- A. The following uses:
- Access to property lawfully used for a purpose not permitted in Zone R-R, provided no other practical access to such property is available, and such access will not alter the character of the premises in respect to permitted uses in Zone R-R.

- Christmas trees and wreaths, the sale of, between December 1st and December 25th both dates inclusive, to the extent permitted by other statutory and ordinance provisions. Any structures, facilities and materials used for the sale of trees and wreaths shall be removed from the premises by December 31st of the same calendar year, and the property restored to a neat condition.
- Grading projects, off-site transport, where not more than 100,000 cubic yards of material is to be transported, subject to the conditions and limitations of Sections 22.56.1752 and 22.56.1753.
- Live entertainment, accessory, in a legally established bar, cocktail lounge or restaurant having an occupant load of less than 200 people where in full compliance with the conditions of Section 22.56.1754.
- Mobilehomes used as a residence of the owner and his family during the construction by such owner of a permanent residence, but only while a building permit for the construction of such residence is in full force and effect, and provided:
 1. That the site plan submitted shall demonstrate a reasonable, practical and economically feasible means of removing the mobilehome following completion of construction; and
 2. That such mobilehome shall contain not more than one dwelling unit not to exceed 12 feet in width, and with no structural attachments; and
 3. That such mobilehome shall be removed from the site prior to the end of 12 months from the date of approval unless a conditional use permit has first been obtained.
- Parking lots as a transitional use, as provided in Section 22.20.090 (Zone R-1).
- Refreshment stands, operated in conjunction with and intended to serve the patrons of a use permitted in Zone R-R, but not as a separate enterprise.
- Signs, as provided in Part 10 of Chapter 22.52.
- Wineries, subject to the standards and conditions specified in Section 22.56.1763, except that a conditional use permit shall be obtained as provided in Section 22.56.225 for a winery: (1) which includes winery-related incidental visitor-serving uses, or (2) with an annual production capacity of over 5,000 gallons of wine, or (3) in a hillside management or significant ecological area, or (4) not otherwise in full compliance with Section 22.56.1763.

(Ord. 2002-0095 § 13, 2002; Ord. 2000-0056 § 3, 2000; Ord. 81-0005 § 4 (part), 1981; Ord. 1494 Ch. 2 Art. 6 § 295.5, 1927.)

22.40.220 Uses subject to permits. Premises in Zone R-R may be used for:

A. The following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Adult day care facilities.
- Adult residential facilities.
- Airports.
- Cabins.
- Camps, youth.
- Child care centers.

- Churches, temples or other places used exclusively for religious worship, including customary incidental educational and social activities in conjunction therewith.
- Colleges and universities, including appurtenant facilities, giving advanced academic instruction approved by the State Board of Education or other recognized accrediting agency, but excluding trade or commercial schools.
- Communication equipment buildings.
- Convents and monasteries.
- Correctional institutions, including jails, farms and camps.
- Density-controlled developments, subject to the conditions of Section 22.56.205.
- Earth stations.
- Electric distribution substations and electric transmission substations and generating plants, including microwave facilities used in conjunction with any one thereof.
- Fire stations.
- Gas metering and control stations, public utility.
- Grading projects, off-site transport, where more than 100,000 cubic yards of material is to be transported, subject to the conditions and limitations of Sections 22.56.210 and 22.56.230.
- Grading projects, on-site, but excluding projects where the hearing officer or the commission or the board of supervisors have previously considered such grading proposal as indicated by approval of an environmental document incorporating consideration of such grading project.
- Group homes, children.
- Guest ranches.
- Health retreats, on a lot or parcel of land having, as a condition of use, a minimum area of not less than two acres.
- Heliports.
- Helistops.
- Hospitals.
- Hotels.
- Institutions for aged persons, private.
- Institutions for children, private.
- Juvenile halls.
- Land reclamation projects.
- Landing strips.
- Libraries.
- Living quarters for persons employed and deriving a major portion of their income on the premises, if occupied by such persons and their immediate families.
- Microwave stations.
- Mobilehome parks, subject to the conditions of Part 6 of Chapter 22.52.
- Mobilehomes for use by a caretaker and his immediate family, in accordance with Part 6 of Chapter 22.52.
- Mobilehomes used as a residence of the owner and his family during the construction by such owner of a permanent single-family residence, but only while a building permit for the construction of such residence is

in full force and effect and in no event longer than one year in addition to that provided for in Section 22.40.210.

- Motels.
- Oil wells.
- Outdoor festivals.
- Plant nursery, retail, subject to the conditions of Section 22.24.060.
- Police stations.
- Post offices.
- Public utility service centers.
- Publicly owned uses necessary to the maintenance of the public health, convenience or general welfare in addition to those specifically listed in this section.
- Radio and television stations and towers, but not including studios.
- Recreation clubs, private, including tennis, polo and swimming; where specifically designated a part of an approved conditional use permit, such use may include a pro-shop, restaurant and bar as appurtenant uses.
- Recreational trailer parks, as provided in Part 6 of Chapter 22.52.
- Residences, caretaker, for use by a caretaker or supervisor and his immediate family where continuous supervision is required.
- Residences, single-family.
- Revival meetings, tent.
- Road construction maintenance yards.
- Schools, through grade 12, accredited, including appurtenant facilities, which offer instruction required to be taught in the public schools by the Education Code of the state of California, in which no pupil is physically restrained, but excluding trade or commercial schools.
- Sewage treatment plants.
- Signs, as provided in Part 10 of Chapter 22.52.
- Solid fill projects.
- Stations, bus, railroad and taxi.
- Storage, temporary, of materials and construction equipment used in construction or maintenance of streets and highways, sewers, storm drains, underground conduits, flood control works, pipelines and similar uses for a period not to exceed one year.
- Subdivision directional signs subject to the limitations and conditions of Part 8 of Chapter 22.56.
- Telephone repeater stations.
- Townhouses, subject to the conditions of Section 22.56.255.
- Water reservoirs, dams, treatment plants, gaging stations, pumping stations, tanks, wells, and any use normal and appurtenant to the storage and distribution of water.
- Wineries, not in full compliance with Section 22.56.1763, subject to the conditions of Section 22.56.225.

B. The following uses, provided such uses are on a lot or parcel of land having an area of not less than one acre and are within 600 feet of a recreational use permitted in the zone:

- Amphitheaters.
- Automobile service stations.
- Bait and tackle shops.
- Barbershops.

- Bars and cocktail lounges.
- Beauty shops.
- Bicycle and motor scooter rentals.
- First aid stations.
- Grocery stores,
- Laundries, self-service.
- Menageries, zoos, animal exhibitions or other similar facilities for the keeping or maintaining of wild animals.
- Miniature golf courses.
- Restaurants and other eating establishments, including food take-out.
- Rifle, pistol, skeet or trap ranges, on a lot or parcel of land having, as a condition of use, an area of not less than five acres.
- Signs, as provided in Part 10 of Chapter 22.52.
- Skating rinks, ice or roller, outdoor only.
- Souvenir shops.
- Wild animals, the keeping of, either individually or collectively for private or commercial purposes.
- Youth hostels.

C. The following uses, provided the specified permit has first been obtained and while such permit is in full force and effect and in conformity with the conditions of such permit for:

- Cemeteries, as provided in Part 4 of Chapter 22.56.
- Explosives storage, as provided in Part 5 of Chapter 22.56.
- Surface mining operations, as provided in Part 9 of Chapter 22.56.
- Temporary uses, as provided in Part 14 of Chapter 22.56.

(Ord. 2000-0056 § 4, 2000; Ord. 85-0195 § 8 (part), 1985; Ord. 85-0004 §§ 51 and 52, 1985; Ord. 83-0007 §§ 4 and 5, 1983; Ord. 82-0003 § 9 (part), 1982; Ord. 1494 Ch. 2 Art. 6 § 295.7, 1927.)

22.40.230 Development standards. Premises in Zone R-R shall be subject to the following development standards: A. That there shall be automobile parking space as required by Part 11 of Chapter 22.52. (Ord. 1494 Ch. 2 Art. 6 § 295.9, 1927.)

Part 6

W WATERSHED ZONE

Sections:

- 22.40.240 Established — Purpose.
- 22.40.250 Permitted uses.
- 22.40.260 Accessory uses.
- 22.40.270 Uses subject to director's review and approval.
- 22.40.280 Uses subject to permits.
- 22.40.290 Development standards.

22.40.240 Established — Purpose. Zone W is established to provide for conservation of water and other natural resources within a watershed area and to protect areas subject to fire, flood, erosion or similar hazards. Provisions of this zone also provide for limited recreational development of the land and necessary public facilities. (Ord. 1494 Ch. 2 Art. 6 § 296, 1927.)

22.40.250 Permitted uses. Premises in Zone W may be used for:

A. Any use owned and maintained by the Forest Service of the United States Department of Agriculture, and any authorized leased use designated to be part of the Forest Service overall recreational plan of development. Before the establishment of such use, a copy of a valid letter designating the same to be part of the Forest Service overall recreational plan signed by the Forest Supervisor shall be filed with the director.

B. The following additional uses:

1. Services.
 - Aircraft beacons, radio cones, and any other directional devices or stations erected and maintained by the Federal Aviation Agency.
 - Camps, operated by or used in conjunction with the Los Angeles County forester and fire warden for the purpose of watershed conservation and fire control.
 - Comfort stations.
 - Electric distribution substations, electric transmission substations and hydroelectric generating plants, including microwave facilities used in conjunction with any one thereof.
 - Microwave stations.
 - Petroleum pipelines and pumping stations.
 - Road construction and maintenance yards.
 - Telephone repeater stations.
 - Water wells, reservoirs, tanks, dams, treatment plants, gaging stations, pumping stations and any use normal and appurtenant to the obtainment, storage and distribution of water.
2. Recreation and Amusement.
 - Riding and hiking trails, excluding trails for motor vehicles.

(Ord. 1494 Ch. 2 Art. 6 § 296.1, 1927.)

22.40.260 Accessory uses. Premises in Zone W may be used for the following accessory uses:

- Accessory buildings and structures required for equipment or uses lawfully permitted on the premises.
- Dining room and dormitory facilities required for uses lawfully permitted on the premises.
- Signs, as provided in Part 10 of Chapter 22.52.

(Ord. 1494 Ch. 2 Art. 6 § 296.3, 1927.)

22.40.270 Uses subject to director's review and approval. If site plans therefor are first submitted to and approved by the director, premises in Zone W may be used for:

- A. The following uses:
 - Apiaries.
 - Campgrounds.
 - Equestrian hostels, including corrals and feeding bins.
 - Gas metering and control stations, public utility.
 - Grading projects, off-site transport, where not more than 100,000 cubic yards of material is to be transported, subject to the conditions and limitations of Sections 22.56.1752 and 22.56.1753.
 - Grazing of cattle, horses, sheep or goats on a lot or parcel of land having, as a condition of use, an area of not less than five acres, including the supplementary feeding of such animals provided:
 1. That such grazing is not a part of nor conducted in conjunction with any dairy, livestock feed yard, livestock sales yard, or commercial riding academy located on the same premises;
 2. That no buildings, structures, pens or corrals designed or intended to be used for the housing or concentrated feeding of such stock be used on

the premises for such grazing other than racks for supplementary feeding, troughs for watering or incidental fencing.

- Live entertainment, accessory, in a legally established bar, cocktail lounge or restaurant having an occupant load of less than 200 people, where in full compliance with the conditions of Section 22.56.1754.
- Logging operations, involving only the actual controlled cutting and removing of trees with no sawmill operations.
- Plant nurseries, propagation only.
- Radio and television stations and towers, but not including studios.
- Ski lifts, tows, runs and warming huts.

(Ord. 2002-0095 § 14, 2002; Ord. 81-0005 § 4 (part), 1981; Ord. 1494 Ch. 2 Art. 6 § 296.5, 1927.)

22.40.280 Uses subject to permits. Premises in Zone W may be used for:

A. The following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Camps for religious, educational and similar nonprofit organizations.
- Electric generating plants other than as permitted in Section 22.40.250.
- Grading projects, off-site transport, where more than 100,000 cubic yards of material is to be transported, subject to the conditions and limitations of Sections 22.56.210 and 22.56.230.
- Grading projects, on-site, but excluding projects where the hearing officer or the commission or the board of supervisors have previously considered such grading proposal as indicated by approval of an environmental document incorporating consideration of such grading project.
- Heliports.
- Helistops.
- Ice skating rinks.
- Land reclamation projects.
- Oil wells and appurtenant storage tanks.
- Publicly owned uses necessary to the maintenance of the public health, convenience or general welfare in addition to those specifically listed in this section.
- Radio and television transmitter stations.
- Recreational trailer parks, as provided in Part 6 of Chapter 22.52.
- Residences, single-family.
- Restaurants and other eating establishments, including food take-out.
- Tramways.

B. The following uses, provided the specified permit has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Cemeteries, as provided in Part 4 of Chapter 22.56.
- Explosives storage, as provided in Part 5 of Chapter 22.56.
- Surface mining operations as provided in Part 9 of Chapter 22.56.
- Temporary uses, as provided in Part 14 of Chapter 22.56.

(Ord. 85-0195 § 8 (part), 1985; Ord. 83-0007 § 3 (part), 1983; Ord. 1494 Ch. 2 Art. 6 § 296.7, 1927.)

22.40.290 Development standards. Premises in Zone W shall be subject to the following development standards.

A. That there shall be parking facilities as required by Part 11 of Chapter 22.52. (Ord. 83-0161 § 16, 1983; Ord. 1494 Ch. 2 Art. 6 § 296.9, 1927.)

Part 7

P-R PARKING RESTRICTED ZONE⁹

Sections:

- 22.40.300 Establishment — Purpose.
- 22.40.310 Permitted uses.
- 22.40.320 Accessory uses.
- 22.40.330 Uses subject to director's review and approval.
- 22.40.340 Uses subject to permits.

22.40.300 Establishment — Purpose. Zone P-R is established to provide an area for motor vehicle parking that may also serve as a means of reducing conflicts between incompatible uses along zone boundaries. (Ord. 1494 Ch. 2 Art. 6 § 297, 1927.)

22.40.310 Permitted uses. A. Premises in Zone P-R may be used, subject to the provisions of Section 22.52.1060, for:

— Parking lots or buildings providing supplemental parking for motor vehicles having a rated capacity of not more than two tons as an incident to any lawful residential, agricultural, commercial or manufacturing use. This section does not prohibit confining such parking to the owners, proprietors, or customers of such use. (Ord. 1494 Ch. 2 Art. 6 § 297.1, 1927.)

22.40.320 Accessory uses. A. Premises in Zone P-R may be used for:

— Signs as provided in Part 10 of Chapter 22.52. (Ord. 1494 Ch. 2 Art. 6 § 297.3, 1927.)

22.40.330 Uses subject to director's review and approval. If site plans therefor are first submitted to and approved by the director, property in Zone P-R may be used for:

- Access to property lawfully used for a purpose not permitted in Zone P-R. This subsection does not restrict access to property used only is permitted in Zone P-R.
- Grading projects, off-site transport, where not more than 100,000 cubic yards of material is to be transported, subject to the conditions and limitations of Sections 22.56.1752 and 22.56.1753.
- Signs, as provided in Part 10 of Chapter 22.52. (Ord. 2002-0095 § 15, 2002; Ord. 1494 Ch. 2 Art. 6 § 297.5, 1927.)

22.40.340 Uses subject to permits. Premises in Zone P-R may be used for:

A. The following uses, provided a conditional use permit has been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Grading projects, off-site transport, where more than 100,000 cubic yards of material is to be transported, subject to the conditions and limitations of Sections 22.56.210 and 22.56.230.
- Grading projects, on-site, but excluding projects where the hearing officer or the commission or the board of supervisors have previously considered such grading proposal as indicated by approval of an environmental document incorporating consideration of such grading project.
- Signs, as provided in Part 10 of Chapter 22.52.

B. The following uses, provided the specified permit has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Surface mining operations as provided in Part 9 of Chapter 22.56.
- Temporary uses, as provided in Part 14 of Chapter 22.56.

(Ord. 85-0195 § 8 (part), 1985; Ord. 83-0007 § 3 (part), 1983; Ord. 1494 Ch. 2 Art. 6 § 297.7, 1927.)

Part 8

SR-D SCIENTIFIC RESEARCH AND DEVELOPMENT ZONE

Sections:

- 22.40.350 Permitted uses.
- 22.40.360 Accessory uses.
- 22.40.370 Uses subject to director's review and approval.
- 22.40.380 Uses subject to permits.
- 22.40.390 Development standards.

22.40.350 Permitted uses. Premises in Zone SR-D may be used for:

- A. The following uses:
- Aquaria.
 - Arboretums and horticultural gardens.
 - Colleges and universities.
 - Crops — Field, tree, bush, berry and row, including nursery stock.
 - Greenhouses.
 - Institutions of an educational, philanthropic or charitable nature, not including any commercial or industrial enterprise sponsored or operated by such institutions.
 - Libraries.
 - Museums.
 - Parks, playgrounds and beaches, with all appurtenant facilities customarily found in conjunction therewith.
 - Plant nursery, retail, subject to the limitations and conditions provided in subsection B of Section 22.40.390.
 - Residences, caretaker, on the same lot or parcel of land as a use lawfully established under this Section 22.40.350 for use by a caretaker or supervisor and his immediate family where continuous supervision is required.
 - Schools, through grade 12, accredited, including appurtenant facilities, which offer instruction required to be taught in the public schools by the

Education Code of the state of California, in which no pupil is physically restrained, but excluding trade or commercial schools.

- Scientific research or experimental development of materials, methods or products, including engineering and laboratory research, together with all administrative and other related activities and facilities in conjunction therewith, provided that all products initiated, developed or completed shall be restricted to prototypes and subject to the limitations and conditions provided in Section 22.40.390.
- Stations — Bus, railroad and taxi.

(Ord. 1494 Ch. 2 Art. 6 § 298.1, 1927.)

22.40.360 Accessory uses. A. Premises in Zone SR-D may be used for:

- Recreational facilities, where no structure is established which requires a building permit pursuant to Title 26 of this code, for employees of a use lawfully established under Section 22.40.350.
- Signs, as provided in Part 10 of Chapter 22.52.

(Ord. 1494 Ch. 2 Art. 6 § 3, 1927.)

22.40.370 Uses subject to director's review and approval. If site plans therefor are first submitted to and approved by the director, property in Zone SR-D may be used for:

- Grading projects, off-site transport, where not more than 100,000 cubic yards of material is to be transported, subject to the conditions and limitations of Sections 22.56.1752 and 22.56.1753.
- Signs, as provided in Part 10 of Chapter 22.52.

(Ord. 2002-0095 § 16, 2002; Ord. 1494 Ch. 2 Art. 6 § 298.5, 1927.)

22.40.380 Uses subject to permits. Premises in Zone SR-D may be used for:

A. The following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Cafeterias and eating facilities designed primarily to serve a use lawfully established under Section 22.40.350.
- Communication equipment buildings.
- Electric distribution substations and electric transmission substations, including microwave facilities used in conjunction with any one thereof.
- Fire stations.
- Gas metering and control stations, public utility.
- Grading projects, off-site transport, where more than 100,000 cubic yards of material is to be transported, subject to the conditions and limitations of Sections 22.56.210 and 22.56.230.
- Grading projects, on-site, but excluding projects where the hearing officer or the commission or the board of supervisors have previously considered such grading proposal as indicated by approval of an environmental document incorporating consideration of such grading project.
- Helistops.
- Microwave stations.
- Police stations.

- Publicly owned uses necessary to the maintenance of public health, convenience or general welfare in addition to those specifically listed in this section.
- Public utility service centers.
- Radio and television stations and towers, but not including studios.
- Recreational facilities requiring a building permit pursuant to Title 26 of this code, for employees of a use lawfully established under Section 22.40.350.
- Telephone repeater stations.
- Water reservoirs, dams, treatment plants, gaging stations, pumping stations, tanks, wells and any use normal and appurtenant to the storage and distribution of water.

B. The following uses, provided the specified permit has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Cemeteries, as provided in Part 4 of Chapter 22.56.
- Explosives storage, as provided in Part 5 of Chapter 22.56.
- Surface mining operations, as provided in Part 9 of Chapter 22.56.
- Temporary uses, as provided in Part 14 of Chapter 22.56.

(Ord. 85-0195 § 8 (part), 1985; Ord. 83-0007 § 3 (part), 1983; Ord. 1494 Ch. 2 Art. 6 § 298.7, 1927.)

22.40.390 Development standards. A. Scientific research and development facilities shall be subject to the following development standards:

1. All operations shall be conducted in a completely enclosed building.

2. The floor area ratio of each lot or parcel shall be limited to 1.0 and the ground floor area of all structures shall not exceed 35 percent of the total area of the lot or parcel of land.

3. All structures not exceeding 30 feet in height shall be set back not less than 30 feet from the front property line and 100 feet from any property in a residential or agricultural zone. Structures exceeding 30 feet in height shall be set back one additional foot from the front property line for each foot of height in excess of 30 feet, and not less than 500 feet from any property in a residential or agricultural zone. In no event shall the required setback exceed 60 feet from the front property line.

4. Parking space shall be furnished for all vehicles used in conducting such enterprise and, in addition, employee and visitor parking shall be furnished by at least one automobile parking space for each person employed or intended to be employed, or one space for each 200 square feet of gross building floor area except building floor area devoted exclusively to warehouse purposes, whichever is greater, on such parcel of land together with adequate ingress and egress thereto.

Where more than one work-shift is employed and the required employee parking is determined by the number of employees, such required parking shall be based on a ratio of 1.25 parking spaces for each person employed or intended to be employed on the largest work-shift. Required employee parking shall be determined on the basis of 400 square feet of usable lot area per vehicle, unless the plot plan required by this section contains a detailed parking arrangement showing individual parking spaces of not less than nine feet by 20 feet in size, accurately dimensioned, together with adequate ingress and egress thereto, and the director finds that such parking arrangement satisfies the requirements of this section. All vehicle parking areas and access roads required by this section shall be paved with asphaltic or concrete surfacing as provided in Section 22.52.1060.

5. Screening shall be provided to effectively screen loading platforms and parking areas having more than 10 parking spaces so as not to be visible from any street or highway or property situated in a residential or agricultural zone of equal elevation or within 10 feet thereof. Such screening shall consist of a masonry wall, fence or densely planted compact hedge, or other suitable vegetation not less than five feet nor more than six feet in height.

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

7. Any existing or proposed use, or portion thereof, shall conform to the following performance standards:

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

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

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

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

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

8. Site and preliminary architectural plans showing the proposed development and use of the property shall be submitted to the director, who may disapprove such plans if he finds that they are not consistent with the intent and purpose of this section.

B. Plant nursery, retail, shall be subject to the following development standards:

1. Products offered for sale shall be limited to nursery stock and related materials incident to the planting, care and maintenance of plants, including fertilizer, pesticides, seeds and planting containers, but shall exclude general building material, hardware, or the sale and rental of tools other than for soil preparation and general landscaping.

2. All storage, display and sale of products other than nursery stock shall be conducted within a completely enclosed building or within an area enclosed by a solid wall or solid fence and gate not less than five feet nor more than six feet in height.

3. No storage shall be higher than the enclosure surrounding it.
(Ord. 1494 Ch. 2 Art. 6 § 298.9, 1927.)

Part 9

O-S OPEN SPACE ZONE

Sections:

- 22.40.400 Establishment — Intent and purpose.
- 22.40.410 Permitted uses.
- 22.40.420 Uses subject to director's review and approval.
- 22.40.430 Uses subject to permits.
- 22.40.440 Standards of development.

22.40.400 Establishment — Intent and purpose. Zone O-S is established to provide for the preservation, maintenance and enhancement of the recreational, natural and environmental resources of this county as defined in the general plan. It is the purpose and intent of this zone:

A. To provide for the continued availability of open space lands for outdoor recreational usage;

B. To protect water resources by maintaining groundwater recharge and watershed areas;

C. To protect ecological and habitat areas to assure the continued survival of wildlife and vegetation;

D. To protect sites of historical, archaeological, scenic or scientific value;

E. To protect areas identified as having significant mineral resources to assure their continued availability, conservation and production;

F. To reduce the risk to public safety through protective management of seismic, flooding, erosion, fire, geologic and other natural hazard areas;

G. To protect areas used for the managed production of resources, including but not limited to rangeland and agricultural land. (Ord. 82-0249 § 4 (part), 1982.)

22.40.410 Permitted uses. A. Premises in Zone O-S may be used for the uses listed in subsection B, provided:

1. That such premises shall remain essentially unimproved and that building, structures, grading excavation, fill or other alterations be prohibited except as otherwise expressly provided in this Section and in Sections 22.40.420 and 22.40.430; and

2. That where such premises are located within a significant ecological area such uses shall be deemed to be uses subject to director's review and approval pursuant to Section 22.40.420.

B. Permitted uses in Zone O-S are as follows:

- Apiaries, limited to hives only.
- Campgrounds, picnic areas, trails with overnight camping facilities, including fishermen's and hunters' camps but not including accessory buildings.
- Crops — Field, tree, brush, berry and row, including nursery stock.
- Grazing of cattle, horses and other equine, sheep or goats on a lot or parcel of land having as a condition of use an area of not less than five acres, including the supplementary feeding of such animals, provided:
 1. That such grazing is not a part of nor conducted in conjunction with any dairy, livestock feed yard, livestock sales yard, or commercial riding academy located on the same premises;
 2. That no buildings, structures, pens or corrals designed or intended to be used for the housing or concentrated feeding of such stock be used on the premises for such grazing other than racks for supplementary feeding, troughs for watering or incidental fencing.
- Historical monuments and cultural heritage sites.
- Oil and gas drilling, including accessory storage tanks or equipment, in established oil fields as delineated on maps published by the California Division of Oil and Gas, and subject to the development standards of Section 22.40.440.
- Riding and hiking trails, excluding trails for motor vehicles.
- Watershed, water recharge and percolation areas.
- Wildlife, nature, forest and marine preserves and sanctuaries.

(Ord. 82-0249 § 4 (part), 1982.)

22.40.420 Uses subject to director's review and approval. A. Premises in Zone O-S may be used for the uses listed in subsection B if site plans are first submitted to and approved by the director. Where the uses or structures are located within a significant ecological area, the site plans shall be reviewed by SEATAC and its recommendations shall be sent to the director. The director's approval shall include the following findings:

1. That the use or structures requested are clearly accessory and subordinate to, will not alter the nature of, and are limited to facilities compatible with the intent and purpose of Zone O-S on the property where proposed; and

2. That in a significant ecological area such placement will not contribute to the detriment of the resources constituting the basis for classification as a significant ecological area; and

3. That the site plans submitted comply with the provisions of Part 12 of Chapter 22.56.

B. Uses subject to director's review and approval in O-S are as follows:

- Access to property lawfully used outside of Zone O-S, provided no other practical access to such property is available.

- Buildings, accessory, but not including buildings for permanent human occupancy and not to exceed 400 square feet in floor area.
- Comfort stations.
- Fences not exceeding eight feet in height except where a higher fence is required by other ordinance or law. Such fence shall be openwork non-view-obscuring except where a solid fence limited to five feet in height is specifically approved by the director in order to protect identified resources.
- Grading, excavation or fill, not to exceed 500 cubic yards of material where necessary to prepare a site for a lawful use, except as provided in Section 7003 of Title 26 (Building Code) of the Los Angeles County Code.
- Parking lots accessory to a principal use, but excluding commercial parking lots, developed pursuant to the provisions of Part 11 of Chapter 22.52.
- Scenic turnouts, vista points and interpretive displays.
- Signs, as provided in Part 10 of Chapter 22.52.
- Stands for the display and sale of agricultural products lawfully produced on the same lot or parcel, as provided in Section 22.24.080.
- Transportation of oil, gas or other produced substances from an existing oil field by means other than buried pipeline.

(Ord. 82-0249 § 4 (part), 1982.)

22.40.430 Uses subject to permits. Premises in Zone O-S may be used for the uses listed herein subject to any additional conditions which may be imposed pursuant to subsection C:

A. The following uses, provided that a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Aqueducts.
- Airports, consistent with the intent and language of an applicable open space easement.
- Arboretums and horticultural gardens.
- Athletic fields, excluding stadiums.
- Buildings, nonresidential, listed in Section 22.40.410 or 22.40.420, but other than as provided in said sections.
- Camps, youth.
- Communication equipment buildings.
- Earth stations.
- Electric distribution and transmission substations, including microwave facilities used in conjunction therewith.
- Energy generating or storage devices, including but not limited to solar, wind or geothermal devices.
- Fairgrounds of a public character, when permanently located, including such commercial facilities as are normally accessory or appurtenant thereto.
- Gas metering and control stations, public utility.
- Golf courses, including the customary clubhouse and appurtenant facilities.
- Golf driving ranges.

- Grading, excavation or fill exceeding that provided in Section 22.40.420.
- Harvesting miscellaneous forest products.
- Helistops.
- Land reclamation projects, provided that as a condition of grant, the site meets all applicable health and safety standards and be reclaimed for open space use when declared safe for such use by the State Department of Health.
- Landing strips.
- Lodges, hotels or other public accommodations, consistent with the intent and language of an applicable open space easement.
- Marinas, small boat harbors, docks, piers, boat launches and similar recreational facilities.
- Menageries, zoos, animal exhibitions or other facilities for the keeping or maintaining of wild animals.
- Microwave stations.
- Military reservations.
- Mobilehomes for use of a caretaker and his immediate family, in accordance with Part 6 of Chapter 22.52.
- Motion picture sets; accessory use of domestic and wild animals shall be as provided in subsection A of Section 22.24.150.
- Motor recreational facilities for the driving, testing or racing of automobiles, dune buggies, motorcycles, trail bikes or similar vehicles, including appurtenant facilities having as a condition of use an area of not less than 100 acres.
- Museums.
- Observatories.
- Oil and gas drilling, including accessory storage tanks or equipment outside of established oil fields as delineated on maps published by the California Division of Oil and Gas, subject to the development standards of Section 22.40.440.
- Parks, playgrounds and beaches, with all appurtenant facilities customarily found in conjunction therewith.
- Polo fields.
- Publicly owned uses necessary to the maintenance of the public health, convenience or general welfare in addition to those specifically listed in this section.
- Public utility service centers.
- Radio and television stations and towers, but not including studios.
- Recreational equipment rentals where in conjunction with and intended to serve patrons of a recreational use permitted in Zone O-S.
- Recreational trailer parks on a lot or parcel of land having as a condition of use an area of not less than five acres, as provided in Part 6 of Chapter 22.52, and operated in conjunction with and intended to serve the patrons of a use permitted in Zone O-S.
- Refreshment stands operated in conjunction with and intended to serve the patrons of a use permitted in Zone O-S, but not as a separate enterprise.
- Residences, caretaker, for use by a caretaker and his immediate family.

- Residences, single-family, accessory to farms or ranches as principal uses, including the keeping of animals as provided in Part 3 of Chapter 22.52.
- Riding academies and stables with the boarding of horses on a lot or parcel of land having as a condition of use an area of not less than five acres.
- Rifle, pistol, skeet or trap ranges on a lot or parcel of land having as a condition of use an area of not less than five acres.
- Ski lifts, tows, runs, and warming huts on a lot or parcel of land having as a condition of use an area of not less than five acres.
- Sports clubs, private, limited to hunting, shooting, fishing and/or boating provided:
 1. That such club is organized and operated as a private recreational club as defined in this Title 22; and
 2. That such club as a membership benefit provides adequate land and/or water facilities to accommodate the recreational activity for which such club is organized, but in no event less than five acres as a condition of use.

Where specifically designated a part of an approved conditional use permit, such use may include a restaurant and bar as appurtenant uses.

- Storage, temporary, of materials and construction equipment used in construction or maintenance of streets and highways, sewers, storm drains, underground conduits, flood control works, pipelines and similar uses for a period not to exceed one year.
- Telephone repeater stations.
- Water reservoirs, dams, treatment plants, gaging stations, pumping stations, tanks, wells and any use normal and appurtenant to the storage and distribution of water, including water reclamation facilities.
- Youth hostels.

B. The following uses, provided the specified permit has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Cemeteries, as provided in Part 4 of Chapter 22.56.
- Explosives storage, as provided in Part 5 of Chapter 22.56.
- Surface mining operations, as provided in Part 9 of Chapter 22.56.
- Temporary uses, as provided in Part 14 of Chapter 22.56.

C. In addition to any conditions imposed to insure that such use will be in accord with the findings required by Section 22.56.090, the hearing officer may impose conditions which, to the extent possible, would further the compatibility of such uses with the intent and purpose of Zone O-S, including but not limited to:

1. Appropriate measures to further the safety of persons using the facilities or adjacent properties.
2. Dedication of conservation easements or other easements to insure the preservation of specified resources.
3. Delayed commencement of a project for a specified period of time to provide for scientific studies of resources on the subject property. (Ord. 85-0195 § 9 (part), 1985; Ord. 82-0249 § 4 (part), 1982.)

22.40.440 Standards of development. Premises in Zone O-S shall be subject to the following development standards:

A. That there be automobile parking space as required by Part 11 of Chapter 22.52;

B. That structures, except historical monuments, shall not exceed a height of two stories or 35 feet, whichever is less, including the basement but excluding the cellar;

C. That all oil and gas drilling operations, including accessory storage tanks or equipment, shall comply with the following:

1. On or after December 24, 1982, the effective date of this provision, no person shall dig, excavate, construct or establish or cause to be dug, excavated, constructed or established any open sump on any oil-well site or at any other place in connection with the operation of any oil well approved pursuant to this section, except that sumps which are containerized or otherwise lined and covered to protect wildlife and groundwater are permitted.

2. If the proposed drilling is within 500 feet of a dwelling unit, hospital, school, roominghouse or other similar residential, educational or health care facility, the following standards shall apply:

a. All derricks used in connection with the drilling of the well shall be fully enclosed with fire-resistant and soundproofing material maintained in a serviceable condition.

b. All engines or motors used in connection with the drilling of the well shall be either electric or adequately muffled to prevent the emission of sound, sparks or ignited carbon or soot.

c. All oil, gas or other produced substances shall be transported from any site by buried pipeline, except as provided in Section 22.40.420.

3. Any machinery or equipment used in the production or processing of substances within the site shall be designed and/or housed and operated so that odor shall be limited to a minimum and so that noise and vibrations conform to the limits as specified in Chapter 12.08 of Title 12 (the noise control ordinance) of the Los Angeles County Code.

4. Adequate measures shall be designed and constructed to insure containment of spills. For operations outside of established oil fields, the hearing officer may require additional measures if a spill may potentially affect a significant ecological area or a similar natural resource area.

5. Suitable and adequate sanitary toilet and washing facilities shall be installed on the oil-well site and shall be maintained in a clean and sanitary condition at all times.

6. Within 90 days from the date of abandonment, the oil-well site shall be cleared of all equipment and restored as nearly as practicable to its original condition.

7. Equipment which is not essential to the daily operation of the oil well located on the site shall not be stored on the site.

8. Accessory tanks and equipment shall be stored within the fenced or walled area of the site.

9. Refining shall not take place on-site, except that normal production operations including the initial separation of oil, gas and water and the storage, handling, recycling and transportation of such materials is permitted.

10. All oilfield waste shall be discharged into a suitable container for removal from the site.

11. A well hole, derrick or tank shall not be placed within 300 feet of any dwelling unit, school or hospital or other similar residential, educational or health facility.

12. All private access roads leading off any surfaced public street or highway shall be paved with asphalt or concrete not less than three inches thick for the first 50 feet of said access road from the public street or highway. The remainder of said access road shall be wet down during use, oiled, hard-surfaced, or maintained in such other fashion to limit dust.

13. The drilling site and access to the site shall be maintained in a neat and orderly condition.

14. Fences or walls in compliance with Chapters 11.46 and 11.48 of Title 11 (Health and Safety) of the Los Angeles County Code shall be required. Such fence shall enclose all drilling equipment or machinery, tanks, and vehicular parking.

15. All visible structures shall be painted or otherwise surfaced with a color compatible to the surrounding area.

16. Production tanks shall not exceed 1,000 barrels' capacity each nor total more than 2,000 barrels' capacity per well.

17. a. Within one year of the effective date of the adoption of an ordinance applying the O-S zone to a particular property, a landscape plan indicating the size, type and location of all vegetation to be planted, as well as topographic features and irrigation facilities, must be submitted for review and approval by the director. A phasing plan indicating the time schedule of planting must be submitted in conjunction with the landscape plan.

b. Trees and shrubs shall be planted at the perimeter of the property subject to oil operations to beautify and screen the operations from adjoining or adjacent public streets or highways or residential zones unless the oil wells, equipment and facilities are screened from the public view to the satisfaction of the director by reason of their isolated location, existing trees or shrubs, or intervening topography.

18. No signs shall be placed, constructed or used on the drilling site except those required for public safety, and except those required by law or ordinance to be displayed in connection with the drilling or maintenance of any well.

19. A faithful performance bond, cashier's check, or certificate of deposit of \$5,000.00 shall be filed with the board of supervisors for each well drilled; or, at the election of the applicant, \$25,000.00 for five or more wells. Such bond, cashier's check, or certificate of deposit shall be executed in favor of the county to cover all costs of rehabilitating the drilling site after abandonment of the well in the event of a failure to rehabilitate a site.

20. The drilling operation and development of the site shall be compatible with all other applicable laws, ordinances and regulations. (Ord. 85-0195 § 9 (part), 1985; Ord. 82-0249 § 4 (part), 1982.)

Part 10

A-C ARTS AND CRAFTS ZONE

Sections:

22.40.450 Establishment — Intent and purpose.

- 22.40.460 Permitted uses.
- 22.40.470 Accessory uses.
- 22.40.480 Uses subject to director's review and approval.
- 22.40.490 Uses subject to permits.
- 22.40.500 Development standards.

22.40.450 Establishment — Intent and purpose. Zone A-C is established to allow artists and craftspeople in rural areas to engage in limited commercial and production activities on the premises where they reside. This zone also recognizes a need for certain conditions to be imposed on the type of uses so as to promote a proper atmosphere for such a zone and to protect the integrity and values of adjacent properties. (Ord. 83-0044 § 1 (part), 1983.)

22.40.460 Permitted uses. Premises in Zone A-C may be used for any use permitted in Zone R-A (Residential-Agricultural), subject to all of the conditions in Zone R-A except as otherwise expressly provided for in this Part 10. (Ord. 83-0044 § 1 (part), 1983.)

22.40.470 Accessory uses. Property in Zone A-C may be used for:

- A. The following accessory uses, subject to the same limitations and conditions provided in Section 22.20.080 (Zone R-1):
 - Accessory buildings and structures.
 - Animals, domestic and wild, maintained or kept as pets or for personal use as provided in Part 3 of Chapter 22.52.
 - Building materials, storage of.
- B. Signs, as provided in Part 10 of Chapter 22.52. (Ord. 83-0044 § 1(part), 1983.)

22.40.480 Uses subject to director's review and approval. A. If site plans are first submitted to and approved by the director, premises in Zone A-C may be used for:

- Christmas trees and wreaths, the sale of, between December 1st and December 25th, both dates inclusive, to the extent permitted by other statutory and ordinance provisions. Any structures, facilities and materials used for the sale of trees and wreaths shall be removed from the premises by December 31st of the same calendar year, and the property restored to a neat condition.
- Crops — Field, tree, bush, berry and row, including nursery stock. All sales, advertising and structures shall be limited to the restrictions of this section.
- B. Signs, as provided in Part 10 of Chapter 22.52. (Ord. 830044 § 1 (part), 1983.)

22.40.490 Uses subject to permits. Property in Zone A-C may be used for:

- A. The following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit for:

- 1. Arts and Crafts Uses.
 - Antiques. Restoration and sale of genuine antiques.
 - Architecture and building design.

- Art needlework.
- Art studio, including painting and sculpturing.
- Basket weaving.
- Block printing.
- Bookbinding.
- Cartooning and animation.
- Ceramics, the making of.
- Clothing, the design and sewing of.
- Commercial art.
- Costume designing.
- Dance and drama studios, not including recitals or any dance requiring a license under the provisions of Title 7 of this code.
- Engraving of metal products.
- Fine arts gallery.
- Furniture, the crafting and assembly of, including custom upholstery.
- Glass, the hand production of, including glass blowing, glass, crystal, and art novelties, and the assembly of stained art glass.
- Graphic design and display studio.
- Interior decorating.
- Jewelry, the creation of.
- Lapidary.
- Leatherwork, using previously tanned leather.
- Music, composing of.
- Music, the teaching of.
- Musical instruments, the creation and assembly of.
- Ornamental metal, provided that there are no forging works or any process used in bending or shaping which produces an annoying or disagreeable noise.
- Photography studio.
- Picture mounting and framing.
- Pottery, the throwing of.
- Printing and publishing.
- Recording studios.
- Shoes, footwear, the fabrication of.
- Signs, as provided in Part 10 of Chapter 22.52.
- Silk screen processing.
- Taxidermy.
- Textile weaving, hand looms only.
- Toys, the production of.
- Transcription studios.
- Watchmaking.
- Woodcarving.
- Wood products, the crafting of.
- Writing, professional studio.

2. Other similar arts and crafts uses which, in the opinion of the hearing officer are consistent with the intent and purpose of the zone, as set forth in Section 22.40.450, and are neither more obnoxious nor detrimental to the public welfare than those uses listed in this section.

B. The following uses, provided the specified permit has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit for:

— Temporary uses, as provided in Part 14 of Chapter 22.56. (Ord. 85-0195 § 9 (part), 1985; Ord. 83-0044 § 1 (part), 1983.)

22.40.500 Development standards. Premises in Zone A-C shall be subject to the following standards of development:

A. That there be automobile parking space as required by Part 11 of Chapter 22.52.

B. Premises in Zone A-C shall provide the required area as specified in Part 2 of Chapter 22.52.

C. A residence shall exist or shall be constructed on the premises prior to the establishment of an arts and crafts use.

D. Materials and products shall be stored within an enclosed building or buildings.

E. Premises in Zone A-C shall provide the required setbacks, and shall be subject to the height limits as specified in Part 2 of Chapter 22.20.

F. The total volume of kiln space shall not exceed 16 cubic feet, and no individual kiln shall exceed eight cubic feet.

G. The combined floor area of the premises used for the production and sale shall not be more than 1,000 square feet.

H. Not more than two persons, other than residents occupying the dwelling on such premises, shall be employed on the site.

I. Loading platforms shall be located and screened in such a way so as to not adversely affect surrounding residents.

J. The sale of any item, except antiques, shall be limited to those lawfully produced on the premises.

K. Power shall be limited to electrically operated motors of not more than two horsepower each. The total capacity shall not exceed 10 horsepower, excluding portable hand tools.

L. No offensive noise, vibration, smoke, dust, odor, heat or glare shall be produced which is detectable at any point on adjacent property so as to produce a nuisance or hazard.

M. Except as otherwise provided in this section, any building established or premises maintained in conjunction with an arts and crafts use shall be so conducted that the use of such lot or parcel of land shall be in harmony with the rural character of the area. (Ord. 83-0044 § 1 (part), 1983.)

Part 11

MXD MIXED USE DEVELOPMENT ZONE

Sections:

22.40.510 Established — Purpose.

22.40.520 Uses and development standards.

22.40.510 Established — Purpose. A. Zone MXD is established to provide for planned mixed-use developments which may contain residential, commercial,

industrial and other such uses. By allowing greater flexibility in design and encouraging innovative and creative planning, Zone MXD provides the opportunity to combine various land uses in well-planned developments which may contain multi-use buildings or several single-purpose buildings each containing a different use. It is the intent of the mixed use development zone to:

1. Integrate a variety of housing densities with commercial, industrial or other uses, thus reducing transportation costs, energy consumption and air pollution, preserve precious land resources, and foster varied human environments through unified planning, design and control of development;
2. Implement the land use and special management area policies of the countywide General Plan; and
3. Implement the policies and provisions of adopted coastal, community and redevelopment plans.

B. Approval by the hearing officer shall be based upon findings that the plan complies with the intent of planned mixed-use development as set forth in subsection A of this section, and provides as well or better for light and air, for public safety and convenience, the protection of property values and the preservation of the general welfare of the community, than if developed as a Zone R-A use as provided in subsection A of Section 22.40.520. (Ord. 89-0150 § 1, 1989; Ord. 85-0195 § 9 (part), 1985; Ord. 83-0072 § 3 (part), 1983.)

22.40.520 Uses and development standards. Property in Zone MXD may be used for:

A. Any use listed as permitted, accessory, subject to director's review or subject to permit in Zone R-A under the same limitations, conditions and development standards including, but not limited to: accessory and transitional uses; yard, height, parking and area requirements;

B. A mixed use development if a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56. The hearing officer may approve any use or combination of uses listed as permitted, accessory, subject to director's review or subject to permit in Zones R-4, M-1, A-C and SR-D. In granting a conditional use permit, the hearing officer may impose any condition, in addition to those authorized by Section 22.56.100, which it believes necessary to foster the harmonious development of mixed land uses and to prevent any adverse impacts of uses internal or external to the development. Unless specifically waived or modified by the hearing officer, mixed use developments shall be subject to all of the following requirements:

1. Area.

a. The proposed development plan shall include, as a condition of use, a parcel of land containing not less than five acres. A development plan may be considered on a parcel of land less than five acres in area when:

i. Such property is in Zone MXD and has a common boundary with property which has been developed under an approved plan pursuant to this subsection B;

ii. Such development plan is appropriate and necessary to implement land use and special management areas policies of the countywide General Plan; or

iii. Such development plan is appropriate and necessary to implement provisions of an adopted coastal, community or redevelopment plan.

b. In cases involving a parcel of less than five acres, the plan shall indicate that the proposed development will constitute an appropriate and orderly extension and/or arrangement of buildings, facilities and open space, in addition to all the other requirements for approval of a conditional use permit.

2. Building Coverage and Density. Buildings shall not occupy more than 50 percent of the net area, nor shall the floor area ratio for a lot or parcel of land exceed 2.0.

3. Design and Development Features. Site plans and preliminary architectural plans shall show that the arrangement of uses and buildings, the architectural design of all structures, and the development features of the proposed

project constitute a well-planned development which does not detract from or have any adverse impacts on the residents or land in the surrounding area. To accomplish this, such plans shall include yards, walls, walks, landscaping, open space, buffer areas and other similar features.

4. **Open Space.** Open space shall comprise not less than 30 percent of the net area; provided, however, that where the applicant submits evidence to the satisfaction of the hearing officer that the particular development will contain compensatory characteristics which will provide as well or better for planned mixed use development within the intent of this section, the hearing officer may modify said requirements.

- Subject to the approval of the hearing officer, open space may include one or more of the following, provided that they are designated for the use and enjoyment of all the occupants of the planned mixed use development or appropriate phase thereof:
 - a. Common open space developed for recreational purposes;
 - b. Areas of scenic or natural beauty forming a portion of the proposed development;
 - c. Present or future recreational areas of a noncommercial nature, including parks, playgrounds and beaches. Where specifically approved by the hearing officer, green fees or similar charges related to use of a golf course or similar open recreational use may be permitted, provided such charges are incidental to operation of said facilities, are not primarily commercial in nature, and do not alter the character of said recreational facility;
 - d. Present or future hiking, riding or bicycle trails;
 - e. Landscaped portions adjacent to streets or highways which are in excess of minimum required rights-of-way;
 - f. Other similar areas determined appropriate by the hearing officer.
- In approving said open space, the hearing officer shall give consideration to the project to be developed, the characteristics of such open space, the manner in which the open space is to be improved and maintained, and such other information as the hearing officer deems pertinent. Reservation of open space shall be made a condition of approval. Such reservation shall be by public dedication, establishment of a maintenance district, common ownership, or other satisfactory means to ensure the permanent reservation of, and where appropriate perpetual maintenance of, required open space.

5. **Building Design.** Buildings may be designed for single or multiple use. Buildings designed for multiple use shall provide adequate separation between different uses to ensure their compatibility. There shall also be adequate spacing between buildings to ensure safety and compatibility. Special attention shall be given where residential uses are developed in proximity to commercial or industrial uses. Building heights shall be established to conserve land, enhance solar access, create visual landmarks, and protect privacy.

6. **Landscaping.**

a. All portions of the lot or parcel of land exclusive of structures, access roads and other similar facilities shall be landscaped and maintained in a neat, clean and healthful condition. Special attention shall be given to landscaping

and screening of parking lots and loading areas. This shall include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, replacement of plants when necessary, and the regular watering of all plantings by means of a fixed and permanent water system consisting of piped water lines terminating in an appropriate number of sprinklers and/or hose bibs to insure a sufficient amount of water for plants within the landscaped area. Where the watering system consists of hose bibs alone, these bibs shall be located not more than 50 feet apart within the required landscaped area. Sprinklers used to satisfy the requirements of this provision shall be spaced to assure complete coverage of the required landscaped area.

b. A landscaping plan shall be submitted to and approved by the hearing officer. Native and/or fire and drought resistant plant materials shall be used to the greatest extent possible.

7. Residential Density. When property in Zone MXD is developed pursuant to this subsection B, the number of units for each acre of the net area shall be equal to the number preceding the letter "U" in the suffix to the zoning symbol.

8. Utilities. The applicant shall submit to the hearing officer, and it shall be made a condition of approval, satisfactory evidence that the applicant has made arrangements with the serving utilities to install underground all new facilities necessary to furnish service in the development. This requirement may be waived where it would cause undue hardship or constitute an unreasonable requirement.

9. Parking and Access.

a. The provisions of Part 11 of Chapter 22.52 which specify the number and/or location of required parking spaces relating to dwelling units, places of public assembly, commercial or industrial uses and other uses shall not apply when property in Zone MXD is developed pursuant to this subsection B and where the hearing officer specifies different parking standards.

Where the hearing officer specifies different parking standards in granting a conditional use permit for a planned mixed use development, the hearing officer shall require parking for such development in an amount adequate to prevent traffic congestion and excessive on-street parking; provided, however, in no event shall less than one parking space per dwelling unit, or less than 50 percent of the required number of parking spaces for public assembly, commercial or industrial uses specified in said Part 11 of Chapter 22.52 be permitted. Special attention shall be given to the parking needs of residents, visitors, employees, customers and other persons using the site.

b. Where the hearing officer fails to specifically designate different parking requirements, the requirements of Part 11 of Chapter 22.52 shall be deemed to have been specified.

c. There shall be adequate provision for and separation of different transportation modes including pedestrian, bicycle, automobile and truck. Provision shall also be made for public transportation facilities where appropriate.

10. Signs. The hearing officer, in granting the conditional use permit, may allow specific signs which it finds will be in keeping with the concept of planned mixed use development.

11. Outside Activities.

a. Except for the following uses or where specifically authorized by the hearing officer, all operations, storage and display shall be conducted within a completely enclosed building:

- Amusement rides and devices.
- Arts and crafts products.
- Automobile sales, limited to automobiles and trucks under two tons held for sale or rental only.
- Automobile service stations, limited to automobile accessories and facilities necessary to dispensing petroleum products only.
- Beer gardens.
- Boat sales, limited to boats held for sale or rental only.
- Carnivals, commercial.
- Christmas trees and wreaths, the sale of.
- Crops — Field, tree, bush, berry and row, including nursery stock.
- Electric distribution substations.
- Gas metering and control stations, public utility.
- Mobilehome sales, limited to mobilehomes held for sale or rental only.
- Parking lots.
- Recreational vehicle sales, limited to recreational vehicles held for sale or rental only.
- Restaurants and cafes.
- Trailer sales, box and utility, limited to trailers held for sale only.

b. Outside storage is permitted on the rear of a lot or parcel of land in Zone MXD when such storage is strictly incidental to the permitted use existing in a building on the front portion of the same lot or parcel of land, and provided no storage is higher than the enclosure surrounding it nor nearer than 50 feet to the front property line.

c. Special attention shall be given to screening outside storage from view of properties and uses which are higher in elevation than the proposed storage area.

d. Any outdoor area used for storage shall be completely enclosed by a solid masonry wall and solid gate, not less than five feet nor more than six feet in height, except that the director may approve the substitution of a fence or decorative wall where, in his opinion, such wall or fence will adequately comply with the provisions of this section. All such requests for substitution shall be subject to the provisions of Part 12 of Chapter 22.56.

12. Use Restrictions. The location of all uses shall be approved by the hearing officer. When it is not possible to indicate specific uses, the hearing officer may establish locations for broad categories of use types which have similar characteristics. In exercising its discretion, the hearing officer may prohibit certain uses, such as those involving hazardous materials, from the development when he finds that such uses would be detrimental to the safety or general welfare of persons and property. The hearing officer may establish hours of operation, operating restrictions, performance standards or other conditions necessary to promote a well-planned development which is compatible with the surrounding area. Uses may be added, changed, expanded, moved or otherwise altered under the following situations:

a. Upon approval of the director, provided such change does not increase the occupant load, increase the parking requirement, or constitute a change in the use category; or

b. Upon approval of the hearing officer, those changes that do not qualify for director's review under subsection B12a above. The hearing officer's action does not require a public hearing if such change is approved by the property owners' association or similar organization of the development and all adjoining property owners; or

c. All other situations require a filing of a new conditional use permit.

13. General Performance Standards. Any existing or proposed use, or portion thereof, shall conform to the following performance standards:

a. Noise shall be controlled in such a manner so as not to create a nuisance or hazard on any adjacent property.

b. The emission of odorous, toxic or noxious matter shall be controlled in such a manner that no concentration of such matter, at or beyond the lot boundaries, shall be detrimental to the public health, safety or comfort, or cause injury or damage to property.

c. The emission of pollutants from stationary sources shall be subject to the standards and regulations of the South Coast Air Quality Management District.

d. Heat or glare which is perceptible at any point beyond the lot boundaries shall not be allowed.

e. Vibration which is perceptible, without instruments, at any point beyond the lot boundaries shall not be allowed.

f. Loading, unloading and all maintenance activities shall be conducted at such times and in such a fashion so as to prevent annoyance to adjacent residents and property owners.

14. Development Schedule.

a. The hearing officer shall approve a progress schedule indicating the development of open space, utilities, roads, and other necessary features related to the construction of the mixed use development, which shall become a condition of approval. Where development is to be completed in phases, the said development may, with the approval of the hearing officer, be coordinated between phases as approved in subsection B14b of this section. The hearing officer may modify, without a hearing, this condition pertaining to the development schedule based upon a written affirmative showing of hardship.

b. Planned mixed use development projects developed in phases shall be designated so that each successive phase will contain open space to independently qualify under the provisions of subdivision 4 of this subsection B; provided, however, that where the applicant submits development plans indicating to the satisfaction of the hearing officer that the proposed development will provide as well or better for planned unit development within the intent of this section, the hearing officer may approve a division of open space encompassing more than one phase.

c. Where a division of open space will encompass more than one phase, the applicant shall provide the hearing officer with a map indicating cumulative allocation and utilization of open space for each successive phase in each subsequent application.

15. **Division of Land.** The applicant shall comply with the provisions of Title 21 (Subdivision Ordinance). (Ord. 89-0150 § 2, 1989; Ord. 85-0195 § 9 (part), 1985; Ord. 83-0072 § 3 (part), 1983.)

Part 12

()-CRS COMMERCIAL-RESIDENTIAL ZONE

Sections:

- 22.40.530 Established for certain zones.
- 22.40.540 Intent and purpose.
- 22.40.550 Permitted uses.
- 22.40.560 Accessory uses.
- 22.40.570 Uses subject to director's review.
- 22.40.580 Uses subject to permits.
- 22.40.590 Development standards.

22.40.530 Established for certain zones. For Zone C-3 listed in Section 22.12.010, there shall be an additional zone designated by the respective zoning symbol plus the letters CRS; for example C-3-CRS. The zone designated prior to the letters CRS shall be known as the "basic" zone for the purposes of this Part 12. (Ord. 83-0065 § 3 (part), 1983.)

22.40.540 Intent and purpose. Zone ()-CRS is established in order to provide for combining commercial and residential uses subject to specific development standards and director's review. It is the intent of this zone to encourage combining these uses in order to provide additional opportunities for housing development and to reduce transportation costs, energy consumption and air pollution. (Ord. 83-0065 § 3 (part), 1983.)

22.40.550 Permitted uses. Premises in Zone ()-CRS may be used for the following uses:

- Any principal use permitted in the basic zone, subject to the same limitations and conditions.
- (Ord. 83-0065 § 3 (part), 1983.)

22.40.560 Accessory uses. Premises in Zone ()-CRS may be used for the following accessory uses:

- Any accessory use permitted in the basic zone, provided said lot or parcel of land is used exclusively for a permitted principal use.
- (Ord. 83-0065 § 3 (part), 1983.)

22.40.570 Uses subject to director's review. If site plans are first submitted to and approved by the director, premises in Zone ()-CRS may be used for the following uses:

- Any single-family residence, two-family residence or apartment house.
- Commercial developments with residential uses, subject to the provisions of Section 22.40.590.

— Any use subject to director's review and approval permitted in the basic zone, subject to the same limitations and conditions.
(Ord. 83-0065 § 3 (part), 1983.)

22.40.580 Uses subject to permits. Premises in Zone ()-CRS may be used for any use, excluding residential uses which are subject to director's review pursuant to Section 22.40.570, permitted in the basic zone, provided a conditional use permit has first been obtained as provided in Part I of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit. (Ord. 83-0065 § 3 (part), 1983.)

22.40.590 Development standards. Premises in Zone ()-CRS shall be subject to the following development standards:

- A. That no commercial uses be established on the same floor as residential uses except for professional offices subject to conditions in subsections B and C;
- B. That where commercial and residential uses are located on the same floor, they shall not have common entrance hallways or entrance balconies, except for single-story structures;
- C. That where commercial and residential uses have a common wall, such wall shall be constructed to minimize the transmission of noise and vibration;
- D. That there be automobile parking space as required by Part 11 of Chapter 22.52;
- E. That commercial and residential parking spaces be specifically designated by posting pavement marking and/or physical separation. (Ord. 83-0065 § 3 (part), 1983.)

Part 13

()-PO UNLIMITED RESIDENCE-PROFESSIONAL OFFICE ZONE

Sections:

- 22.40.600 Established for certain zones.
- 22.40.610 Intent and purpose.
- 22.40.620 Permitted uses.
- 22.40.630 Accessory uses.
- 22.40.640 Uses subject to director's review.
- 22.40.650 Uses subject to permits.

22.40.600 Established for certain zones. For Zone R-4()U listed in Section 22.12.010, there shall be an additional zone designated by the respective zoning symbol plus the letters PO; for example R-4()U-PO. The zone designated prior to the letters PO shall be known as the "basic" zone for the purposes of this Part 13. (Ord. 83-0065 § 4 (part), 1983.)

22.40.610 Intent and purpose. Zone ()-PO is established to encourage low-intensity professional offices in conjunction with residential structures to augment specialized or large-scale commercial and institutional uses located in proximity

thereto. The combination of employment and housing within one project is intended to reduce transportation costs, energy consumption and air pollution. (Ord. 83-0065 § 4 (part), 1983.)

22.40.620 Permitted uses. Premises in Zone ()-PO may be used for the following uses:

- Any principal use permitted in the basic zone subject to the same limitations and conditions.

(Ord. 83-0065 § 4 (part), 1983.)

22.40.630 Accessory uses. Premises in Zone ()-PO may be used for the following accessory uses:

- Any accessory use permitted in the basic zone, provided said lot or parcel of land is used exclusively for a permitted principal use.

(Ord. 83-0065 § 4 (part), 1983.)

22.40.640 Uses subject to director's review. If site plans are first submitted to and approved by the director, premises in Zone ()-PO may be used for the following uses:

- Any use subject to director's review and approval permitted in the basic zone, subject to the same limitations and conditions.

(Ord. 83-0065 § 4 (part), 1983.)

22.40.650 Uses subject to permits. Premises in Zone ()-PO may be used for any use permitted in the basic zone and/or any professional office use, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit. (Ord. 83-0065 § 4 (part), 1983.)

Part 14

IT INSTITUTIONAL ZONE

Sections:

- 22.40.660 Establishment — Intent and purpose.
- 22.40.670 Permitted uses.
- 22.40.680 Accessory uses.
- 22.40.690 Uses subject to director's review and approval.
- 22.40.700 Uses subject to permits.
- 22.40.710 Development standards.

22.40.660 Establishment — Intent and purpose. Zone IT is established to provide for the preservation, maintenance and enhancement of public and quasi-public uses and resources of the county as defined in the general plan. It is the purpose and intent of this zone:

- A. To allow publicly and privately owned uses which provide public services to the community.
- B. To protect and preserve public facilities.

C. To provide and enhance all educational institutions, whether publicly or privately owned. (Ord. 88-0110 § 3 (part), 1988.)

22.40.670 Permitted uses. (Reserved). (Ord. 88-0110 § 3 (part), 1988.)

22.40.680 Accessory uses. Premises in Zone IT may be used for:

- Accessory buildings and structures customarily used in conjunction therewith.
- Building materials, storage of, used in the construction of a building or building project, during the construction and 30 days thereafter, including the contractor's temporary office, provided that any lot or parcel of land so used shall be part of the building project, or on property adjoining the construction site.
- Signs as provided in Part 10 of Chapter 22.52. (Ord. 88-0110 § 3 (part), 1988.)

22.40.690 Uses subject to director's review and approval. If site plans therefor are first submitted to and approved by the director, premises in Zone IT may be used for:

- Access to property lawfully used for a purpose not permitted in Zone IT, provided no other practical access to such property is available and such access will not alter the character of the premises in respect to permitted uses in Zone IT.
- Signs, as provided in Part 10 of Chapter 22.52. (Ord. 88-0110 § 3 (part), 1988.)

22.40.700 Uses subject to permits. Premises in Zone IT may be used for:

A. The following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Educational institutions either publicly or privately owned.
- Fire stations.
- Government offices and services.
- Hospitals, publicly and privately owned.
- Libraries.
- Parks, playgrounds and recreational areas.
- Police stations.

B. The following uses, provided the specified permit has first been obtained and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Cemeteries as provided in Part 4 of Chapter 22.56.
- Temporary uses as provided in Part 14 of Chapter 22.56. (Ord. 88-0110 § 3 (part), 1988.)

22.40.710 Development standards. Premises in Zone IT shall be subject to the following development standards:

A. Design. The arrangement of buildings, architectural design and types of uses shall be such so as to minimize adverse impacts on adjacent properties.

B. Access and Parking. Parking spaces as required by Part 11, Chapter 22.52 shall be provided as well as adequate provisions for vehicular access and loading to

prevent undue congestion on adjacent streets and highways, particularly on local streets.

C. **Development Features.** The development plan shall include yards, walls, walks, landscaping and such other features as may be needed to make the development attractive, adequately buffered from adjacent more restrictive use and compatible with the character of the surrounding area.

D. **Signs.** The director may allow signs subject to the standards prescribed for the C-1 Zone, where he finds that said signs will be compatible with the character and nature of the surrounding area. (Ord. 88-0110 § 3 (part), 1988.)

Part 15

SP SPECIFIC PLAN ZONE

Sections:

- 22.40.720 Establishment — Purpose.
- 22.40.730 Permitted uses.
- 22.40.740 Accessory uses.
- 22.40.750 Uses subject to director's review.
- 22.40.760 Uses subject to permits.
- 22.40.770 Development standards.

22.40.720 Establishment — Purpose. Zone SP is established to provide a zone for property which is subject to a specific plan adopted in accordance with the provisions of the California Government Code and this Title 22. The zone recognizes the detailed and unique nature of specific plans and the need to insure that development conforms to the uses, development standards and procedures contained in specific plans. The zone may be established for an area concurrently or following the adoption of a specific plan. Provisions relating to the adoption and administration of specific plans and a list of all adopted specific plans are found in Part 1 of Chapter 22.46. (Ord. 90-0156 § 4 (part), 1990.)

22.40.730 Permitted uses. Premises in Zone SP may be used for any main use permitted by the specific plan subject to all of the limitations and conditions of the specific plan. (Ord. 90-0156 § 4 (part), 1990.)

22.40.740 Accessory uses. Premises in Zone SP may be used for any accessory use, building or structure customarily used in conjunction with a main use permitted by the specific plan and developed on the lot or parcel of land, subject to the limitations and conditions contained in the specific plan. (Ord. 90-0156 § 4 (part), 1990.)

22.40.750 Uses subject to director's review. If site plans therefor are first submitted to and approved by the director, premises in Zone SP may be used for any use subject to director's review and approval permitted in the specific plan, subject to the limitations and conditions contained in the specific plan. (Ord. 90-0156 § 4 (part), 1990.)

22.40.760 Uses subject to permits. Premises in Zone SP may be used for:

A. Any use permitted by conditional use permit in the specific plan, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit.

B. The following uses, if authorized by the specific plan, provided the specified permit has first been obtained, and while such permit is in full force and effect in conformance with the conditions of such permit for:

- Cemeteries, as provided in Part 4 of Chapter 22.56.
- Explosives storage, as provided in Part 5 of Chapter 22.56.
- Surface mining operations, as provided in Part 9 of Chapter 22.56.
- Temporary uses, as provided in Part 14 of Chapter 22.56.

(Ord. 90-0156 § 4 (part), 1990.)

22.40.770 Development standards. Premises in Zone SP shall be subject to the following development standards:

A. Any development standards contained in the specific plan.

B. Any development standards contained in this Title 22 which are referred to in the specific plan. (Ord. 90-0156 § 4 (part), 1990.)

Chapter 22.44

SUPPLEMENTAL DISTRICTS

Parts:

1. General Regulations
2. Community Standards Districts
3. Equestrian Districts
4. Flood Protection Districts
5. Setback Districts
6. Malibu Coastal Program District
7. Noise Insulation Program
8. Transit Oriented Districts

Part 1

GENERAL REGULATIONS

Sections:

- 22.44.010 Supplemental districts designated.
 22.44.020 Use restrictions.
 22.44.030 Initiation of hearings.
 22.44.040 Establishment, expansion or repeal — Petition requirements.
 22.44.050 Petition — Information required.
 22.44.060 Petition — Filing fee.
 22.44.070 Hearing procedures.
 22.44.080 Commission findings and decision.

22.44.010 Supplemental districts designated. As used in this Title 22, “supplemental districts” means:

- A. Equestrian districts;
- B. Setback districts;
- C. Flood protection districts;
- D. Community standards districts;
- E. Malibu Coastal Program District;
- F. Transit oriented districts.

(Ord. 99-0057 § 2, 1999; Ord. 92-0037 § 5, 1992; Ord. 1494 Ch. 9 Art. 1 § 901, 1927.)

22.44.020 Use restrictions. A person shall not use any premises in any supplemental district except as hereinafter specifically permitted in this Title 22, and subject to all regulations and conditions enumerated in this title. (Ord. 1494 Ch. 9 Art. 1 § 901.1, 1927.)

22.44.030 Initiation of hearings. Hearings on supplemental districts may be initiated:

- A. If the board of supervisors instructs the commission to set the matter for a hearing, report and recommendation; or
- B. Upon the initiative of the commission; or
- C. Upon the filing of a petition as provided in Sections 22.44.040 and 22.44.050. (Ord. 1494 Ch. 9 Art. 1 § 901.2, 1927.)

22.44.040 Establishment, expansion or repeal — Petition requirements.

Any person who is the owner of the property involved, or has written permission of an owner of all or a portion of the property involved, may file a petition for establishment, expansion or repeal of a supplemental district with the director, except that a person may not file and the director shall not accept a petition which is the same as, or substantially the same as, a petition upon which final action has been taken, either by the commission or by the board of supervisors within one year prior thereto. (Ord. 1494 Ch. 9 Art. 1 § 901.3, 1927.)

22.44.050 Petition — Information required. A. A petition requesting the establishment, expansion or repeal of a supplemental district shall contain the following information:

1. The name and address of the applicant(s);
2. Evidence that the applicant:
 - a. Is an owner of the property involved, or
 - b. Has written permission of an owner of all or a portion of the property involved;
3. The general location and description of the area under consideration, either by delineation of street boundaries or other means acceptable to the director, including a statement of the total area involved.

B. With each petition the applicants shall also file:

1. a. Maps in the number prescribed and drawn to a scale specified by the director, showing the location of all property included in the request for action, the location of all highways, streets, alleys, and the dimensions of all lots or parcels of land within a distance of 500 feet from the exterior boundaries of the property under consideration in the petition.

b. One copy of said maps shall indicate the uses established on every lot or parcel of land in the proposed supplemental district and within the said 500-foot radius;

2. A list, certified to be correct by affidavit or by a statement under penalty of perjury pursuant to Section 2015.5 of the Code of Civil Procedure, of the names and addresses of all persons who are shown on the latest available assessment roll of the county of Los Angeles as owners of the subject property and as owning property within a distance of 500 feet from the exterior boundaries of the parcel of land described in the petition. One copy of the map shall indicate the ownership of said lots or parcels of land;

3. Such other information as the director may require.

C. The accuracy of all information, maps and lists submitted shall be the responsibility of the applicant. (Ord. 90-0134 § 4, 1990; Ord. 1494 Ch. 9 Art. 1 § 901.4, 1927.)

22.44.060 Petition — Filing fee. When a petition is filed, it shall be accompanied by the same filing fee as required for a change of zone application in subsection A of Section 22.60.100. (Ord. 82-0049 § 5, 1982; Ord. 1494 Ch. 9 Art. 1 § 901.5, 1927.)

22.44.070 Hearing procedures. In all cases where the commission determines to hold a public hearing, such hearing shall be held pursuant to the procedure provided by Part 4 of Chapter 22.60. (Ord. 1494 Ch. 9 Art. 1 § 901.6, 1927.)

22.44.080 Commission findings and decision. In making its recommendation relative to a proposed supplemental district, the commission shall consider whether or not the information submitted by the applicant(s) substantiates the specified findings as required for the district under consideration, and shall recommend approval or denial based on such findings. (Ord. 1494 Ch. 9 Art. 1 § 901.7, 1927.)

Part 2

COMMUNITY STANDARDS DISTRICTS

Sections:

- 22.44.090 Establishment—Purpose.
- 22.44.100 Development restrictions.
- 22.44.110 List of districts.
- 22.44.112 East Compton Community Standards District.
- 22.44.113 Agua Dulce Community Standards District.
- 22.44.114 Walnut Park Community Standards District.
- 22.44.118 East Los Angeles Community Standards District.
- 22.44.119 Topanga Canyon Community Standards District.
- 22.44.120 West Athens—Westmont Community Standards District.
- 22.44.121 Twin Lakes Community Standards District.
- 22.44.122 Leona Valley Community Standards District.
- 22.44.123 Malibou Lake Community Standards District.
- 22.44.125 Willowbrook Community Standards District.
- 22.44.126 Acton Community Standards District.
- 22.44.127 Altadena Community Standards District.
- 22.44.130 West Rancho Dominguez-Victoria Community Standards District.
- 22.44.131 South San Gabriel Community Standards District.
- 22.44.132 Rowland Heights Community Standards District.
- 22.44.133 Santa Monica Mountains North Area Community Standards District.
- 22.44.135 East Pasadena-San Gabriel Community Standards District.
- 22.44.136 Avocado Heights Community Standards District.
- 22.44.137 Castaic Area Community Standards District.
- 22.44.138 Florence-Firestone Community Standards District.
- 22.44.139 La Crescenta-Montrose Community Standards District.
- 22.44.140 Juniper Hills Community Standards District.
- 22.44.141 Southeast Antelope Valley Community Standards District.

22.44.090 Establishment—Purpose. The community standards districts are established as supplemental districts to provide a means of implementing special development standards contained in adopted neighborhood, community, area, specific and local coastal plans within the unincorporated areas of Los Angeles County, or to provide a means of addressing special problems which are unique to

certain geographic areas within the unincorporated areas of Los Angeles County. (Ord. 93-0047 § 1, 1993; Ord. 87-0130 § 1, 1987; Ord. 83-0065 § 5, 1983; Ord. 1494 Ch. 9 Art. 5 § 905.1, 1927.)

22.44.100 Development restrictions. A. Except as otherwise expressly provided within a community standards district, property may be used for any purpose permitted in the basic zone to which this district is added, subject to the same limitations and conditions. Where the regulations of a community standards district differ from any other provisions in this Title 22, with the exception of qualified projects allowed by Part 17 of Chapter 22.52 and Part 18 of Chapter 22.56, such regulations shall supersede any contrary provisions as specified in said district.

B. Regulations within a community standards district shall be divided into three categories:

1. Community-wide Development Standards. Standards which apply to the entire community;

2. Zone-specific Development Standards. Standards which apply only to specific zones within the community. Where the zone specific development standards differ from the community-wide development standards, such standards shall supersede the community-wide standards;

3. Area-specific Development Standards. Standards which apply only to specific areas of a community standards district. Where the area-specific development standards differ from either the community-wide or zone-specific development standards, such area-specific standards shall supersede all others. (Ord. 2006-0063 § 17, 2006; Ord. 99-0101 § 7, 1999; Ord. 83-0065 § 6, 1983; Ord. 1494 Ch. 9 Art. 5 § 905.2, 1927.)

22.44.110 List of districts. The following community standards districts are added by reference, together with all maps and provisions pertaining thereto:

District Number	District Name	Ordinance of Adoption	Date of Adoption
2	East Compton	85-0087	5-21-85
3	Agua Dulce	85-0127	7-30-85
4	Walnut Park	87-0161Z	9-24-87
8	East Los Angeles	88-0061	4-28-88
9	Topanga Canyon	90-0061	5-1-90
10	Westmont	90-0102	7-31-90
11	Twins Lakes	91-0067	*5-9-91
13	Malibou Lake	93-0010	*1-28-93
14	Leona Valley	93-0016	*2-16-93
16	Willowbrook	94-0019	*3-15-94
17	Acton	95-0060	11-21-95
18	Altadena	98-0043	8-11-98

District Number	District Name	Ordinance of Adoption	Date of Adoption
21	West Rancho Dominguez-Victoria	2000-0066	11-14-2000
22	South San Gabriel	2001-0022	2-27-2001
23	Rowland Heights	2001-0110	11-27-2001
24	Santa Monica Mountains North Area	2002-0063	8-20-2002
26	East Pasadena-San Gabriel	2002-0056	7-23-2002
27	Avocado Heights	2003-0074	10-28-2003
28	Florence-Firestone	2004-0032	6-22-2004
29	Castaic Area	2004-0069	11-30-2004
30	La Crescenta-Montrose	2007-0008	01-30-2007
31	Juniper Hills	2007-0076	06-26-2007
32	Southeast Antelope Valley	2007-0077	06-26-2007

(Ord. 2007-0077 § 1, 2007; Ord. 2007-0076 § 1, 2007; Ord. 2007-0008 § 1, 2007; Ord. 2004-0069 § 1, 2004; Ord. 2004-0032 § 1, 2004; Ord. 2003-0074 § 1, 2003; Ord. 2002-0063 § 1, 2002; Ord. 2002-0056 § 2, 2002; Ord. 2001-0110 § 1, 2001; Ord. 2001-0022 § 1, 2001; Ord. 2000-0066 § 1, 2000; Ord. 2000-0017 § 1, 2000; Ord. 98-0043 § 2, 1998; Ord. 98-0042 § 2, 1998; Ord. 95-0060 § 1, 1995; Ord. 94-0019 § 1, 1994; Ord. 93-0078 § 1, 1993; Ord. 93-0064 § 1, 1993; Ord. 90-0102 § 2, 1990; Ord. 88-0108 § 1, 1988; Ord. 88-0061 § 1, 1988; Ord. 87-0215 § 1, 1987; Ord. 87-0213 § 1, 1987; Ord. 87-0161Z § 2, 1987; Ord. 85-0127 § 1, 1985; Ord. 85-0087 § 1, 1985; Ord. 83-0075 § 1, 1983; Ord. 1494 Ch. 9 Art. 5 § 905.3, 1927.)

22.44.112 East Compton Community Standards District. A. Intent and Purpose. The East Compton Community Standards District is established to provide a means of assisting in the implementation of the Redevelopment Plan for the East Compton Community Redevelopment Project as adopted by the board of supervisors on July 10, 1984 and as subsequently amended. The redevelopment plan contains a redevelopment plan map which delineates the permitted land uses in the area. The requirements of the East Compton Community Standards District are necessary to ensure that the goals and policies of the Redevelopment Plan are accomplished in a manner which protects the health, safety and welfare of the community, especially the surrounding residential neighborhood. This chapter is adopted pursuant to Section 700 of the East Compton Community Redevelopment Plan.

B. Description of District. The East Compton Community Standards District is located approximately 13 miles southeast of the Los Angeles Civic Center. The district is situated in the midst of a larger unincorporated area which is bounded by the cities of Lynwood to the north, Paramount to the east, and Compton to the south and west. Containing 58 acres, the district consists predominantly of properties adjacent to Atlantic Avenue and Compton Boulevard and is coterminous with the boundaries of the East Compton Community Redevelopment Plan. The district

extends as follows from the intersection of Atlantic Avenue and Compton Boulevard: northerly on Atlantic Avenue 800 feet; easterly on Compton Boulevard 1,000 feet; southerly on Atlantic Avenue 2,400 feet and westerly on Compton Boulevard 1,600 feet. All distances are approximate. The boundaries of the district are shown on the East Compton District 36 Map.

C. Community-wide Development Standards.**1. Setbacks.**

a. Front yards shall be established along all property lines abutting streets containing right-of-way widths of at least 80 feet.

b. Parcels abutting two streets containing right-of-way widths of at least 80 feet each shall have front yards along both such streets.

c. The front yard shall be at least 10 feet in depth.

2. Automobile parking shall be provided in accordance with Part 11 of Chapter 22.52 of this title.

3. Signs.

a. Except as herein modified all signs shall conform to Part 10 of Chapter 22.52 of this title.

b. All signs in a state of disrepair shall be removed.

c. Wall Signs.

(1) Shall be mounted flush and affixed securely to a building wall and may only extend from the building face a maximum of 12 inches;

(2) May only extend sideways to the extent of the building face or the highest line of the building;

(3) Each business in a building shall be permitted a maximum of one wall-mounted sign (or two signs if the business is on a corner).

d. Window Signs.

(1) Shall be displayed only on the interior of windows or door windows;

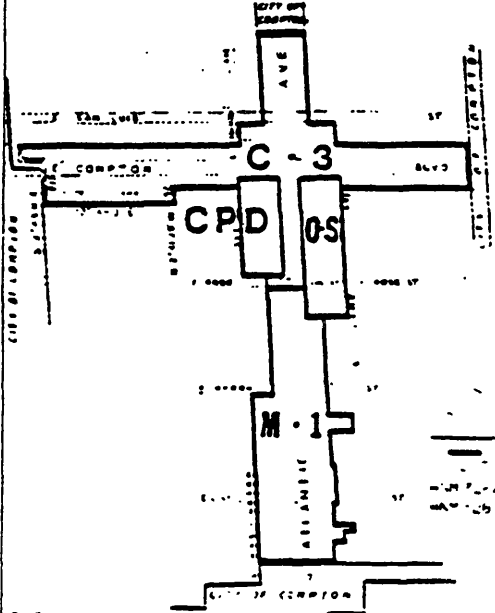
(2) Maximum area shall not exceed 25 percent per glass area (total window or door area visible from the exterior of the building).

e. Freestanding Signs.

(1) Shall be permitted on any lot or parcel of land for each street frontage having a continuous distance of 100 feet or more. The sign must be located on the same parcel of land as the business it is advertising;

(2) Shall not exceed 20 feet in height;

CHANGE OF PRECISE PLAN
EAST COMPTON DISTRICT 36
 ADOPTED BY ORDINANCE 85-0066Z
 ON April 23, 1985
 AMENDING SECTION 347 ORDINANCE 1494
 ZONING CASE 84056



1. LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

2. LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

THE REGIONAL PLANNING COMMISSION
 COUNTY OF LOS ANGELES
 STANLEY R GOULD CHAIRMAN
 NORMAN MURDOCH PLANNING DIRECTOR

(3) Shall not exceed 80 square feet in area per sign face;
 (4) Shall not be located in nor extend above any public right-of-way or public sidewalk area.

f. Awning Signs.

(1) Awning signs are those which are painted, sewn or stained onto the exterior surface of an awning or canopy;

(2) The maximum area of awning signs shall not exceed 30 percent of the exterior surface of each awning for the ground floor and 20 percent for the second floor level.

g. Building Tenant Information/Identification Signs.

(1) Multi-tenant buildings and businesses with entrances located within building pass-through may list the names of tenants on a building directory located near each major building or pass-through entrance;

(2) Each tenant is allowed a maximum of 2 square feet of signage per directory;

(3) New building identification signage applied to new construction or existing buildings shall be limited to one sign per principal entrance per frontage, not exceeding a maximum of 15 square feet each;

(4) All existing built-in signs (permanent, maintenance-free signs that are constructed as an integral part of the building fabric which they identify) in good repair are exempt from these sign provisions;

(5) Marquees and canopies are not considered to be built-in signage;

(6) Metal plaques listing the building name and/or historical information permanently affixed in a flush manner to the building in good repair are exempt from these sign provisions.

h. Prohibited Signs Are As Follows.

(1) Flashing, animated, or audible signs;

(2) Signs which rotate, move or simulate motion;

(3) Signs which extend from the building face more than 12 inches;

(4) Signs with exposed bracing, guy wires, conduits or similar devices;

(5) Freestanding signs which extend into or over the public right-of-way;

(6) Roof signs (any sign erected and maintained upon or over the roof of any building);

(7) Outdoor advertising (billboards);

(8) Painted signs on the building surface;

(9) Banner signs of cloth or fabric;

(10) Portable signs.

i. Size.

(1) Total allowable signage area shall correspond to store frontage. A business tenant is allowed 2.0 square feet of signage area for every linear foot of frontage on a street having right-of-way of at least 80 feet.

(2) Maximum height of letters shall be restricted to 18 inches. Maximum height of letters on canvas awnings shall be limited to 10 inches.

j. Sign Design.

(1) Signage colors shall compliment building colors and materials and be limited to three colors;

(2) In multi-tenant buildings, signage colors used by individual shops shall be complimentary;

(3) Lettering styles shall be complimentary for each storefront in a single building;

(4) In multi-tenant buildings, the height and placement of signs shall be consistent for each business or storefront.

4. Design Standards.

a. All new improvements or improvements to existing structures made in one year which exceed 25 percent of the current market value of the structures involved are subject to design review by the community development commission and the department of regional planning.

b. Uses and structures shall be designed so as to be in harmony with nearby properties with special attention being given to the protection of properties planned for residential uses.

c. Materials, Colors and Equipment.

(1) Consideration shall be given to the adjacent structures so that the use of mixed materials is harmonious.

(2) Light earth tones and muted pastel colors are recommended as the primary or base building color while darker, more colorful paints should be used as trim colors for cornices, graphics, and window and door frames.

(3) Awnings.

(A) Awnings shall be the same color and style for each opening on a single storefront or business.

(B) Awnings shall be complimentary in color and style for each storefront in a building.

(C) Awnings shall be designed to coordinate with the architectural divisions of the building including individual windows and bays.

(D) All awnings must comply with Building Code and fire department requirements.

(E) Awnings in disrepair shall be removed.

(4) Mechanical Equipment.

(A) Individual air conditioning units for a building or storefront shall be located to avoid interference with architectural detail and the overall design of the storefront.

(B) If air conditioning units must be located in the storefront, attempt to install a window unit which is neutral in appearance and does not project outward from the facade. The housing color should be compatible with the colors of the storefront. If possible, screen or enclose the air conditioning unit by using an awning or landscaping.

(C) Mechanical equipment located on roofs must be screened by parapet walls or other material so that the equipment will not be visible from the street or surrounding property.

(5) Security.

(A) Chain-link, barbed and concertina wire fences are prohibited. In place of such fencing, tubular steel or wrought iron fences are recommended as a much more attractive solution.

(B) All security bars or grilles shall be installed on the inside of the building.

(C) Horizontally folding accordion grilles installed in front of storefront are prohibited.

(D) Building security grilles shall be side-storing concealed interior grilles which are not visible from the exterior of the building when not in use (during business hours), or roll-up shutters or grilles which can be concealed in the architectural elements of the building.

5. Minor Variations. Under exceptional circumstances, the department of regional planning may permit minor variation from the standards specified in subsections C1 through C4 of Section 22.44.112. In order to permit such variations, the applicant must demonstrate through the Director's review procedure that:

a. The application of certain provisions of these standards would result in practical difficulties or unnecessary hardships inconsistent with the goals of the redevelopment plan;

b. There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not apply generally to other properties in the East Compton area;

c. Permitting a variation will not be materially detrimental to property or improvements in the area; and

d. Permitting a variation will not be contrary to the goals of the redevelopment plan.

6. Height Limits.

a. The height of buildings, except where otherwise provided, shall be determined as follows: The total floor area in all the buildings on any one parcel of land shall not exceed 13 times the buildable area of such parcel of land. Cellar floor space, parking floor space with necessary interior driveways and ramps thereto, or space within a roof structure or penthouse for the housing of building operating equipment or machinery shall not be considered in determining that total floor area within a building.

b. Where any provision of the ordinance codified in this Title 22, or of any other ordinance, requires any front, side or rear yards, or prohibits the occupation of more than a certain portion of a parcel of land by structures, the portion of such parcel of land which may be occupied by structures is the "buildable area" as those words are used in this section.

7. Director's Review.

a. Director's review as described in Part 12 of Chapter 22.56 of this title, is required to establish, operate or maintain any use, except that no director's review is required for a change in ownership or occupancy. Also exempt from director's review are construction, maintenance and repairs conducted within any 12-month period which do not exceed 25 percent of the current market value of the building or structure.

b. Director's review shall not be granted until the proposed use has been submitted to and reported upon by the community development commission as to conformity with the East Compton Community Redevelopment Plan.

8. Conditional Use Permits.

a. Conditional use permits shall be required for those uses specified in the Zoning Ordinance codified in this title.

b. In addition to the findings for approval of conditional use permits required by Section 22.56.090 of this title, the hearing officer shall find that:

(1) The proposed use has been submitted to and reported upon by the community development commission as to conformity with the East Compton Community Redevelopment Plan; and

(2) The proposed use is consistent with the East Compton Community Redevelopment Plan.

9. Nonconforming Uses and Structures

a. Uses and structures which are not in conformance with the Redevelopment Plan may be continued subject to the conditions contained in Part 10 of Chapter 22.56, Nonconforming Uses, Buildings, and Structures.

b. For nonconforming uses, buildings or structures, an application may be filed with the hearing officer requesting:

(1) Extension of the time within which a nonconforming use or building or structure nonconforming due to use, or due to standards where applicable, must be discontinued and removed from its site as specified in subsection B of Section 22.56.1540 or subsection A of Section 22.64.050; or

(2) Substitution of another use permitted in the zone in which the nonconforming use is first permitted where a building or structure is vacant despite efforts to insure continuation of a nonconforming use and is so constructed that it may not reasonably be converted to or used for a use permitted in the zone in which it is located.

c. In addition to the findings for approval of a nonconforming use building or structure review required by Section 22.56.1550 of this title, the hearing officer shall find that:

(1) The proposed use, building or structure has been submitted to and reported upon by the community development commission as to conformity with the East Compton Community Redevelopment Plan; and

(2) The proposed use, building, or structure will not constitute a substantial conflict with implementation of the East Compton Community Redevelopment Plan.

D. Zone Specific Development Standards.

1. C-3 Zone (Reserved).

2. M-1 Zone.

a. A conditional use permit is required to establish, operate, and maintain any use first permitted in the C-M (Commercial Manufacturing) or M-1 (Light Manufacturing) Zones.

b. In addition to the findings for conditional use permits required by Section 22.56.090 of this title, the applicant must substantiate that:

(1) The proposed use has been submitted to and reported upon by the community development commission as to conformity with the East Compton Community Redevelopment Plan; and

(2) The proposed use will be consistent with the East Compton Community Redevelopment Plan.

E. Area Specific Standards

1. Area 1.

a. Area Description. Area 1 is bounded on the north by Myrrh Street, on the east by Atlantic Avenue, on the south by the city of Compton near Alondra Boulevard, and on the west by Washington Avenue.

b. Development Standards.

(1) No vehicular or pedestrian access to Washington Avenue is permitted.

(2) In addition to other yards which may be required, a 10-foot front yard shall be provided along Washington Avenue.

(3) The required yards along Washington Avenue will be landscaped and neatly maintained. Landscape and irrigation plans must be submitted to the community development commission and department of regional planning for review and approval.

(4) Buildings located within 50 feet of Washington Avenue shall be designed to be compatible with the residential uses on the west side of Washington. Architectural renderings shall be submitted to and approved by the community development commission and department of regional planning.

2. Area 2.

a. Area Description. Area 2 consists of Lots 3 and 4 of Block C, Tract 6307, as recorded in Map Book 67 pages 33 and 34 of the Los Angeles County Recorder. These lots are in the block bounded by Myrrh Street on the north, Lime Avenue on the east, Linsley Street on the south, and Atlantic Avenue on the west.

b. Development Standards.

(1) No vehicular or pedestrian access to Lime Avenue is permitted.

(2) In addition to other yards which may be required, a 20-foot front yard shall be provided along Washington Avenue.

(3) The required yards along Lime Avenue will be landscaped and neatly maintained. Landscape and irrigation plans must be submitted to the community development commission and department of regional planning for review and approval.

(4) Buildings located within 100 feet of Lime Avenue shall be designed to be compatible with the residential uses on Lime. Architectural renderings shall be submitted to and approved by the community development commission and department of regional planning. (Ord. 86-0109 § 1, 1986; Ord. 85-0195 §§ 9 (part) and 18, 1985; Ord. 85-0087 § 2 (part), 1985.)

22.44.113 Agua Dulce Community Standards District. A. Intent and Purpose. The Agua Dulce Community Standards District is established to protect the secluded rural character of the community, to enhance the community's unique appeal, and to avoid the premature need for costly linear service systems such as sewers and water systems within the community. There have been a number of studies of Agua Dulce and its existing service systems. These studies have shown that, in 1983, 71 percent of the existing parcels were two acres in size or larger, and that increased densities might require expensive public sewage and water systems. The Santa Clarita Valley Areawide General Plan contains policy which clearly define standards for the future development of Agua Dulce.

B. Description of District Boundaries. Beginning at the northeast corner of Section 5 T5N R13W; thence south along the eastern border of said Section 5, 8, 17 and 20 to the Antelope Valley Freeway (State Route 14); thence southwest along the northerly edge of the Antelope Valley Freeway to its intersection with the east line of Section 36 T5N R14W; thence south along said easterly line to the southeast corner of said Section 36; thence west along the southern boundaries of Sections 36 and 35 to the northeast corner of Section 3 T4N R14W; thence south, west and north around the exterior border of said Section 3 to the southeast corner of Section 33 T5N R14W; thence west along the southern border of Sections 33 and 32 to the southwest corner of Section 32 T5N R14W; thence north along the western borders of Section 32 and 29 to the northwest corner of Section 29 T5N R14W; thence

easterly along the northern border of Section 29 to the southwest corner of Section 21 T5N R14W; thence north along the westerly border of Section 21 and Section 16 to the northwest corner of Section 16 T5N R14W; thence east along the north border of Section 16 to the southwest corner of Section 10 T5N R14W; thence north and east along the westerly and northerly borders of said Section 10 and Section 11 to the southwest corner of Section 1 T5N R14W; thence north and east along the westerly and northerly borders of said Section 1 and Sections 6 T5N R13W and 5 T5N R13W to the point of beginning.

C. Community-wide Development Standards.

1. **Required Area.** Each residential lot or parcel shall contain a net area of not less than two acres. Residential parcels containing a net area of less than two acres may be created only within projects located in hillside management areas (areas over 25 percent slope) when it is found that such a design will result in both reduced grading and service system impacts and a better project design. In these instances, parcels having two acres gross may be permitted provided that the following development standards are maintained:

a. Each lot or parcel of land shall have a required width of not less than 165 feet and a required length of not less than 165 feet.

b. Each lot or parcel of land shall have a required front yard of not less than 50 feet.

c. Each lot or parcel of land shall have required side yards of not less than 25 feet.

D. Zone-specific Development Standards.

1. **Architectural Features (Reserved).**

2. **Street Improvements.**

a. Except for commercial and industrial zones, the maximum paved width of local street improvements shall not exceed 24 feet, plus appropriate graded or paved inverted shoulders if required; provided, however, that such width meets applicable fire department access requirements.

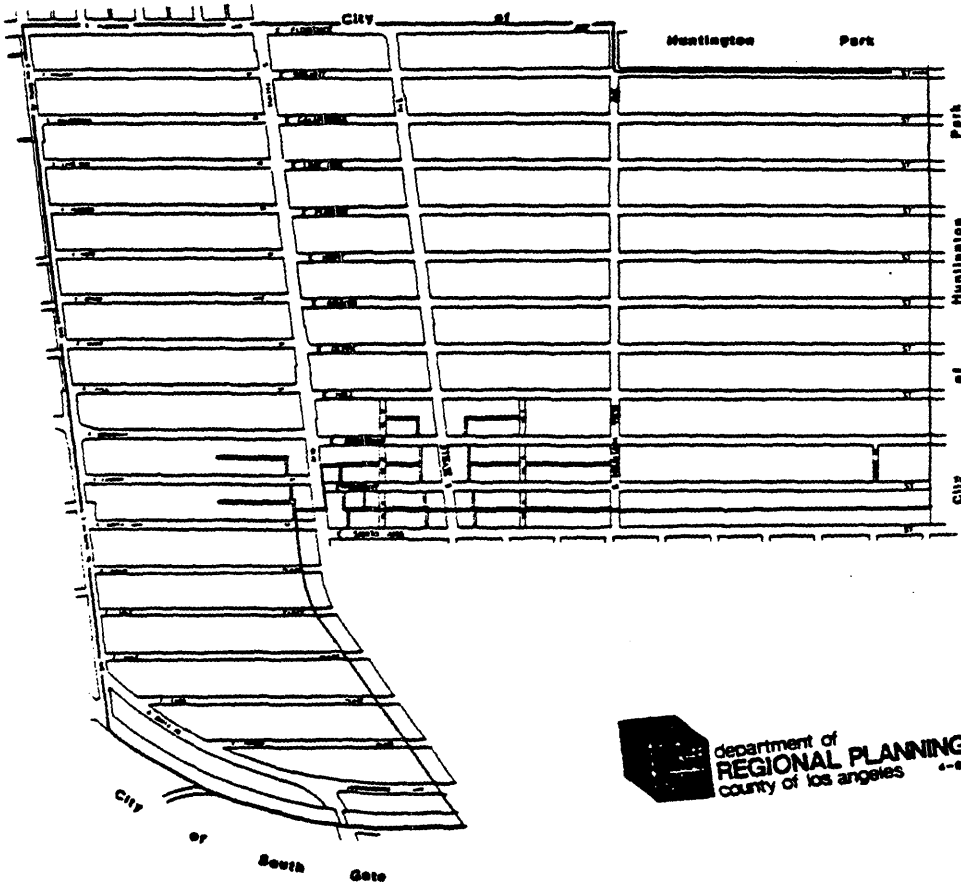
b. Curbs, gutters and sidewalks shall not be required on local streets if an acceptable alternative can be developed to the satisfaction of the director of public works. (Ord. 85-0127 § 2, 1985.)

22.44.114 Walnut Park Community Standards District. A. **Intent and Purpose.** The Walnut Park Community Standards District is established to provide a means of assisting in the implementation of the Walnut Park Neighborhood Plan, as adopted by the board of supervisors on September 24, 1987. The Neighborhood Plan establishes the policies for residential, commercial and public improvements of the area. The requirements of the Walnut Park Community Standards District are necessary to ensure that the principal objectives and policies of the Neighborhood Plan are accomplished in a manner which protects the health, safety and welfare of the community.

B. **Description of District.** The Walnut Park Community Standards District is a residential community of approximately 481 acres with commercial development along several of its important streets. The community is situated in the south central Los Angeles area, bordered by the cities of Huntington Park on the north and east, South Gate on the south, and the unincorporated area of Los Angeles County on the west. Florence Avenue is the northerly boundary of Walnut Park, Pacific Boulevard passes in a north-south direction through the westerly portion of the community, and Santa Fe Avenue lies to the west and parallels Pacific

22.44.114

Boulevard. The district is coterminous with the area of the Walnut Park Neighborhood Plan, as shown on the following map:



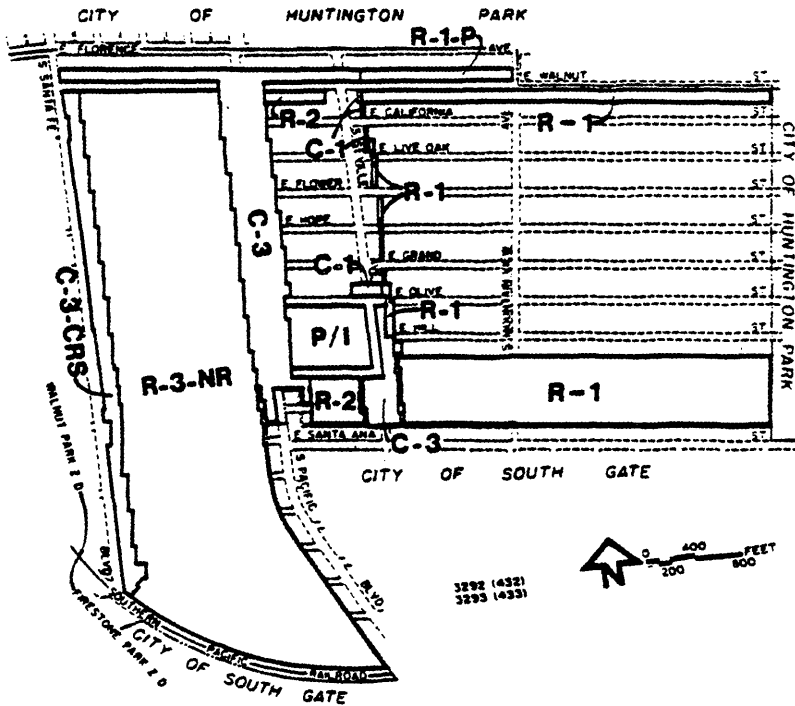
department of
REGIONAL PLANNING
county of los angeles 4-87

22-228.1

Supp. # 2. 3-88

22.44.114

CHANGE OF PRECISE PLAN
WALNUT PARK DISTRICT 7
ADOPTED BY ORDINANCE 870161Z
ON SEPTEMBER 24, 1987
AMENDING SECTION 318 ORDINANCE 1494
ZONING CASE 87-306



- R-1 LOTS 88 THRU 128 & 731 THRU 914 OF TR 2262 MB 23-128-127
LOTS 124 THRU 149, 320, 369, 428, 478, 535, 582, 641, 688, 745, 746, 788, 789, 848, 849, 890, 891,
981 THRU 1018 & 1113 THRU 1183 OF TR 2080 MB 22-162-163
- R-2 LOTS 97 THRU 123 OF TR 2080 MB 22-162-163
- R-2 LOTS 155 THRU 183, 1034 THRU 1048, 1098 THRU 1112 & 1202 THRU 1217 OF TR 2080 MB 22-162-163
- R-3-NR LOTS 172 THRU 188, 282 THRU 298, 391 THRU 407, 498 THRU 514, 604 THRU 620, 708 THRU 724, 811
THRU 827, 913 THRU 929, 1035 THRU 1053 & 1239 THRU 1269 OF TR 2080 MB 22-162-163
- C-3 LOTS 40 THRU 68, 78 THRU 105, 112 THRU 141, 148 THRU 169 OF TR 2263 MB 23-33
285, 292 THRU 321, 328 THRU 381 & 388 THRU 401 OF TR 2263 MB 23-33
LOTS 6 THRU 35, 41 THRU 70, 78 THRU 105, 111 THRU 140, 147 THRU 177, 183 THRU 215, 222 THRU 256,
282 THRU 298, 303 THRU 369, 376 THRU 423, 427 THRU 443 & 449 THRU 482 OF TR 3992 MB 42-67
- C-3 LOTS 150, 209, 280, 319 & 741 THRU 744 OF TR 2080 MB 22-162-163
- C-3 LOTS 19 THRU 36 OF TR 2263 MB 23-33
LOTS 88 THRU 98, 166 THRU 171, 189 THRU 194, 278 THRU 281, 299 THRU 304, 385 THRU 390, 408 THRU
413, 492 THRU 497, 515 THRU 519, 598 THRU 603, 621 THRU 626, 702 THRU 707, 725 THRU 730, 806
THRU 810, 828 THRU 832, 908 THRU 912, 930 THRU 934, 1047 THRU 1054, 1084 THRU 1088, 1095 THRU 1097
& 1234 THRU 1238 OF TR 2080 MB 22-162-163
- C-3-CRS LOTS 37 THRU 39, 70 THRU 75, 106 THRU 111, 142 THRU 147, 178 THRU 183, 214 THRU 219, 250 THRU
253, 286 THRU 291, 322 THRU 327, 362 THRU 367, 402 & 403 OF TR 2263 MB 23-33
LOTS 38 THRU 40, 108 THRU 110, 178 THRU 182, 237 THRU 281 & 480 THRU 482 OF TR 3992 MB 42-67
LOTS 792 THRU 805, 833 THRU 845, 894 THRU 907 & 935 THRU 955 OF TR 2080 MB 22-162-163

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
LEE STRONG CHAIRMAN
NORMAN MURDOCH PLANNING DIRECTOR

22-228.2

Supp. # 2, 3-88

C. Except as otherwise specifically provided for herein, the provisions of Title 22 (Zoning Ordinance) of the Los Angeles County Code shall apply.

D. Community-wide Development Standards.

1. Setbacks.

a. Yard and setback requirements for all residential uses shall be the same requirements as for the R-1 zone.

b. When off-street parking areas are not separated from residentially zoned parcels by a street, the following shall be required:

(1) A landscaped area having a minimum width of five feet shall be required adjacent to the property line.

(2) A six-foot-high masonry wall shall be located behind the landscaped area between the parcel used for off-street parking and the residentially zoned parcel, except that such wall shall not be located within the front yard setback area adjacent to the residentially zoned parcel.

c. When off-street parking areas are adjacent to a street separating off-street parking areas and residentially zoned parcels, the following shall be required:

(1) A masonry wall and/or a landscaped earthen berm, three feet high, shall be provided, except for points of vehicular ingress and egress, at the rear of the required front yard setback area and parallel to the street.

d. Commercial front yards and open space areas shall be landscaped, neatly maintained, and have an operational irrigation system.

e. Site plans for commercial properties, showing walls, landscaped areas and irrigation systems, shall be submitted to the director of the community development commission and the department of regional planning for review and approval.

2. Signs.

a. Except as herein specifically provided, all signs shall be subject to Chapter 22.52, Part 10, of the this code.

b. All signs in a state of disrepair shall be repaired so as to be consistent with the standards set out in this section, or removed within 30 days from notification that a state of disrepair exists.

c. Size.

(1) Total allowable signage area on an existing building shall be related to store frontage. Each business tenant within a multi-tenant building is allowed not more than 2.0 square feet of signage area for every linear foot of frontage on a street or highway.

(2) Maximum height of letters shall be restricted to 18 inches. Maximum height of letters on canvas, metal, plastic or other type of awnings shall be limited to 10 inches.

d. Sign Design. Sign design shall be subject to review and approval by the director of the community development commission and the department of regional planning.

(1) Signage colors shall complement building colors and materials, and be limited to three colors.

(2) Lettering styles shall be complementary for each storefront in a single building.

(3) In multi-tenant buildings, signage colors used by individual shops shall be complementary with each other.

(4) In multi-tenant buildings, the height and placement of signs shall be consistent.

e. Wall Signs.

(1) Wall signs shall be mounted flush and affixed securely to a building wall and may project from the building face a maximum of 12 inches.

(2) Wall signs may only extend sideways to the extent of the building face or to the highest line of the building;

(3) Each business in a building shall be permitted a maximum of one wall-mounted sign (or two signs if the business is on a corner).

f. Window Signs.

(1) Window signs shall be displayed only on the interior of windows or door windows.

(2) Window signs shall not exceed the maximum area of 25 percent per glass area (total window or door area visible from the exterior of the building).

g. Awning Signs, Defined. "Awning signs" means signs which are painted, sewn or stained onto the exterior surface of an awning or canopy, and shall not exceed a maximum area of 30 percent of the exterior surface of each awning for the ground floor and 20 percent for the second floor level.

h. Building Tenant Information/Identification Signs.

(1) For multi-tenant buildings and businesses with entrances located within building pass-through, a building directory listing the names of tenants may be located near each building or pass-through entrance.

(2) Each tenant shall be allowed a maximum of two square feet of signage for each building directory.

(3) New building identification signage on new construction or existing buildings shall be limited to one sign per principal entrance per frontage. Said signage shall not exceed a maximum of 15 square feet for each building identification sign.

(4) All existing built-in signs (permanent, maintenance-free signs that are constructed as an integral part of the building fabric which they identify) in good repair are exempt from these sign provisions. Wall signs, marquees and canopies shall not be considered to be built-in signage.

(5) Metal plaques in good repair listing the building name and/or historical information, permanently affixed in a flush manner to the building, are exempt from these sign provisions.

i. Prohibited Signs. The following signs are prohibited:

(1) Roof signs;

(2) Freestanding signs;

(3) Flashing, animated or audible signs;

(4) Signs which rotate, move or simulate motion;

(5) Signs which extend or project from the building face more than 12 inches in any direction;

(6) Signs with exposed bracing, guy wires, conduits or similar devices;

(7) Outdoor advertising (including billboards);

(8) Painted signs on the building surface;

- (9) Streamers and/or banner signs of cloth or fabric;
- (10) Portable signs.

j. **Removal of Illegally Installed/Maintained Signs.**

(1) The director of planning shall remove or cause the removal of any sign constructed, placed or maintained in violation of this section within 15 days following the date of mailing of registered or certified written notice to the owner of the sign, if known, at his last known address, or to the owner of the property as shown on the latest assessment roll. Said notice shall describe the sign in violation and shall specify the violation involved, giving notice that the sign will be removed at the owner's expense if the violation is not corrected within 15 days.

(2) Nonconforming or illegal banners, pennants, flags, window signs (temporary or permanent), painted wall signs, vehicular signs, portable signs, hazardous signs, animated or moving signs, revolving or abandoned signs, shall be abated or removed within 90 days from October 25, 1987, the effective date of the ordinance codified in this chapter. All other nonconforming signs shall be discontinued and removed from the site, or brought into conformity according to the following schedule:

Replacement Value of Sign	Period of Removal
Less than \$100.00	Within 90 days
\$101.00 — \$500.00	Within 12 months
\$501.00 — \$1,000.00	Within 24 months
\$1,001.00 — \$2,500.00	Within 36 months
\$2,501.00 — \$5,000.00	Within 5 years
For each additional \$1,000.00 increment	6 months to a maximum of 10 years

The replacement value of a sign shall be determined by the director of the community development commission.

(3) Signs removed by the director of planning pursuant to this section shall be stored for a period of 30 days, during which time they may be recovered by the owner upon payment to the county for all costs of removal and storage. If not recovered prior to expiration of the 30-day period, the sign and supporting structures shall be declared abandoned, and title thereto shall vest in the county, and the cost of removal shall be billed to the owner. If not paid by the owner, said costs will be imposed as a tax lien against the property.

3. **Automobile Parking.**

a. Automobile parking and development of related facilities shall be provided in accordance with Chapter 22.52, Part 11, of this code.

b. In residential properties, except within bona fide driveways, no automobile, truck, recreational vehicle, trailer or any other motor vehicle, including any of their component parts, shall be parked, stored, left standing or otherwise permitted for any length of time on that area between the road and the front of any building or structure on a lot or parcel of land. In the case of corner lots, said prohibition shall further apply between the road and the side of any building or structure.

4. **Height Limits.**

a. The maximum height of buildings and structures, except as where otherwise provided, shall be determined as follows:

Zone		Height Limit
R-1	Neighborhood Preservation I	25 feet
R-2	Neighborhood Preservation II	25 feet
R-3	NR Neighborhood Revitalization	25 feet
()-P	Overlay (Parking)	25 feet
C-1	Restricted Professional Offices	25 feet
	b.	
C-3	General Commercial	45 feet
C-3-CRS	Mixed Commercial	45 feet

5. Floor Area Ratio (FAR) for Commercial Buildings.

a. Except for the C-1 zone (restricted professional offices) which has a floor area ratio (FAR) of two, in other commercial zones, the total floor area in all buildings on one parcel of land shall not exceed a floor area ratio of three, which is the buildable area of such parcel of land. Cellar floor space, parking floor space with necessary interior driveways and ramps thereto, or space within a roof structure penthouse for the housing of operating equipment or machinery shall not be considered in determining that total floor area within a building.

b. When any provision of the ordinance codified in Title 22 of this code, or of any other ordinance, requires any front, side or rear yards, or prohibits the occupation of more than a certain portion of a parcel of land by structures, the portion of such parcel of land which may be occupied by structures is the "buildable area," as those words are used in this section.

6. Design Standards for Commercial Uses.

a. All new improvements and improvements to existing structures that exceed 25 percent of assessed valuation are subject to design review.

b. (1) Uses, buildings and/or structures shall be designed so as to be compatible with nearby properties, with special attention being given to the protection of residential property planned for residentially zoned uses.

(2) When structures for nonresidential uses are located adjacent to residentially zoned parcels, such structures shall be designed so as to minimize their impact on residentially zoned parcels in respect to location on the site, height, architecture and general amenities. Nonresidential uses and structures shall be subject to director's review.

c. Materials, Colors and Equipment.

(1) Consideration shall be given to the adjacent buildings and/or structures so that the use of mixed materials is in accordance with the intent and purpose of the neighborhood plan.

(2) Muted pastel colors are recommended as the primary or base building color, while darker, more colorful paints should be used as trim colors for cornices, graphics, and window and door frames.

(3) Awnings.

(a) Awnings shall be the same color and style for each opening on a single storefront or business.

(b) Awnings shall be complementary in color and style for each storefront in a building.

(c) Awnings shall be designed to coordinate with the architectural divisions of the building, including individual windows and bays.

(d) All awnings must comply with building code and fire department regulations.

(e) Awnings in disrepair shall be repaired or removed within 30 days of notification that a state of disrepair exists.

(4) Mechanical Equipment.

(a) External (individual) air conditioning units for a commercial building shall be located to be compatible with the architectural detail and the overall design of the storefront.

(b) If air conditioning units are located in the storefront, attempts shall be made to install a window unit which is neutral in appearance and which does not project outward from the facade. The housing color shall be compatible with the colors of the storefront. If feasible, screening or enclosing the air conditioning unit by using an awning or landscaping shall be required.

(c) Mechanical equipment located on roofs shall be screened by parapet walls or other similar architectural treatment so that the equipment will not be visible from the street or surrounding properties.

(5) Security.

(a) Chain-link, barbed and concertina wire fences are strictly prohibited. In place of such fencing, tubular steel or wrought iron fences are permitted.

(b) When installed, all security bars or grilles shall be placed on the inside of the building, except for roll-up shutters or grilles.

(c) Horizontally folding accordion grilles installed on the exterior of a storefront are prohibited.

(d) Building security grilles shall be side-storing, concealed grilles which are not visible or discernible from the exterior of the building when not in use (during business hours), or roll-up shutters or grilles any of which shall be permitted, provided that they are concealed in the architectural elements of the building.

7. Minor Variations. Under exceptional circumstances, the department of regional planning may permit minor variation from the standards specified in this section. In order to permit such variations, the applicant shall substantiate all of the following to the satisfaction of the director of planning:

a. The strict application of these development standards and regulations would result in practical difficulties or unnecessary hardships;

b. There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not apply generally to other properties in the Walnut Park area; and

c. The grant of the requested variation will not be materially detrimental to property or improvements in the area; and

d. That granting the requested variation will not be contrary to the goals and policies of the Neighborhood Plan.

8. Director's Review and Approval.

a. Except as otherwise provided in this section, the director's review and approval procedure, as contained in Part 12 of Chapter 22.56 of the Los Angeles County Code, shall be required to establish, operate or maintain any use, except that a director's review is not required for a change in ownership or occupancy. Also exempt from director's review are construction, maintenance and repairs conducted within any 12-month period, the sum of which does not exceed

25 percent of the current market value or assessed valuation of the building or structure, whichever is less.

b. An application for a director's review shall not be approved until the proposed use has been submitted to and reported upon by the director of the community development commission as to conformity with the Walnut Park Neighborhood Plan.

9. Conditional Use Permits.

a. Conditional use permits shall be required for those uses listed as uses subject to permit, as specified in Title 22 of this code.

b. In addition to the findings for approval required by Section 22.56.090 of this code, the regional planning commission shall further find that:

(1) The proposed use has been submitted to and reported upon by the director of the community development commission as to conformity with the Walnut Park Neighborhood Plan; and

(2) The proposed use is consistent with the Walnut Park Neighborhood Plan.

10. Nonconforming Uses, Buildings and Structures.

a. Uses, buildings and structures not in conformance with the Walnut Park Neighborhood Plan may be continued subject to the provisions of Chapter 22.56, Part 10 (Nonconforming Uses, Buildings and Structures).

b. For nonconforming uses, buildings or structures, an application may be filed with the department of regional planning, requesting:

(1) An extension of the time within which a nonconforming use or building or structure nonconforming due to use, or due to standards where applicable, must be discontinued and removed from its site, as specified in subsection B of Section 22.56.1540 or subsection A of Section 22.64.050; or

(2) Substitution of another use permitted in the zone in which the nonconforming use is first permitted where a building or structure is vacant despite efforts to ensure continuation of a nonconforming use, and is so constructed that it may not reasonably be converted to or used for a use permitted in the zone in which it is located.

c. In addition to the findings required for approval of a nonconforming use, building or structure review required by Section 22.56.1550, the commission shall further find that:

(1) The proposed use, building or structure has been submitted to and reported upon by the director of the community development commission as to conformity with the Walnut Park Neighborhood Plan; and

(2) The proposed use, building or structure will not be in substantial conflict with implementation of the Walnut Park Neighborhood Plan.

D. Zone-specific Development Standards.

1. R-1 Zone (Neighborhood Preservation I). No changes.

2. R-2 Zone (Neighborhood Preservation II). R-2 zone densities and standards of development shall be maintained regarding setbacks, yards, parking, height coverage, etc.

3. R-3 NR Zone (Neighborhood Revitalization). R-2 (Neighborhood Preservation II) zone standards of development shall be maintained regarding setbacks, yards, parking, height, coverage, etc., for parcels less than 40,000 square feet. Parcels in excess of 40,000 square feet with multi-family densities (up to 30 dwelling units per acre) are permitted subject to the conditional use permit procedure and specific design standards as set forth in subsection F of this section.

4. C-1 Zone (Restricted Professional Offices). Professional office uses shall be the primary uses. Other uses may be permitted subject to a conditional use permit.

5. C-3 Zone (General Commercial). Uses permitted in C-3 zone, restricted to three stores (45-foot height limit), and a floor area ratio of 3.0.

6. C-3-CRS Zone (Mixed Commercial). Uses permitted in C-3 zone. Uses subject to permit: Mixed commercial/residential developments.

7. (-)P Overlay (Parking). Uses permitted in underlying residential zone, or supplemental parking lots to serve adjacent commercial uses.

E. Commercial Areas — Specific Standards.

1. Seville Avenue, north of Olive Avenue to Walnut Street (C-1 Zone, Restricted Professional Offices).

2. Pacific Boulevard (C-3 — General Commercial).

3. Santa Fe Avenue (C-3-CRS — Mixed Commercial).

4. The north side of Walnut Avenue between Santa Fe Avenue and Seville Avenue shall permit C-3 Zone (General Commercial) uses.

5. The north side of Walnut Avenue between Seville Avenue and Mountain View Avenue shall permit parking in conjunction with commercial uses in adjacent C-3 Zone (General Commercial).

6. Seville Avenue, south of Olive Avenue to the boundary with the city of South Gate (C-3 Zone, General Commercial). Improvement work greater than 50 percent of market value, excluding building code improvements, shall require additional off-street parking.

F. R-3 NR Design Standards.

1. Building and Site Design.

a. Yard and setback requirements shall be the same requirements as for the R-1 zone.

b. Variation of form and massing shall be used in building designs to provide visual interest. Long, unbroken building facades are to be avoided.

c. Strictly flat roofs are not acceptable.

d. Parking structures shall incorporate the same architectural design as the primary building(s).

e. Continuous curbcuts are prohibited.

f. Where more than 20 automobile parking spaces are required or provided, those areas not used for parking or maneuvering, or for pedestrian movement to and from vehicles, shall be landscaped. Not less than two percent of the gross area of the parking lot shall be landscaped. Landscaping shall be distributed throughout the parking lot so as to maximize its aesthetic effect.

2. Relationship to Adjacent Properties.

a. Buildings and structures shall be of a scale and proportion (size) that generally conforms with adjacent structures, but in no case shall exceed the height limit as provided herein.

b. Buildings and structures should be compatible in terms of color, style and materials with adjacent buildings and structures.

c. (1) Where a multifamily building is sited adjacent to a single-family residence, a solid masonry wall six feet in height shall be located long the common property line. Where a single-family residence shares a side property line, the wall must extend from the rear property line to (at least) the minimum front yard setback. Where the properties involved share a rear property line, the wall

shall extend from side lot line to side lot line.

(2) A planting strip not less than two feet in width along the wall, facing the multifamily development, shall be provided, landscaped, and continuously maintained.

d. All exterior lighting shall be arranged so as to prevent glare or direct illumination of adjacent residences.

3. Walls, Fences, and Mechanical Equipment.

a. All walls and fences within a residential development shall be of materials and colors compatible with the architectural design of the buildings and structures in the development.

b. All mechanical equipment shall be screened from view from adjacent streets and residences, either with a wall or with sufficient landscaping.

c. All trash containers and dumpsters shall be screened from view from streets, walkways, and adjacent residences. (Ord. 87-0161Z § 3, 1987.)

22.44.118 East Los Angeles Community Standards District. A. Intent and Purpose. The East Los Angeles Community Standards District is established to provide a means of implementing special development standards for the unincorporated community of East Los Angeles. The East Los Angeles Community Standards District is necessary to ensure that the goals and policies of the adopted East Los Angeles Community Plan are accomplished in a manner which protects the health, safety and general welfare of the community.

B. Description of District. The boundaries of the East Los Angeles Community Standards District coincide with the combined boundaries of the East Los Angeles, City Terrace, Eastside Unit Number 1, Eastside Unit Number 2, and Eastside Unit Number 4 Zoned Districts. This unincorporated area is bordered by the city of Los Angeles on the north and west, the cities of Monterey Park and Montebello on the east, and the city of Commerce on the south.

C. Community-wide Development Standards.

1. Fences. Notwithstanding the general limitation in Section 22.48.160 concerning the height of fences in required front and corner side yards of residential zones, the following shall apply to fences over three and one-half feet in height:

a. Chain link or wrought iron style fences not exceeding four feet in height shall be permitted.

b. If site plans are submitted to and approved by the planning director pursuant to Section 22.56.1660, wrought iron style fences which do not exceed a height of six feet may be erected. The planning director may impose such conditions on the fence design as are appropriate to assure public safety, community welfare, and compatibility with the adopted policies of the East Los Angeles Community Plan.

c. Those portions of fences more than three and one-half feet high must be substantially open, except for pillars used in conjunction with wrought iron style fences, and shall not cause a significant visual obstruction. No slats or other view-obscuring materials may be inserted into or affixed to such fences.

2. Height Limit. The maximum height of any structure shall be 40 feet except that devices or apparatus essential to industrial processes or communications related to public health and safety may be 50 feet in height or as otherwise specified in this section; said heights may be modified subject to a conditional use permit.

3. Signage.

a. One freestanding sign shall be permitted where one of the

following findings can be made:

- i. Subject building is at least 35 feet from the front property line.
 - ii. Subject building has more than two tenants and the secondary tenants have no street frontage.
 - iii. Adjacent buildings are within 10 feet of the front property line and the subject building is at least 10 feet behind either of the adjacent buildings.
- b. Sign areas shall comply with the following requirements:
- i. The total permitted sign area of all signs on a building or site is 10 percent of the building face (not to exceed 240 square feet).
 - ii. Building face area is the height of the building (not including the parapet) multiplied by its frontage.
- c. Outdoor advertising signs shall comply with the following requirements:
- i. Outdoor advertising signs with less than 100 square feet of sign area shall be at least 500 feet from one another.
 - ii. Outdoor advertising signs with more than 100 square feet of sign area shall be at least 1,500 feet from one another.
 - iii. The sign area of outdoor advertising signs shall not exceed 200 square feet.
 - iv. The height of outdoor advertising signs shall not exceed 35 feet measured from the ground level at the base of the sign.
 - v. All lighted outdoor advertising signs shall be illuminated in a way so that adjacent properties and activity are not disturbed.

D. Zone Specific Development Standards.

1. R-1 Zone.
 - a. The maximum height permitted in Zone R-1 shall be 25 feet.
 - b. The required front yard shall contain a minimum of 50 percent landscaping.
2. R-2 Zone.
 - a. The maximum height permitted in Zone R-2 shall be 35 feet.
 - b. Refer to the standards prescribed for Zone R-1 for landscaping requirements.
3. R-3 Zone.
 - a. The maximum height permitted in Zone R-3 shall be 35 feet.
 - b. Refer to R-1 for landscaping requirements.
 - c. Infill Development. Where there are vacant lots or legal nonconforming uses in a Zone R-3, infill development is encouraged. A density bonus of 15 percent may be allowed for development on such lots, subject to a conditional use permit to ensure that the proposed development conforms with the character of the area.
 - d. Lot Consolidation. Lot consolidation in the R-3 Zone is highly encouraged. Amenities such as, but not limited to, recreation facilities, laundry facilities, extra landscaping, shall be incorporated in this type of residential development. Development of this type may qualify for the following bonuses subject to the issuance of a conditional use permit:
 - i. Combined lots totaling 20,000 square feet or more — 10 percent density bonus;
 - ii. Combined lots totaling 40,000 square feet or more —

15 percent density bonus.

4. C-1 Zone.

a. The maximum height permitted in Zone C-1 shall be 35 feet.

Each development in this zone shall be subject to this subsection D4.

b. Multiple-tenant Commercial. When more than five tenants conduct business in a building which does not separate the businesses by permanent floor-to-ceiling walls as defined in the Building Code, the following shall apply:

i. A conditional use permit shall first be obtained as provided in Part 1 of Chapter 22.56.

ii. Customer and tenant parking shall be supplied at a ratio of one space per 200 square feet of gross floor area.

iii. Each leasable space in the building shall consist of at least 500 square feet of gross floor area.

c. Landscaping and Buffering.

i. Whenever adjacent to a property line, parking areas shall provide a landscaped buffer strip of at least five feet in width.

ii. Where a commercial zone abuts a residence or residential zone, a landscaped buffer strip at least five feet wide shall be provided.

iii. Landscaping shall be provided and maintained in a neat and orderly manner. A 15-gallon tree shall be provided for every 50 square feet of landscaped area, to be equally spaced along the buffer strip. The landscaping materials shall be approved by the director.

iv. Permanent irrigation systems shall be required and maintained in good working order.

v. A solid masonry wall not less than five feet high nor more than six feet in height shall be provided along the side and rear property lines.

vi. A site plan shall be submitted to and approved by the director to ensure that the use will comply with the provisions of this section as provided in Part 12 of Chapter 22.56.

vii. The director of planning may modify the foregoing requirements for landscaping and buffering where their strict application is deemed impractical because of physical, topographical, title or other limitations. Any such modification may include substitution of landscaping or fencing materials. In granting any such modification, the director shall find that the intent and spirit of this section is being carried out.

d. Loading. Where practical loading doors and activity shall be located away from adjacent residences.

5. C-2 Zone.

a. The maximum height permitted in Zone C-2 shall be 35 feet.

b. Refer to the standards prescribed for Zone C-1 for landscaping and multiple-tenant commercial requirements.

6. C-3 Zone.

a. The maximum height permitted in Zone C-3 shall be 40 feet.

b. Refer to C-1 for multiple-tenant commercial landscaping and buffering and loading requirements.

7. C-M Zone.

a. The maximum height permitted in Zone C-M shall be 40 feet.

b. Refer to C-1 for multiple-tenant commercial landscaping, buffering and loading requirements.

8. M-1 Zone.

- a. The maximum height permitted in Zone M-1 shall be 35 feet.
- b. All lots and parcels of land created after the effective date of the ordinance from which this subsection derives shall contain a net area of at least 7,500 square feet.
- c. Setbacks of at least 10 feet shall apply where the industrial parcel is immediately adjacent to a residential or commercial use.
- d. When adjacent to a residential zone, a solid masonry wall not less than five feet nor more than six feet in height shall be erected at the adjoining property line, except that the wall shall be reduced to 42 inches in height in the front yard setback.

e. Refer to C-1 for landscaping requirements.

9. M-1-1/2 Zone.

a. The maximum height permitted in Zone M-1-1/2 shall be 35 feet.

b. Refer to M-1 for other requirements.

10. M-2 Zone.

a. The maximum height permitted in Zone M-2 shall be 35 feet.

b. Refer to M-1 for other requirements.

11. ()-P Zone.

a. Each parking facility in the Parking Zone shall be adjacent to a minimum of one side of another parking facility or commercial use.

b. Parking for residential development in this zone shall not be rented, leased or used by any adjacent or surrounding commercial development.

E. Area Specific Development Standards.

1. Whittier Boulevard Area.

a. Intent and Purpose. The Whittier Boulevard area specific development standards are established to provide a means of implementing the East Los Angeles Community Plan ("community plan"). The community plan's land use map and policies encourage a specific plan for the Whittier Boulevard area in order to address land use, parking, design and development issues. The development standards are necessary to ensure that the goals and policies of the community plan are accomplished in a manner which protects the welfare of the community, thereby strengthening the physical and economic character of Whittier Boulevard as a community business district. Furthermore, the provisions of this section will enhance the pedestrian environment and visual appearance of existing and proposed structures and signage, encourage new businesses which are complimentary to the character of Whittier Boulevard, and provide buffering and protection of the adjacent residential neighborhood.

b. Description of Area. The Whittier Boulevard area is located approximately five miles east of the Los Angeles Civic Center. The area is located within the southern portion of the East Los Angeles unincorporated area and it encompasses approximately 73 acres along the commercial corridor of Whittier Boulevard from Atlantic Boulevard on the east to the Long Beach Freeway on the west. The boundaries of the area are shown on the map following this section.

c. Whittier Boulevard Area Wide Development Standards.

i. Parking. Automobile parking shall be provided in accordance with Part 11 of Chapter 22.52, except that:

(1) Parking shall not be required for new developments or expansions proposed within the first 50-foot depth of any commercial lot fronting Whittier Boulevard. Parking shall be required for new developments and expansions

proposed beyond the 50-foot depth of any commercial lots fronting Whittier Boulevard.

(2) Parking for retail and office uses shall be calculated at one space for every 400 square feet of gross floor area.

(3) For restaurants having a total gross floor area of less than 1,000 square feet, the required parking shall be based on one space for each 400 square feet of gross floor area.

(4) There shall be one parking space for each six fixed seats in a theater or cinema (single screen or multi-screen). Where there are no fixed seats, there shall be one parking space for each 35 square feet of floor area (exclusive of stage) contained therein.

ii. Setbacks. New developments and expansions of existing structures shall maintain a maximum 10-foot setback along Whittier Boulevard. Within the 10-foot setback, permitted uses shall include outdoor dining, outside display pursuant to the requirements of subsection E1dvii of this section, landscaping, street furniture and newsstands.

iii. Signs.

(1) Except as herein specifically provided, all signs shall be subject to the provisions of Part 10 of Chapter 22.52.

(2) The sign regulations prescribed herein shall not affect existing signs which were established in accordance with this title prior to the effective date of the ordinance codified in this section.* Changes to existing signs, including size, shape, colors, lettering and location, shall conform to the requirements of this section.

(3) All signs in disrepair shall be repaired so as to be consistent with the requirements of this section or shall be removed within 30 days from receipt of notification by the director that a state of disrepair exists.

(4) Wall Signs.

(a) Wall signs shall be mounted flush and affixed securely to a building wall and may only extend from the wall a maximum of 12 inches.

(b) Wall signs may not extend above the roofline and may only extend sideways to the extent of the building face.

(c) Each business in a building shall be permitted a maximum of two wall-mounted business signs facing the street and alley frontage or a maximum of three signs if the business is on a corner or has a street frontage of more than 75 feet.

(5) Roof Signs.

(a) Roof signs shall only be permitted on buildings having 150 feet of street frontage along Whittier Boulevard.

(b) Roof signs shall be designed and incorporated as an architectural feature of the building.

(6) Prohibited Signs. The following signs are prohibited:

(a) Outdoor advertising, including billboards;
(b) Freestanding pole signs;
(c) Freestanding roof signs not in conformance with subsection E1ciii(5) of this section.

(7) Sign Size. Maximum height of letters shall be restricted to 18 inches. Greater letter sizes, to a maximum of 24 inches, shall

require approval of a minor variation by the director as provided in this section.

iv. **Design Standards.** Proposed improvements, renovations, and changes pertaining to the following design standards shall comply with the provisions of the applicable design standard:

(1) **Materials.**

(a) Any exposed building elevation shall be architecturally treated in a consistent manner, including the incorporation within the side and rear building elevations of some or all of the design elements used for the primary facades, to the satisfaction of the director.

(b) Consideration shall be given to the adjacent structures so that the use of colors and materials are complimentary, to the satisfaction of the director.

(2) **Awnings.**

(a) Awnings shall be the same color and style for each opening on a single storefront or business.

(b) Awnings shall be complimentary in color and style for each storefront in a building.

(c) Awnings in disrepair shall be repaired or removed within 30 days after receipt of notification by the director that a state of disrepair exists.

(3) **Mechanical Equipment.**

(a) Individual air-conditioning units for a building or storefront shall be located to avoid interference with architectural detail and the overall building design.

(b) If air-conditioning units must be located in the storefront, window units shall be neutral in appearance and shall not project outward from the facade. The housing color shall be compatible with the colors of the storefront. If possible, air-conditioning units shall be screened or enclosed by using an awning or landscaping.

(c) Mechanical equipment located on roofs shall be screened by parapet walls or other material so that the equipment will not be visible by pedestrians at street level or by adjacent residential properties.

(4) **Security.**

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

(b) All security bars and grilles shall be installed on the inside of the building.

(c) Folding accordion grilles installed in front of a storefront are prohibited.

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

(e) Fences on rooftops visible from normal public view within 300 feet are prohibited.

v. **Graffiti.** To encourage the maintenance of exterior walls free from graffiti, the following shall apply to all properties within the Whittier Boulevard area:

(1) All structures, walls and fences open to public view shall remain free of graffiti.

(2) In the event such graffiti occurs, the property owner, lessee or agent thereof shall remove such graffiti within 72 hours, weather permitting. Paint utilized in covering such graffiti shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

d. Whittier Boulevard Area Zone Specific Development Standards. Proposed improvements, renovations and changes pertaining to the following development standards shall comply with the provisions of the applicable development standard:

i. Permitted Uses. Property in Zone C-3 may be used for any use listed as a permitted use in Section 22.28.180 except that:

(1) The following uses shall require a conditional use permit:

- (a) Sales.
 - Auction houses.
 - Feed and grain sales.
 - Ice sales.
 - Pawn shops, provided a 1,000- foot separation

exists between such establishments.

- (b) Services.
 - Air pollution sampling stations.
 - Churches, temples, and other places used

exclusively for religious worship.

- Dog training schools.
- Drive-through facilities.
- Electric distribution substations including

microwave facilities.

- Furniture transfer and storage.
- Gas metering and control stations, public

utility.

- Laboratories, research and testing.
- Mortuaries.
- Motion picture studios.
- Parcel delivery terminals.
- Radio and television broadcasting studios.
- Recording studios.
- Tool rentals, including rototillers, power

mowers, sanders and saws, cement mixers and other equipment.

(2) The following uses shall be prohibited:

- (a) Sales.
 - Automobile sales, sale of new and used motor

vehicles.

- Boat and other marine sales.
- Mobilehome sales.
- Recreational vehicle sales.
- Trailer sales, box and utility.

- (b) Services.
 - Automobile battery service.
 - Automobile brake and repair shops.
 - Automobile muffler shops.
 - Automobile radiator shops.

- Automobile rental and leasing agencies.
- Automobile repair garages.
- Boat rentals.
- Car washes, automatic, coin operated and hand wash.
- Trailer rentals, box and utility.
- Truck rentals.

ii. **Parking.**

(1) All parking areas shall be located to the rear of commercial structures and out of view of Whittier Boulevard.

(2) A six-foot high wall (masonry or wood) shall be provided between the property and contiguous residentially zoned properties.

iii. **Landscaping.** Landscaping shall be provided with the objective of creating an inviting and interesting pedestrian environment along the Whittier Boulevard area and rear alleys. At least five percent of the net lot area shall be landscaped in accordance with the following guidelines:

(1) Landscaped areas shall contain a combination of plant materials distributed throughout the property in accordance with the plot plan approved by the director.

(2) All landscaping shall be maintained in a good and healthy condition by the property owner, lessee, or agent thereof.

(3) A landscaped planter or planter box with a minimum depth of one foot shall be located along the building frontage.

(4) A permanent watering system or hose bibs within 50 feet of the landscaping shall be provided to satisfactorily irrigate the planted areas.

(5) Existing blank walls at the pedestrian level shall be constructed with a planter at the base or at the top so that vegetation will soften the effect of the blank wall.

iv. **Loading.** Where practical, loading spaces and loading activity shall be located near commercial structures and as distant as possible from adjacent residences or pedestrian corridors.

v. **Trash Enclosure.** Trash bins shall be required for commercial operations and shall be enclosed by a six-foot high decorative wall and solid doors. The location of the trash bin and enclosure shall be as distant as possible from adjacent residences and out of view of Whittier Boulevard.

vi. **Building Improvement Incentive.** Notwithstanding the restrictions on improvements to existing nonconforming buildings contained in Part 10 of Chapter 22.56, seismic upgrading of existing buildings, renovation of front, side and rear facades and/or property improvements at the rear of existing structures are authorized. This building improvement incentive is designed to encourage property improvements to existing nonconforming buildings.

vii. **Outside Display — Private Property.** Outside display or sale of goods, equipment, merchandise or exhibits shall be permitted on private property not to exceed 50 percent of the total frontage area, provided such display or sale does not interfere with the movement of pedestrians nor occupy required parking or landscaping. Type of goods on display shall be items sold strictly by the primary business located on the subject property. The outside display or sale of goods, equipment, merchandise or exhibits shall be subject to director's review.

viii. **Pedestrian Character.**

(1) To encourage the continuity of retail sales and services, at least 50 percent of the total width of the building's ground floor parallel to and facing the commercial street shall be devoted to entrances, show windows, or other displays which are of interest to pedestrians.

(2) Clear or lightly tinted glass shall be used at and near the street level to allow maximum visual interaction between sidewalk areas and the interior of buildings. Mirrored, highly reflective glass or densely tinted glass shall not be used except as an architectural or decorative accent totaling a maximum 20 percent of the building facade.

(3) A minimum of 30 percent of the building frontage above the first story shall be differentiated by recessed windows, balconies, offset planes, or other architectural details which provide dimensional relief. Long, unbroken building facades are to be avoided.

(4) Roof Design. New buildings or additions having 100 feet or more of frontage shall incorporate varying roof designs and types.

e. Minor Variations. Under exceptional circumstances, the director may permit minor variation from the standards specified in subsections E1ciii(3) and (7), subsection E1civ, subsection E1dii(2) and subsections E1div and viii of this section.

i. In order to permit such variation, the applicant must demonstrate through the director's review procedure that:

(1) The application of certain provisions of these standards would result in practical difficulties or unnecessary hardships inconsistent with the goals of the community plan;

(2) There are exceptional circumstances or conditions applicable to the subject property or to the intended development of the property which do not apply generally to other properties in the Whittier Boulevard area;

(3) Granting the requested variation will not be materially detrimental to property or improvements in the area;

(4) No more than two unrelated property owners have expressed opposition to the minor variation; and

(5) Granting the requested variation will be consistent with the goals of the community plan.

ii. The procedure for filing a minor variation will be the same as that for director's review, except that the applicant shall also submit:

(1) A list, certified to be correct by affidavit or by a statement under penalty of perjury, of the names and addresses of all persons who are shown on the latest available assessment roll of the county of Los Angeles as owners of the subject parcel of land and as owning property within a distance of 250 feet from the exterior boundaries of the subject property;

(2) Two sets of mailing labels for the above-stated owners within a distance of 250 feet of the subject property;

(3) A map drawn to scale specified by the director indicating where all such ownerships are located; and

(4) A filing fee equal to that required for site plan review for commercial and industrial projects over 20,000 square feet in size.

iii. Not less than 20 days prior to the date an action is taken, the director shall send notice to the owners of record within a distance of 250 feet of the subject property using the mailing labels supplied by the applicant. Any interested person dissatisfied with the action of the director may file an appeal from

such action. Such appeal shall be filed with the hearing officer within 10 days following notification.

2. Commercial/Residential Mixed Use Area. The commercial/residential mixed use area is shown on the map entitled "Commercial/Residential Mixed Use Area" following this section. When residential uses are developed in conjunction with commercial uses on the same parcel of land, they shall be subject to the following requirements:

a. With the exception of the first floor, commercial and residential uses shall not be located on the same floor.

b. The hours of operation for commercial uses shall be limited to the hours of 7:00 a.m. to 10:00 p.m.

3. Maravilla Redevelopment Project Area (Reserved).

4. Union Pacific Area.

a. Intent and Purpose. The Union Pacific area-specific development standards are established in order to address land use and development issues in the Union Pacific portion of the unincorporated area of East Los Angeles. The development standards are necessary to ensure that the goals and policies of the East Los Angeles Community Plan are implemented, thereby improving the appearance of the community and preserving the area's housing. The development standards are intended to protect the welfare of the community, strengthening the physical and economic character of the Union Pacific area as a viable community, and providing buffering and protection for the residential neighborhoods from adjacent industrial uses.

b. Description of Area. The unincorporated area of Union Pacific is located approximately five miles southeast of the Los Angeles Civic Center. The area is located in the southwest corner of the East Los Angeles unincorporated area, and it encompasses approximately 223 acres immediately south of the 5 (Santa Ana) Freeway. The boundaries of the Union Pacific area are the city of Commerce to the east and south, the city of Los Angeles to the west, and the Santa Ana Freeway to the north. The map of the Union Pacific area follows this section.

c. Union Pacific Area-Wide Development Standards — Signs. Outdoor advertising signs along Olympic Boulevard shall be permitted subject to the approval of a conditional use permit and compliance with the standards set forth in subsection C.3.c of this section. All other outdoor advertising signs shall be prohibited. This subdivision shall be suspended during the life of interim ordinance No. 2002-0031U, including any extension thereof.

d. Union Pacific Area-Wide Development Standards — Graffiti. The standards for graffiti removal prescribed for the Whittier Boulevard area, as contained in subsection E.1.c.v of this section, shall apply.

e. Union Pacific Zone-Specific Development Standards — Zone C-M. Uses subject to permits. In addition to the uses specified in Section 22.28.260, the following uses shall require a conditional use permit in Zone C-M as provided in Part 1 of Chapter 22.56:

- i. Sales.
 - Feed and grain sales.
 - Nurseries, including the growing of nursery stock.
- ii. Services.
 - Boat rentals.
 - Car washes; automatic, coin-operated, and hand wash.
 - Frozen food lockers.

- of.
- Furniture and household goods; the transfer and storage
 - Gas metering and control stations; public utility.
 - Laundry plants; wholesale.
 - Parcel delivery terminals.
 - Stations; bus, railroad, and taxi.
 - Tool rentals, including rototillers, power mowers, sanders and saws, cement mixers, and other equipment, but excluding heavy machinery or trucks exceeding two tons' capacity; provided all activities are conducted within an enclosed building on Union Pacific Avenue only.
 - Truck rentals.
 - iii. Recreation and Amusement.
 - Amusement rides and devices, including merry-go-rounds, ferris wheels, swings, toboggans, slides, rebound-tumbling, and similar equipment operated at one particular location not longer than seven days in any six-month period.
 - Athletic fields and stadiums.
 - Carnivals; commercial, including pony rides, operated at one particular location not longer than seven days in any six-month period.
 - iv. Assembly and manufacture from previously prepared materials, excluding the use of drop hammers, automatic screw machines, punch presses exceeding five tons' capacity, and motors exceeding one-horsepower capacity that are used to operate lathes, drill presses, grinders, or metal cutters.
 - Aluminum products.
 - Metal plating.
 - Shell products.
 - Stone products.
 - Yarn products, excluding dyeing of yarn.
- f. Union Pacific Zone-specific Development Standards — Zone M-1.
- i. Permitted uses. Premises in Zone M-1 may be used for any use specified as a permitted use in Section 22.32.040, subject to the same limitations and conditions set forth therein, except as otherwise provided in subsections E.4.f.ii and E.4.f.iii of this section. Premises in Zone M-1 may also be used for:
 - Childcare centers.
 - ii. Uses subject to permits. In addition to the uses specified in Section 22.32.070, the following uses shall require a conditional use permit in Zone M-1 as provided in Part 1 of Chapter 22.56:
 - Acetylene; the storage of oxygen and acetylene in tanks if oxygen is stored in a room separate from acetylene, and such rooms are separated by a not less than one-hour fire-resistant wall.
 - Agricultural contractor equipment, sale or rental or both.
 - Animal experimental research institute.
 - Automobile body and paint shops, if all operations are conducted inside of a building.
 - Automobile upholstery.
 - Baseball park.
 - Billboards; the manufacture of.
 - Bottling plant.

- Building materials; the storage of.
- Carnivals, commercial or otherwise.
- Cellophane products; the manufacture of.
- Circuses and wild animal exhibitions, including the temporary keeping or maintenance of wild animals in conjunction therewith for a period not to exceed 14 days, provided said animals are kept or maintained pursuant to and in compliance with all regulations of the Los Angeles County department of animal control.

- Cold-storage plants.
- Concrete batching, provided that the mixer is limited to one cubic yard capacity.

- Contractor's equipment yards, including farm equipment and all equipment used in building trades.

- Dairy products depots and manufacture of dairy products.
- Distributing plants.
- Electrical transformer substations.
- Engraving; machine metal engraving.
- Ferris wheels.
- Fruit packing plants.
- Heating equipment; the manufacture of.
- Ink; the manufacture of.
- Iron; ornamental iron works, but not including a foundry.
- Laboratories for testing experimental motion picture film.
- Lumberyards; except the storage of boxes or crates.
- Machine shops.
- Machinery storage yards.
- Metals:

- (1) Manufacture of products of precious metals;
- (2) Manufacture of metal, steel, and brass stamps, including hand and machine engraving;

- (3) Metal fabricating;
- (4) Metal spinning;
- (5) Metal storage;
- (6) Metal working shops;
- (7) Plating and finishing of metals, provided no perchloric acid is used.

- Motors; the manufacture of electric motors.
- Oil wells and appurtenances, to the same extent and under all of the same conditions as permitted in Zone A-2.

- Outdoor skating rinks and outdoor dance pavilions, if such rinks and pavilions are, as a condition of use, not within 500 feet of any residential zone, Zone A-1, or any zone of similar restriction in any city or adjacent county.

- Outside storage.
- Paint; the manufacture and mixing of.
- Pallets; the storage and manufacture of.
- Plaster; the storage of.
- Poultry and rabbits; the wholesale and retail sale of poultry and rabbits, including slaughtering and dressing within a building.
- Riding academies.

is not melted and, where a banbury mixer is used, the dust resulting therefrom is washed.

- Rubber; the processing of raw rubber if the rubber
- Rug cleaning plant.
- Sheet metal shops.
- Shell products; the manufacture of.
- Shooting gallery.
- Soft drinks; the manufacture and bottling of.
- Stables; private, for the raising and training of

racehorses.

- Starch; the mixing and bottling of.
- Stone; marble and granite, and the grinding,

dressing, and cutting of.

equipment, and cement mixers, not within a building.

- Storage and rental of plows, tractors, contractor's
- Stove polish; the manufacture of.
- Tire yards and retreading facilities.
- Trucks; the parking, storage, rental, and repair of.
- Ventilating ducts; the manufacture of.
- Wallboard; the manufacture of.
- Welding.
- Wineries.

iii. Prohibited uses. The following uses shall be prohibited

in Zone M-1:

- Boat building.
- Breweries.
- Bus storage.
- Canneries.
- Car barns for buses and streetcars.
- Casein; the manufacture of casein products.
- Cesspool pumping, cleaning, and draining.
- Dextrine; the manufacture of.
- Engines; the manufacture of internal combustion

and steam engines.

- Fox farms.
- Fuel yard.
- Incinerators; the manufacture of.
- Lubricating oil.
- Machinery; the repair of farm machinery.
- Marine oil service stations.
- Moving van storage and operating yards.
- Presses; hydraulic presses for the molding of

plastics.

- Produce yards, terminals, and wholesale outlets.
- Refrigeration plants.
- Sand; the washing of sand to be used in

sandblasting.

- Sodium glutamate; the manufacture of.
- Valves; the storage and repair of oil well valves.
- Wharves.

- Wood yards; the storage of wood or a lumberyard.
- Yarn; the dyeing of yarn.

g. Union Pacific Zone-specific Development Standards — Zones C-M, M-1, and M-2. Premises in Zones C-M, M-1, and M-2 shall be subject to the following development standards:

i. Walls, view-obscuring fences, and buildings shall be set back at least one foot from the property line and shall provide at least one square foot for each linear foot of frontage on the front property line or on a side property line fronting a street in accordance with the following requirements:

(1) Landscaping shall be distributed along said frontage in accordance with a site plan approved by the director.

(2) Landscaping shall be maintained in a neat, clean, and healthful condition, including proper watering, pruning, weeding, removal of litter, fertilizing, and replacement of plants as necessary.

(3) A permanent watering system shall be provided which satisfactorily irrigates all planted areas. The system shall incorporate water conservation methods and may include a drip component. Where the watering system consists of hose bibs alone, these bibs shall be located not more than 40 feet apart within the required landscaped area. Sprinklers used to satisfy the requirements of this provision shall be spaced to assure complete coverage of the required landscaped area and to prevent overspraying outside landscaped areas.

ii. Walls, view-obscuring fences, and buildings shall be landscaped with climbing vines or other similar plant material as specified in Section 22.52.630 in amounts sufficient, as determined by the director, to cover the wall, fence, or building and to discourage graffiti and vandalism.

iii. Wall, fence, or building landscaping required by subsection E.4.g.ii of this section shall be fenced temporarily with non-view obscuring material in order to prevent theft. Once the plantings are established, as determined by the director or within three years, whichever is less, the temporary fencing shall be removed. Permanent irrigation systems shall be required, maintained in good working order, and replaced as necessary.

h. Union Pacific Zone-specific Development Standards — Non-Conforming Residential Uses in Zones C-M and M-1. The termination periods enumerated in Section 22.56.1540 shall not apply to non-conforming residential uses (one-, two-, or multi-family) in Zones C-M and M-1. Any single-, two-, or multi-family residential building or structure non-conforming due to use in Zones C-M and M-1 which is damaged or destroyed may be restored to the condition in which it was immediately prior to the occurrence of such damage or destruction, provided that the cost of reconstruction does not exceed 100 percent of the total market value of the building or structure as determined by the methods set forth in subsections G.1.a and G.1.b of Section 22.56.1510 and provided the reconstruction complies with the provisions of subsection G.2 of Section 22.56.1510.

i. Union Pacific Zone-specific Development Standards – Minor Variations in Zones C-M, M-1, and M-2.

i. The director may permit minor variations from the standards specified in subsection E.4.g of this section where an applicant's request for a minor variation demonstrates to the satisfaction of the director all of the following:

(1) The application of these standards would result in practical difficulties or unnecessary hardships inconsistent with the goals of the East Los Angeles Community Plan;

(2) There are exceptional circumstances or conditions applicable to the subject property or to the intended development of the property that do not apply generally to other properties in the Union Pacific area;

(3) Granting the requested minor variation will not be materially detrimental to properties or improvements in the area;

(4) No more than one property owner has expressed opposition to the minor variation. Protests received from both the owner and the occupant of the same property shall be considered to be one protest for purposes of this section; and

(5) Granting the requested minor variation will be consistent with the goals of the East Los Angeles Community Plan.

ii. The procedure for filing a request for a minor variation shall be the same as that for director's review, except that the applicant shall also submit:

(1) A list, certified to be correct by affidavit or by a statement under penalty of perjury, of the names and addresses of all persons who are shown on the latest available assessment roll of the county of Los Angeles as owners of the subject parcel of land and as owning property within a distance of 250 feet from the exterior boundaries of the subject property;

(2) Three sets of mailing labels for the above-stated owners within a distance of 250 feet of the subject property;

(3) A map drawn to scale specified by the director indicating where all such ownerships are located; and

(4) A filing fee equal to that required for site plan review for commercial and industrial projects over 20,000 square feet in size.

iii. Not less than 20 days prior to the date an action is taken, the director shall send notice to the owners of record within a distance of 250 feet from the subject property using the mailing labels supplied by the applicant. Such notice shall indicate that any individual opposed to the granting of such permit may express such opposition by written protest to the director within 15 days after receipt of such notice.

iv. The director shall approve an application for a minor variation where the requirements of subsection E.4.i of this section are satisfied.



v. The director shall deny an application for a minor variation in all cases where the requirements of subsection E.4.i of this section are not satisfied.

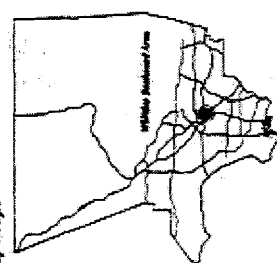
vi. Notice of the director's decision shall be sent to all property owners as specified in subsection E.4.i.ii.(1) of this section. The notice shall contain information regarding appeals procedure.

vii. Any interested person dissatisfied with the action of the director may file an appeal from such action. Such appeal shall be filed with the hearing officer within 10 days following notification. (Ord. 2002-0054 § 1, 2002; Ord. 99-0069 § 1, 1999; Ord. 93-0047 § 2, 1993; Ord. 92-0097 §§ 5 (part), 6, 1992; Ord. 88-0109 § 1, 1988; Ord. 88-0061 § 2, 1988.)


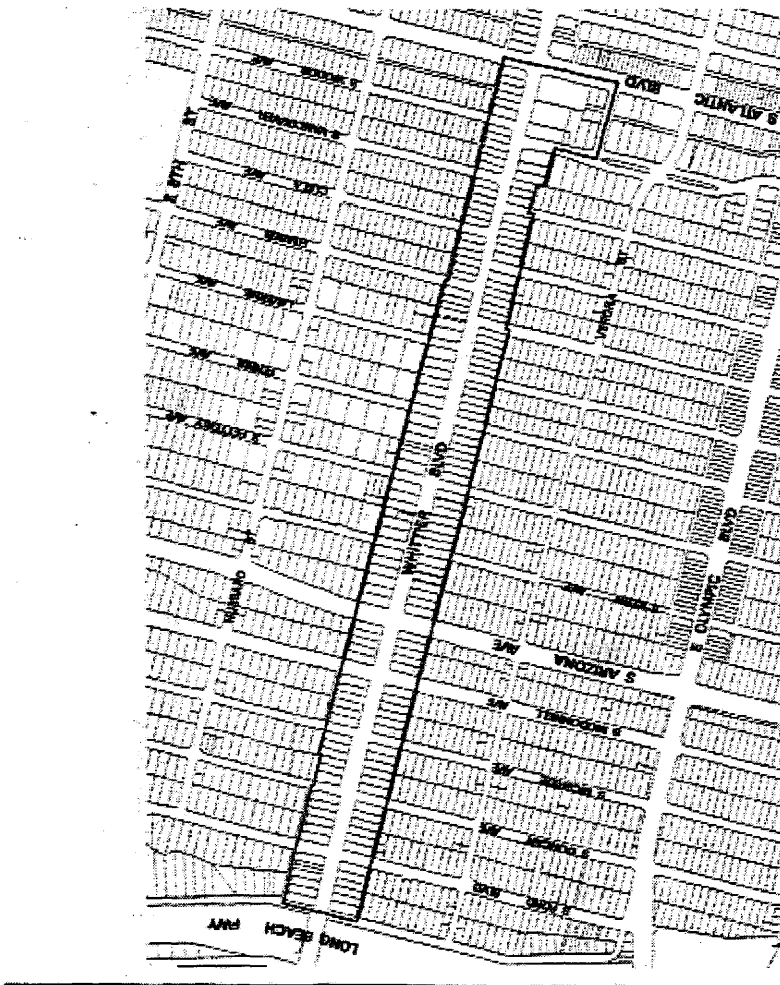
*Editor's note: Ordinance 99-0069, which amends Section 22.44.118, is effective on August 26, 1999.

EXHIBIT A
Whittier Boulevard Area
Specific Development Standards

Legend:
 Parcel line
 District boundary

Key Maps


LOS ANGELES COUNTY
 Department of Regional Planning
 320 N. Main St.
 Los Angeles, CA 90012
 PWA Map production

22.44.119 Topanga Canyon Community Standards District. A. Intent and Purpose. The Topanga Canyon Community Standards District is established to implement certain policies related to small lot subdivision development contained in the Malibu Local Coastal Program Land Use Plan. The district will establish development standards in hillside and other areas that lack adequate infrastructure or that are subject to the potential hazards of fire, flood or geologic instability. Preservation of important ecological resources and scenic features will also be accomplished through the use of this district.

B. District Boundary. The boundaries of the district are as shown on the map following this section.

C. Definitions.

— "Small lot subdivision" includes all land within TR. 1591, TR. 5307, TR. 5664, TR. 6915, TR. 6943, TR. 7320, TR. 8319, TR. 8633, TR. 8859, TR. 9531, and Topanga Townsite. "Small lot subdivision" also includes those portions of TR. 6131, TR. 9385, and all Records of Survey and Licensed Surveyor's Maps in Section 5, Township 1 South, Range 16 West, S.B.B.M. located south of the coastal zone boundary. Lots created by a parcel map are exempt from these provisions.

D. Development Standards. The following provisions apply to all land within small lot subdivisions, as defined in this section:

1. Slope Intensity Formula. Construction of residential units on a lot or parcel of land of less than one acre shall be subject to the following:

a. The maximum allowable gross structural area of a residential unit to be constructed on a building site shall be determined by the following formula:

$$\text{GSA} = (A/5) \times [(50-S)/35] + 500$$

Where: GSA = the allowable gross structural area of the permitted development in square feet. The GSA shall be interpreted to include the total floor area of all enclosed residential and storage areas, but not to include vent shafts, garages or carports designed for the storage of autos.

A = the area of the building site in square feet. The building site is defined by the applicant and may consist of all or a designated portion of the one or more lots comprising the project location. All permitted structures must be located within the designated building site.

S = the average slope of the building site in percent as calculated by the formula:

$$S = I \times L/A \times 100$$

Where: S = average natural slope in percent.

I = contour interval in feet, at not greater than 25-foot intervals, resulting in at least five contour lines.

L = total accumulated length of all contours lines of interval "I" in feet.

A = the area of the building site in square feet.

b. All slope calculations shall be based on natural, not graded conditions. Maps of a scale generally not less than one inch equals 10 feet (1"=10'), showing the building site and existing slopes, prepared by a licensed surveyor or registered professional civil engineer, shall be submitted with the application. If slope is greater than 50 percent, enter 50 for S in the GSA formula.

c. The maximum allowable gross structural area (GSA) as calculated above may be increased as follows:

i. Add 500 square feet or 12.5 percent of the total lot area, whichever is less, for each lot which is contiguous to the designated building site, provided that such lot(s) is (are) combined with the building site, and all potential for residential development on such lot(s) is permanently extinguished.

ii. Add 300 square feet or 7.5 percent of the total lot area, whichever is less, for each lot in the vicinity of (e.g., in the same small lot subdivision) but not contiguous with the designated building site, provided that such lot(s) is (are) combined with other developed or developable building sites and all potential for residential development on such lot(s) is permanently extinguished.

d. The floor area requirement for single-family residences contained in Section 22.20.105 shall not apply.

e. All residences approved in small lot subdivisions by the slope intensity formula shall be subject to an improvement condition requiring that any future additions or improvements to the property shall be subject to an additional review by the director.

2. The provisions of Section 22.48.060 shall not apply.

3. The provisions of Section 22.48.080 shall not apply.

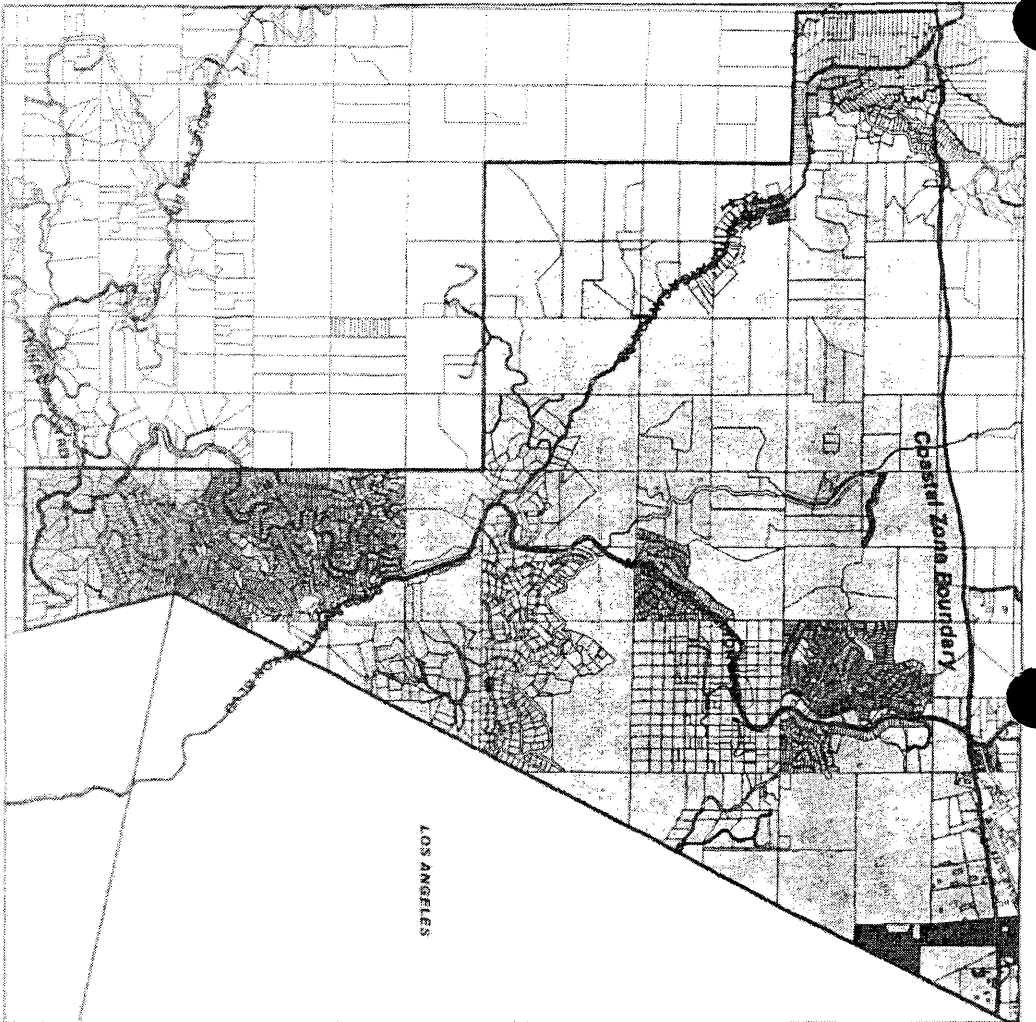
4. The provisions of Section 22.48.140 shall not apply.

5. Procedural Requirements.

a. Any building or grading permit shall be subject to the director's review procedure contained in Part 12, Chapter 22.56 of this code, except that the director shall not consider requests for modification.

b. Any modifications of development standards shall be considered only through the variance procedures contained in Part 2, Chapter 22.56 of this code. The maximum allowable gross structural area as determined by the slope intensity formula shall not be subject to modification.

6. Repair. Any single-family residence, nonconforming due to standards of development contained in this community standards district, which is damaged or partially destroyed may be restored to the condition in which it was immediately prior to the occurrence of such damage or destruction, provided that all reconstruction shall be started within one year from the date of damage and be pursued diligently to completion, after complying with all other applicable laws. (Ord. 2002-0063 § 2, 2002; Ord. 90-0133 § 1, 1990; Ord. 90-0101 § 1, 1990; Ord. 90-0061 § 1, 1990.)

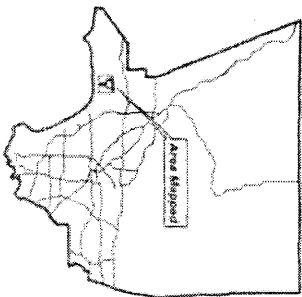


**Boundary of the
Topanga Canyon
Community Standards District**

Legend:

-  CSD boundary
-  freeway
-  highway
-  arterial
-  collector

Key Map:



Los Angeles County
Dept. of Regional Planning
330 W. Temple St.
Los Angeles, CA 90013

22.44.120 West Athens—Westmont Community Standards District. A. Intent and Purpose. The West Athens-Westmont Community Standards District is established to provide a means of implementing special development standards for the unincorporated community of West Athens-Westmont. The West Athens-Westmont Community Standards District is necessary to ensure that the goals and objectives of the adopted West Athens-Westmont Community Plan are accomplished in a manner which protects the health, safety and general welfare of the community.

B. Description of District.

1. The boundaries of the West Athens-Westmont Community Standards District coincide with the combined boundaries of the Southwest Extension, Southwest and Athens zoned districts.

2. West Athens-Westmont is bordered by the city of Los Angeles on the north and east, the cities of Inglewood and Hawthorne on the west, and the city of Gardena on the south.

C. Community-Wide Development Standards.

1. (Reserved)

2. Height Limit. The maximum height of any structure shall be 40 feet except that devices or apparatus essential to industrial processes or communications related to public health and safety may be 50 feet in height, or as otherwise specified herein; said heights may be modified subject to a variance.

D. Zone Specific Development Standards.

1. R-1 Zone.

a. The maximum height permitted in Zone R-1 shall be 35 feet and two stories.

b. Properties shall be neatly maintained and free of debris, overgrown weeds, junk, and garbage. A minimum of 50 percent of the front yard area shall be landscaped and maintained with grass, shrubs and/or trees.

2. R-2 Zone.

a. The maximum height permitted in Zone R-2 shall be 35 feet.

b. Refer to the standards prescribed for Zone R-1 for maintenance and landscaping requirements.

3. R-3 Zone.

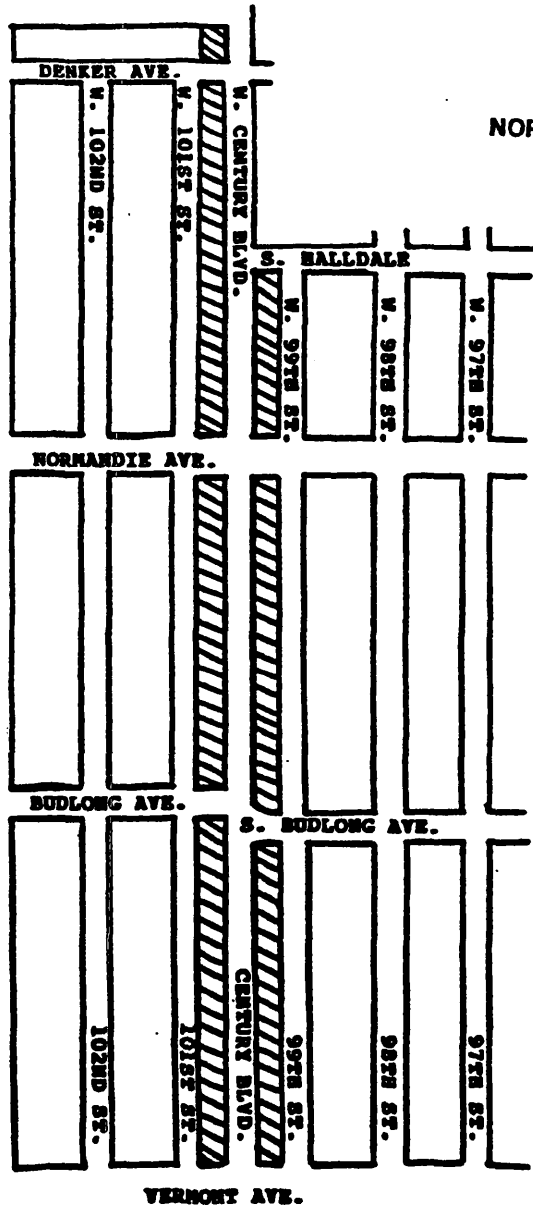
a. The maximum height permitted in Zone R-3 shall be 35 feet.

b. Refer to the standards prescribed for Zone R-1 for maintenance and landscaping requirements.

E. Area Specific Development Standards.

1. Century Boulevard, between Vermont Avenue to the east and approximately 130 feet west of Denker Avenue to the west, as shown on the following map shall be developed with residential or commercial uses and be subject to approval of a conditional use permit — the construction and maintenance of one single-family residence per lot shall be exempt from the requirements of a conditional use permit:

COMMERCIAL/RESIDENTIAL MIXED USE AREA



a. Residential projects shall be subject to the following requirements:

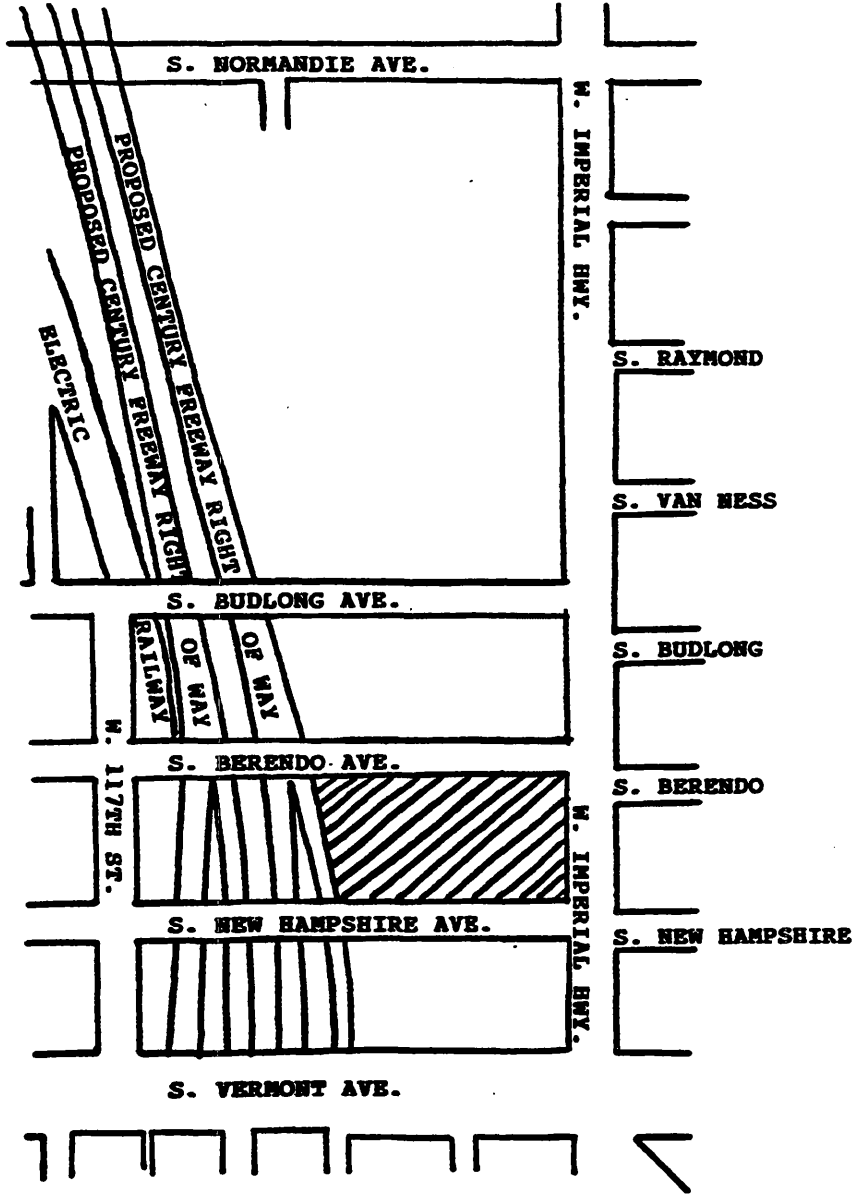
- i. Maximum density: 30 dwelling units per net acre;
- ii. Height limit: 35 feet;
- iii. Setback from 99th and 101st Streets: 10 feet. The setback area shall be landscaped with grass, shrubs and/or trees;
- iv. Setback from Century Boulevard: 10 feet;
- v. Access to property: via 99th or 101st Streets.

b. Commercial projects shall be subject to the following requirements:

- i. Height limit: 35 feet;
- ii. Setback from 99th and 101st Streets: 10 feet. The setback area shall be landscaped with grass, shrubs and/or trees;
- iii. Access to property: via Century Boulevard only.

2. The area bounded by New Hampshire Avenue, Berendo Avenue, Imperial Highway and the proposed Century Freeway, as shown on the following map, may be developed with senior citizen housing at a maximum density of 50 du/net acre. The senior citizen developments will be subject to a conditional use permit. (Ord. 92-0097 §§ 5 (part), 7, 1992; Ord. 90-0102 § 4, 1990.)

SENIOR CITIZEN DENSITY BONUS AREA



22.44.121 Twin Lakes Community Standards District. A. Intent and Purpose. The Twin Lakes Community Standards District is established to preserve the character of the Twin Lakes community and to encourage the provision of essential improvements appropriate for its unique rural character, as defined in the Community Plan. The Twin Lakes Community Standards District is one means of implementing the goals and objectives of the Twin Lakes Community Plan. The Twin Lakes Community Plan was developed primarily to address severe problems involving sewage disposal and circulation in a small-lot subdivision.

B. Description of District. The Twin Lakes Community Standards District is located north of Chatsworth in the northwestern corner of the San Fernando Valley. The District comprises approximately 60 acres and is bounded by the Simi Valley Freeway on the south, Topanga Canyon Boulevard on the west, Canoga Avenue on the east and a northern boundary extending westward along Mayan Drive and to Canoga Avenue at the eastern boundary.

C. Community-Wide Development Standards.

1. a. The provision of Section 22.48.060 shall not apply.
- b. The provisions of Section 22.48.080 shall not apply.
- c. The provision of Section 22.48.140 shall not apply.
- d. The provisions of Section 22.48.180 shall not apply.

2. **Parking and Driveway Requirements.**

a. On-street parking shall observe posted signage.

b. A minimum driveway length of 20 feet, as measured from a line parallel to and a minimum of 10 feet from the centerline of the driven roadway, is required in order to ensure adequate off-street parking. If two standard size vehicle parking spaces are provided on site and not within the required yard setbacks, this provision may be waived.

3. **On-site and Off-site Improvements.** All new homes or improvements to existing homes which exceed 25 percent of the current market value of the existing home must satisfy the following:

a. All roads or access easements on site, as well as segments of all roads abutting the parcel must be improved with a minimum of 20 foot width of paving, to be approved by the county department of public works.

b. Fire hydrants must be accessible to the site, and comply with current standards of the county forester and fire warden.

c. Sewage disposal facilities must be sized to serve the requested use, based on current county department of health standards.

4. The construction of improvements needed to comply with subparagraphs 3a through 3c above, shall be the full responsibility of the project applicant.

5. The county shall impose as a condition of its approval of any affected development a requirement for construction of the necessary improvements.

D. Area-Specific Development Standards.

1. **Area 1 (small lot subdivisions)** — all property located within the following records of survey: 24-25, 25-44, 25-46, 26-42, 28-23.

a. **Slope Intensity Formula.** Construction of residential units or any improvements to residential units on a lot or parcel of land of less than 6,000 square feet shall be subject to the following:

1. The maximum allowable gross structural area of a residential unit to be constructed on a building site shall be determined by the following formula:

$$\text{GSA} = (\text{A}/5) \times [(50-\text{S}/35)] + 800$$

Where: GSA = The allowable gross structural area of the permitted development in square feet. The GSA includes the total floor area of all enclosed residential and storage areas but does not include vent shafts, garages or carports designed for the storage of autos.

A = The area of the building site in square feet. The building site is defined by the applicant and may consist of all or a designated portion of the one or more lots comprising the project location. All permitted structures must be located within the designated building site; and

S = The average slope of the building site in percent as calculated by the formula: $S = I \times L/A \times 100$

Where: S = Average natural slope in percent

I = Contour interval in feet, at not greater than 25-foot intervals, resulting in at least five contour lines;

L = Total accumulated length in feet of all contour intervals (I);

A = The area of the building site in square feet.

2. All slope calculations shall be based on natural, ungraded conditions. Maps of a scale generally not less than one inch equals 10 feet (1" = 10'), showing the building site and natural slopes, prepared by a licensed surveyor or registered professional civil engineer, shall be submitted with the application. If slope is greater than 50 percent, enter 50 for S in the GSA formula.

3. The maximum allowable gross structural area (GSA) as calculated above may be increased as follows:

a. Add 500 square feet or 12.5 percent of the total lot area, whichever is less, for each lot which is contiguous to the designated building site, provided that such lot(s) is (are) combined with the building site and all potential for residential development on such lot(s) is extinguished or removed.

b. Procedural Requirements.

i. Any development requiring a building permit on a lot or parcel of land having a net area less than 6,000 square feet shall be subject to the director's review procedures contained in Part 12, Chapter 22.56 of this code, except that the director shall not consider requests for modification.

ii. Any modification of development standards shall be considered only through the variance procedure contained in Part 2, Chapter 22.56 of this code. The maximum gross structural area as determined by the slope intensity formula shall not be subject to modification. (Ord. 91-0067 § 1, 1991.)

22.44.122 Leona Valley Community Standards District. A. Intent and Purpose. The Leona Valley Community Standards District is established to protect the community's unique appeal, including its rural agricultural character, the portion of the Ritter Ridge Significant Ecological Area within Leona Valley, and the floodplain and hillside management areas defined by the Antelope Valley Area Plan.

B. Description of District Boundary. The boundaries of the district are shown on the map attached to the ordinance codified in this section and on file with Ord. 93-0016.

C. Community-Wide Development Standards.

1. Design Considerations. Wherever possible, development shall

preserve existing natural contours, existing native vegetation and natural rock outcropping features and incorporate new landscaping materials which will integrate the development into the surrounding area.

2. Signs. The Leona Valley Community Standards District shall be designated a billboard exclusion zone in compliance with Chapter 22.40, Part 3, of the Los Angeles County Code.

3. Fencing. Where perimeter fencing is desired, it should be of an open, non-view-obscuring type such as split-rail or wire. Except for retaining walls, solid, view-obscuring perimeter fences or walls are prohibited.

4. Exterior Lighting. Public street lighting shall be prohibited except where necessary to comply with safety lighting standards as determined by the department of public works. Lighting on private parcels shall be designed to prevent off-site illumination. Hooding may be used to deflect light away from adjacent parcels and public areas.

5. Street Improvements.

a. Except for commercial and industrial zones, the maximum paved width of local street improvements shall not exceed 24 feet, plus appropriate graded or paved inverted shoulders if required, provided, however, that such width meets applicable safety and access requirements.

b. Curbs, gutters and sidewalks shall not be required on local streets if an acceptable alternative can be developed to the satisfaction of the director of public works.

6. Director's Review. Director's review shall be required for all nondiscretionary zoning and subdivision applications and building permits to insure that the intent and purpose of the Community Standards District are satisfied.

7. Required Area. Standard residential lots or parcels shall contain a gross area of not less than two and one-half acres. Clustering and density transfer shall be permitted in accordance with the provisions of the Antelope Valley Area Plan, provided that no lots contain less than one and one-half gross acres. Clustering is allowed only within projects located in hillside management areas (areas over 25 percent slope) and must satisfy findings of the Hillside Management Ordinance as set out at Section 22.56.215.

D. Zone-Specific Development Standards. (Reserved)

E. Area-Specific Development Standards. (Reserved) (Ord. 93-0016 § 1, 1993).

22.44.123 Malibou Lake Community Standards District. A. Intent and Purpose. The Malibou Lake Community Standards District establishes standards to help mitigate the problems of cumulative residential development on existing historical lots with limited street access in a high fire hazard area.

B. District Boundary. The boundaries of the district are as shown on the map following this section.

C. Community-Wide Permitted Uses. If site plans therefor are first submitted to and approved by the planning director, premises may be used for single-unit dwellings and accessory uses, subject to the following development standards:

1. Off-Street Parking.

a. Each dwelling unit shall have automobile parking spaces as follows:

i. At least two covered, standard-size automobile parking spaces; and

ii. At least two uncovered, standard-size automobile parking spaces. These spaces may be located in required front, side and rear yards only if they constitute a driveway to the covered parking.

b. All required parking spaces shall be conveniently accessible to the street and to the dwelling unit served.

2. Street Access.

a. A minimum 20 feet of paved roadway width to Crags Drive, shall be provided to the premises, constructed to the satisfaction of the department of public works, or to a lesser width as determined by the forester and fire warden.

b. All access easements through or abutting the property shall be paved a minimum of 10 feet from the centerline, constructed to the satisfaction of the department of public works.

3. Fire Sprinklers. An interior automatic fire-sprinkler system shall be installed in each dwelling unit, in compliance with the requirements of the forester and fire warden.

4. Lot Coverage. Building and structures shall cover no more than 25 percent of the area of a lot, provided that regardless of lot size a residence of at least 800 square feet of floor area is allowed.

5. Application.

a. The preceding development standards shall apply to any new construction of dwelling units, and to existing dwelling units where the cumulative area of all additions made after February 28, 1993, to the units adds at least 200 square feet to the gross structural area.

b. Gross structural area ("GSA") means the floor area of the permitted development expressed in square feet, and existing on February 28, 1993. The GSA includes the total floor area of all enclosed residential and storage areas, but does not include vent shafts, or the first 400 square feet of floor area in garages or carports designed for the storage of automobiles.

c. The forester and fire warden shall investigate each application for a site plan review and submit written comments and recommendations thereon to the director.

D. Community-Wide Conditional Uses.

1. The preceding development standards concerning street access, fire sprinklers, lot coverage and parking may be modified for dwelling units by the terms and conditions of a conditional use permit.

2. The forester and fire warden shall investigate each application for a conditional use permit and submit written comments and recommendations thereon to the hearing officer or planning commission.

3. If an applicant will retire one or more vacant lots within this Community Standards District, the applicant may ordinarily be entitled to a conditional use permit. The lots need not be contiguous.

4. In making a determination upon an application for a conditional use permit pursuant to this subsection, the hearing officer or planning commission shall find, in addition to the requirements of Section 22.56.090:

a. That the grant is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the community;

b. That the modification of the development standards will not create an adverse safety impact in the surrounding community;

c. That the modification of the development standards will not adversely affect or be in conflict with the general plan;

d. That the structure will not be materially detrimental or injurious to the property or improvements in the vicinity of the premises.

E. Community-Wide Yards and Setbacks.

1. The following standards regarding yards and setbacks shall not be generally available to new construction: Sections 22.48.060 through 22.48.110, 22.48.120 through 22.48.150, and 22.48.180.

2. **Modifications Authorized.** The director of planning may grant a modification to yard or setback regulations required by this Title 22. The forester and fire warden shall investigate each application for a yard modification and submit written comments and recommendations thereon to the director of planning.

a. **Application—Filing.** Any person desiring a modification to yard or setback regulations may file an application with the director of planning, except that no application shall be filed or accepted if final action has been taken within one year prior thereto by either the commission or board of supervisors on an application requesting the same, or substantially the same modification.

b. **Application—Information Required.** An application for a yard modification shall contain the information required by Section 22.56.030.

c. **Application—Burden of Proof.** In addition to the information required in the application, the applicant shall substantiate to the satisfaction of the director or commission the following facts:

(1) That such modification is necessary for the preservation of a substantial property right of the applicant such as that possessed by owners of other property in the same community; and

(2) That the modification will not create an adverse safety impact in the surrounding community;

(3) That the modification will not be materially detrimental to the property or improvements in the vicinity of the premises;

(4) That the modification will not adversely affect or be in conflict with the general plan.

d. **Application—Fee.** When an application is filed it shall be accompanied by the filing fee as required in Section 22.60.100.

e. **Application—Notice Requirements.**

(1) In all cases where an application for a modification is filed, the director of planning shall cause a notice indicating the applicant's request at the location specified to be forwarded by first class mail, postage prepaid, to:

(a) All persons whose names and addresses appear on the latest available assessment roll of the county of Los Angeles as owning property adjacent to the exterior boundaries of the property in question;

(b) A notice addressed to "occupant" or "occupants" in all cases where the mailing address of any owner of property required to be notified under the provisions of subsection (a) is different than the address of such adjacent property;

(c) Such other persons whose property might in his judgment be affected by such modification.

(2) Such notice shall also indicate that any individual opposed to the granting of such permit may express such opposition by written protest to the director of planning within 15 days after receipt of such notice.

f. **Application—Approval or Denial—Conditions.**

(1) The director shall approve a modification where no protest to the granting of such permit is received within the specified protest period

and the applicant has met the burden of proof set forth in this section.

(2) The director shall deny an application in all cases where the information received from the applicant or the forester and fire warden fails to substantiate the burden of proof set forth in this section to the satisfaction of the director.

(3) In all cases where a written protest has been received, a public hearing shall be scheduled relative to such matter before the hearing officer. In such case, all procedures relative to notification, public hearing and appeal shall be the same as for a conditional use permit. Following a public hearing the hearing officer shall approve or deny the proposed modification based on the findings required by this section for approval by the director exclusive of written protest.

g. Imposition of additional conditions authorized when. The director or commission in approving an application for a modification, may impose such conditions as are deemed necessary to insure that the modification will be in accord with the findings required for approval.

h. Appeal Procedures. Any person dissatisfied with the action of the director may file an appeal of such action with the commission. Upon receiving a notice of appeal, the commission shall take one of the following actions:

(1) Affirm the action of the director; or

(2) Refer the matter back to the director for further review with or without instructions; or

(3) Set the matter for public hearing before itself. In such case, the commission's decision may cover all phases of the matter, including the addition or deletion of any condition. In rendering its decision, the commission shall not hear or consider any argument or evidence of any kind other than the record of the matter received from the director unless it is itself conducting a public hearing on the matter.

i. Effective Date of Modification. The decision of:

(1) The director shall become final and effective 15 days after receipt of notice of action by the applicant, provided no appeal of the action taken has been filed with the commission within such 15 days following notification; or

(2) The commission shall become final and effective 15 days after receipt of notice of action by the applicant, provided no appeal of the action taken has been filed with the executive officer-clerk of the board of supervisors pursuant to Part 5 of Chapter 22.60.

j. Expiration Date of Unused Yard Modifications. A yard modification which is not used within the time specified in such yard modification, or, if no time is specified, within one year after the granting of the yard modification, becomes null and void and of no effect except:

(1) The director may extend such time for a period of not to exceed one year, provided an application requesting such extension is filed prior to such expiration date.

F. Community-Wide Accessory Uses. The following new accessory uses are prohibited, notwithstanding the general authority of Section 22.20.080:

1. Detached living quarters on the same premises as the primary dwelling unit, for the use of guests or servants;

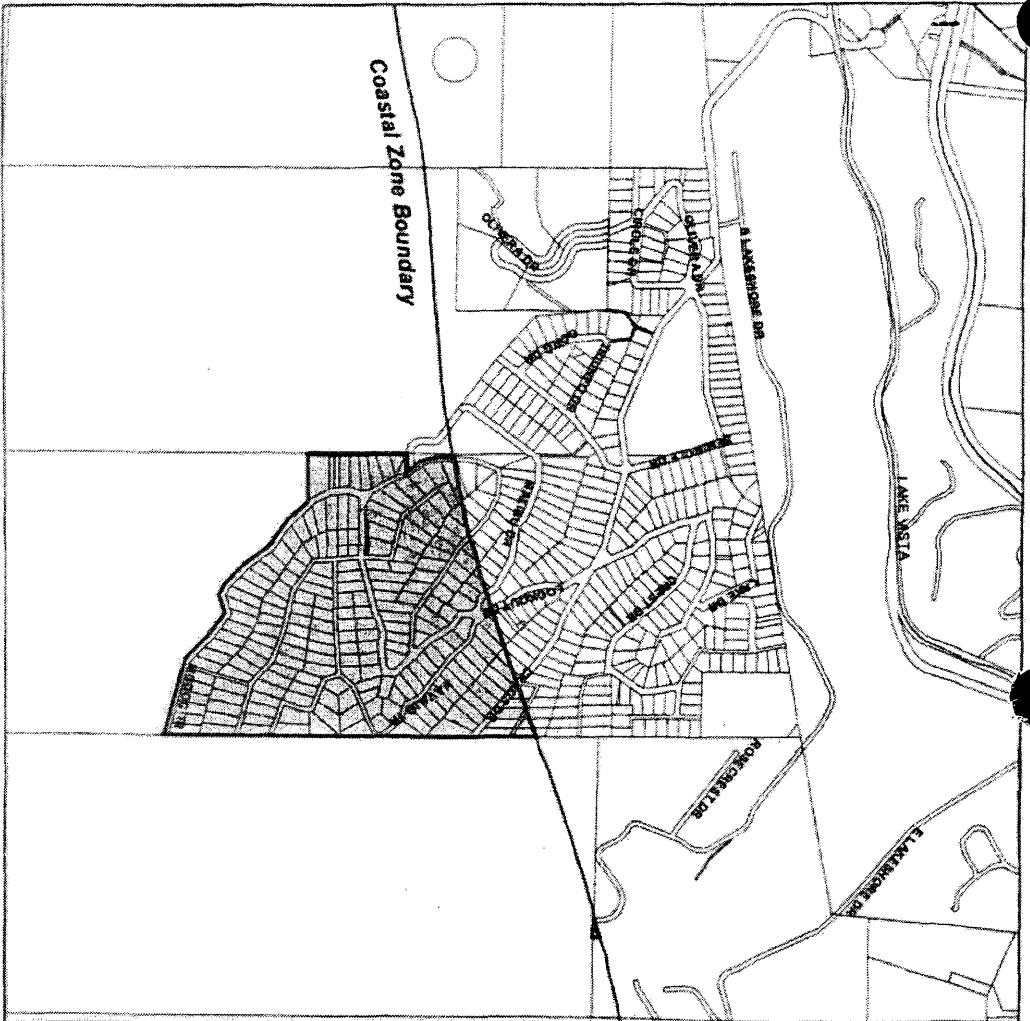
2. Attached living quarters for the use of servants;

3. Rooms for rent in dwelling units.

G. Repair. Any single-unit residence, nonconforming due to the standards of development expressed in this section, which is damaged or partially destroyed may be restored to the condition in which it was immediately prior to the occurrence of such damage or destruction, provided that all reconstruction shall be pursued diligently to completion, after complying with all other applicable laws.






H. The provisions of this Community Standards District shall apply to construction commencing on or after February 28, 1993, the effective date of the ordinance codified in this section.

I. Severability. If any provision or clause of this section or the application thereof to any person or circumstance is held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, such invalidity shall not affect other provisions, clauses or applications thereof which can be implemented without the invalid provisions, clause or application thereof, and to this end the provisions and clauses of this section are declared to be severable. (Ord. 2002-0063 § 3, 2002; Ord. 94-0049 § 1, 1994; Ord. 93-0010 § 1, 1993.)

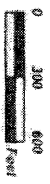
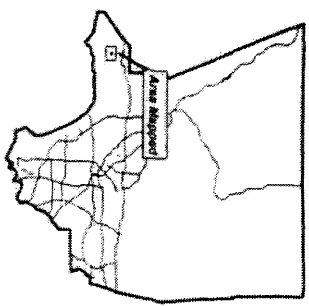


**Boundary of the Malibu Lake
Community Standards District**

Legend:

-  CSD boundary
-  freeway
-  highway
-  arterial
-  collector

Key Map:



Los Angeles County
Dept. of Regional Planning
370 W. Temple St.
Los Angeles, CA 90012

22.44.125 Willowbrook Community Standards District. A. Intent and Purpose. The Willowbrook Community Standards District is established to provide a means of assisting in the implementation of the adopted Willowbrook Community Redevelopment Project. The Project's Redevelopment Plan contains a map which delineates the permitted land uses in the area and a text enumerating the community's goals and objectives related to land use and the physical development of Willowbrook.

The requirements of the Willowbrook Community Standards District are necessary to ensure that the goals and policies of the Redevelopment Plan are accomplished in a manner which protects the health, safety, and welfare of the community.

B. Description of District. The Willowbrook Community Standards District is coterminous with the boundaries of the Willowbrook Community Redevelopment Plan. The district boundaries are also depicted on the map following this section.

Except as otherwise specifically provided for herein, the provisions of this Title 22 shall apply.

C. Community-Wide Development Standards.

1. Automobile parking shall be provided in accordance with Part 11 of Chapter 22.52.

2. Satellite receiving antennas are permitted, subject to the director's review procedure to insure conformity with the following development standards:

a. An antenna shall not be located within a required setback area, except that an antenna may project into a required rear yard for a maximum distance of 10 feet, but in no case closer than five feet to any lot line; and

b. No antenna or any portion thereof shall be located between any road and the front of any building or structure, and in the case of corner lots as defined in Title 22, no antenna or any portion thereof shall be located between the road and the side of any building or structure on a lot or parcel of land; and

c. No antenna shall be roof mounted; and

d. When actuated to its most vertical position, no antenna or any portion thereof shall have a vertical height greater than 10 feet; and

e. No antenna or any portion thereof shall have a horizontal dimension greater than 12 feet; and

f. Antennas shall be screened by landscaping or fencing, in order to minimize visibility of the antenna from adjoining streets, highways and adjacent property when viewed at ground level. "Minimizing visibility" means that not more than 50 percent of the antenna, exclusive of any structural supports, shall be visible from the centerline of any adjoining street and from adjacent properties;

g. No antenna shall be of a bright, shiny or glare reflective finish or color such as, but not limited to, solid white, in order that said antenna will neutralize and visually blend with adjacent structures and improvements. An antenna which uses or is composed of perforated metals, radar mesh or wire screen, thereby reducing the antenna's visual mass, is encouraged; and

h. All satellite receiving antennas in existence prior to the effective date of the ordinance codified in this section which do not conform to the foregoing development standards shall be discontinued and removed from their site, or brought into compliance with said development standards within five years from the effective date of the ordinance codified in this section.

3. Signs.

a. Except as herein modified, all signs shall conform to Part 10 of Chapter 22.52, including the enforcement provisions.

b. The sign regulations prescribed in this section shall not affect existing signs which were established according to this title prior to the effective date of the ordinance codified in this section.

c. All signs in a state of disrepair shall be repaired so as to be

consistent with the standards of this section, or removed within 30 days from receipt of notification that a state of disrepair exists.

d. Wall signs shall be mounted flush and affixed securely to a building wall and may only extend from the wall a maximum of 12 inches.

e. The total permitted sign area of all signs on a building or site is 10 percent of the building face.

f. Outdoor advertising signs (billboards) are prohibited.

g. Roof signs are prohibited.

h. Freestanding signs shall be limited in height to a maximum of 20 feet.

4. Clotheslines.

a. Clotheslines or clotheslines structures are permitted, provided they are located in the rear of a structure, and not visible from adjoining streets when viewed at ground level.

5. Security.

a. Barbed and concertina wire fences are prohibited; chain-link, which is free of sharp edges, tubular steel or wrought iron fences are permitted.

6. Director's Review.

a. Director's review, as described in Part 12 of Chapter 22.56 of the Los Angeles County Code, is required to establish, operate or maintain any use, except that no director's review is required for a change in ownership or occupancy.

Also exempt from director's review are maintenance and repairs conducted within any 12-month period which do not exceed 25 percent of the current market value or assessed valuation of the building or structure.

b. An application for director's review shall not be submitted to the department of regional planning until the proposed use has been submitted to and reported upon by the executive director of community development commission for a report as to conformity with the Willowbrook Community Redevelopment Project.

7. Minor Variations. Under exceptional circumstances the department of regional planning may permit minor variations from the standards specified in this section. In order to permit such variations, the applicant must demonstrate through the director's review procedure that:

a. The application of certain provisions of the standards would result in practical difficulties or unnecessary hardships inconsistent with the goals of the Redevelopment Plan; and

b. There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not apply generally to other properties in the Willowbrook area; and

c. Permitting a variation will not be materially detrimental to property or improvements in the area; and

d. Permitting a variation will not be contrary to the goals of the Redevelopment Plan.

e. The procedures for filing a minor variation shall be the same as those for the director's review, except that the filing fee shall be equal to that required for site plan review for commercial or industrial projects of more than 20,000 square feet.

D. Zone-Specific Development Standards.

1. R-1 (Single-Family Residence).

a. The maximum height permitted in Zone R-1 shall be 35 feet and two stories.

b. All provisions of Chapter 99 (Building and Property Rehabilitation) of Title 26 of the Los Angeles County Code shall be vigorously enforced at all times, without prejudice to the enforcement of other applicable regulations.

c. With the exception of the required paved driveway and a walkway having a width not to exceed four feet, all areas within the front yard shall be landscaped and maintained with grass, shrubs or trees.

d. The minimum floor area of a new single-family residence shall be 1,200 square feet.

e. Temporary mobilehomes and trailers are prohibited.

f. Wrought iron style fences which do not obscure views may be permitted to the maximum height of six feet within front yards and corner side yards, subject to director's review. Those portions of fences more than three and one-half feet high must be substantially open, except for pillars used in conjunction with wrought iron fences and shall not cause a significant visual obstruction.

2. R-2 (Two-Family Residence).

a. The maximum height permitted in Zone R-2 shall be 35 feet and two stories.

b. All provisions of Chapter 99 (Building and Property Rehabilitation) of Title 26 of the Los Angeles County Code shall be vigorously enforced, without prejudice to the enforcement of other applicable regulations.

c. With the exception of the required paved driveway and a walkway having a width not to exceed four feet, all areas within the front yard shall be landscaped and maintained with grass, shrubs or trees.

d. Temporary mobilehomes and trailers are prohibited.

e. Wrought iron style fences which do not obscure views may be permitted to the maximum height of six feet within front yards and corner side yards, subject to director's review. Those portions of fences more than three and one-half feet high must be substantially open, except for pillars used in conjunction with wrought iron fences and shall not cause a significant visual obstruction.

3. R-3 (Limited Multiple Residence).

a. The maximum height permitted in Zone R-3 shall be 35 feet and two stories.

b. All provisions of Chapter 99 (Building and Property Rehabilitation) of Title 26 of the Los Angeles County Code shall be vigorously enforced, without prejudice to the enforcement of other applicable regulations.

c. With the exception of the required paved driveway and a walkway having a width not to exceed four feet, all areas within the front yard shall be landscaped and maintained with grass, shrubs or trees.

d. The maximum lot coverage by structures of any type in Zone R-3 shall be 50 percent.

e. A minimum of 20 percent of the lot shall be landscaped or hardscaped, with open, usable outdoor space.

f. New residential structures within Zone R-3 shall only include single-family or duplex dwellings. Three or more attached dwelling units within one structure are not permitted, unless a conditional use permit is approved.

g. Temporary mobilehomes and trailers are prohibited.

h. Wrought iron style fences which do not obscure views may be permitted to the maximum height of six feet within front yards and corner side yards, subject to director's review. Those portions of fences more than three and one-half feet high must be substantially open, except for pillars used in conjunction with wrought iron fences and shall not cause a significant visual obstruction.

4. Modified Zone C-1 (Restricted Business).

a. The maximum height permitted in Zone C-1 shall be 35 feet and two stories.

b. The maximum lot coverage by structures of any type in Zone C-1 shall be 50 percent.

c. New structures or additions to existing structures exceeding 500 square feet in gross floor area shall provide a landscape and irrigation plan as

part of the review process. Said plan shall depict a minimum of 10 percent of the lot area with landscaping such as a lawn, shrubbery, flowers or trees and suitable hardscape materials which shall be continuously maintained in good condition. Exhibit "B" following this section contains a list of suggested drought tolerant, low maintenance types of trees, shrubs and ground covers.

5. Modified Zone C-2 (Neighborhood Business).

a. The maximum height permitted in Zone C-2 shall be 35 feet and two stories.

b. The maximum lot coverage by structures of any type in Zone C-2 shall be 50 percent.

c. New structures or additions to existing structures exceeding 500 square feet in gross floor area shall provide a landscape and irrigation plan as part of the review process. Said plan shall depict a minimum of 10 percent of the lot area with landscaping such as a lawn, shrubbery, flowers or trees and suitable hardscape materials which shall be continuously maintained in good condition. Exhibit "B" following this section contains a list of suggested drought tolerant, low maintenance types of trees, shrubs and ground covers.

6. Modified Zone C-3 (Unlimited Commercial).

a. The maximum height permitted in Zone C-3 shall be 35 feet and two stories.

b. The maximum lot coverage by structures of any type in Zone C-3 shall be 50 percent.

c. New structures or additions to existing structures exceeding 500 square feet in gross floor area shall provide a landscape and irrigation plan as part of the review process. Said plan shall depict a minimum of 10 percent of the lot area with landscaping such as a lawn, shrubbery, flowers or trees and suitable hardscape materials which shall be continuously maintained in good condition. Exhibit "B" following this section contains a list of suggested drought tolerant, low maintenance types of trees, shrubs and ground covers.

E. Definitions.

"Building face" means the height of the building (excluding the parapet) multiplied by its frontage.

"Clothesline" means a rope or wire on which clothes are hung for drying or airing.

"Satellite receiving antenna" means any antenna or device, commonly parabolic in shape, the purpose of which is to receive communications or other signals directly from one or more satellites orbiting the earth and/or other extraterrestrial sources. (Ord. 94-0019 § 2, 1994.)

WILLOW BROOK
COMMUNITY STANDARDS
DISTRICT

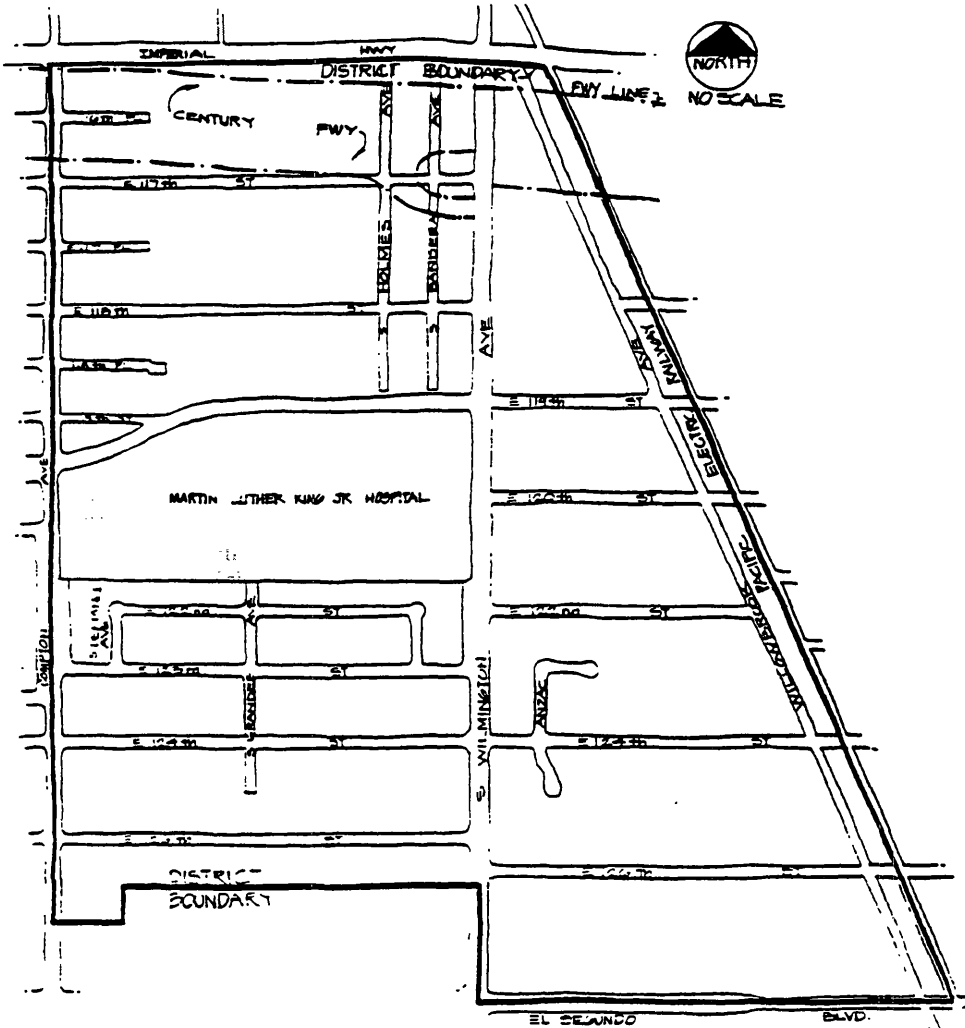


EXHIBIT "B"
DROUGHT TOLERANT SPECIES

GENUS SPECIES

COMMON NAME

TREES

ACACIA BAILEYANA	BAILEY ACACIA
AGONIS FLEXUOSA	PEPPERMINT TREE
ALBIZIA JULIBRISSIN	SILK TREE
ARBUTUS UNEDO	STRAWBERRY TREE
BAUHNIA VARIEGATA*	ORCHID TREE
CERATONIA SILIQUA	CAROB
ERIOBOTRYA JAPONICA*	LOQUAT
EUCALYPTUS SIDEROXYLON	REDGUM
FICUS BENJAMINA	WEeping CHINESE BANYAN
HETEROMELES ARBUTIFOLIA	TOYON
LAGERSTROEMIA INDICA	CRAPE MYRTLE
MAGNOLIA GRANDIFLORA*	BULL BAY
PINUS	PINE
PITTOSPORUM TOBIRA	MOCK ORANGE
PLATANUS	SYCAMORE
PODOCARPUS	YEW PINE
QUERCUS	OAK
SCHINUS	PEPPER TREE

SHRUBS

ACACIA CULTIFORMIS	KNIFE ACACIA
AGAVE ATTENUATA	FOXTAIL AGAVE
CALLISTEMON	BOTTLEBRUSH
CARISSA MACROCARPUS	NATAL PLUM
COPROSMA REPENS*	MIRROR PLANT
COTONEASTER	COTONEASTER
DIETES VEGATA	FORTNIGHT LILY
ESCALLONIA	ESCALLONIA
MAHONIA	MAHONIA
NERIUM OLEANDER	OLEANDER
XYLOSMA CONGESTUM	SHINY XYLOMSMA

GROUND COVER

ARCTOTHECA CALENDULA	CAPE WEED
BACCHARIS PILULARIS	COYOTE BRUSH
BOUGAINVILLEA	BOUGAINVILLEA
CARPONBROTUS	HOTTENTOT FIG
COTONEASTER	COTONEASTER
ROSMARINUS OFFICINALIS	ROSEMARY

* Least drought tolerant

22.44.126 Acton Community Standards District. A. Intent and Purpose. The Acton Community Standards District is established to protect and enhance the rural, equestrian and agricultural character of the community and its sensitive features including significant ecological areas, floodplains, hillsides, National Forest, archaeological resources, multipurpose trail system, and Western heritage architectural theme. The standards are intended to ensure reasonable access to public riding and hiking trails, and to minimize the need for installation of infrastructure such as sewers, streetlights, concrete sidewalks and concrete flood control systems that would alter the community's character, while providing for adequate drainage and other community safety features.

B. Description of District Boundary. The boundaries of the district are shown on the map following this section.

C. Community-Wide Development Standards. Except where a more specific application is prescribed, or prior to the approval of a new structure or addition to an existing structure where the cumulative area of all additions made after the adoption of this section adds at least 400 square feet to the footprint of either primary or accessory structures, a site plan shall be submitted to and approved by the planning director to assure compliance with the following development standards:

1. Hillside Design Considerations. Hillside resources are among the most important features of the Acton community. Hillside regulations shall be enforced by a specific written analysis in each case, demonstrating conformance with the following objectives. Development plans shall comply with the following objectives:

a. Preserve to the greatest extent possible existing natural contours and natural rock outcropping features. Structures and required provisions for access and public safety should be designed to minimize encroachment on such features by the use of such techniques as curvilinear street designs and landform grading designs which blend any manufactured slopes or required drainage benches into the natural topography;

b. Preserve to the greatest extent possible the natural silhouette in significant ridgeline areas. Significant ridgelines are the ridgelines that surround or visually dominate the Acton landscape either through their size in relation to the hillside or mountain terrain of which they are a part, or through their visual dominance as characterized by a silhouetting appearance against the sky, or through their visual dominance due to proximity and view from existing development, freeways and highways designated as Major, Secondary or Limited Secondary on the Highway Plan;

c. While observing minimum lot area standards contained in this section, cluster development where such technique can be demonstrated to substantially reduce grading alterations and contribute to the preservation of native vegetation and prominent landmark features;

d. Blend buildings and structures into the terrain by sensitive use of building setbacks, structure heights and architectural designs; and

e. Minimize disruption of view corridors, scenic vistas and adjacent property by the use of sensitive site design and grading techniques.

2. Preservation of Native Vegetation. Development plans shall emphasize the protection of, and revegetation with, native vegetation, including the native plants, grasses, shrubs and trees which intercept, hold and more slowly release rainfall than bare earth surfaces. It is intended that equestrian uses such as stables and arenas which will result in vegetation removal be accommodated, provided the design of these uses does not create erosion or flooding potential that would create a safety hazard to structures or off-site property, as determined by the department of public works. On any parcel consisting of one acre or greater, the removal or destruction of native vegetation exceeding 10 percent of the parcel area

within any 12-month period shall require the director's approval.

a. **Required Site Plan.** All permit applications involving grading (including brushing or vegetation removal to accommodate equestrian uses) must include a site plan for director's review. This information may be submitted in conjunction with other site plan information that may be required for the project. Within hillside areas, such site plan must comply with Section 22.56.215, which requires a conditional use permit for projects in hillside management areas. This information shall not substitute for oak tree permit requirements. Material submitted shall include:

i. A description of the property, accompanied by a map showing the topography of the land and the location of any drainage courses; the location and extent of the proposed work and details of the precautionary measures or devices to be used to prevent erosion and flood hazards, including, if necessary, a drainage plan by a civil engineer showing routing of runoff, estimate of quantity and frequency of runoff, character of soils and channel sections and gradients;

ii. A landscaping plan supportive of this subsection showing existing and proposed landscaping, acceptable to the department of regional planning. Such plan shall specifically identify California junipers, manzanita, Great Basin sage and Joshua trees and generally describe the type and condition of native vegetation. Soil types shall be specified in order to assess the feasibility of revegetation. Relandscaping of disturbed areas should emphasize the use of existing native, drought tolerant vegetation;

iii. A long-term maintenance program for all landscaping in the proposed plan, both undisturbed and revegetated; the program shall focus on revegetated areas and shall cover a two-year period; funding provisions for the maintenance program shall be specified; and

iv. Such other vegetation information as the director may deem necessary to fulfill the purpose of protecting property and public safety and preserving the character of the Acton community.

b. **Issuance Conditions.** The director shall approve the site plan with appropriate conditions, relating to this subsection only, for all or a portion of the proposed work when satisfied:

i. That the performance of such work is consistent with the intent of this subsection to preserve native vegetation;

ii. That such work will not result in a flood or erosion hazard to this or other properties; and

iii. That the proposed work conforms with the requirements of other laws or ordinances.

c. For commercial agricultural uses, relief from the standards of this subsection pertaining to replacement with native vegetation may normally be granted through the provisions of subsection (C)(13) of this section.

d. **Exceptions.** The provisions of this subsection shall not apply to, and a grading permit is not required for:

i. The removal or reduction of vegetation for the purpose of complying with county regulations relating to brush clearance for fire safety. This exception includes not only required vegetation control around structures but also the creation and maintenance by a public agency of firebreaks used to control the spread of fire;

ii. The removal or destruction of vegetation on publicly owned rights-of-way for roads, highways, flood control projects or other similar or related uses;

iii. The removal or destruction of vegetation by public utilities on rights-of-way or property owned by such utility, or on land providing access to such rights-of-way or property;

iv. Work performed under a permit issued for precautionary

measures to control erosion and flood hazards; and

v. The selective removal or destruction of noxious weeds or plants which pose a hazard to animals.

3. Architectural Style and Project Design Considerations.

a. All uses in commercial land classifications in the Antelope Valley Area Plan and all nonresidential uses within urban residential or nonurban land classifications which are not accessory to residential structures shall:

i. Not exceed a height of 35 feet except for chimneys and pole antennas, which may not exceed a height of 45 feet;

ii. Be designed in a "Western frontier village, circa 1890s style" in substantial conformance with the architectural style guidelines accompanying this community standards district as an appendix and as maintained in the office of the planning director; and

iii. Be designed to conceal from public view all external utilities, such as roof-mounted air conditioning or heating units, or other improvements not contributing to the Western architectural design, such as satellite dish antennas. Solar panels that are designed as part of a roof line and blend with the overall roof appearance need not be concealed. An exterior architectural rendering, with materials and colors indicated, shall be submitted with any request for director's review for structural improvements.

b. Restricted access subdivisions are prohibited.

4. Drainage. The following provisions are intended to slow or reduce runoff from new development and protect and enhance the rural character of Acton. In addition to existing county standards for the control of runoff, the following standards shall be observed:

a. The maximum impervious finished surface area for residential and associated accessory uses shall not exceed 10 percent for lots three net acres or larger; not exceed 21 percent or 13,000 square feet, whichever is smaller, for lots between one and one-quarter net acres and three net acres; and not exceed 42 percent or 11,000 square feet, whichever is smaller, for lots smaller than one and one-quarter net acres;

b. Maximum impervious finished surface areas for nonresidential uses shall not exceed:

i. 65 percent for open storage and homes for the aged;

ii. 74 percent for hospitals, cemeteries, mausoleums and mortuaries;

iii. 82 percent for churches and schools; or

iv. 90 percent for stores, office buildings, warehousing, manufacturing, storage, shopping centers, restaurants, service stations, parking lots, motels/hotels, kennels, lumber yards, professional buildings, banks and supermarkets;

c. Partially impervious surfaces, such as perforated concrete blocks that allow vegetation growth, may be used where public safety is not a consideration, such as private patios and driveways; credit shall be given for the portion of such surfaces that are not impervious. This provision shall not be used to modify standards for parking surfaces required by Section 22.52.1060;

d. All residential buildings with rain gutters shall collect and direct all roof runoff towards permeable surfaces, rather than towards impervious surfaces such as paved driveways;

e. The Acton Community Standards District discourages the use of concrete facilities to mitigate flood hazards; and

f. Flood hazard mitigation shall be consistent with floodplain management practices and existing drainage policies.

5. Billboards. The Acton Community Standards District shall be designated a billboard exclusion zone in compliance with Part 3 of Chapter 22.40.

6. Signs.

a. Notwithstanding any other provision of this title, all signs permitted by this subsection shall conform to the following:

i. Signage shall be unobtrusive and shall promote the style of the Western frontier architectural guidelines; and

ii. Lighting shall be external, using fixtures designed to focus all light directly on the sign, and internal illumination shall be prohibited.

b. Except as specifically exempted by Section 22.52.810, no sign, including those prohibited by Section 22.52.990, shall be erected within the district except as provided for by this subsection:

i. Wall business signs, as provided by Section 22.52.880, except that no wall business sign attached to a building, including the roof, shall be higher than the highest point of the building, excluding chimneys and antennas. The maximum area permitted of a wall sign is one and one-half square feet for each one linear foot of building frontage, not to exceed 100 square feet per tenant;

ii. Freestanding business signs, typically monument style, as provided for in Section 22.52.890, except that roof business signs shall be prohibited, the height of such signs shall be limited to five feet measured from the natural grade at street level, and the maximum area of combined faces on such signs shall be limited to 100 square feet;

iii. Residential ranch entrance signs, provided that only one span per parcel shall be permitted for such signs, the top of each sign shall not exceed 20 feet from natural grade, and the surface areas of such signs shall not exceed 12 square feet; and

iv. Temporary, directional, informational and special purpose signs, as provided for by Sections 22.52.940, 22.52.950, 22.52.960, 22.52.970, and 22.52.980.

7. Fence Design. In addition to standards provided in Section 22.48.160 concerning the height of fences, the following fence design features shall apply to the construction of perimeter fencing:

a. Only split rail, open wood, wire or wrought iron style or similar open-type perimeter fences shall be permitted, except on residential lots of less than 10,000 square feet, or unless view-obscuring fences are required for visual shielding by other provisions of this title; and

b. Except where otherwise required by ordinance, at least 70 percent of the entire fence area shall be non-view-obscuring; no slats or other view-obscuring materials may be inserted into or affixed to such fences. Any solid lineal sections must be primarily for structural purposes or provide minor architectural design features.

8. Exterior Lighting. Exterior lighting shall be designed to minimize off-site illumination, within the requirements for public safety.

a. Exterior lighting on residential parcels shall be of top-shielded design to prevent direct off-site illumination; hoods shall be used to direct light away from adjacent parcels.

b. Exterior lighting on nonresidential parcels shall be prohibited except where necessary for the safety of pedestrian and vehicular traffic, as determined by the county. To minimize off-site illumination where lights are required, cut-off fixtures in keeping with the Western frontier architectural style will be specified.

9. Street Improvements. Street improvements shall complement the rural character of the Acton community.

a. In new subdivisions where lots exceed an area of 20,000 square feet, streetlights on local streets will be required only where necessary for the safety of pedestrian and vehicular traffic, as determined by the department of public works.

b. All required local and highway streetlights shall utilize cut-off "Mission Bell" design fixtures, as specified by the local electric utility.

c. Concrete sidewalks, curbs and gutters will generally not be required on local streets. In all new land divisions, inverted shoulder cross-sections will be specified for local streets, unless an alternate design is necessary for public safety, as determined by the department of public works. Curbs and gutters, or fencing with inverted shoulders, may be required where trail use is within the roadway easement.

10. Trail Easements. In reviewing and establishing design conditions for any land division, the hearing officer shall consider community trails objectives and whether or not they may be promoted or benefited by such division. Alternative proposals for trail easements consistent with community goals shall be developed and considered in conjunction with each land division.

a. Unobstructed multipurpose pathways for both pedestrian and equestrian uses should be developed in each new land division to the satisfaction of both the department of public works and the department of parks and recreation. Although alignments that are not adjacent to roadways will generally be preferred, road easements may be used when the hearing officer determines that other locations are inappropriate.

b. Any trail incorporated into a land division must contain a provision for participation in a community-wide trail maintenance financing district or other appropriate financing mechanism; the district or other financing mechanism must be established prior to the construction of the trail.

c. The department of parks and recreation will work with the community to establish an appropriate mechanism for financing trail maintenance.

11. Home Occupations. Home occupation uses are to be permitted, subject to a director's review, to enable a resident to carry on an income-producing activity, which is incidental and subordinate to the principal use of residential property, when such activity will not be disruptive to the character of the Acton community.

a. In addition to the principles and standards contained in Section 22.56.1690, the director shall ensure that an application for a home occupation use complies with the following standards and conditions:

i. That the use occur on a parcel used primarily as the permanent residence of the person or persons operating the use, and be secondary and incidental to the principal use of the lot or parcel, and not change the residential character and appearance of the dwelling unit;

ii. That not more than 2 persons, other than resident occupants, shall be employed or volunteer their services on site;

iii. That the number of off-street vehicle parking spaces comply with the provisions of Part 11 of Chapter 22.52, as well as provide one additional on-site vehicle space, either covered or uncovered, for each employee or volunteer;

iv. That the combined floor area of the home occupation use shall not occupy more than 20 percent of the total floor area of the residence (excluding accessory buildings) or 350 square feet, whichever is lesser;

v. That no noise or sound be created which exceeds the levels contained in Chapter 12.08 (Noise Control) of Title 12 (Environmental Protection) of the Los Angeles County Code;

vi. That on-site signage or display in any form which advertises or indicates the home occupation use is prohibited;

vii. That no sale of goods occur at the premises where the home occupation use is located;

viii. That business traffic occur only between the hours of 8:00 a.m. and 6:00 p.m. Home occupation related vehicle trips to the residence shall not exceed six per day;

ix. That a "Notice of Proposal" indicating the nature of the home occupation use, to the satisfaction of the director, has been forwarded by first class mail, postage prepaid, to all owners and residents, of real property within 500 feet of the lot or parcel on which said use is proposed;

x. That the person proposing to conduct a home occupation use has signed a covenant and agreement suitable for recordation and running with the land indicating that he or she has read and understands the mandatory conditions of operation enumerated above and such other conditions that the director may impose, and will faithfully abide by each and every one of said conditions and restrictions. Said covenant shall be recorded as a condition of approval and shall indicate that the failure of the applicant to conform with and adhere to each and every condition of operation shall result in the revocation of the director's approval for the home occupation use;

b. In those cases where the director determines that the site plan submitted by an applicant is not, or cannot be, in full compliance with subsection (C)(1)(a) of this section, the director shall deny such application and shall inform the applicant in writing of such action. Said notice of denial shall also inform the applicant that this title contains provisions permitting the filing of a conditional use permit for a home occupation use which is not in compliance with the requirements of this subsection; and

c. This subsection shall not modify the provisions for on-site display, signage and sale in any agricultural zone of products lawfully produced on such lot or parcel of land.

12. Applicability. The preceding standards shall apply as appropriate to any land division, building permit for either a new structure or a specified addition to an existing structure, or grading permit. Modifications to any standards in this subsection are only available pursuant to the terms and conditions of a conditional use permit, as provided for in Part 1 of Chapter 22.56.

D. Area-Specific Development Standards. Except as provided in this section, all residential lots or parcels shall comply with the area requirements and standards of the applicable zone. If any portion of a new lot or parcel, or an existing lot or parcel, as noted, is located within a Nonurban 1 or Nonurban 2 area, the following requirements apply:

1. Nonurban 1 Area, Antelope Valley Area Plan Land Use Policy Map:

a. Minimum Lot Area. New residential lots shall contain a gross area of not less than two acres and a net area of not less than 40,000 square feet. Lot sizes may be clustered in accordance with the Antelope Valley Area Plan, provided that no lot contains less than one acre of gross area and 40,000 square feet of net area, and provided the average gross area of all lots in a project is not less than two acres.

b. Lot Width and Length for Regular Lots. Except as otherwise specified in subsection (D)(1)(c) of this section, new residential lots shall contain an area which is at least 165 feet in width and at least 165 feet in length (depth). This area shall begin no farther than 50 feet from the street right-of-way line and shall include the entire building pad.

c. Lot Width and Length for Irregular Lots. New flag and other irregularly shaped residential lots shall contain an area which has an average width of

not less than 165 feet, including a minimum width of at least 165 feet through the area containing the building pad of the primary residential structure, and a minimum length (depth) of not less than 165 feet.

d. Lot Setbacks. New and existing residential lots of sufficient size shall have required front and rear yards of not less than 50 feet from the property line. Side yards shall be a minimum of 35 feet from the property line.

2. Nonurban 2 Area, Antelope Valley Area Plan Land Use Policy Map:

a. Minimum Lot Area. New residential lots shall contain a gross area of not less than one acre and a net area of not less than 40,000 square feet. No clustering of lot sizes is permitted which creates lots smaller than the minimum lot area.

b. Lot Width and Length for Regular Lots. Except as otherwise specified in subsection (D)(2)(c) of this section, new residential lots shall contain an area which is at least 130 feet in width and at least 130 feet in length (depth). This area shall begin no farther than 35 feet from the street right-of-way line and shall include the entire building pad.

c. Lot Width and Length for Irregular Lots. New flag and other irregularly shaped residential lots shall contain an area which has an average width of not less than 130 feet, including a minimum width of at least 130 feet through the area containing the building pad of the primary residential structure, and a minimum length (depth) of not less than 130 feet.

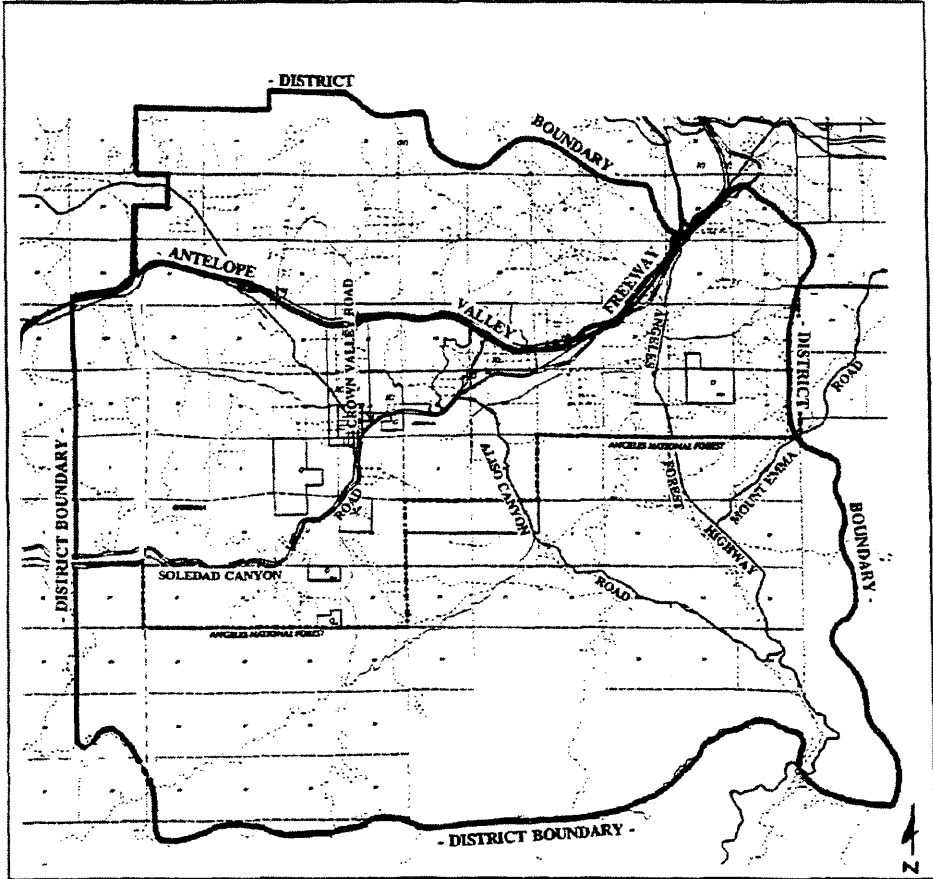
d. Lot Setbacks. New and existing residential lots of sufficient size shall have required front and rear yards of not less than 35 feet from the property line. Side yards shall be a minimum of 25 feet from the property line.

3. Modifications to any standards in this subsection are only available pursuant to the terms and conditions of a conditional use permit, as set forth in Part 1 of Chapter 22.56.

E. Director's Review. A director's review, as set forth in Part 12 of Chapter 22.56, shall be required for the determination of whether or not a proposed development complies with the provisions and development standards prescribed in this section. Where a site plan is required in an application for a permit, variance, nonconforming use or structure review, said site plan shall be considered a part of said application and shall not require separate approval under the provisions of this subsection. (Ord. 95-0060 § 2, 1995.)

ACTON COMMUNITY STANDARDS DISTRICT

- DISTRICT BOUNDARY -



APPENDIX FOR SECTION 22.44.126

ACTON COMMUNITY STANDARDS DISTRICT
ARCHITECTURAL STYLE GUIDELINES

I. Background

Acton is a rural community that began to develop in the 1800's as a center of gold and copper mining activity. By 1872, with the coming of the railroad and the development of large scale mining operations, Acton was a thriving community. In 1886 the Southern Pacific depot was established, bearing the name of Acton. For a short period of time, Acton with all its mines was an important town in the State of California. Several structures from this era remain. The 1878 school house now serves as a community church, and the 49er Saloon — remodeled and expanded, but retaining its "Western" look — remains a community fixture. Bricks from the 1890 Acton Hotel have been incorporated into a community monument.

As the mining activity decreased at the turn of the century, the area changed to predominantly ranching activities. It is in keeping with this rich frontier mining town heritage that these Architectural Style Guidelines for commercial areas have been established.

II. Objectives

Section C.3 of the Community Standards District provides for the application of Architectural Style Guidelines in Acton, primarily in commercial areas, as defined by the Land Use Policy Map for the Antelope Valley Area Plan. There are two distinct commercial areas: 1) "Old Town" south of the Freeway along Crown Valley Road and 2) the newly developing uses adjacent to the Freeway, particularly to the north. The objectives of the guidelines include:

- Identification and description of the qualities which give a "Western frontier village, circa 1890's style" character to much of the existing commercial area — particularly the older development in the vicinity of Crown Valley Road and Soledad Canyon Road.
- Assistance in guiding and promoting architectural rehabilitation throughout Acton that is consistent with its Western heritage.
- Development of new commercial structures that promote and enhance the community's Western Heritage architectural character.

III. Guidelines

The entire Community Standards District is intended to help preserve a Western desert community character. Vegetation, street improvements, trails, lighting, fencing, signage, building heights, setbacks and other features of the CSD all complement the Western appearance. The Architectural Style Guidelines are intended to put the finishing touches on the exterior appearance of the commercial community. The following guidelines provisions are to be used in designing all exterior improvements:

- A. Facades
- B. Roof forms
- C. Sidewalk coverings
- D. Signs
- E. Colors

- F. Materials
- G. Landscaping
- H. Exterior features: lights, railings, street furniture, etc.

A. FACADES

Building exteriors, particularly storefronts, are the most visible elements of a commercial community. The surfaces, materials and colors that complement the overall architectural design create a visual statement as well as provide a framework for signage, landscaping and street furnishings that can complete a desired appearance.

Lineal Design:

“Western” town commercial structures have strong horizontal lines; parapets, signs, railings, balconies, sidewalk coverings, transom windows and kickplates are typical lineal features. Projecting or recessed horizontal architectural or decorative features help create dimension and interest on a plain facade. While diversity — e.g. Victorian design — among individual stores is encouraged, horizontal lines can help create a cohesive community and encourage one’s eyes to scan the entire area.

Encourage

- A predominating horizontal line along the top of the building facade.
- Alignment of tops of windows and door openings.
- The clear division of two story structures between the first and second floors.
- Second floor balconies and railings; their strong horizontal structure adds depth and visual interest
- Horizontal lines that carry from one store or structure to the next.

Discourage

- Horizontal elements that do not involve structural features; a painted horizontal stripe, for example, should not be used where wood trim would create dimension and texture.

Entries:

Stores along a “Western” street typically have recessed entries. This feature draws a shopper toward the sheltered door area, which is generally flanked with display windows. This architectural characteristic is in contrast to modern commercial designs which generally align all storefronts and entrances along a straight walkway.

Encourage

- Recessed storefront entries. Side and rear entries may be in line with exterior walls.
- Wood-appearing frame doors with glass panes — particularly in the upper half of the door — and suitable hardware (typically brass hinges and handles

or push plates). Wood-frame screen doors can be used.

- Double entry doors, while not necessary, are particularly inviting.

Discourage

- Use of bright aluminum, tinted glass and other modern doorway materials.
- Frameless glass doors.
- Security doors and grates.

Windows:

Windows link the outside pedestrian with the inside business. They provide a showcase for the merchant and can do much to invite sidewalk shoppers to enter an establishment. Western Village-type windows would authentically be multi-pane, with wood frames. While this look is preferred, larger single-pane showcase windows may provide a better display format; as long as the window frame has an appearance that blends with the overall facade, window pane size will not be a judged factor.

Encourage

- Window designs that harmonize with those in adjacent structures.
- Kickplates that line the lower part of the storefront below the glass. Transom windows are a typical feature over the display windows.
- Use of clear glass or lightly tinted glass only; glass may contain suitable decorative etching.
- Use of shutters, louvers or interior blinds where privacy or restricted views are needed.

Discourage

- Design or alteration of window openings that are inconsistent with the architectural character of the building.
- Use of darkly tinted or reflective glass.
- Full length plate glass windows.
- Finished appearance that does not reflect intended architectural design. Aluminum used for window and door frames, for example, is a modern-appearing material that is inappropriate.

Side and Rear Facade Features:

Structures in the commercial areas of Acton are often visible on all sides. Some establishments may permit access from other than the front entry. It is important that these facades be attractively maintained in character with the Western architecture theme. Utilities, trash bins and other such features of rear and side areas should be covered or disguised in the same architectural theme wherever possible.

B. ROOF FORMS

Unlike residences of the by-gone Western era with their pitched roofs, commercial buildings are known for their predominantly flat-roofed appearance. Where pitched roofs exist, they are generally hidden from street view by either a parapet — an upward extension of part of the front wall — or a false front (with the exception of Victorian-style structures). While top roof lines can carry a horizontal theme around the commercial area, individuality should be encouraged; multi-height parapets and false fronts add variety. Special roof lines, raised heights or other distinctive treatments are appropriate over major building entry points or corner structures.

Encourage

- Predominantly flat roofs.
- Sloping roofs hidden from front view by parapets or false fronts with horizontal lines.
- “Accent” roof lines or other architectural features — higher than the surrounding roof lines — at corners and major entrances.
- Screening of roof mounted equipment (see Acton Community Standards District, Section C.3).

Discourage

- Sloped or pitched roofs — particularly those visible from street view, unless of Victorian design.
- Decorative roof elements that do not focus on corner or entry areas.

C. SIDEWALK COVERINGS

Motion picture-created images of Western towns often portray hot, dusty main streets; a respite from the sun was found in the shade provided by coverings along the boardwalks. In Acton today, paved streets minimize the dust, and air conditioning provides ideal climate control. Sidewalk coverings, however, are still functional: in addition to reinforcing the Western architectural style, they provide an invitation to window shoppers, protect window displays and shield windows from the heat of the day, thereby conserving energy.

Sidewalk coverings are typically constructed of rough wood, supported by wooden posts. They may serve as second story balconies. Awnings can also be used, but should be of plain canvas-type material; rounded or scalloped edges, stripes or patterns are not appropriate. Where posts are used, wooden railings would complete the boardwalk area.

D. SIGNS

Signage controls can “make or break” the visual image of a commercial community. This feature of the Acton community is so important that Section C.6 of the Acton Community Standards District contains specific regulations designed to prevent the use of modern signs.

The primary function of signs in Acton is to effectively identify business locations. Signs should not be used for advertising, unless based on verifiable authentic Western designs. Even then they must either conform to Section C.6 or undergo appropriate variance approvals. The following signage features supplement the requirements of Section C.6:

Encourage

- Flush-mounted signs, often within a recessed area on a parapet.
- Hanging signboards, either parallel or perpendicular to the building facade.
- Signs related in size, character and placement to other building elements.
- Graphics and lettering styles that are appropriate to the western motif. Signs for most franchises and chain stores will require redesign.
- Icon signs that illustrate the type of merchandise or service.

Discourage

- Signs that obscure all or part of a significant architectural feature.
- Garish colors that may attract attention, but which detract from a harmonious community appearance.

E. COLORS

If there is a single “Western town” color, it would be earthtone. This color — or range of colors from beige to gray — is natural appearing in many of the materials used in constructing the old West. Brick, made from adobe clay, was often used in early Acton and is also an appropriate color. Brighter primary paint colors were available and were often used for signs and on metal surfaces to prevent rust. “Pastels” and “neons” are inappropriate colors in the Western palette.

Encourage

- Natural wood-look and brick tones as the predominant materials/colors of the commercial area. (Simulated woodappearing products may be used in place of real wood.)
- Colors that are coordinated with neighboring building colors and materials.
- Subtle colors on plain surfaces of large structures.

Discourage

- Changing colors along the main surface of a single building facade. A single color — generally natural wood — creates unity; individual stores can be differentiated by accent colors, parapets, signage and other distinguishing features.

F. MATERIALS

Finished appearance is more important than the use of “genuine, authentic” materi-

als. Available materials of the day (late 1800's) consisted primarily of wood, adobe, brick and stone. Modern materials are available that simulate these textures, and are generally acceptable in new or rehabilitation construction. Even concrete blocks can be used if faced with adobe-resembling stucco, for example, or covered entirely with vegetation. "Assembly" of these materials should reflect the building techniques and tools employed in the early West.

The chosen materials should be consistent with the structure; sidewalks, for example, would originally have been either boardwalk or stonewalk. Today, those materials would be welcome, although modern materials such as concrete may be used to replicate such appearances through special colorings and installation techniques.

Encourage

- Use of materials available in the old West, such as pine lumber, river rock and adobe.
- The adaptation of modern materials such as plastic, concrete and aluminum to resemble old West materials.

Discourage

- Modern materials that retain a contemporary appearance; painted metal "pipe" railings should be avoided in favor of wooden hand rails, for example.

G. LANDSCAPING

Vegetation can provide an attractive, inviting and unifying element to a commercial district. Trees provide welcome shade in a desert community such as Acton. Trees and shrubbery can cover vacant areas or unattractive features such as utility installations and rubbish disposal areas, and can soften the hard appearance of parking lots. Planter boxes along storefronts can be a very decorative feature.

Section C.2 of the Acton Community Standards District emphasizes the preservation and use of high desert native vegetation. A commercial landscape palette must conform to these requirements, which will ensure compatibility of the vegetation with the architectural theme.

H. EXTERIOR FEATURES

"Finishing touches" to the Western village architectural theme must consider all the exterior features, both functional and decorative. Lights and lamp posts, railings, trash receptacles, benches and hitching posts would all be common to Acton commercial areas and in plain view. Sections C.8 and C.9 of the Acton Community Standards District establish general requirements for exterior lighting. Modern lighting techniques which do not interfere with the Western motif may be used; a good example is fluorescent lighting for walkways whose fixtures are tucked under sidewalk coverings and not readily visible.

Utilities should be hidden from view wherever possible. Air conditioning units, for example, should ideally be roof-mounted. Room air conditioning units should never be installed in the front facade; the rear wall is generally preferable, with side walls acceptable.

Encourage

- Western style accessories such as sidewalk railings and hitching posts (which should be located to protect horses from motor vehicles). Cast iron-type benches and wood or woodenlooking trash “barrels” are appropriate and functional. Wagon wheels are a popular decorative item.
- Gas or gas-look lamps, where high visibility for safety is not a factor.
- The use of wood, wrought iron, ceramic or other materials from the old West era.

Discourage

- Modern decorative materials such as neon and plastics.

22.44.127 Altadena Community Standards District. A. Intent and Purpose.
 The Altadena Community Standards District is established to provide a means of reasonably protecting the light, air, and privacy of existing single-family residences from the negative impacts on these resources caused by the construction on adjacent properties of uncharacteristically large and overwhelming residences. The District is also established to ensure that new and expanded structures are compatible in size and scale with the characteristics of existing residential neighborhoods.

B. Description of District. The boundaries of the District are coterminous with the boundaries of the Altadena Community Plan. The map of the District follows this section.

C. Community-wide Development Standards (Reserved).

D. Zone-specific Development Standards.

1. Zone R-1.

a. Yard Requirements and Height Limits.

i. The standards for yards and heights shall be based on the size of the lot or parcel as noted in the following table, except as specified in subsections D1aii through D1avi:

Lot Size (square feet)	Minimum Yard Dimensions (linear feet)			Maximum Height (linear feet)	
	Front	Back	Side Interior and Corner	Side Reverse Corner	
40,000+	20	35	5	10	35
39,999—20,000	20	35	5	10	35
19,999—13,000	20	25	5	10	30
<13,000	20	25	5	10	30
Flag lots <7,500	10	10	10	10	30

ii. The front yard shall not be less than the average depth of all of the front yards on the same side of the street on the same block. A vacant lot or parcel shall not be included in the computation for this purpose.

iii. Each side yard shall not be less than 10 percent of the average width of the lot or parcel, but in no case less than five feet for interior and corner side yards and 10 feet for reverse corner side yards.

iv. Each required yard shall not be less than 15 feet where any portion of a residence or other structure within that yard exceeds 23 feet in height.

v. Where fill material has been placed on a lot or parcel after such lot or parcel was legally created, height shall be measured from the previously existing grade.

vi. The maximum number of stories above grade shall be two. A "basement" as defined in Section 22.08.020, B, shall be considered a story above grade, while a "cellar" as defined in Section 22.08.030, C, shall not be considered a story above grade.

b. Gross Structural Area and Lot Coverage.

i. The gross structural area (GSA) of a residence includes the total floor area of all enclosed areas, including storage, but excluding cellars and garages or carports designed and used for the storage of automobiles. Lot coverage shall include all structures erected on the property.

ii. The maximum GSA or lot coverage shall be determined by the following formula:

$$\text{GSA or Lot Coverage} = (.25 \times \text{net lot area}) + 1,000 \text{ square feet}$$

iii. In no event shall the maximum GSA or maximum lot coverage exceed 9,000 square feet.

c. Parking.

i. Each residence shall provide on-site the required number of vehicle parking spaces, together with a maneuvering area and driveway, as follows:

Number of Bedrooms	Number of Parking Spaces
1 to 4	2
5 or 6	3
7 or more	4 (plus 1 space for every 2 additional bedrooms)

ii. Where more than two parking spaces are required, such spaces may be uncovered and developed in tandem.

iii. "Bedroom" means any habitable room or space with a closet which is designed to be capable of being used for sleeping purposes, excluding rooms commonly used for living, cooking or dining purposes.

d. Except as provided below, all sections of Part 2 of Chapter 22.48 relating to yards shall remain applicable. The provisions of this Community Standards District shall supersede the provisions of Part 2 of Chapter 22.48 as follows:

i. The flag lot yard provisions of Section 22.48.050 are hereby modified and not applicable to yards of 7,500 square feet or greater;

ii. The front yard provisions of Sections 22.48.060, 22.48.070, and 22.48.080, are hereby modified by the provisions of subsection D.1.a.ii;

iii. The side yard provisions of Sections 22.48.090 and 22.48.100 are hereby modified by the provisions of subsection D.1.a.iii;

iv. The accessory building provisions of subsections A and D of Section 22.48.140 shall not be applicable; and

v. The yard modification provisions of Section 22.48.180 shall not be applicable.

e. The provisions of this Community Standards District do not supersede the nonconforming use provisions of Part 10 of Chapter 22.56, except as provided below:

i. Section 22.56.1510 G1 relating to repair of damage shall be superseded by the following provisions: repair of damaged or destroyed buildings or structures nonconforming due to use and/or standards. Any single-family residence building or structure nonconforming due to use and/or standards which is damaged or destroyed may be restored to the condition in which it was immediately prior to the occurrence of such damage or destruction, provided that the cost of reconstruction does not exceed 100 per cent of the total market value of the building or structure as determined by the methods set forth in Section 22.56.1510 G1a and b.

f. Modification Procedure. The standards contained in this section may only be modified if a conditional use permit has first been approved as provided in Part 1 of Chapter 22.56 and while such permit is in full force and effect in conformity with the conditions of such permit.

2. Other Zones (Reserved).

E. Area-specific Development Standards.

1. Lake Avenue Area.

a. Intent and Purpose. The Lake Avenue area-specific development standards are established to provide a means of implementing the Altadena Community Plan. The standards are necessary to ensure that the goals and policies of the Community Plan are accomplished in a manner which protects the health, safety, and welfare of the community, thereby strengthening the physical and economic character of the Lake Avenue commercial district of Altadena.

b. Description of Area. The boundaries of the Lake Avenue area are shown on the map following this section.

c. Lake Avenue Area-wide Development Standards.

i. Height Limits. The maximum height permitted in the area is 35 feet.

ii. Signs. The sign regulations prescribed herein shall not affect existing signs which were established legally according to Title 22. New signs or proposed changes to existing signs, including size, shape, colors, lettering and location shall conform to the following provisions, specified herein.

(A) Wall Signs.

(1) Shall be mounted flush and affixed securely to a building wall and may only extend from the wall a maximum of nine inches;

(2) Each business in a building shall be permitted a maximum of one wall-mounted sign. Businesses with more than one street frontage may have one sign per frontage. Each business in a building having more than 40 feet of primary street frontage shall be permitted one additional wall sign for each additional 30 feet of frontage.

(B) Freestanding Signs.

(1) Signs having a solid base which rests directly on the ground may be permitted on any lot or parcel of land for each street frontage having a continuous distance of 100 feet or more.

(2) Said signs shall not exceed five feet in height measured vertically from ground level at the base of the sign or 40 square feet in area per sign face.

(3) Said signs shall not be located in nor extend above any public right-of-way or public sidewalk area.

(C) Awning Signs.

(1) The maximum area of awning signs, which are allowed in addition to wall signage, shall not exceed 20 percent of the exterior surface of each awning for the ground floor and 10 percent for the second floor level. Maximum letter height shall not exceed 10 inches.

(2) Awning signs are not permitted above the second floor.

(D) Prohibited signs are:

(1) Roof signs;

(2) Outdoor advertising signs (billboards).

(E) Sign Size.

(1) In Zones C-2 and C-3, the total sign area permitted shall correspond to building frontage. A business tenant is allowed one square foot of sign area for every linear foot of building frontage on a street having a right-of-way of at least 80 feet in width. On a street having a right-of-way of less than 80 feet in width, a business tenant is allowed 0.5 square foot of sign area for every linear foot of frontage. Width of signs shall be limited to a maximum fifty percent of the building frontage.

(2) Maximum height of letters shall be restricted to 18 inches.

(F) Sign design shall be subject to review and approval by the planning director to insure that:

(1) Sign colors shall coordinate with the building color scheme and storefront and be limited to any three colors.

(2) In multitenant buildings, signage colors used by individual shops shall be complementary with each other.

(3) Lettering styles shall be complementary to each storefront in a single building.

(4) In multitenant buildings, the height and placement of signs shall be similar for each business or storefront.

(5) Multicolored logos may be used if the logo represents 25 percent or less of the total sign area.

iii. Design Standards.

(A) Proposed improvements, renovations, and changes pertaining to the following design standards shall comply with the provisions of the applicable design standard.

(B) Materials, Colors and Equipment.

(1) Any building elevation shall be architecturally treated in a consistent manner, including the incorporation within the side and rear building elevations of some or all of the design elements used for the primary facades.

(2) Light earth-tones and muted pastel colors are required as the primary or base building color while contrasting, more colorful paints may be used as trim colors for cornices, graphics, and window and door frames.

(C) Awnings. Awnings shall be architecturally compatible with the related buildings, regarding color and style.

(D) Mechanical Equipment.

(1) Individual air-conditioning units for a building or storefront shall be located to avoid interference with architectural detail and the overall design.

(2) Storefront air-conditioning units shall be neutral in appearance and not project outward from the facade. The housing color must be compatible with the colors of the storefront.

(3) Mechanical equipment located on roofs shall be screened by parapet walls or architectural features so that the equipment will not be visible from normal public view at a maximum of 300 feet away.

(E) Security.

(1) Chain-link, barbed and concertina wire fences are prohibited; tubular steel or wrought iron fences are permitted.

(2) All security bars or grilles shall be installed on the inside of the building.

(3) Vertically or horizontally folding accordion grilles installed in front of a storefront are prohibited.

(4) Building security grilles shall be side-storing, concealed interior grilles which are not visible from the exterior of the building when not in use (during business hours) or grilles which can be concealed in the architectural elements of the building.

d. Lake Avenue Area Zone-Specific Development Standards. Proposed improvements, renovations and changes pertaining to the following development standards shall comply with the provisions of the applicable development standard. The provisions of subsections Eldiii through Eldviii apply in all commercial zones.

i. Zone C-2 (Neighborhood Business Zone).

(A) In addition to the uses enumerated in Section 22.28.160, a conditional use permit is required to establish, operate and maintain the following:

(1) Sales.

— Multiple-Tenant Commercial. When more than five tenants conduct business in a building which does not separate the businesses by permanent floor-to-ceiling walls;

(2) Services.

— Automobile service stations, including incidental repair, washing and rental of utility trailers,

— Electric distributing substations,

— Microwave stations.

ii. Zone C-3 (Unlimited Commercial Zone).

(A) In addition to the uses enumerated in Section 22.28.210, a conditional use permit is required to establish, operate and maintain the following:

(1) Sales.

- Mobilehome sales,
- Pawnshop,
- Trailer sales, box and utility;

(2) Services.

- Automobile battery services, provided all repair activities are conducted within an enclosed building only,
- Automobile brake-repair shops, provided all repair activities are conducted within an enclosed building only,
- Automobile muffler shops, provided all repair activities are conducted within an enclosed building only,
- Automobile radiator shops, provided all repair activities are conducted within an enclosed building only,
- Automobile repair garages within an enclosed building only, and excluding body and fender work, painting and upholstering,
- Automobile service stations,
- Bakery goods distributors,
- Carwashes, automatic, coin-operated and hand wash,
- Electric distribution substations, including microwave facilities,
- Microwave stations,
- Motion picture studios,
- Parcel delivery terminals,
- Radio and television broadcasting studios,
- Recording studios.

iii. Floor Area. The total gross floor area in all buildings on any one parcel of land shall not exceed 2.7 times the total net area of such parcel of land.

iv. Buffers. Whenever a parking lot or a commercial structure is developed adjacent to a residential zone or residential use, a five-foot landscaped buffer shall be provided and a 45-degree daylight plane shall be incorporated.

v. Parking Areas. With the exception of fully subterranean structures, all parking shall be provided in the rear of the commercial structure, and completely screened from view from Lake Avenue. Screening materials may include walls and/or landscaping.

vi. Landscape Plan. New commercial structures or additions to commercial structures exceeding 500 square feet in gross floor area shall provide a landscape/ irrigation plan as part of the director's review process. Said plan shall depict required landscaping, including one 15-gallon tree for every 50 square feet of planter area.

vii. Trash Enclosure. The required trash bin shall be enclosed by a minimum five-foot to a maximum six-foot high decorative wall and must have solid doors.

viii. Pedestrian Character.

(A) To encourage the continuity of retail sales and services, at least 50 percent of the total width of the building's ground floor parallel to and facing the commercial street shall be devoted to entrances, show windows, or other displays which are of interest to pedestrians.

(B) Clear or lightly tinted glass shall be used at and near the street level to allow maximum visual interaction between sidewalk areas and the interior of buildings. Mirrored, highly reflective glass or densely tinted glass shall not be used except as an architectural or decorative accent totaling a maximum 20 percent of the building facade.

(C) Walk-up facilities shall be recessed and provide adequate queuing space to avoid interruption of the pedestrian flow.

(D) Not more than 20 feet of the commercial frontage shall be devoted to parking access, and no customer drive-through facilities shall be permitted.

(E) A minimum of 50 percent of the building frontage above the first story shall be differentiated by recessed windows, balconies, offset planes, or other architectural details which provide dimensional relief. Long, unbroken building facades are to be avoided.

(F) Roof Design. New buildings or additions having 100 feet or more of frontage shall incorporate varying roof designs and types.

(G) Paving Material. Pedestrian circulation areas and driveway entrances within the boundaries of the private property shall be developed with paving materials such as brick or paver tile.

(H) Wall Finish. In order to preserve and enhance a Mediterranean environment on Lake Avenue, building walls shall be constructed primarily of stucco, brick, or other materials as approved by the director.

(I) Architectural Elements. Buildings must incorporate at least five of the following architectural elements and desirable uses:

- Arcading,
- Arches,
- Awnings,
- Balconies,
- Bay windows,
- Colonnades,
- Courtyards,
- Decorative exterior stairs,
- Decorative iron fences,
- Decorative iron grilles,
- Outdoor dining,
- Plazas,
- Recessed upper floor loggias or pergolas,
- Tile or masonry fountains.

e. Historical Preservation. The design standards and zone-specific development standards listed above do not apply to the following structures which may be of historic or architectural significance. Any expansion, addition, alteration or demolition of these buildings must be reviewed by the county of Los Angeles historical landmarks and records commission and the Altadena Heritage prior to issuance of the planning director's review.

i. 1849-1879 Lake Avenue: Saint Elizabeth's Catholic Church. Map Book 5848, page 1, Parcels 8, 10, 11 and 15. Map 1 Altadena, all of Lot 30;

ii. 2184 Lake Avenue: Eliot School. Map 5845, page 9, Lots 1—14 of Lake Avenue Heights, and Lot 900, a portion of Grogan Tract;

iii. 2245 Lake Avenue: Pacific Electric Railway Substation No. 8. Map Book 5845, page 21, Parcel 35. Map 1 Altadena, portions of Lot 8 and Lot 9;

iv. 2366 Lake Avenue: Altadena Library. Map Book 5845, page 5, Parcel 32. Tract No. 7832, Lots 66, 67, 68 and 69;

v. 2455 Lake Avenue, 835—875 Mariposa Street and 2520 and 2526 El Molino Avenue: Woodbury Building. Map Book 5845, page 17, Parcels 10 and 14. Map 1 Altadena, portions of Lots 3 and 4.

f. **Minor Variations.** Under exceptional circumstances, the planning director may permit minor variations from the standards specified in subsections E1ciii(B) through E1ciii(D) and E1dviii(A) through E1dviii(I) of this section. Such variations are subject to the finding of the planning director that:

i. The application of certain provisions of these standards would result in practical difficulties or unnecessary hardships inconsistent with the goals of the community plan; and

ii. There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not apply generally to other properties in the Altadena area; and

iii. Permitting a variation will not be materially detrimental to property or improvements in the area; and

iv. That no more than two unrelated property owners have expressed any opposition to the minor variation; and

v. Permitting a variation will be consistent with the goals of the community plan.

vi. The procedure for filing a minor variation will be the same as that for the planning director's review, except that the applicant shall also submit:

(A) A list, certified to be correct by affidavit or by a statement under penalty of perjury, of the names and addresses of all persons who are shown on the latest available assessment roll of the county of Los Angeles as owners of the subject parcel of land and as owning property within a distance of 500 feet from the exterior boundaries of the parcel of land to be occupied by the use;

(B) Two sets of mailing labels for the above stated owners within a distance of 500 feet of the parcel of land to be occupied by the use;

(C) A map drawn to a scale specified by the director indicating where all such ownerships are located;

(D) A filing fee equal to that required for site plan review for commercial/industrial projects over 20,000 square feet in size.

vii. Not less than twenty days prior to the date an action is taken, the director shall send notice to the owners of record within a distance of 500 feet of the subject property using the mailing labels supplied by the applicant. Any interested person dissatisfied with the action of the planning director may file an appeal from such action. Such appeal shall be filed with the hearing officer within 10 days following notification.

2. West Altadena Area.

a. **Intent and Purpose.** The West Altadena area is established to provide a means of assisting in the implementation of the redevelopment plan for the West Altadena Community Redevelopment Project as adopted by the board of supervisors on August 12, 1986. The redevelopment plan contains a redevelopment

plan map which delineates the permitted land uses in the area. The requirements of the West Altadena area-specific development standards are necessary to ensure that the goals and policies of the redevelopment plan are accomplished in a manner which protects the health, safety and welfare of the community, especially the surrounding residential neighborhood. This subsection is consistent with the Altadena Community Plan and is also adopted pursuant to Section 700 of the West Altadena Community Redevelopment Plan.

b. Description of Area. The West Altadena area is coterminous with the boundaries of the West Altadena Community Redevelopment Plan. The area extends as follows from the intersection of Woodbury Road and Lincoln Avenue:

- Northerly on Lincoln Avenue 1,700 feet;
- Southerly on Lincoln Avenue 400 feet;
- Westerly on Woodbury Road 3,000 feet; and
- Easterly on Woodbury Road 400 feet.

The map of the District follows this section. Except as otherwise specifically provided for in this subsection E2, the provisions of this Title 22 shall apply.

c. West Altadena Area-wide Development Standards.

i. Yards. For properties in Zones C-3 and C-M, as modified hereinafter:

(A) Front yards shall be established along all property lines abutting highways as shown on the County Highway Plan.

(B) Parcels abutting two highways shall have front yards along both highways.

(C) The front yard shall be at least 10 feet in depth.

For properties in residential zones, yards shall be provided in accordance with this Title 22.

ii. Automobile parking shall be provided in accordance with Part 11 of Chapter 22.52.

iii. Signs.

(A) Except as modified in this section, all signs shall conform to Part 10 of Chapter 22.52, including the enforcement provisions.

(B) The sign regulations prescribed in this section shall not affect existing signs which were established according to this title.

(C) All signs in a state of disrepair shall be repaired so as to be consistent with the standards of this section, or removed within 30 days from receipt of notification that a state of disrepair exists.

(D) Wall Signs.

(1) Shall be mounted flush and affixed securely to a building wall and may only extend from the wall a maximum of 12 inches;

(2) May not extend above the roofline and may only extend sideways to the extent of the building face or the highest soffit line of the building;

(3) Each business in a building shall be permitted a maximum of one wall-mounted sign (or two signs if the business is on a corner).

(E) Window Signs.

(1) Shall be displayed only on the interior of windows or door windows;

(2) Maximum area shall not exceed 25 percent per glass area (total window or door area visible from the exterior of the building).

(F) Freestanding Signs (Not Attached to Building).

(1) Shall be permitted on any lot or parcel of land for each street frontage having a continuous distance of 100 feet or more. The sign shall be located on the same parcel of land as the business it is advertising;

(2) Shall not exceed 20 feet in height, except as may be expressly approved as a minor variation in Section 22.44.127 E2cv;

(3) Shall not exceed 80 square feet in area per sign face;

(4) Shall not be located in nor extend above any public right-of-way or public sidewalk area;

(5) Pole signs shall not be allowed;

(6) Monument signs, not mounted on poles, are allowed subject to the regulations set out in this paragraph (F).

(G) Awning Signs.

(1) Awning signs are those which are painted, sewn or stained onto the exterior surface of an awning or canopy.

(2) The maximum area of awning signs, which are allowed in addition to wall signage, shall not exceed 30 percent of the exterior surface of each awning for the ground floor and 20 percent for the second floor level.

(H) Building Tenant Information/Identification Signs.

(1) Multitenant buildings and businesses with entrances located within building pass-through may list the names of tenants on a building directory located near each major building or pass-through entrance.

(2) Each tenant is allowed a maximum of two square feet of signage per directory, in addition to wall signage.

(3) New building identification signage applied to new construction or existing buildings shall be limited to one sign per principal entrance per frontage, not exceeding a maximum of 15 square feet each.

(4) All existing built-in signs (permanent, maintenance-free signs that are constructed as an integral part of the building fabric which they identify) in good repair are exempt from these sign provisions. Marquees and canopies shall not be considered to be built-in signs.

(5) Metal plaques listing the building name and/or historical information permanently affixed in a flush manner to the building in good repair are exempt from these sign provisions.

(I) Prohibited signs are as follows:

(1) Flashing, animated, or audible signs;

(2) Signs which rotate, move or simulate motion;

(3) Signs which extend from the building face more than 12 inches;

(4) Signs with exposed bracing, guy wires, conduits or similar devices;

(5) Roof signs (any sign erected and maintained upon or over the roof of any building);

(6) Outdoor advertising signs (billboards);

(7) Painted signs on the building surface;

(8) Banner signs of cloth or fabric;

(9) Portable signs;

(10) Pole signs;

(11) Any strings of pennants, banners or streamers, clusters of flags, strings of twirlers or propellers, flares, balloons, and similar attention-getting devices, including noise-emitting devices, with the exception of the following:

(a) National, state, local governmental, institutional or corporate flags, properly displayed,

(b) Holiday decorations, in season, used for an aggregate period of 60 days in any one calendar year.

(J) Size.

(1) In Zones C-3 and C-M, total allowable signage area shall correspond to building frontage. A business tenant is allowed 2.0 square feet of signage area for every linear foot of frontage on a street having right-of-way of at least 80 feet in width.

(2) Maximum height of letters shall be restricted to 18 inches. Maximum height of letters on canvas awnings shall be limited to 10 inches. Greater letter sizes shall require the written approval of the executive director of the community development commission and the department of regional planning.

(K) Such design shall be subject to review and approval by the executive director of the community development commission and the department of regional planning.

(1) Signage colors shall compliment building colors and materials and be limited to three colors.

(2) In multitenant buildings, signage colors used by individual shops shall be complementary with each other.

(3) Lettering styles shall be complementary for each storefront in a single building.

(4) In multitenant buildings, the height and placement of signs shall be consistent for each business or storefront.

iv. Design Standards.

(A) All new improvements or improvements to existing structures made in one year which exceed 25 percent of the current market value or assessed valuation of the building or structure are subject to design review by the executive director of the community development commission and the department of regional planning.

(B) Uses, buildings and/or structures shall be designed so as to be in harmony with nearby properties with special attention being given to the protection of residential properties planned for residential uses. When structures for nonresidential uses are located adjacent to residentially zoned parcels, such structures shall be designed so as to minimize their impact on residentially zoned parcels with respect to location on the site, height, architecture, and general amenities. Nonresidential uses shall be subject to review by the director of planning.

(C) Materials, Colors and Equipment.

(1) Consideration shall be given to the adjacent structures so that the use of mixed materials is harmonious.

(2) Light earth tones and muted pastel colors are recommended as the primary or base-building color while darker, more colorful paints should be used as trim colors for cornices, graphics, and window and door frames.

(3) Awnings.

- (a) Shall be the same color and style for each opening on a single storefront or business;
- (b) Shall be complementary in color and style for each storefront in a building;
- (c) Shall be designed to coordinate with the architectural divisions of the building including individual windows and bays;
- (d) Shall comply with building code and fire department requirements;
- (e) In a state of disrepair shall be repaired or removed within 30 days from receipt of notification that a state of disrepair exists.

(4) Mechanical Equipment.

(a) Individual air-conditioning units for a building or storefront shall be located to avoid interference with architectural detail and the overall design.

(b) If air-conditioning units must be located in the storefront, an attempt shall be made to install a window unit which is neutral in appearance and does not project outward from the facade. The housing color shall be compatible with the colors of the storefront. If possible, the air-conditioning unit shall be screened or enclosed by using an awning or landscaping.

(c) Mechanical equipment located on roofs shall be screened by parapet walls or other material so that the equipment will not be visible from any point within 300 feet.

(5) Security.

(a) Chain-link, barbed and concertina wire fences are prohibited; tubular steel or wrought iron fences are permitted.

(b) All security bars or grilles shall be installed on the inside of the building, except for roll-up shutters or grilles.

(c) Horizontally folding accordion grilles installed in front of a storefront are prohibited.

(d) Building security grilles shall be side-storing, concealed interior grilles which are not visible from the exterior of the building when not in use (during business hours) or roll-up shutters or grilles which can be concealed in the architectural elements of the building.

v. Minor Variations. Under exceptional circumstances, the department of regional planning may permit minor variation from the standards specified in this section. In order to permit such variations, the applicant must demonstrate through the director's review procedure that:

(A) The application of certain provisions of these standards would result in practical difficulties or unnecessary hardships inconsistent with the goals of the redevelopment plan; and

(B) There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not apply generally to other properties in the West Altadena area; and

(C) Permitting a variation will not be materially detrimental to property or improvements in the area; and

(D) Permitting a variation will not be contrary to the goals of the redevelopment plan.

vi. Director's Review.

(A) Director's review as described in Part 12 of Chapter 22.56 of this code is required to establish, operate or maintain any use, except that no director's review is required for a change in ownership or occupancy. Also exempt from director's review are construction, maintenance, and repairs conducted entirely within any 12-month period which does not exceed 25 percent of the current market value or assessed valuation of the building or structure.

(B) An application for director's review shall not be submitted to the department of regional planning until the proposed use has been submitted to and reported upon by the executive director of the community development commission as to conformity with the West Altadena Community Redevelopment Plan.

vii. Conditional Use Permits.

(A) Conditional use permits shall be required for those uses listed as subject to permit as specified in this title, as well as those uses listed in this section.

(B) In addition to the findings for approval of conditional use permits required by Section 22.56.090, the regional planning commission shall find that:

(1) The proposed use has been submitted to and reported upon by the community development commission as to conformity with the West Altadena Community Redevelopment Plan; and

(2) The proposed use is consistent with the West Altadena Community Redevelopment Plan.

viii. Nonconforming Uses, Buildings and Structures.

(A) Uses, buildings and structures which are not in conformance with the redevelopment plan may be continued subject to the conditions contained in Part 10 of Chapter 22.56.

(B) For nonconforming uses, buildings, or structures, an application may be filed with the department of regional planning requesting:

(1) Extension of the time within which a nonconforming use or building or structure nonconforming due to use, or due to standards where applicable, must be discontinued and removed from its site as specified in subsection B of Section 22.56.1540 or subsection A of Section 22.64.050; or

(2) Substitution of another use permitted in the zone in which the nonconforming use is first permitted where a building or structure is vacant despite efforts to ensure continuation of a nonconforming use and is so constructed that it may not reasonably be converted to or used for a use permitted in the zone in which it is located.

(C) In addition to the findings for approval of a nonconforming use, building, or structure review required by Section 22.56.1550, the regional planning commission shall find that:

(1) The proposed use, building, or structure has been submitted to and reported upon by the community development commission as to conformity with the West Altadena Community Redevelopment Plan; and

(2) The proposed use, building, or structure will not constitute a substantial conflict with implementation of the West Altadena Community Redevelopment Plan.

d. West Altadena Area Zone-Specific Development Standards.

i. Modified Zone C-3 (Unlimited Commercial).

(A) Permitted Uses. All uses described in Zone C-3 are allowed, except that the following uses require a conditional use permit:

(1) Sales.

- Auction houses,
- Automobile sales, new or used,
- Boat and other marine sales,
- Ice sales,
- Mobile home sales,
- Model home display centers and sales

offices,

- Recreational vehicle sales,
- Secondhand stores,
- Stamp redemption centers,
- Trailer sales, box and utility.

(2) Services.

- Air pollution sampling stations,
- Auto battery service,
- Auto brake repair shops,
- Auto muffler shops,
- Auto radiator shops,
- Boat rentals,
- Comfort stations,
- Dog training schools,
- Furniture transfer and storage,
- Gas metering and control stations, public

utility,

- Homes for children, foster family,
- Laboratories, research and testing,
- Lodge halls,
- Microwave stations,
- Mortuaries,
- Motion picture studios,
- Motorcycle, motorscooter and trail bike

rentals,

- Recreational vehicle rentals,
- Revival meetings, tent, temporary,
- Signs, outdoor advertising,
- Taxidermists,
- Trailer rentals, box and utility,
- Truck rentals, excluding trucks exceeding

two tons capacity,

- Wedding chapels;

(3) Recreation and Amusements.

- Amusement rides and devices,
- Athletic fields,
- Carnivals,
- Golf courses,

- Commercial recreation clubs,
- Swimming pools;
- (4) Agricultural Uses.
 - Crops: field, tree, bush, berry, row;
- (5) Accessory Uses.
 - Storage of building materials, except during on-site construction,
 - Auto body and fender repair, painting and upholstery,
 - Manufacturing.

(B) Development Standards. Premises in Modified Zone C-3 shall be subject to the following development standards:

(1) That not to exceed 90 percent of the net area be occupied by buildings, with a minimum of 10 percent of the net area landscaped with a lawn, shrubbery, flowers and/or trees, and suitable hardscape materials, which shall be continuously maintained in good condition. Incidental walkways, if needed, may be developed in the landscaped area;

(2) Every building in Modified Zone C-3 shall have a height of not to exceed two stories or 35 feet, except that a portion of the building, not to exceed 20 percent of the building footprint, may be up to three stories or 45 feet in height, in order to provide design flexibility for an architectural accent. Any structures on the roof, such as air-conditioning units, antennas, and other equipment shall be fully screened from view from any nearby residential properties, where deemed appropriate and consistent with prudent engineering practices;

(3) The total floor area in all the buildings on any one parcel of land shall not exceed 1.8 times the total lot area of such parcel of land;

(4) That there be parking facilities as required by Part 11 of Chapter 22.52;

(5) Outside Display. Except for the following uses, all display in Modified Zone C-3 shall be located entirely within an enclosed building unless otherwise authorized by a temporary use permit:

- Parking lots,
- Business signs on the premises;

(6) Outside Storage. Outside storage is permitted only on the rear of a lot or parcel of land in Modified Zone C-3, provided such storage is strictly incidental to the permitted use existing in a building on the front portion of the same lot or parcel of land, and further provided that no storage is higher than the enclosure surrounding it nor nearer than 50 feet to the front property line. Any outdoor area used for storage shall be completely enclosed by a solid masonry wall and solid gate, not less than five feet nor more than six feet in height, except that the director of planning may approve the substitution of a fence or decorative wall where, in his opinion, such wall or fence will adequately comply with the provisions of this section. All such requests for substitution shall be subject to the provisions of Part 12 of Chapter 22.56, on director's review.

ii. Modified Zone C-M (Commercial Manufacturing).

(A) Permitted Uses. All uses described in Zone C-M are allowed, except that the following uses require a conditional use permit:

motor vehicles,

- (1) Sales.
 - Automobile sales, sale of new and used
 - Boat and other marine sales,
 - Mobilehome sales,
 - Recreational vehicle sales,
 - Trailer sales, box and utility;

hand wash,

- (2) Services.
 - Car washes, automatic, coin-operated and
 - Revival meetings, tent, temporary,
 - Signs, outdoor advertising,
 - Tire retreading or recapping;

- (3) Agricultural Uses.
 - Crops: field, tree, bush, berry, row;

- (4) Accessory Uses.
 - Storage of building materials, except during

on-site construction.

(B) Development Standards. Premises in Modified Zone C-M shall be subject to the following development standards:

(1) Every building in Modified Zone C-M shall have a height of not to exceed two stories or 35 feet, except that a portion of the building, not to exceed 20 percent of the building footprint, may be up to three stories or 45 feet in height, in order to provide design flexibility for an architectural accent. Any structures on the roof, such as air-conditioning units, antennas, and other equipment shall be fully screened from view from any nearby residential properties, where deemed appropriate and consistent with prudent engineering practices.

(2) The total floor area in all the buildings on any one parcel of land shall not exceed one times the total lot area of such parcel of land. Area covered by buildings shall not exceed 60 percent of the total lot area.

(3) Any property used for the outside storage or display of raw materials, equipment or finished products shall comply with the requirements of Part 7 of Chapter 22.52.

(4) Signs shall comply with the requirements of Part 10 of Chapter 22.52.

(5) Vehicle storage shall be provided as required by Part 11 of Chapter 22.52.

e. Area-Specific Standards.

i. Area 1 (Modified Zone C-3).

(A) Area Description. Area 1 is bounded generally on the north by Figueroa Drive, on the east by the redevelopment project area boundary, on the south by Woodbury Road, and on the west by the redevelopment project area boundary.

(B) Development Standards.

(1) A 10-foot front yard shall be provided along Lincoln Avenue, Woodbury Road, Figueroa Drive, and all other public streets in Area 1.

(2) The required yards will be landscaped and neatly maintained. Landscape and irrigation plans must be submitted to the executive director of the community development commission and the planning director of the department of regional planning for review and approval.

(3) Buildings located in Area 1 within 50 feet of the redevelopment project area boundaries shall be designed to be compatible with the residential uses which adjoin the boundaries. All permitted residential buildings shall be designed in character with the surrounding residential uses. Architectural renderings shall be submitted and approved by the executive director of the community development commission and the planning director of the department of regional planning.

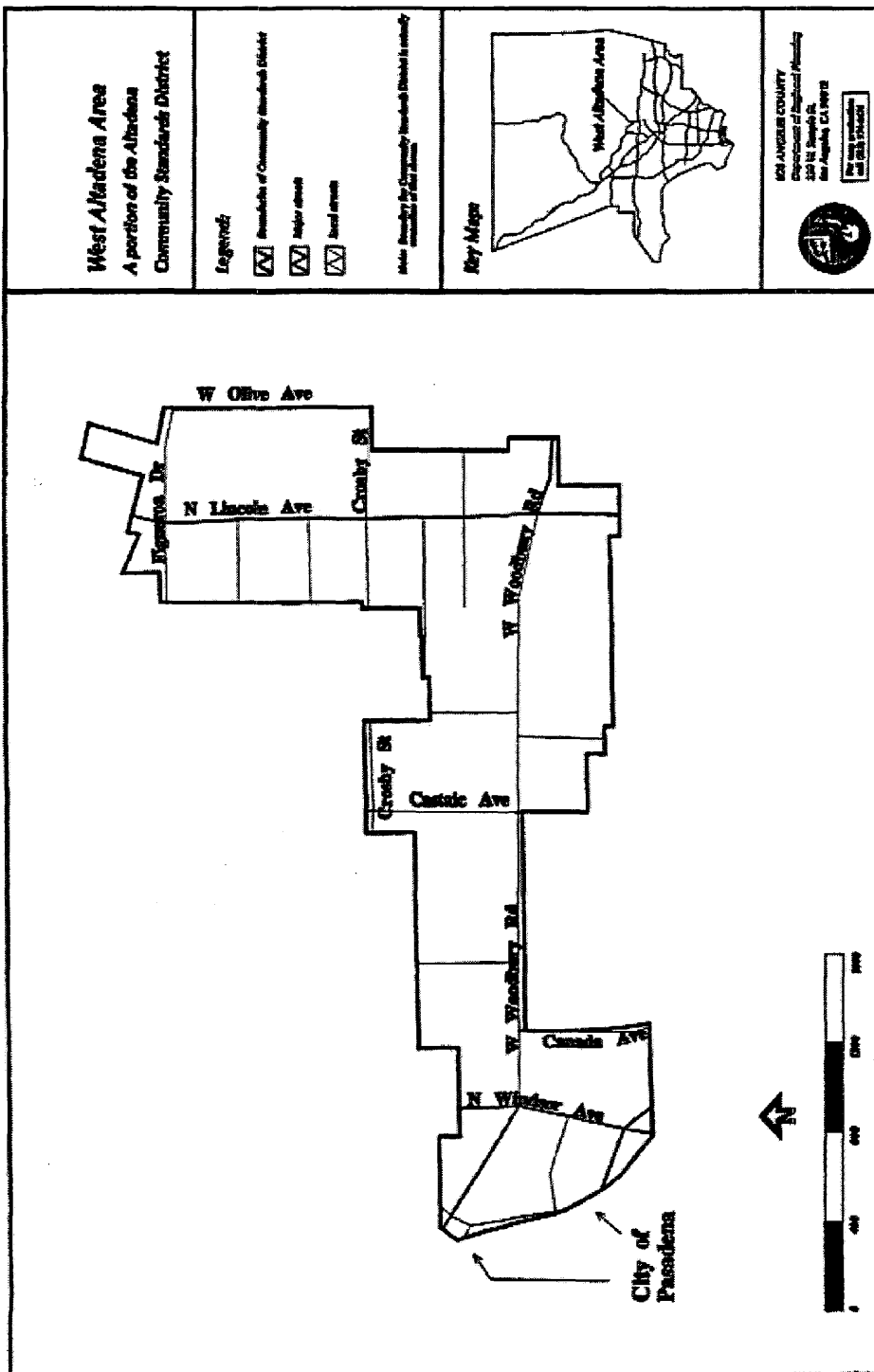
ii. Area 2 (Modified Zone C-M).

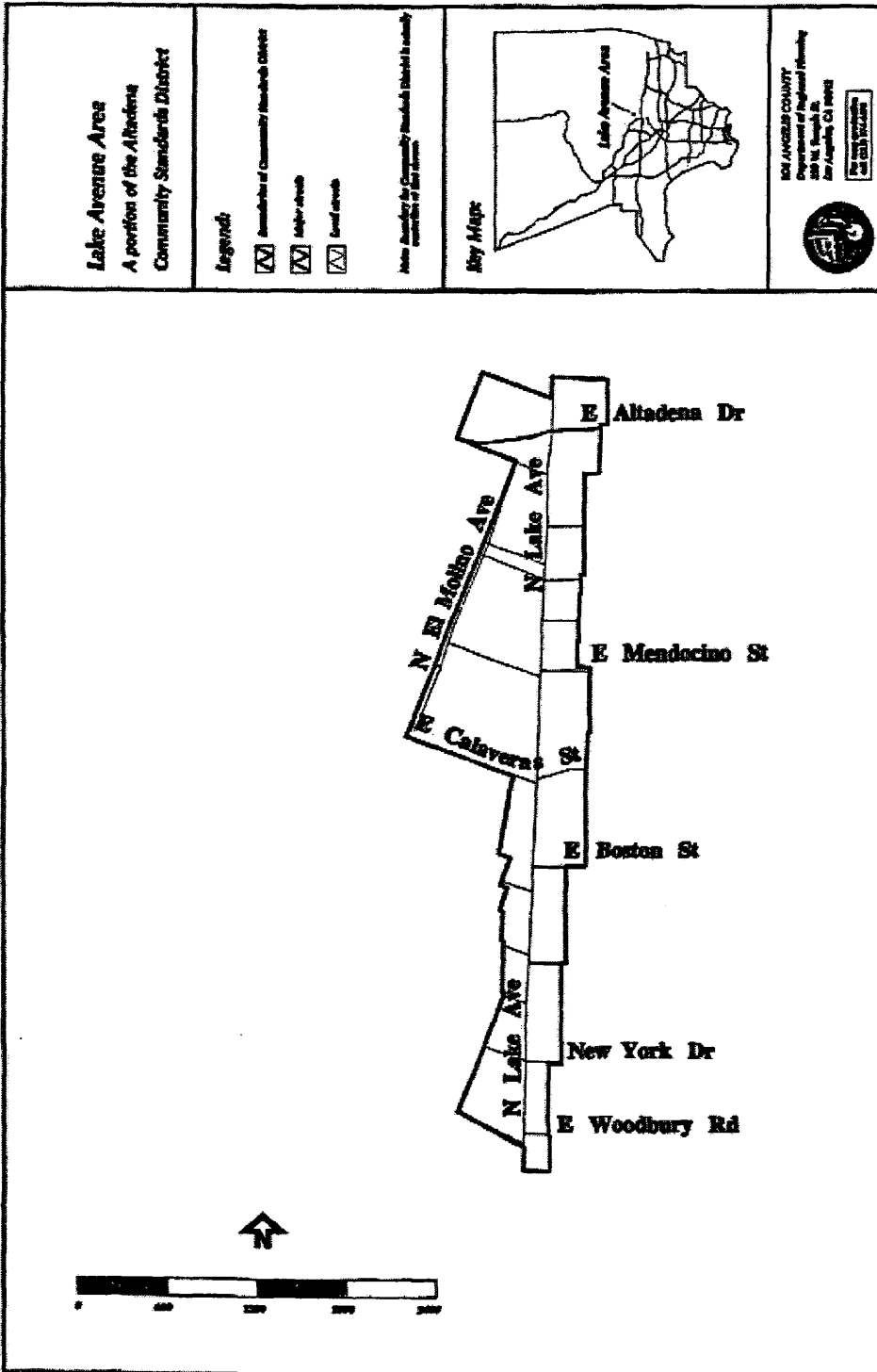
(A) Area Description. Area 2 is bounded generally on the north by the redevelopment project area boundary, on the east by Lincoln Avenue and Area 1, on the south by the redevelopment project area boundary, and on the west by the redevelopment project area boundary west of Windsor Avenue.

(B) Development Standards.

(1) A 10-foot continuously landscaped front yard shall be provided along Woodbury Road, Windsor Avenue, and on all other public streets in Area 2, and will be landscaped and neatly maintained. Landscape and irrigation plans shall be submitted to the executive director of the community development commission and the planning director of the department of regional planning for review and approval.

(2) Buildings located in Area 2 within 100 feet of the redevelopment project area boundaries, shall be designed to be compatible with the residential uses which adjoin said boundaries. All permitted residential buildings shall be designed in character with surrounding residential uses. Architectural renderings shall be submitted to and approved by the executive director of the community development commission and the planning director of the department of regional planning. (Ord. 2001-0043 § 1, 2001; Ord. 99-071 § 6, 1999; Ord. 98-0043 § 5, 1998.)





22.44.130 West Rancho Dominguez-Victoria Community Standards District. A. Intent and Purpose. The West Rancho Dominguez-Victoria Community Standards District is established to implement the goals and policies of the West Rancho Dominguez-Victoria Land Use Plan and Implementation Program. Furthermore, this section is intended to mitigate potential incompatibilities associated with the close proximity of industrial and residential zoning and land use within the district and to enhance the appearance of the district by setting forth development and building standards.

B. Description of District. The district lies within the Athens Zoned District Number 57, portions of the Willowbrook-Enterprise Zoned District Number 34, and Victoria Zoned District Number 111. The boundaries of the district are generally 120th Street on the north; Alondra Boulevard on the south; Compton Avenue, Central Avenue, and Stanford Avenue on the east; and Figueroa Street on the west. The map of the district follows this section.

C. Community-Wide Development Standards.

1. Graffiti. To encourage the maintenance of exterior walls free from graffiti, the following shall apply to all premises within the district:

a. All structures, walls, and fences open to public view shall remain free of graffiti.

b. In the event such graffiti occurs, the property owner, lessee, or agent thereof shall remove such graffiti within 72 hours, weather permitting. Paint utilized in covering such graffiti shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

2. Oil Well Properties. In order to improve the visual appearance of the district, properties containing oil wells where active extraction is taking place shall be fenced and landscaped in accordance with the following requirements:

a. For properties abutting a residential zone or a street, a solid masonry wall or solid fence in compliance with Section 22.52.610 or a fence in compliance with Section 11.48.030 shall be erected around each oil well. The wall or fence shall be not less than six feet in height and shall be provided with landscaping in accordance with Section 22.52.630. The required landscaping for any fence erected in compliance with Section 11.48.030 shall be planted so as to completely screen the fence within five years from the date of erection of the fence.

b. All oil well equipment, structures, facilities and sites shall be maintained in good condition and accumulations of trash and debris shall be removed regularly.

D. Zone-Specific Development Standards.

1. Zone R-1.

a. The required front yard shall contain a minimum of 50 percent landscaping.

b. Where the rear yard abuts a manufacturing zone, a three-foot landscaped planter strip containing one 15-gallon tree for each 50 square feet of planter area shall be installed along the rear property line. This provision shall not apply to the section of the rear yard where garages or accessory structure may be erected.

2. Zone R-2.

The requirements specified in Zone R-1 of this section shall apply to Zone R-2.

3. Zone C-2.

Parking requirements for the following uses shall be modified as

follows: Markets of less than 5,000 square feet, banks, bookstores, delicatessens, drug stores, and office supply stores shall provide a minimum of one parking space for every 400 square feet of gross floor area. Restaurants of less than 1,000 square feet of gross floor area shall provide a minimum of five parking spaces, and restaurants of at least 1,000 square feet of gross floor area shall be granted a maximum 25 percent reduction of the otherwise required parking.

4. Zone C-3.

a. The parking requirements specified in Zone C-2 of this section shall apply to Zone C-3.

b. A building or structure shall not exceed a height of 45 feet above grade, excluding chimneys and rooftop antennas.

5. Zone C-M.

a. Buildings and structures shall be set back a minimum of 10 feet from the front property line. The front 10 feet of the setback, not including access, parking, and circulation areas, shall be landscaped.

b. For properties abutting a residential zone, a landscaped buffer of at least five feet shall be provided and shall be automatically irrigated by a permanent watering system. One 15-gallon tree for every 50 square feet of landscaped area shall be planted equally spaced within the buffer strip.

c. For properties abutting a residential zone, a solid masonry wall or solid fence of at least eight feet in height in compliance with Section 22.52.610 shall be erected along the property lines separating the two uses.

d. In order to mitigate noise, all loading docks shall be located as far distant as feasible from adjoining residential zones.

e. A building or structure located within 250 feet of a residential zone shall not exceed a height of 45 feet above grade, excluding chimneys and rooftop antennas.

f. A building or structure located more than 250 feet from a residential zone shall not exceed a height of 90 feet above grade, excluding chimneys and rooftop antennas.

g. The maximum lot coverage shall not exceed 70 percent.

h. All uses except for parking, vending machines, shopping carts, and accessory uses shall be conducted entirely within a building.

i. Outside storage shall not be visible by pedestrians on adjacent residentially zoned streets or by persons on neighboring residentially zoned properties.

6. Zone M-1.

a. The requirements specified in Zone C-M of this section shall apply to Zone M-1.

b. All activities conducted outside an enclosed structure and located within 500 feet of a residential zone, except for parking, vending machines, shopping carts, and accessory uses, shall require a conditional use permit.

c. For properties abutting a residential zone, the following uses shall require a conditional use permit:

- Acetylene; the storage of oxygen and acetylene;
- Automobile body and fender repair shops;
- Automobile painting and upholstery;
- Batteries; the manufacture and rebuilding of batteries;
- Blacksmith shops;
- Building materials, storage of;

Bus storage;
 Cannery, except meat or fish;
 Car barns for buses and street cars;
 Cellophane; the manufacture of cellophane products;
 Cesspool pumping, cleaning and draining;
 Concrete batching, provided that the mixer is limited to
 one cubic yard capacity;

Explosives storage;
 Fuel yard;
 Generators; the manufacture of electrical generators;
 Granite, the grinding, cutting, and dressing of;
 Lumberyards, except the storage of boxes or crates;
 Marble, the grinding, cutting, and dressing of;
 Stone, marble, and granite, and grinding, dressing, and
 cutting of;

Tire retreading;
 Truck storage or rental;
 Wood yards.

d. Notwithstanding the provisions of subsection (D)(6)(c) of this section, premises in Zone M-1 may be used for the following accessory uses:

Acetylene; the storage of oxygen and acetylene;
 Building materials, storage of;
 Concrete batching, provided that the mixer is limited to
 one cubic yard capacity;

Truck storage.

e. The minimum lot size shall be 10,000 square feet with a minimum lot width of 75 feet. Lots legally created prior to the effective date of this section shall not be required to comply with this requirement.

7. Zone M-11/2.

The requirements specified in Zones C-M and M-1 of this section shall apply to Zone M-11/2.

8. Zone M-2.

a. The requirements specified in Zone C-M and Zone M-1 of this section shall apply to Zone M-2.

b. Automobile dismantling yards, junk salvage yards, and scrap metal processing yards shall not be permitted within 500 feet of a residential zone.

c. Automobile dismantling yards, junk and salvage yards, and scrap metal processing yards shall provide a wall or fence of at least eight feet in height in compliance with Section 22.52.610 along all street frontages. The wall or fence shall be set back at least three feet from property lines having street frontage. The setback area shall be landscaped with shrubs, and one 15-gallon tree for every 50 square feet of landscaped area shall be planted equally spaced within the setback.

d. The minimum lot size shall be 20,000 square feet with a minimum lot width of 100 feet. Lots legally created prior to the effective date of this section shall not be required to comply with this requirement.

9. Zone B-1.

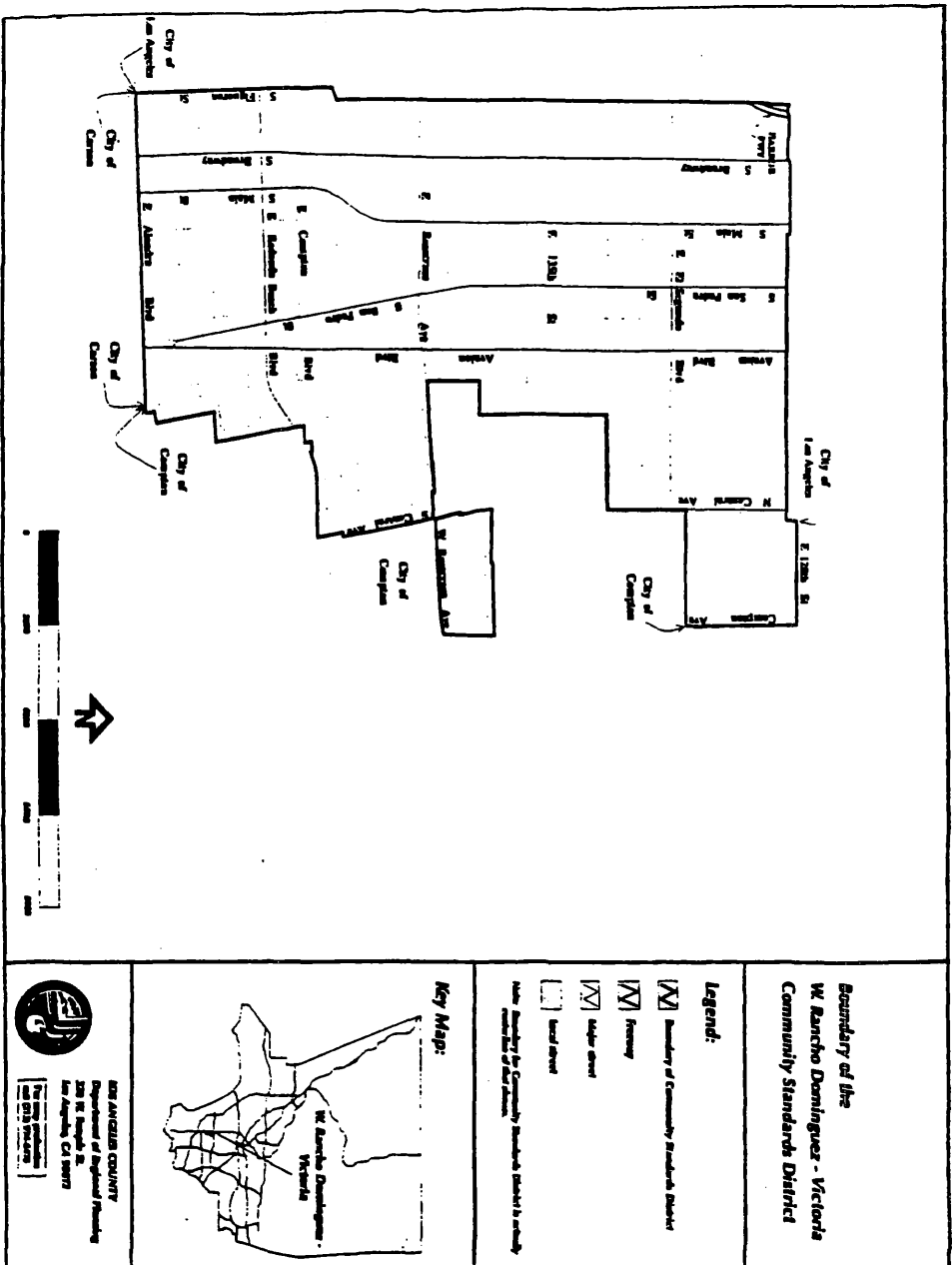
a. Accessory Uses. Premises shall not be used for accessory buildings and structures.

b. **Prohibited Uses.** Premises shall not be used for outside storage or for the parking of vehicles for over 72 continuous hours.

10. **Zone B-2.** The requirements specified in Zone B-1 of this section shall apply to Zone B-2.

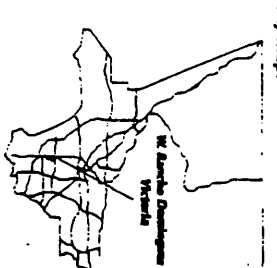
11. **Zone ()-CRS.** The maximum permitted density shall be 17 dwelling units per net acre.

12. **Outside Storage.** Outside storage shall not be visible by pedestrians on adjacent residentially zoned streets or by persons on neighboring residentially zoned properties. (Ord. 2000-0066 § 2, 2000.)



**Boundary of the
W. Rancho Dominguez - Victoria's
Community Standards District**

- Legend:**
- Boundary of Community Standards District
 - Freeway
 - Major street
 - Local street
- Note: Boundary for Community Standards District is actually shown on the map of Los Angeles.



LOS ANGELES COUNTY
Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90017
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22.44.131 South San Gabriel Community Standards District. A. Intent and Purpose. The South San Gabriel Community Standards District is established to provide a means of implementing special development standards for commercial and residential uses in the unincorporated community of South San Gabriel. The primary objective of the district is to protect and enhance the existing low-density scale and character of the community and to ensure that new development is compatible with and complementary to the unique characteristics of this residential and commercial neighborhood. In addition, the South San Gabriel Community Standards District is established to provide a means of reasonably protecting the light, air, and privacy of existing single-family residences from the negative impacts on these resources caused by the construction on adjacent properties of uncharacteristically large and overwhelming residences.

B. Description of District. The boundaries of the South San Gabriel Community Standards District are the city of Rosemead on the north and east, the city of Montebello on the south, and the city of Monterey Park on the south and west. The map of the district follows this section.

C. Community-Wide Development Standards (reserved).

D. Zone-Specific Development Standards.

1. R-1 (Single-Family Residence) Zone.

a. The required front yard shall contain a minimum of 50 percent landscaping.

b. The front yard shall not be less than the average depth of all of the front yards on the same side of the street on the same block, but in no case less than required in Section 22.20.120. A vacant lot or parcel shall not be included in the computation for this purpose.

c. Each side yard shall not be less than 10 percent of the average width of the lot or parcel, but in no case less than five feet for interior and corner side yards and 10 feet for reverse corner side yards.

d. Each required side yard shall not be less than 10 feet where any portion of a residence or other structure exceeds 20 feet in height.

e. Each required rear yard shall not be less than 20 feet where any portion of a residence or other structure exceeds 20 feet in height.

f. Where fill material has been placed on a lot or parcel after such lot or parcel was legally created, height shall be measured from the previously existing grade.

g. The maximum number of stories above grade shall be two. As provided in Section 22.08.190, "story" includes a basement but not a cellar.

h. Gross Structural Area and Lot Coverage.

i. "Gross structural area (GSA)" means the total floor area of all enclosed areas of a residence, including storage, but excluding cellars and garages or carports designed and used for the storage of automobiles. "Lot coverage" means the total area of that portion of a lot covered by all structures erected on the property.

ii. Neither the maximum GSA nor the maximum lot coverage shall exceed the following:

$(.25 \times \text{net area of a lot}) + 1,000$ square feet.

iii. In no event shall the maximum GSA or the maximum lot coverage exceed 7,000 square feet.

2. R-2 (Two-Family Residence) Zone.

a. The required front yard shall contain a minimum of 50 percent landscaping.

b. The front yard shall not be less than the average depth of all of the front yards on the same side of the street on the same block, but no less than required in Section 22.20.220. A vacant lot or parcel shall not be included in the computation for this purpose.

3. R-3 (Limited Multiple Residence) Zone. The required front yard shall contain a minimum of 50 percent landscaping.

4. R-A (Residential Agriculture) Zone. Refer to the standards prescribed for Zone R-1, as contained in subsection D1 of this section, for all zone specific development standards.

5. A-1 (Light Agriculture) Zone. Refer to the standards prescribed for Zone R-1, as contained in subsection D1 of this section, for all zone specific development standards.

6. C-2 (Neighborhood Business) Zone.

a. Permitted Uses. All uses described in Zone C-2 are allowed, except that the following uses require a conditional use permit:

i. Sales.

- Automobile sales, sale of new motor vehicles, including incidental repair and washing.
- Automobile supply stores, including incidental installation of parts.
- Boat and other marine sales.
- Department stores of more than 5,000 square feet.
- Grocery stores of more than 5,000 square feet.
- Hardware stores of more than 5,000 square feet.

ii. Services.

- Air-pollution sampling stations.
- Automobile rental and leasing agencies.
- Automobile service stations, including incidental repair, washing, and rental of utility trailers.
- Comfort stations.
- Communications equipment buildings.
- Electric distribution substations, including microwave facilities.
- Parking buildings.
- Rental services of heavy machinery or trucks.
- Stations — Bus, railroad, and taxi.
- Telephone repeater stations.
- Wholesale dry cleaning plants.

iii. Recreation and Amusement.

- Golf courses, including the customary clubhouse and appurtenant facilities.

b. Development Standards. Premises in Zone C-2 shall be subject to the following development standards:

i. Landscaping and buffering of commercial uses from residential uses.

(A) Where a commercial zone is adjacent to a residence or residential zone, a landscaped buffer strip at least five feet wide shall be

provided. Landscaping shall be provided and maintained in a neat and orderly manner. A 15-gallon tree shall be provided for every 100 square feet of landscaped area, to be equally spaced along the buffer strip. The landscaping materials shall be approved by the director. Permanent irrigation systems shall be required and maintained in good working order.

(B) For properties adjoining a residence or residential zone, a solid masonry wall or solid fence in compliance with Section 22.52.610 shall be erected along the property lines separating the two uses.

(C) The director may modify the foregoing requirements for landscaping and buffering where their strict application is determined to be impractical because of physical, topographical, title, or other limitations. Any such modification may include substitution of landscaping or fencing materials. In granting any such modification, the director shall find that the intent and spirit of this section is being carried out.

ii. **Parking.** Whenever abutting a residence or residential zone and to the extent possible, surface parking lots or open spaces shall be developed in the area closest to the residential zone.

iii. **Loading.** In order to mitigate noise, all loading docks shall be located as far distant as possible from a residence or residential zone.

iv. **The hours of operation for a commercial use shall be limited to the hours of 7 a.m. to 11 p.m., seven days a week, unless otherwise modified by a conditional use permit.**

v. **A site plan shall be submitted to and approved by the director, as provided in Part 12 of Chapter 22.56, to ensure that the use will comply with the provisions of subsection (D)(6)(b) of this section.**

c. **Outdoor Advertising Signs.** Outdoor advertising signs (billboards) shall require a conditional use permit as specified in Chapter 22.56, Part 1 of the Los Angeles County Code. In addition, outdoor advertising signs shall comply with the following requirements:

i. **Outdoor advertising signs with more than 100 square feet of sign area on any face are prohibited.**

ii. **The total sign area of each outdoor advertising sign on any lot or parcel shall not exceed 200 square feet.**

iii. **Outdoor advertising signs shall not be erected or maintained within 150 feet of an existing or approved outdoor advertising sign.**

iv. **Outdoor advertising signs shall not be erected or maintained within 600 feet of a residential zone located on the same side of the street or highway. Residential zones include Zone R-1 (Single-Family Residence), R-2 (Two-Family Residence), R-3 (Limited Multiple Residence), R-A (Residential Agriculture), and A-1 (Light Agriculture).**

v. **Outdoor advertising signs shall be oriented away from a residential zone. Residential zones include Zone R-1 (Single-Family Residence), R-2 (Two-Family Residence), R-3 (Limited Multiple Residence), R-A (Residential Agriculture), and A-1 (Light Agriculture).**

vi. **The height of outdoor advertising signs shall not exceed 35 feet measured from the ground level at the base of the sign.**

7. C-3 (Unlimited Commercial) Zone.

a. **Permitted uses.** All uses described in Zone C-3 are allowed, except that the following uses require a conditional use permit:

- i. Sales.
 - Auction houses, including animal auctions.
 - Automobile sales, sale of new and used motor vehicles.
 - Automobile supply stores with repair facilities.
 - Boat and other marine sales.
 - Department stores of more than 5,000 square feet.
 - Grocery stores of more than 5,000 square feet.
 - Hardware stores of more than 5,000 square feet.
 - Recreational vehicle sales.
 - Trailer sales, box and utility.
- ii. Services.
 - Air-pollution sampling stations.
 - Automobile battery service.
 - Automobile brake repair shops.
 - Automobile muffler shops.
 - Automobile radiator shops.
 - Automobile rental and leasing agencies.
 - Automobile repair garages.
 - Comfort stations.
 - Communication equipment buildings.
 - Community centers.
 - Costume rentals.
 - Dental clinics.
 - Dental laboratories.
 - Dog training schools, excluding boarding.
 - Electric distribution substations, including microwave facilities.
 - Furniture and household goods, transfer and storage.
 - Hand wash car washes.
 - Laboratories, research and testing.
 - Mortuaries.
 - Parcel delivery terminals.
 - Parking buildings.
 - Recreational vehicle rentals.
 - Rental services of heavy machinery or trucks.
 - Stations — Bus, railroad, and taxi.
 - Trailer rentals, box and utility only.
 - Truck rentals of trucks exceeding two-ton capacity.
 - Wholesale dry cleaning plants.
- iii. Recreation and Amusement.
 - Golf courses, including the customary clubhouse and appurtenant facilities.

b. Development Standards. Refer to the standards prescribed for Zone C-2, as contained in subsection (D)(6)(b) of this section, for all zone-specific development standards.

c. Height Limit. The maximum height of any structure in Zone C-3 shall be 35 feet.

d. **Outdoor Advertising Signs.** Outdoor advertising signs (billboards) shall require a conditional use permit as specified in Chapter 22.56, Part 1 of the Los Angeles County Code. In addition, outdoor advertising signs shall comply with the following requirements:

i. Outdoor advertising signs with more than 100 square feet of sign area on any face are prohibited.

ii. The total sign area of each outdoor advertising sign on any lot or parcel shall not exceed 200 square feet.

iii. Outdoor advertising signs shall not be erected or maintained within 150 feet of an existing or approved outdoor advertising sign.

iv. Outdoor advertising signs shall not be erected or maintained within 600 feet of a residential zone located on the same side of the street or highway. Residential zones include Zone R-1 (Single-Family Residence), R-2 (Two-Family Residence), R-3 (Limited Multiple Residence), R-A (Residential Agriculture), and A-1 (Light Agriculture).




v. Outdoor advertising signs shall be oriented away from a residential zone. Residential zones include Zone R-1 (Single-Family Residence), R-2 (Two-Family Residence), R-3 (Limited Multiple Residence), R-A (Residential Agriculture), and A-1 (Light Agriculture).

vi. The height of outdoor advertising signs shall not exceed 35 feet measured from the ground level at the base of the sign.

E. **Application for Zoning Approval — Information Required.** An application for a permit, variance, or nonconforming use or structure review for which a hearing is required and which is subject to the provisions of subsection B of Section 22.60.174 shall contain a list, certified to be correct by affidavit or by a statement under penalty of perjury pursuant to Section 2015.5 of the Code of Civil Procedure, of the names and addresses of all persons who are shown on the latest available assessment roll of the county of Los Angeles as owners of the subject parcel of land and as owning property within a distance of 1,000 feet from the exterior boundaries of the parcel of land to be occupied by the use. (Ord. 2001-0022 § 2, 2001.)

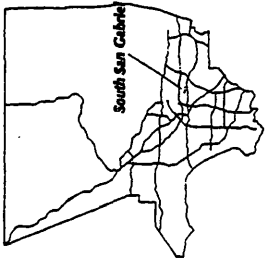
**South San Gabriel
Community Standards District**

Legend:

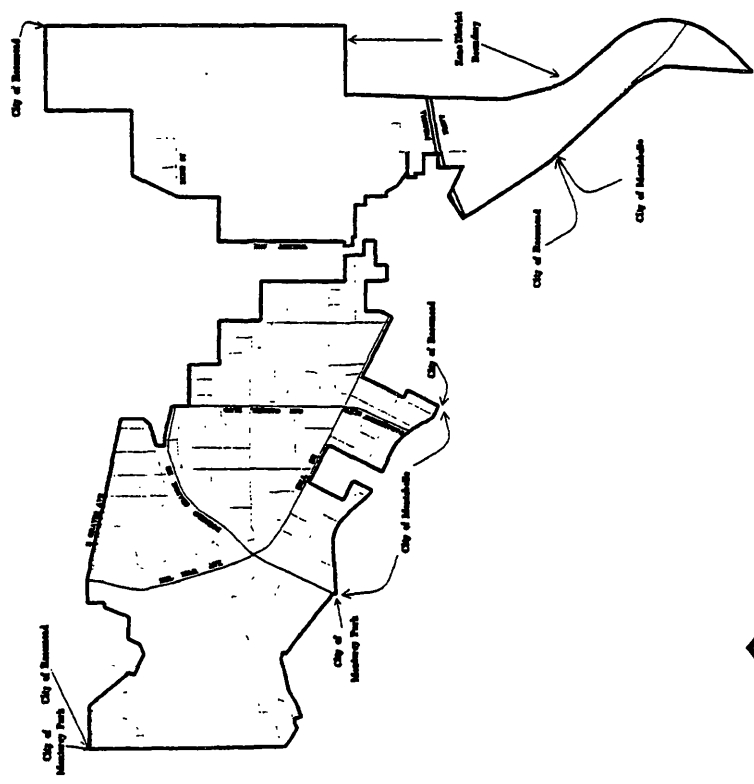
-  Boundary of Community Standards District
-  Major street
-  Local street

Note: Boundary for Community Standards District is strictly approximate of that shown.

Key Maps:



LOS ANGELES COUNTY
Department of Regional Planning
220 W. Temple St.
Los Angeles, CA 90012
Tel: (213) 744-6271



22.44.132 Rowland Heights Community Standards District. A. Intent and Purpose. The Rowland Heights Community Standards District is established to implement the Rowland Heights Community Plan, adopted by the Board of Supervisors on September 1, 1981, and to address the needs of residential property owners who are unable to comply with the restrictions contained in Section 22.20.025 in the keeping or parking of recreational vehicles on their lots, due to the prevailing size, shape, topography, and development of residential lots in the area. The Rowland Heights Community Standards District is established to (1) ensure that new development retains the residential character of the area; (2) impose development standards and review processes to ensure that commercial development, signs in commercial areas, landscaping, and setbacks, are appropriate for the community and are implemented to protect the community's health, safety, and welfare; and (3) allow for the keeping and parking of recreational vehicles on residentially and agriculturally zoned lots in a manner that protects the health, safety, and general welfare of the entire community.

B. Description of District. The boundaries of the District are coterminous with the boundaries of the Rowland Heights Community Plan. The District boundary extends from the City of Industry on the north to Orange County on the south; the City of Diamond Bar forms the eastern boundary, while the western boundaries consist of Hacienda Heights and the City of La Habra Heights. The Pomona Freeway, Brea Canyon Road, Fullerton Road south of Pathfinder Road, Colima Road west of Stoner Creek Road, and the Schabarum Regional Park conform to the approximate boundaries of the District. The map of the District follows this section.

C. Community-Wide Development Standards. All properties shall be neatly maintained, and yard areas that are visible from the street shall be free of debris, trash, lumber, overgrown or dead vegetation, broken or discarded furniture, and household equipment such as refrigerators, stoves, and freezers.

D. Zone-Specific Development Standards.

1. Zones A-1, A-2, R-1, and R-A.

a. Front yard landscaping. A minimum of 50 percent of the required front yard area shall contain landscaping consisting of grass, shrubs, trees, and other similar plant materials. Paved or all-gravel surfaces may not be included as part of the required landscaped area.

b. Trash containers and dumpsters stored in the front or side yard areas shall be screened from view from streets, walkways, and adjacent residences.

2. Zone C-1.

a. Signs. Except as herein modified, all new signs shall conform to Part 10 of Chapter 22.52.

i. Roof signs shall be prohibited.

ii. Freestanding Signs.

(A) Freestanding signs shall be permitted on any lot or parcel of land for each street frontage having a continuous distance of 100 feet or more.

(B) The maximum height of a freestanding sign shall be 20 feet.

(C) The total sign area of a freestanding sign shall not exceed 40 square feet per sign face plus one-fourth square foot of sign area for each one foot of street or highway frontage in excess of 100 feet.

(D) Freestanding signs shall not be located in nor extend above any public right-of-way, including sidewalk areas.

(E) Freestanding business signs shall also be subject to the provisions of subsection D.2.a.iii.(B), below, related to business signs.

iii. Business signs.

(A) Wall business signs shall be limited to one square foot for each linear foot of building frontage.

(B) To facilitate the identification or location of the premises in cases of emergency and for other public health, safety, and welfare purposes, business signs readable from a public right-of-way or parking area open to the general public shall include the following information on the sign: Street address and name of the business, using Roman alphabet characters and Arabic numerals, in digits which are readable from the right-of-way or parking area.

iv. Awning signs. The total area of awning signs shall not exceed 25 percent of the exterior surface of each awning for the ground floor and 15 percent of the exterior surface of each awning for the second floor level.

v. Sign programs for commercial centers consisting of three or more businesses.

(A) The owner or operator of a commercial center consisting of three or more businesses shall submit a sign program to the director to coordinate business signage within the commercial center. For existing commercial centers that meet this threshold, the sign program shall be submitted and approved no later than January 1, 2006. Notwithstanding the deadline in the preceding sentence, no new business sign shall be installed in any commercial center that meets this threshold until the required sign program has been approved by the director.

(B) The sign program shall require new business signs to comply, where applicable, with subsections D.2.a and D.3.b, and shall establish standards for sign location, style, size, color, font, materials, and any other applicable sign feature, so that all new business signs in the commercial center will be compatible with each other.

(C) All new signs shall conform to the specifications set forth in the approved sign program.

b. Setbacks. The minimum setback(s) from highways or streets for new structures and additions to structures shall be as follows: for lots or parcels of land located along Fullerton Road, Colima Road, Nogales Street, Fairway Drive, and Brea Canyon Cut-Off Road, 20 feet from the property line adjoining that respective highway or street; for lots or parcels of land located along any other highway or street, 15 feet from the property line adjoining that respective highway or street. The first 10 feet of the setback area measured from the highway or street shall be landscaped in the manner described in subsection D.2.c, below.

c. General Landscaping. Lots or parcels of land greater than 30,000 square feet shall have a minimum landscaping of 10 percent of the net lot area; all other lots or parcels of land shall have a minimum landscaping of 15 percent of the net lot area. The landscaping shall consist of 24-inch and 36-inch box trees, 5 and 15 gallon-size shrubs, and ground cover, and shall be maintained with regular pruning, weeding, fertilizing, litter removal, and replacement of plants when necessary. Incidental walkways, if needed, may be developed in the landscaped area. Where applicable, landscaping shall be:

i. Placed around the base of a structure in the area between the structure and the parking area;

ii. Used to screen trash enclosures, parking areas, storage areas, loading areas, and public utilities from public view, to the extent that the landscaping does not prevent access thereto; and

iii. Used to create a buffer with a minimum width and height of three feet between parking areas and public rights-of-way.

d. **Parking Lot Landscaping.** Except for rooftop or interior parking, an existing or proposed parking lot with 20 or more parking spaces shall have a minimum of five percent of the gross area of the parking lot landscaped. This landscaping shall be counted toward the general landscaping requirement set forth in subsection D.2.c. The landscaping shall be spread throughout the parking lot to maximize its aesthetic effect and the parking lot's compatibility with adjoining uses. Where appropriate, all areas of the parking lot not used for vehicle parking, vehicle maneuvering, or pedestrian movement or activity, shall be landscaped.

e. **Buffers.** New structures and additions to structures less than or equal to a total of 15 feet in height, on lots or parcels of land adjoining a residential zone, shall have a minimum setback of three feet from the property line adjoining the residential zone. Any such structures or additions to structures over 15 feet in height shall add a minimum setback of one foot for each additional foot of the structure's height over 15 feet, applicable to those portions of the structure exceeding 15 feet.

f. **Lot Coverage.** Except as otherwise provided in this subsection f, all new structures and additions to existing structures, when considered along with any existing structures, shall have a maximum cumulative 40 percent coverage of the net area of the lot or parcel of land. An upper floor overhang used solely for circulation, such as a walkway, shall be exempt from the lot coverage calculation, provided it has a maximum width of five feet. On lots or parcels of land less than or equal to 30,000 square feet in net area, new restaurants are prohibited in existing or new structures if the cumulative lot coverage for such existing and/or new structures exceeds 33 percent.

g. **Architectural Features.** For lots or parcels of land that adjoin a street or residentially zoned property, at least 25 percent of each structure's façade that faces such street or residentially zoned property shall consist of materials or designs that are distinguishable from the rest of that façade. Examples of such materials or designs include recessed windows, balconies, offset planes, or similar architectural accents. Long, unbroken façades are prohibited.

h. **Deceleration/Acceleration Lane.** For lots or parcels of land that have at least 600 feet of continuous street frontage on a single street, a dedicated deceleration/acceleration lane shall be installed and shall be subject to the dedication, design, and improvement requirements of the county department of public works.

i. **Corner Properties.**

i. **Corner Cut-off.** For purposes of maintaining safe visibility, the front corner area of any corner or reverse corner lot or parcel of land shall be kept free of any tree, fence, shrub, or other physical obstruction higher than 42 inches above grade. The restricted front corner area shall be triangular in shape and shall be measured as follows: two sides of the triangle shall each be 30 feet in length, measured from the point formed by the intersection of the front and exterior side property lines; the third side shall be formed by a straight line connecting the two above-mentioned points.

ii. **Zero Lot Line.** All new structures and additions to structures shall, whenever practical, have a zero setback from the rear and interior side property lines when such property lines adjoin a commercially zoned property.

j. Parking for Take-Out Eating Establishments. Notwithstanding subsection A.2 of Section 22.52.1110, a new establishment selling food for off-site consumption only, with no seating or other area for on-site consumption, shall provide parking pursuant to subsection A.1 of Section 22.52.1110, except that each such establishment shall have a minimum of ten automobile parking spaces.

k. Discretionary Director's Review for New Restaurants. New restaurants or additions to an existing restaurant, where the new floor area of the restaurant use is greater than 2,500 square feet, shall be subject to a director's review pursuant to Part 12 of Chapter 22.56. For purposes of the preceding sentence, a change of use from a non-restaurant to a restaurant shall be considered a new restaurant. In addition to the provisions described in Part 12 of Chapter 22.56, the following shall also apply to these uses:

i. Application materials. The application shall include the following:

(A) A list, certified by affidavit or statement under penalty of perjury, of the names and addresses of all persons who are shown on the latest available assessment roll of the county of Los Angeles as owners of the subject property and as owning property within a distance of 500 feet from the exterior boundaries of the subject property;

(B) Two sets of completed mailing labels for the above-stated owners;

(C) A map drawn to a scale specified by the director indicating where all such ownerships are located; and

(D) A filing fee, as set forth in Section 22.60.100, equal to that required for a site plan review for commercial and industrial projects over 20,000 square feet in size, plus any related environmental review fee as required by Section 12.04.020 of Title 12.

ii. The discretionary director's review shall be subject to the California Environmental Quality Act and an environmental review for the proposed use shall be undertaken.

iii. Notification that an application has been filed. The director shall send notice of a request for a discretionary director's review pursuant to this subsection D.2.k to all persons shown on the list described in subsection D.2.k.i(A), and to all other persons whose property could, in the director's judgment, be affected by the project, including but not limited to, homeowners associations and civic organizations in the Rowland Heights community. The notice shall describe the project and indicate that written comments for consideration may be submitted to the director within 15 days of receipt of such notice.

iv. Director's decision. The director, in acting upon an application pursuant to this subsection D.2.k, shall approve, approve with conditions, or deny the proposed use based on the principles and standards described in Section 22.56.1690.B. Conditions may be imposed to mitigate any impacts of the proposed use on traffic congestion or to mitigate other adverse effects of the proposed use on neighboring properties.

v. Notification of decision. Notwithstanding Section 22.56.1730, notice of the director's decision shall be sent not only to the applicant, but also to those persons who submitted written comments concerning the application, and to all other persons requesting notification, including, but not limited to, homeowners associations and civic organizations in the Rowland Heights community.

The notice of decision shall be sent by first class mail, postage prepaid, or any other means deemed appropriate by the director.

vi. Rights of appeal. Notwithstanding Section 22.56.1750, any person dissatisfied with the action of the director may file an appeal with the commission within 15 days of receipt of the notice of decision by the applicant; any person dissatisfied with the action of the commission may file an appeal with the board of supervisors within eight days of receipt of the notice of decision by the applicant. The filing requirements, procedures, and effective dates for the appeal shall be governed by Sections 22.60.220 through 22.60.260. The notice of decision on any appeal shall be mailed in the same manner and to the same persons as described in subsection D.2.k.v.

vii. Calls for review. Decisions by the director pursuant to this subsection D.2.k may be called for review by the commission pursuant to Sections 22.60.220, 22.60.230, and 22.60.240; decisions of the commission on the call for review may be called for review by the board of supervisors pursuant to these same Sections, as well as Section 22.60.250. The notice of decision on any call for review shall be mailed in the same manner and to the same persons as described in subsection D.2.k.v.

viii. Effective Dates.

(A) Notwithstanding Section 22.56.1750, the decision of the director shall become effective 15 days after the applicant's receipt of the notice of decision, unless such decision is appealed or called for review pursuant to subsection D.2.k.vi or vii.

(B) The decision of the commission shall become effective eight days after the applicant's receipt of the notice of decision, unless such decision is called for review by or appealed to the board of supervisors prior to that date.

(C) The decision of the board of supervisors shall become effective on the date of the board's action.

3. Zone C-2.

a. The standards and review provisions prescribed for Zone C-1, as contained in subsection D.2, shall apply to Zone C-2 except the maximum sign area of freestanding signs set forth in subsection D.2.a.ii(C).

b. Freestanding Signs. The total sign area of a new freestanding sign shall not exceed 80 square feet per sign face plus three-fourth square foot of sign area for each one foot of street or highway frontage in excess of 100 feet.

4. Zone C-3.

a. The standards and review provisions prescribed for Zone C-2, as contained in subsection D.3, shall apply to Zone C-3.

b. Structure Height. A structure shall not exceed a height of 45 feet above grade, excluding chimneys and rooftop antennas.

c. Limitation on Stories. Structures on lots or parcels of land with frontage on Colima Road shall be subject to the following limitation regarding stories: new structures located within 300 feet of Colima Road shall contain a maximum of two stories; new structures, and existing structures that currently have no more than two stories, located more than 300 feet from Colima Road may contain a maximum of three stories provided that the third story shall be for office use only.

5. Zones M-1 and M-1½. In Zones M-1 and M-1½, any use that is otherwise authorized in Zone C-3, as described in Part 5 of Chapter 22.28, shall be

subject to the standards and review provisions prescribed for Zone C-3, as contained in subsection D.4.

6. Minor Variations.

a. The director may permit minor variations from the following standards:

i. The maximum height of freestanding signs set forth in subsection D.2.a.ii(B);

ii. The maximum sign area of freestanding signs set forth in subsections D.2.a.ii(C) and D.3.b;

iii. The limit on wall business signs set forth in subsection D.2.a.iii(A);

iv. The maximum area for awning signs set forth in subsection D.2.a.iv; and

v. The parking lot landscaping requirements set forth in subsection D.2.d as they apply to existing parking lots as of the effective date of this subsection.

b. Burden of Proof. To be granted a minor variation, the applicant shall show, to the satisfaction of the director:

i. That the application of these standards would result in practical difficulties or unnecessary hardships inconsistent with the goals of the Rowland Heights Community Plan;

ii. That there are exceptional circumstances or conditions applicable to the subject property or to the intended development of the property that do not generally apply to other properties within the District; and

iii. That granting the requested minor variation will not be materially detrimental to properties or improvements in the area or contrary to the goals of the Rowland Heights Community Plan.

c. Procedure. The procedure for filing a request for a minor variation shall be the same as for a yard modification as provided in Section 22.48.180.

i. All property owners within 200 feet of the subject property shall be notified in writing of the requested minor variation not less than 20 days prior to the date the director takes action on the request.

d. A minor variation shall not deviate more than 25 percent from the applicable development standards identified in subsection D.6.a.

7. Variance required. Modification of the standards set forth in subsections D.2.b, D.2.c, and D.2.e through D.2.j shall require a variance pursuant to Part 2 of Chapter 22.56.

8. Recreational Vehicle Parking -- Residential and Agricultural Zones.

a. Definition. As used in this subsection D8, "recreational vehicle" means a camper, camp trailer, travel trailer, house car, motor home, trailer bus, trailer coach, or similar vehicle, with or without motive power, designed for human habitation for recreational or emergency occupancy. A recreational vehicle includes a boat, other watercraft, snowmobile, off-road vehicle that cannot legally be driven on public streets, and other similar types of vehicles. A trailer, whether open or enclosed, used to carry or tow property such as animals, boats or other watercraft, snowmobiles, off-road vehicles, racecars, or other similar vehicles is also a recreational vehicle. Where a recreational vehicle is on or attached to such a trailer, they shall together be considered one recreational vehicle. A recreational vehicle shall not include a pickup truck used for transportation to which a camper shell has been attached.

b. A recreational vehicle may be kept, stored, parked, maintained, or otherwise permitted on a lot or parcel of land in Zones A-1, A-2, R-1, R-2, R-3, R-4, R-A, and RPD subject to the following restrictions:

i. A recreational vehicle shall not be kept, stored, parked, maintained, or otherwise permitted within five feet of the front lot line or corner side lot line;

ii. No portion of a recreational vehicle exceeding 36 inches in height shall be kept, stored, parked, maintained, or otherwise permitted within 10 feet of the front lot line or corner side lot line;

iii. No more than one recreational vehicle may be kept, stored, parked, maintained, or otherwise permitted in the front yard, corner side yard, or any additional area situated between the corner side yard and the rear lot line;

iv. No recreational vehicle shall be kept, stored, parked, maintained, or otherwise permitted in a manner that prevents access to any required covered parking on the same lot or parcel of land;

v. A recreational vehicle may be kept, stored, parked, maintained, or otherwise permitted only on premises owned or occupied by the owner of the vehicle;

vi. No disabled or otherwise nonfunctional recreational vehicle shall be kept, stored, parked, maintained, or otherwise permitted in the front yard or corner side yard;

vii. A recreational vehicle shall be kept, stored, parked, maintained, or otherwise permitted so as to maintain unobstructed line-of-sight for pedestrians and motorists using the public right-of-way; and

viii. A recreational vehicle shall be kept, stored, parked, maintained, or otherwise permitted so as not to constitute a health or safety hazard.

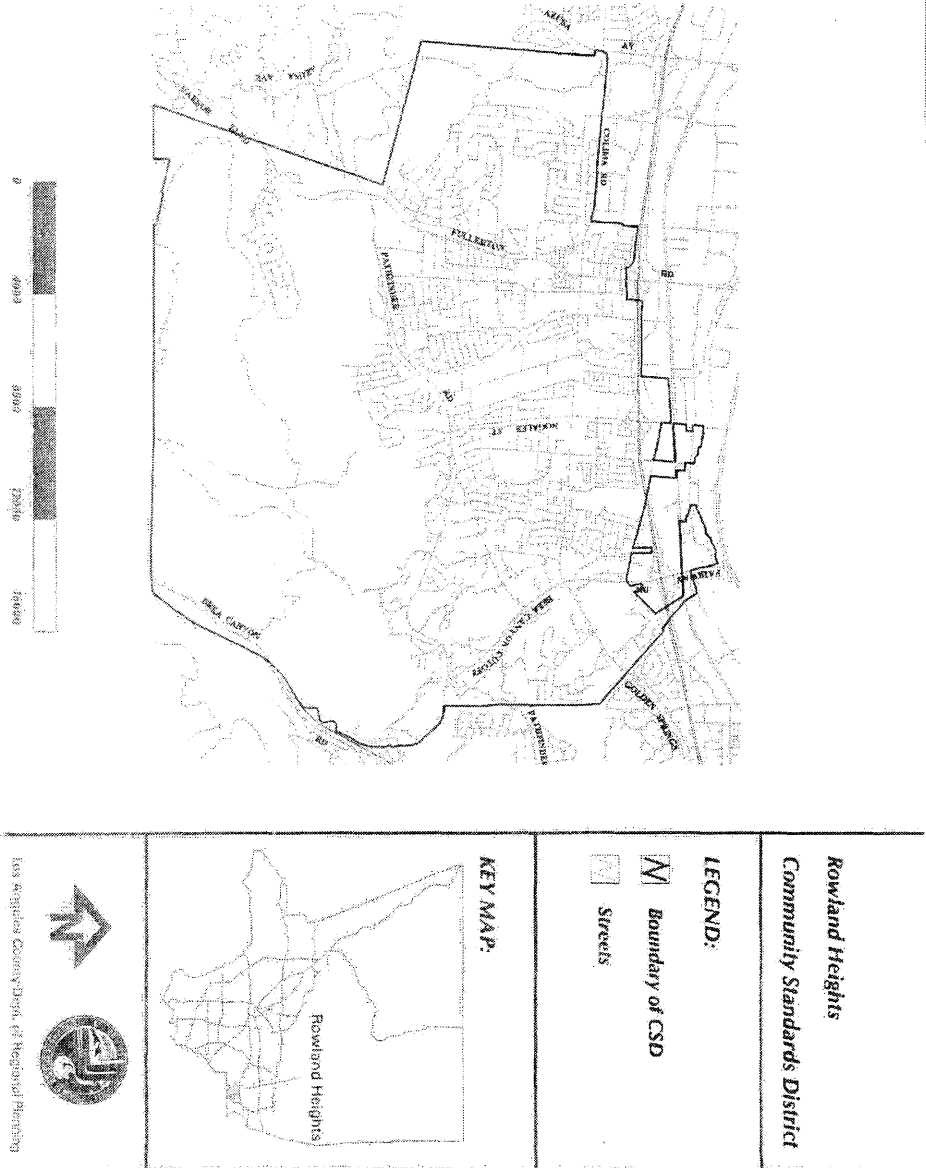
c. A yard modification may be filed with the director pursuant to Section 22.48.180 to authorize the parking or storing of a recreational vehicle within 10 feet of the front lot line or corner side lot line; provided, however, that under no circumstances shall a recreational vehicle be parked closer than five feet from the front or corner side lot lines. An application for a yard modification under this subsection shall be supported by evidence substantiating that the requested modification is necessary due to topographic features or other conditions in that compliance with the 10-foot setback line would create an unnecessary hardship or unreasonable regulation or where it is obviously impractical to require compliance with the setback line. The director may approve a yard modification if the director finds that parking or storing a recreational vehicle at the proposed location will not compromise pedestrian or motorist line-of-sight or other applicable safety standards as determined by the director, and that the applicant has substantiated to the satisfaction of the director that, due to topographic features or other conditions, compliance with the 10-foot setback line would create an unnecessary hardship or unreasonable regulation or where it is obviously impractical to require compliance with the setback line.

E. Area-specific Development Standards (Reserved).

F. Public Information. A monthly report or reports shall be generated by the department listing all permit and plot plan applications received by the department for the Rowland Heights area. The report(s) shall list the type of application received, a brief description of the project, the name of the property owner and/or applicant, and the address of the proposed project. The report(s) shall be distributed on a periodic basis in a manner and frequency determined by the director to all community groups that request a copy, and to such other groups or persons who, in the director's judgment, would be appropriate to receive the report(s). Before determining how often to distribute the report(s) to a particular group or person, the director shall consult with and take into account the preference of that group or person on this matter.

G. Nonconforming Structures. Structures nonconforming due to the standards contained in this Community Standards District may be continuously

maintained subject to all applicable provisions set forth in Part 10 of Chapter 22.56. (Ord. 2004-0061 § 1, 2004; Ord. 2002-0075 §§ 1—2, 2002; Ord. 2001-0110 § 2, 2001)



22.44.133 Santa Monica Mountains North Area Community Standards

District. A. Intent and Purpose. The Santa Monica Mountains North Area Community Standards District is established to implement the goals and policies of the Santa Monica Mountains North Area Plan in a manner that protects the health, safety, and welfare of the community, especially the surrounding natural environment.

B. District Boundary. The boundaries of the district are as shown on the map following this section.

C. Definitions.

— “Bed and breakfast establishment” means a single-family residence containing guest rooms used for short-term rental accommodations, which provides breakfast for guests of the facility.

— “Gross structural area” (GSA) means the allowable floor area of the permitted development in square feet. The GSA includes the total floor area of all enclosed residential and storage areas, but does not include vent shafts, or the first 400 square feet of floor area in garages or carports designed for the storage of automobiles.

D. Community-wide Development Standards.

1. **Coastal Zone Boundary.** When parcels are divided by the coastal zone boundary, the use of that portion of a parcel within the coastal zone shall be consistent with the Malibu Land Use Plan, and the use of that portion outside the coastal zone shall be consistent with the Santa Monica Mountains North Area Plan.

2. **Exterior Lighting.** Exterior lighting shall be low intensity, directional and/or screened to prevent glare or direct off-site illumination. Street lighting shall be permitted only where required by the department of public works or Caltrans for public safety.

3. **Signs.** Outdoor advertising signs shall be prohibited.

4. **Grading.**

a. No grading permit shall be issued for development associated with a land division prior to the recordation of the final map, except as specifically authorized by the conditions of an approved tentative map.

b. A conditional use permit as provided in Part 1 of Chapter 22.56 shall be required for any grading on a lot or parcel of land, or in connection with any project, that exceeds 5,000 cubic yards of total cut plus total fill material. For purposes of computing the 5,000 cubic yard threshold amount, grading necessary to establish a turnaround required by the county fire department, but not the grading for any access road or driveway leading to such turnaround, shall be excluded. In addition to the requirements of Subsection A of Section 22.56.090, findings shall be made that the grading will be performed in a manner that minimizes disturbance to the natural landscape and terrain through design features for the project, such as, but not limited to, locating the building pad in the area of the project site with the least slope, clustering structures, and locating the project close to a paved street. Findings shall also be made that the grading will be accompanied by other project features that maximize preservation of visual quality and community character through design features such as, but not limited to, reduced structural height, use of architectural features such as shape, materials, and color to promote blending with the surrounding environment, and use of locally indigenous vegetation for concealment of the project. A list of locally indigenous vegetation appropriate for this Community Standards District shall be maintained by the director.

c. An approved haul route shall be required for the offsite transport of 1,000 cubic yards or more of cut or fill material, or any combination thereof.

d. Grading shall not begin during the rainy season, defined as October 15 of any year through April 15 of the subsequent year.

5. Significant Ridgeline Protection.

a. Ridgelines are defined as the line formed by the meeting of the tops of sloping surfaces of land. Significant ridgelines are ridgelines which, in general, are highly visible and dominate the landscape. The location of the significant ridgelines within this Community Standards District, and the criteria used for their designation, are set forth on the official Santa Monica Mountains North Area Plan Significant Ridgeline Map, prepared and maintained in the offices of the county department of regional planning, which is adopted by reference as part of this ordinance, and on the map and corresponding appendix following this Section.

b. The highest point of a structure that requires any permit shall be located at least 50 vertical feet and 50 horizontal feet from a significant ridgeline, excluding chimneys, rooftop antennas, wind energy conversion systems, and amateur radio antennas.

c. Where structures on a lot or parcel of land cannot meet the standards prescribed by subsection D.5.b, above, a variance as provided in Part 2 of Chapter 22.56 shall be required. In addition to the required findings set forth in Subsection A of Section 22.56.330, findings shall be made that: (1) alternative sites within the property or project have been considered and eliminated from consideration based on physical infeasibility or the potential for substantial habitat damage or destruction if any such alternative site is used; and (2) the proposed project maintains the maximum view of the applicable significant ridgeline through the use of design features for the project such as, but not limited to, minimized grading, reduced structural height, clustered structures, shape, materials, and color that allow the structures to blend with the natural setting, and use of locally indigenous vegetation for concealment of the project, as described on the list referenced in subsection D.4.b.

6. Schools. A conditional use permit shall be required for all schools otherwise permitted in the basic zone, through grade 12, accredited, including appurtenant facilities, which offer instruction required to be taught in the public schools by the Education Code of the State of California, in which no pupil is physically restrained, but excluding trade or commercial schools.

7. Local-serving commercial uses.

a. Applicability.

i. Local-serving commercial uses and associated buildings and structures that were lawfully established and in compliance with all applicable ordinances and laws prior to September 19, 2002, and which became non-conforming as a result of the adoption of Ordinance No. 2002-0062Z, are not subject to the provisions of Part 10 of Chapter 22.56. Such uses, buildings, and structures may continue indefinitely as long as the use does not change or as long as the use meets the criteria contained in subsection D.7.a.ii, below.

ii. A different local-serving commercial use may be allowed if the director finds that the use has the same or a lesser parking requirement, occupant load, and occupancy classification, as described in Title 26 (Building Code), as the existing commercial use, and if no zoning permit would have been required for said different use pursuant to the provisions of Title 22 in effect immediately prior to September 19, 2002.

iii. If a non-conforming local-serving commercial use described in subsection D.7.a.i, above, is discontinued for a consecutive period of two years or longer, the right to operate such non-conforming use shall immediately terminate and any subsequent use of the parcel shall be subject to the other provisions of this Community Standards District, the other applicable provisions of this Title 22, and the Santa Monica Mountains North Area Plan.

b. Changes requiring conditional use permit. A conditional use permit shall be required for uses, buildings, and structures otherwise described in subsection D.7.a.i, above, for:

i. Any extension, expansion, or enlargement of the area of land, or the area within a building or structure requiring a building permit in or on which the use is conducted;

ii. Any alteration, enlargement of, or addition to a building or structure requiring a building permit in which the use is conducted; or

iii. Any addition of land, buildings, or structures used in conjunction with the use, building, or structure in or on which the use is conducted.

c. Proof of existing use. In addition to the information required by Section 22.56.030, the applicant for a conditional use permit must provide proof that the use, building, or structure was lawfully established prior to September 19, 2002.

d. Substantiation of consistency and compatibility. In addition to the information required by Section 22.56.040, the applicant for a conditional use permit shall substantiate that the proposed expansion:

i. Except as relating to its status as a non-conforming use, business or structure, is consistent with the goals and policies of the Santa Monica Mountains North Area Plan; and

ii. Is a local-serving business use that is compatible with surrounding land uses.

E. Zone-specific Development Standards.

1. Zones A-1 and A-2 (Agricultural Zones)—Uses subject to permits. Property in Zones A-1 and A-2 may be used for the following use, in addition to the uses specified in subsection A of Section 22.24.100 for property in Zone A-1 and specified in subsection A of Section 22.24.150 for property in Zone A-2, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit:

— Bed and breakfast establishments, on a lot or parcel of land having, as a condition of use, an area of not less than one acre, provided the facility maintains a residential character. In addition to the conditions imposed pursuant to Section 22.56.100, the following development standards shall be conditions of each grant, unless otherwise modified by the hearing officer:

a. The facility shall be operated and maintained by the owner or lessee of the property, and it shall constitute the primary residence of the owner or lessee;

b. The facility shall contain not more than five guest rooms available for paying guests, which rooms shall be located within the primary residence and not in any accessory structures;

c. Stays for any paying guest shall not exceed 14 consecutive days and shall be not more than 30 days for such guest in any calendar year;

d. Kitchens and other cooking facilities shall be prohibited in any guest room within the facility;

e. There shall be one on-site parking space, which may be uncovered, served by an all-weather driveway, for each guest room available for paying guests;

f. Serving or consumption of food or beverages, including alcoholic beverages, shall be restricted to residents and guests of the facility. No restaurant or similar activity that is open to the general public shall be permitted; and

g. One wall-mounted or freestanding sign shall be permitted, provided that such sign does not exceed 6 square feet in sign area or 12 square feet in total sign area, and does not exceed a height of 42 inches measured vertically from ground level at the base of the sign.

2. Zones C-1, C-2, C-3, C-M, and CPD (Commercial Zones).

a. Uses Subject to Permits. Where property in Zone C-1, C-2, C-3, C-M, or CPD is not located in the commercial land use category of the Santa Monica Mountains North Area Plan, a conditional use permit as provided in Part 1 of Chapter 22.56 shall be required for any commercial use otherwise permitted in the basic zone. In addition to the findings required by subsection A of Section 22.56.090, the hearing officer shall find that such proposed commercial use is local serving and is compatible with surrounding land uses located within 1,000 feet. Notwithstanding the above, no conditional use permit shall be required for a change of an existing commercial use to a new commercial use having the same or lesser parking requirement and occupant load and having the same occupancy classification as described in Title 26 (Building Code), unless such new use is subject to permit in the basic zone.

b. Maximum Allowable Floor Area Ratio. The floor area ratio (FAR) for all buildings on a parcel of land shall not exceed 0.5. Cellar floor space, parking floor space with necessary interior driveways and ramps thereto, or space within a roof structure penthouse for the housing of operating equipment or machinery shall not be included in determining the floor area ratio.

c. Zone C-2 — Uses Subject to Permits. In addition to the uses specified in Section 22.28.160, property in Zone C-2 may be used for the following use, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit:

— Amphitheaters, containing fewer than 100 seats.

d. Zones C-3 and CPD. A building or structure in Zone C-3 or CPD shall not exceed a height of 35 feet above grade, excluding signs that are permitted by Part 10 of Chapter 22.52, chimneys, and rooftop antennas.

3. Zones M-1, M-2, and MPD (Industrial Zones).

a. A conditional use permit as provided in Part 1 of Chapter 22.56, shall be required for all industrial uses, as follows:

i. In Zone M-1: In addition to the uses specified in subsection A of Section 22.28.260, any industrial use permitted in subsection B of Sections 22.28.230 and 22.32.040, subject to the same limitations and conditions provided therein.

ii. In Zone M-2: In addition to the uses specified in subsection A of Section 22.32.190, any industrial use permitted in Section 22.32.160, subject to the same limitations and conditions provided therein.

b. In addition to the findings required by subsection A of Section 22.56.090, the hearing officer shall find that any proposed industrial use in Zone M-1, M-2, or MPD is a quiet, non-polluting light industrial use and is compatible with surrounding land uses located within 1,000 feet.

c. A building or structure in Zone M-1, M-2, or MPD shall not exceed a height of 35 feet above grade, excluding signs that are permitted by Part 10 of Chapter 22.52, chimneys, and rooftop antennas.

d. The maximum allowable floor area ratio (FAR) provided in subsection E.2.b shall apply to all properties in Zones M-1, M-2, and MPD.

4. Zone O-S — Uses subject to director's review and approval. In addition to the uses specified in subsection B of Section 22.40.420, property in Zone O-S may be used for the following use if site plans therefor are first submitted to and approved by the director as provided in subsection A of Section 22.40.420:

— Marinas, small boat harbors, docks, piers, boat launches, and similar recreational facilities.

5. Zone R-R.

a. Uses Subject to Director's Review and Approval.

i. In addition to the uses specified in Section 22.40.210, property in Zone R-R may be used for the following use if site plans therefor are first submitted to and approved by the director:

— Residences, single-family.

ii. In addition to the procedures described in Part 12 of Chapter 22.56, an application for director's review of a single-family residence shall be subject to the following provisions:

(A) The application shall contain the information required by subsection A.10.c of Section 22.56.030.

(B) The director shall cause notice of the application to be mailed by first-class mail, postage prepaid, to the applicant and to all persons whose names and addresses appear on the verified list of property owners required to be submitted by the applicant. The notice shall indicate that any individual opposed to the granting of the application may express such opposition by written protest to the director within 15 days after receipt of the notice.

(C) The director shall approve an application for a director's review where no more than one protest to the granting of the application from persons owning or occupying property within 500 feet of the subject property are received within the specified protest period and where the principles and standards of Section 22.56.1690 have been met. Protests received from both the owner and the occupant of the same property or from more than one owner and/or occupant of the same property shall be considered to be one protest for purposes of this section.

(D) If the application is denied, the director shall so inform the applicant, in writing, and such notice shall also inform the applicant that the zoning ordinance permits the filing of an application for a conditional use permit to authorize the proposed use. If such application is filed within 30 days after the

director's denial, the additional fee required for the filing of such application shall be the difference between the fee(s) initially paid and the fee required for a conditional use permit, the amount of which shall be stated in the notice.

b. Uses Subject to Permits.

i. In addition to the uses specified in Section 22.40.220, property in Zone R-R may be used for the following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit:

— Bed and breakfast establishments, on a lot or parcel of land having, as a condition of use, an area of not less than one acre, provided the facility maintains a residential character, subject to the development standards contained in subsection E.1.

— Residences, single-family, except as otherwise provided in subsection E.5.a.

ii. In addition to the findings required by subsection A of Section 22.56.090, the hearing officer shall find that such proposed bed and breakfast establishment or single-family residence is compatible with surrounding resort and recreation land uses located within 1,000 feet.

c. A building or structure in Zone R-R shall not exceed a height of 35 feet above grade, excluding signs that are permitted by Part 10 of Chapter 22.52, chimneys, and rooftop antennas.

d. For properties in Zone R-R located within the Commercial Recreation-Limited Intensity land use category of the Santa Monica Mountains North Area Plan, the floor area ratio (FAR) for all buildings on a parcel of land shall not exceed 0.3. Cellar floor space, parking floor space with necessary interior driveways and ramps thereto, or space within a roof structure penthouse for the housing of operating equipment or machinery shall not be included in determining the floor area ratio.

6. Modification of Development Standards. Any modification of the development standards contained in this subsection E shall be considered through the conditional use permit procedure contained in Part 1 of Chapter 22.56.

F. Area-Specific Development Standards.

1. Antiquated Subdivision Area.

a. Intent and Purpose. The antiquated subdivision area is established to protect resources contained in certain hillside areas, located outside the Topanga Canyon and Malibu Lake areas, from incompatible cumulative development of small lots which may result in or have the potential for environmental degradation and/or destruction of life or property.

b. Area Boundary. "Antiquated subdivision area" includes all land within TR. 10343, TR. 10544, TR. 10595, TR. 10596, and L.S. (RS) 20-44. The boundaries of the area are as shown on the map following this section.

c. Development Standards. The exemption provided in subsection C.3 of Section 22.56.215 shall not apply to the construction of a single-family residence on any lot or parcel of land within the antiquated subdivision area that has a gross area of less than one-half acre and contains any area with a natural slope of 25 percent or greater, and a conditional use permit is required for such use.

2. Topanga Canyon Area.

a. Intent and Purpose. The Topanga Canyon area is established to implement certain policies related to small lot subdivision development contained in the Santa Monica Mountains North Area Plan. The area-specific development

standards are intended to mitigate the impacts of development on small lots in hillside and other areas that lack adequate infrastructure or are subject to the potential hazards of fire, flood, or geologic instability, and to preserve important ecological resources and scenic features found in this area.

b. Area Boundary. The boundaries of the area are as shown on the map following this section.

c. Definition. For the purposes of subsection F2, "small lot subdivision" includes all land within TR. 3944, TR. 8545, TR. 8674, TR. 9287, and TR. 9346. "Small lot subdivision" also includes those portions of TR. 6131, TR. 9385, and all Records of Survey and Licensed Surveyor's Maps in Section 5, Township 1 South, Range 16 West, San Bernardino Base and Meridian, located north of the coastal zone boundary. Lots created by a parcel map are exempt from these provisions.

d. Development Standards. The construction of residential units on a lot or parcel of land of less than one acre within a small lot subdivision shall be subject to the following development standards:

i. For the construction of residential units on a lot or parcel of land of 5,000 square feet or more, the maximum gross structural area shall be equal to 20 percent of the area of the lot or parcel. Construction of residential units on a lot or parcel of land of less than 5,000 square feet shall be subject to the following slope intensity formula:

(A) The maximum allowable gross structural area of a residential unit to be constructed on a building site shall be determined by the following formula:

$$\text{GSA} = (A/5) \times [(50-S)/35] + 500$$

Where: A = the area of the building site in square feet. The building site is defined by the applicant and may consist of all or a designated portion of the one or more lots comprising the project location. All permitted structures must be located within the designated building site.

S = the average slope of the building site in percent as calculated by the formula:

$$S = I \times L/A \times 100$$

Where: S = average natural slope in percent.

I = contour interval in feet, at not greater than 25-foot intervals, resulting in at least five contour lines.

L = total accumulated length of all contour lines of interval "I" in feet.

A = the area of the building site in square feet.

(B) All slope calculations shall be based on natural, not graded conditions. Maps of a scale generally not less than one inch equals 10 feet (1"=10'), showing the building site and existing slopes, prepared by a licensed surveyor or registered professional civil engineer, shall be submitted with the application. If slope is greater than 50 percent, enter 50 for S in the GSA formula.

(C) The maximum allowable GSA as calculated above may be increased as follows:

(1) Add 500 square feet or 12.5 percent of the total lot area, whichever is less, for each lot which is contiguous to the designated

building site, provided that such lot(s) is (are) combined with the building site, and all potential for residential development on such lot(s) is permanently extinguished.

(2) Add 300 square feet or 7.5 percent of the total lot area, whichever is less, for each lot in the vicinity of (e.g., in the same small lot subdivision) but not contiguous with the designated building site, provided that such lot(s) is (are) combined with other developed or developable building sites and all potential for residential development on such lot(s) is permanently extinguished.

(D) The floor area requirement for single-family residences contained in Section 22.20.105 shall not apply.

(E) All residences approved in small lot subdivisions by the slope intensity formula shall be subject to an improvement condition requiring that any future additions or improvements to the property shall be subject to an additional review by the director.

ii. The provisions of Sections 22.48.060, 22.48.080, and 22.48.140 shall not apply.

iii. Procedural Requirements.

(A) Any building or grading permit shall be subject to the director's review procedure contained in Part 12 of Chapter 22.56, except that the director shall not consider requests for modification.

(B) Any modifications of development standards shall be considered only through the variance procedures contained in Part 2 of Chapter 22.56.

3. Malibou Lake Area.

a. Intent and Purpose. The Malibou Lake area establishes development standards to help mitigate the impacts of cumulative residential development on existing historical lots with limited street access in a high fire hazard area.

b. Area Boundary. The boundaries of the area are as shown on the map following this section.

c. Development Standards. If site plans therefor are first submitted to and approved by the director, property may be used for single-family residences and accessory uses, subject to the following development standards:

i. Off-street Parking. Each single-family residence shall have automobile parking spaces, conveniently accessible to the street and to the residence served, as follows:

(A) At least two covered, standard-size automobile parking spaces; and

(B) At least two uncovered, standard-size automobile parking spaces. These spaces may be located in required front, side, and rear yards only if they constitute a driveway to the covered parking.

ii. Street Access.

(A) A minimum 20 feet of paved roadway width to Craggs Drive shall be provided to the property and constructed to the satisfaction of the department of public works, or to a lesser width as determined by the forester and fire warden.

(B) All access easements through or abutting the property shall be paved a minimum of 10 feet from the centerline and constructed to the satisfaction of the department of public works.

iii. Fire Sprinklers. An interior automatic fire-sprinkler system shall be installed in each residence, in compliance with the requirements of the forester and fire warden.

iv. Lot Coverage. Buildings and structures shall cover no more than 25 percent of the area of a lot, except to the extent necessary to allow a residence of up to 800 square feet of floor area, in which case such residence shall be permitted to cover more than 25 percent of the area of a lot only to the extent that it otherwise complies with the provisions of this Title 22.

v. Yards and Setbacks. The provisions of Sections 22.48.060 through 22.48.110, 22.48.120 through 22.48.150, and 22.48.180 shall not apply to new construction.

d. Application of development standards. The development standards contained in subsection F.3.c, concerning off-street parking, street access, fire sprinklers, and lot coverage, are applicable to the construction of residential units, as well as to additions made to existing residential units where the cumulative area of all additions made to the units after February 28, 1993, adds at least 200 square feet to the GSA as defined in subsection C. "GSA" means the floor area of the permitted development expressed in square feet, as existing on February 28, 1993.

e. The forester and fire warden shall investigate each application for a site plan review and submit written comments and recommendations thereon to the director.

f. Modification of development standards.

i. Any modification of the development standards contained in subsection F.3.c, concerning parking, street access, fire sprinklers, and lot coverage, shall be considered for residences through the conditional use permit procedure contained in Part 1 of Chapter 22.56 and shall be further subject to the provisions set forth below:

(A) The forester and fire warden shall investigate each application for a conditional use permit and submit written comments and recommendations thereon to the hearing officer.

(B) Notwithstanding the requirements of Sections 22.56.040 and 22.56.090, if an applicant will permanently extinguish all potential for residential development on one or more vacant lots within the Malibou Lake area, the applicant may ordinarily meet the burden of proof required for a conditional use permit. The lots need not be contiguous.

(C) In making a determination upon an application for a conditional use permit pursuant to this subsection, the hearing officer shall find, in addition to the requirements of Section 22.56.090, that:

(1) The modification is necessary for the preservation and enjoyment of a substantial property right possessed by owners of other property in the community;

(2) The modification will not create an adverse safety impact in the surrounding community;

(3) The modification will not be materially detrimental or injurious to the property or improvements in the vicinity of the property; and

(4) The modification will not adversely affect or be in conflict with the general plan, including the Santa Monica Mountains North Area Plan.

ii. The director may grant a modification to yard or setback regulations required by this Title 22. The forester and fire warden shall investigate each application for a yard modification and submit written comments and recommendations thereon to the director.

(A) Any person desiring a modification to yard or setback regulations may file an application with the director, except that no application shall be filed or accepted if final action has been taken within one year prior thereto on an application requesting the same, or substantially the same modification.

(B) An application for a yard modification shall contain the information required by Section 22.56.030 and shall be accompanied by the filing fee as required in Section 22.60.100.

(C) In addition to the information required in the application, the applicant shall substantiate to the satisfaction of the director or commission that the findings specified in subsection F.3.f.i can be made.

(D) The director shall provide notice of the applicant's request at the location specified, which notice shall also indicate that any individual opposed to the granting of such modification may express such opposition by written protest to the director within 15 days after receipt of such notice. Such notice shall be forwarded by first-class mail, postage prepaid to:

(1) All persons whose names and addresses appear on the latest available assessment roll of the county of Los Angeles as owning property adjacent to the exterior boundaries of the property in question;

(2) "Occupant" or "occupants" in all cases where the mailing address of any owner of property required to be notified under the provisions of subsection (1) above is different from the address of such adjacent property; and

(3) Such other persons whose property might in the director's judgment be affected by such modification.

(E) The director shall approve a modification where no protest to the granting of such application is received within the specified protest period and the applicant has met the burden of proof set forth in subsection 3.f.i. The director shall deny an application in all cases where the information received from the applicant or the forester and fire warden fails to substantiate the burden of proof set forth in this section to the satisfaction of the director.

(F) In all cases where a written protest has been received, a public hearing shall be scheduled relative to the application before the hearing officer. All procedures required for a conditional use permit application relative to notification, public hearing, and appeal shall be utilized. Following a public hearing, the hearing officer shall approve or deny the proposed modification based on the findings required by subsection 3.f.i for approval by the director.

(G) Where a requested modification is approved, such conditions may be imposed as are deemed necessary to ensure that the modification will be in accord with the findings required for approval.

(H) Any person dissatisfied with the action of the director may file an appeal of such action with the commission. Upon receiving a notice of appeal, the commission shall take one of the following actions:

(1) Affirm the action of the director;

(2) Refer the matter back to the director for further review with or without instructions; or

(3) Set the matter for public hearing before itself. In such case, the commission's decisions may cover all phases of the matter, including the addition or deletion of any condition. In rendering its decision, the commission shall not hear or consider any argument or evidence of any kind other than the record of the matter received from the director unless it is itself conducting a public hearing on the matter.

(1) The decision of:

(1) The director shall become final and effective 15 days after receipt of notice of action by the applicant, provided no appeal of the action taken has been filed with the commission within such 15 days following notification; or

(2) The commission shall become final and effective 15 days after receipt of notice of action by the applicant, provided no appeal of the action taken has been filed with the executive officer-clerk of the board of supervisors pursuant to Part 5 of Chapter 22.60.

(J) A yard modification which is not used within the time specified in such yard modification, or, if no time is specified, within one year after the granting of the yard modification, becomes null and void and of no effect except that the director may extend such time for a period of not to exceed one year, provided an application requesting such extension is filed prior to such expiration date.

g. Accessory Uses. The following new accessory uses are prohibited, notwithstanding the general authority of Section 22.20.080:

- i. Detached living quarters on the same lot or parcel of land as the primary residence, for the use of guests and servants;
- ii. Attached living quarters for the use of servants;
- iii. Rooms for rent in residences.

G. Applicability.

1. The provisions of subsections D.4.b, D.4.c, D.4.d, and D.5 shall not apply to a new development project where, as of the effective date of the ordinance adding those subsections, any of the following has occurred related to such project:

- a. A complete application has been submitted for any subdivision, permit, variance or site plan review;
- b. At least one public hearing session has been conducted on any application described in subsection a, above; or
- c. A final approval has previously been granted for any application described in subsection a, above, provided that the building location and anticipated grading for the project are clearly depicted on the approved project plans and the project is developed in accordance with those plans.

For purposes of this subsection G.1, a complete application shall be defined as an application that the director finds to contain all of the required documents and information so as to allow the matter to be scheduled for any applicable public hearing or decision.

2. Notwithstanding the provisions of subsection D.5, a person shall have the right to repair or replace a damaged or destroyed residence or accessory structure(s) which, as of the effective date of the ordinance adding that subsection, was legally established, provided such repaired or replaced residence or accessory structure(s) is built in substantially the same location as the one that was damaged or destroyed. Proof that the residence or accessory structure(s) was legally established

shall be demonstrated to the director prior to the commencement of any construction activity. The repaired or replaced residence or accessory structure(s) may be enlarged cumulatively up to 25 percent or 1,200 square feet, whichever is less, based on the gross floor area existing immediately before such residence or accessory structure(s) was damaged or destroyed. A different location for the residence or accessory structure(s) may be approved by the director if the applicant shows that the new location will avoid known hazards on the project site, such as geotechnical, fire, and/or hydrologic hazards, and also shows that such other location will not result in damage to significant biological resources.

3. A legally established residence or accessory structure(s) existing as of the effective date of the ordinance adding subsection D.5 that is located on a significant ridgeline, or within the ridgeline protection area of 50 vertical and 50 horizontal feet from the significant ridgeline, may be cumulatively enlarged up to 25 percent or 1,200 square feet of gross floor area, whichever is less. Proof that the residence or accessory structure(s) was legally established shall be demonstrated to the director prior to the commencement of any construction activity.

4. Any amount of legal grading that has occurred on a lot or parcel of land, or in connection with a project, prior to the effective date of the ordinance adding subsections D.4.b and D.4.c, shall not be counted toward the grading thresholds set forth in those subsections. Proof that such grading was legal shall be demonstrated to the director prior to the commencement of any construction activity. Any grading on a lot or parcel of land, or in connection with a project or any subsequent project, which is undertaken at any time after the effective date of the ordinance adding subsections D.4.b and D.4.c, other than grading completed for a project described in subsection G.1, above, shall be counted cumulatively toward the grading thresholds set forth in those subsections. (Ord. 2007-0091 § 1, 2007; Ord. 2004-0072 § 1, 2004; Ord. 2002-0063 § 4, 2002)

APPENDIX FOR SECTION 22.44.133

SANTA MONICA MOUNTAINS NORTH AREA COMMUNITY STANDARDS DISTRICT

CRITERIA FOR SIGNIFICANT RIDGELINES

The designation of the significant ridgelines within the Santa Monica Mountains North Area Community Standards District is based on the following criteria:

* Topographic complexity: Ridges that have a significant difference in elevation from the valley or canyon floor. Generally, these ridges are observable from any location on the valley floor, from a community, or from a public road. Geologic conditions in the Santa Monica Mountains North Area make this a common condition.

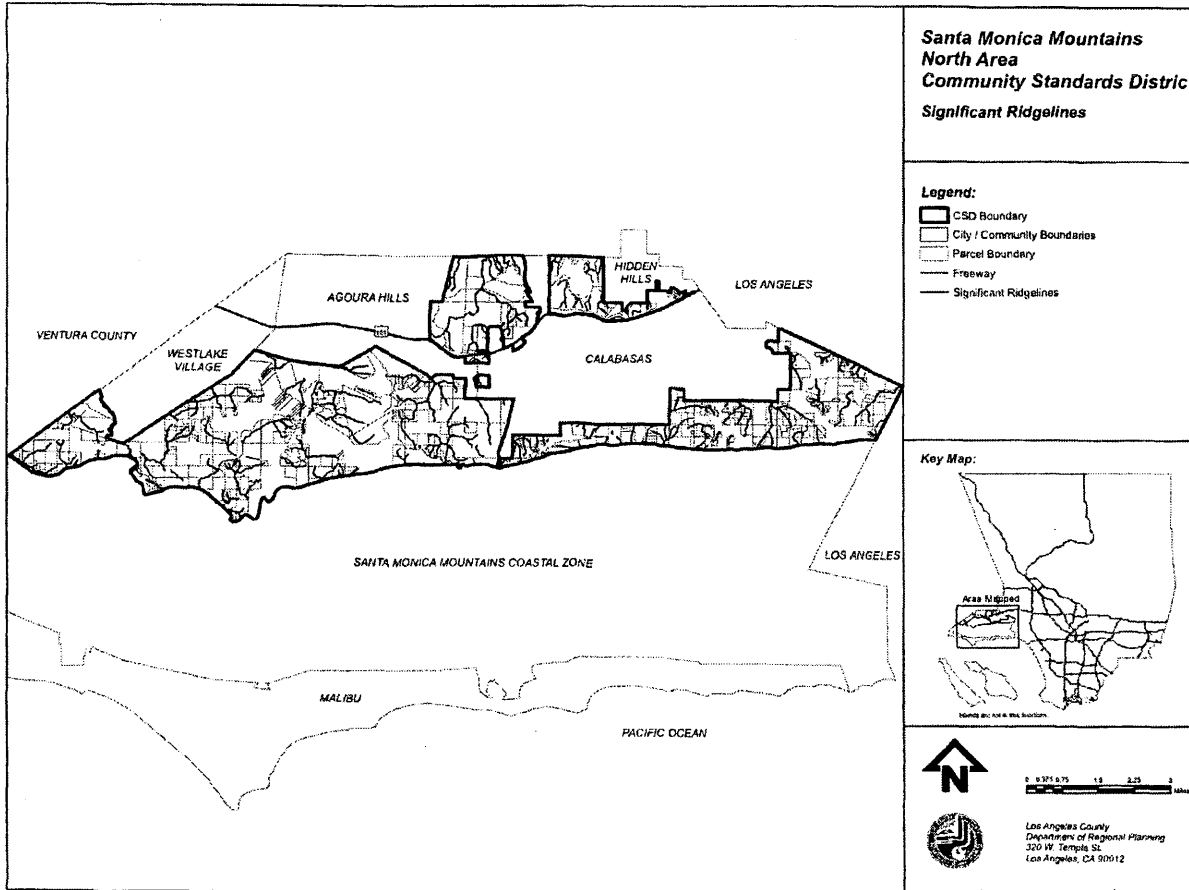
* Near/far contrast: Ridges that are a part of a scene that includes a prominent landform in the foreground and a major backdrop ridge with an unbroken

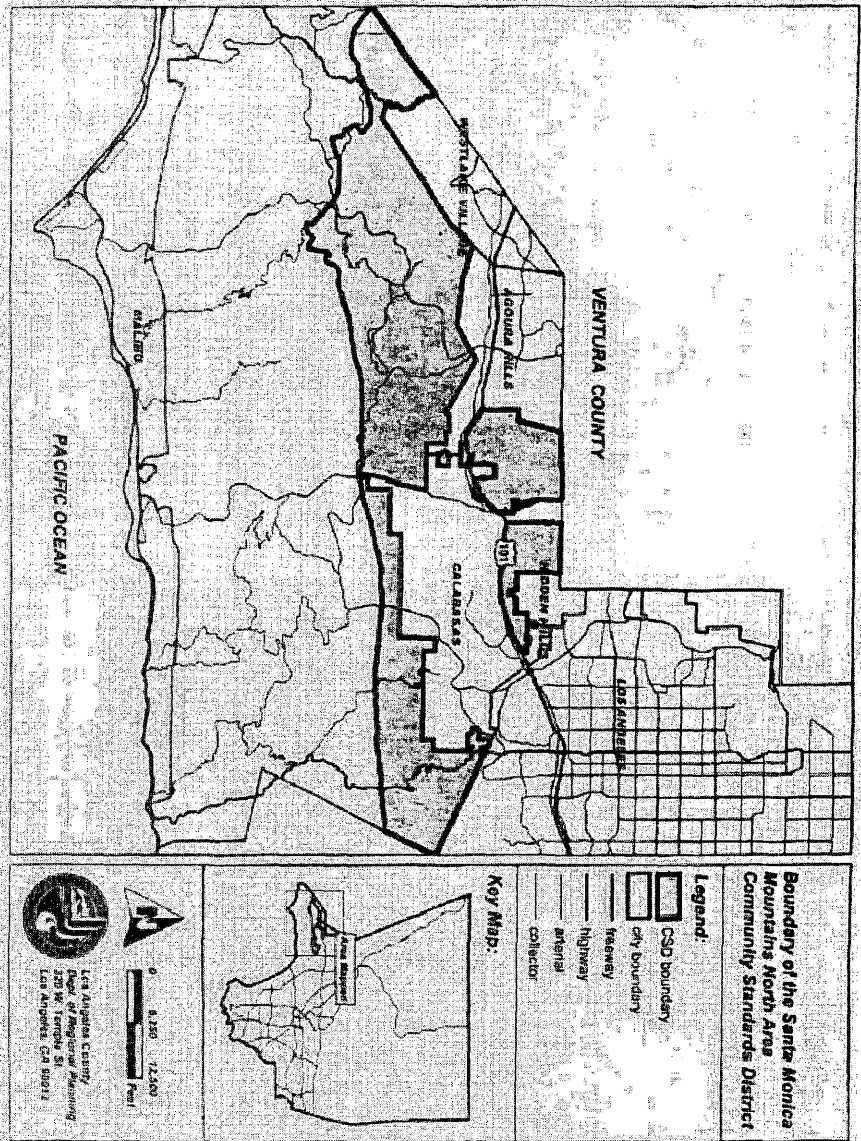
skyline. This includes a view into a valley from a public road or viewpoint located at a higher altitude, such as along the valley rim or a pass. Often, layers of ridges are visible into the distance, such as when looking west from Topanga Canyon Boulevard over Henry Ridge to Saddle Peak, and from Mulholland Highway looking east toward Cornell and Malibu Lake. This contrast can be experienced viewing an entire panorama or a portion of a panorama from an elevated point.

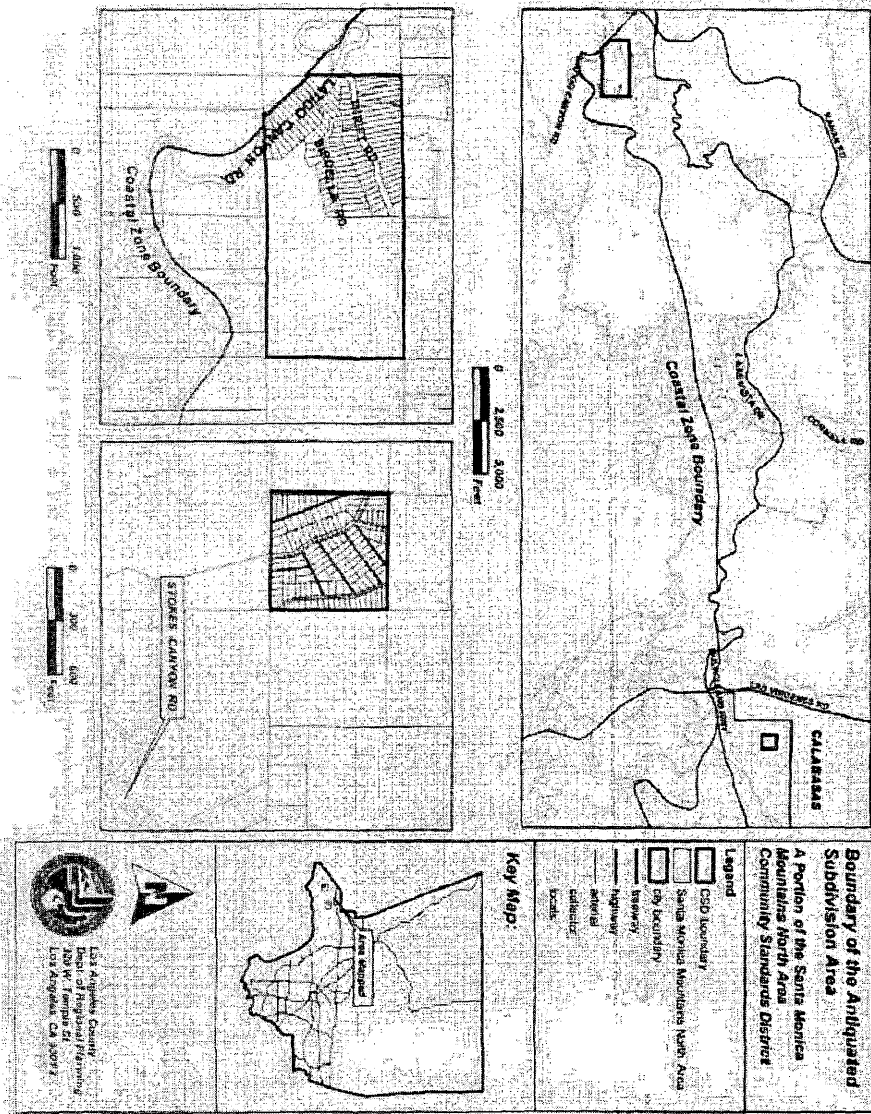
* Cultural landmarks: Ridges that frame views of well-known locations, structures, or other places, which are considered points of interest in the Santa Monica Mountains North Area. These landmarks include Paramount Ranch, Peter Strauss Ranch, and Malibu Lake.

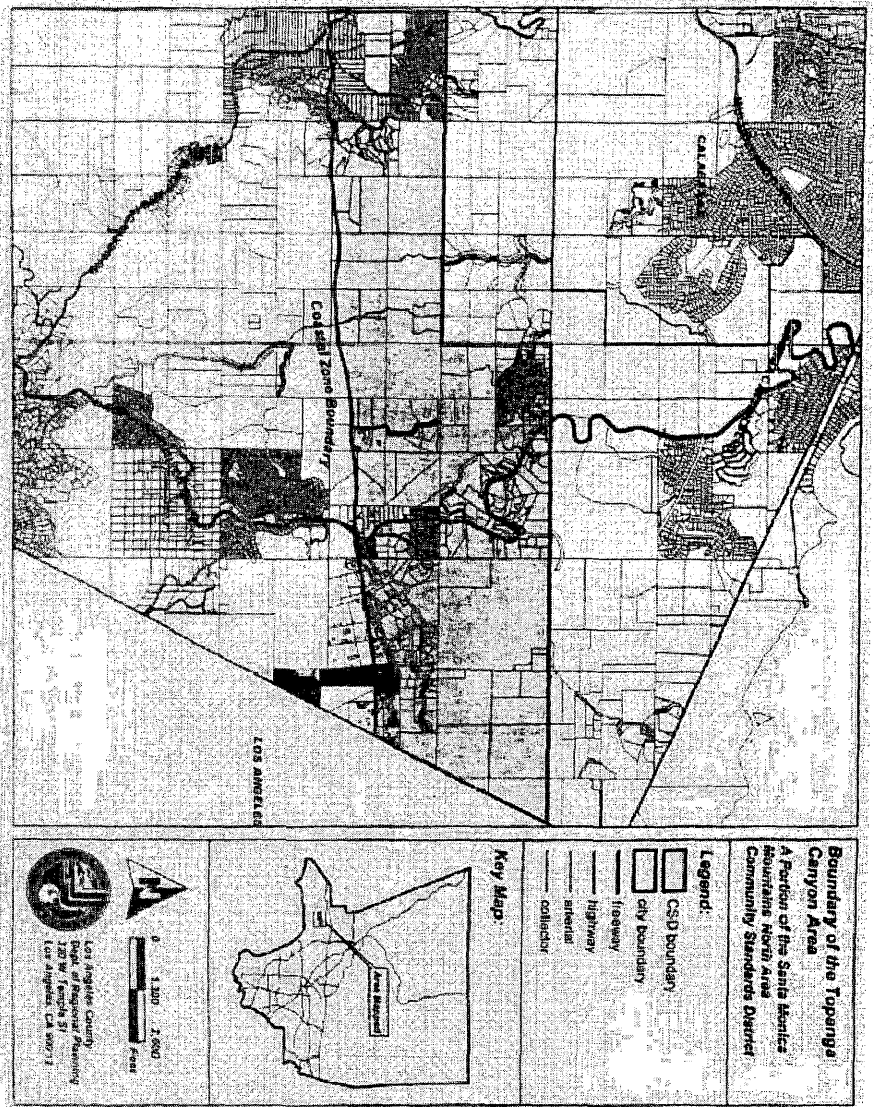
* Uniqueness and character of a specific location: Peaks and their buttressing ridges. This is represented by ridges that frame rocky outcroppings, other unique geological features, and areas of extraordinary natural beauty, such as Ladyface Mountain and Saddle Rock. Ridges that frame Malibu Canyon-Las Virgenes Road—a state-designated county scenic highway—Mulholland Highway, Kanan Road, Topanga Canyon Boulevard, and other scenic routes are also included.

* Existing community boundaries and gateways: Ridges and surrounding terrain that provide the first view of predominantly natural, undeveloped land as a traveler emerges from the urban landscape. These lands introduce visitors to the visual experiences they will encounter in the Santa Monica Mountains North Area. Community boundaries and gateways include the surrounding ridges that provide a skyline and boundary to the rural communities found in the North Area. Examples include the ridges viewed from the Ventura Freeway traveling west from Calabasas, and the ridges along Triunfo and Lobo Canyons.









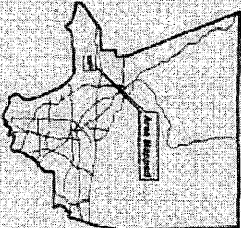
Boundary of the Topanga Canyon Area

A Portion of the Santa Monica Mountains Area Community Standards District

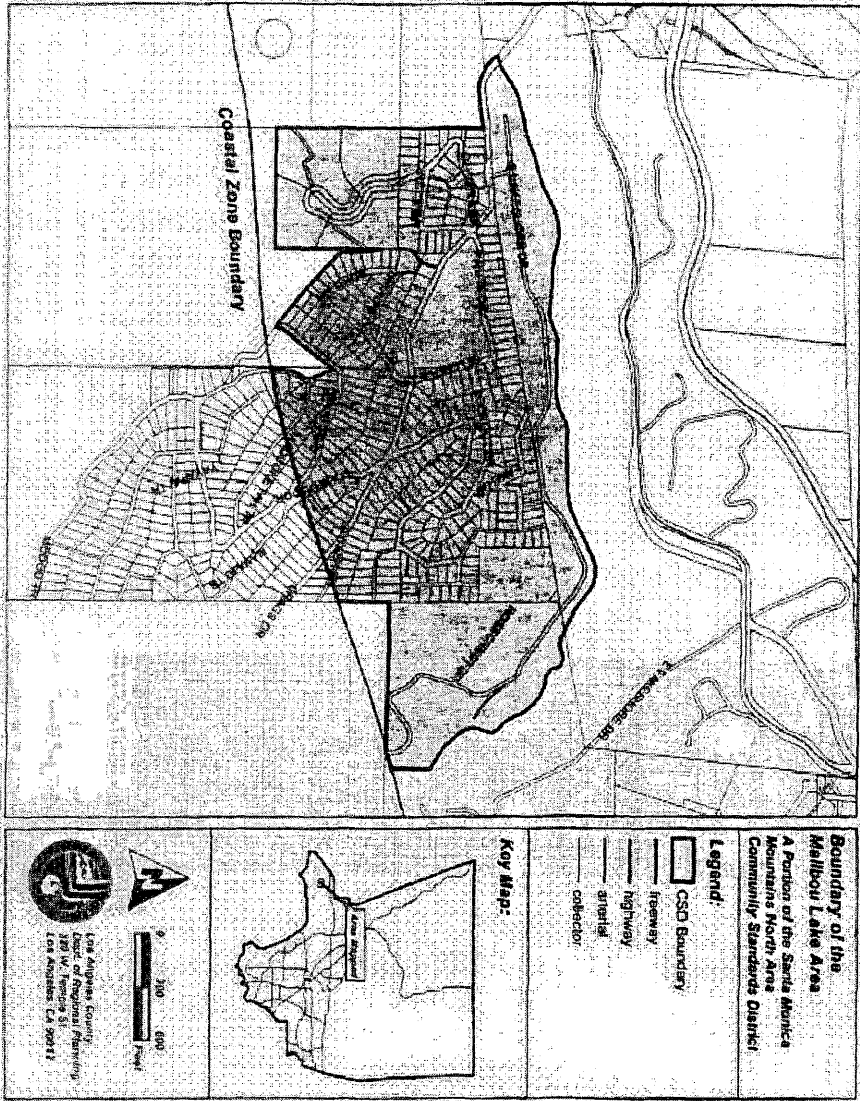
Legend:

- CSD boundary
- city boundary
- freeway
- highway
- arterial
- collector

Key Map:








Los Angeles County
Dept. of Regional Planning
120 W. Temple St.
Los Angeles, CA 90071

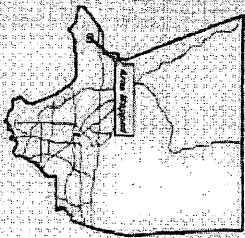


Boundary of the Malibu Lake Area
 A Portion of the Santa Monica Mountains North Area Community Standards District

Legend:

-  CSD Boundary
-  freeway
-  highway
-  arterial
-  collector

Key Map:



Los Angeles County,
 Dept. of Regional Planning,
 3201 W. Imperial St.
 Los Angeles, CA 90013

22.44.135 East Pasadena-San Gabriel Community Standards District. A.

Purpose. The East Pasadena-San Gabriel Community Standards District is established to protect the light, air, and privacy of existing residences, enhance aesthetics and community character, and ensure that new and expanded development is compatible with the unique identity of each neighborhood throughout the district.

B. District Boundary. The boundaries of the district are shown on the map following this section.

C. Community-wide Development Standards.

1. The provision in Section 22.48.050 allowing the substitution of a uniform distance of 10 feet from all lot lines for front, side and rear yards on flag lots shall not be applicable.

2. Signs. Prohibited signs are as follows:

- a. Outdoor advertising signs;
- b. Freestanding signs that exceed 30 feet in height, or are located within 100 feet of a residential use or zone, or extend into the public right-of-way;
- c. Roof signs;
- d. Flashing, animated, audible, rotating and/or moving signs;
- e. Business signs that project or extend more than 18 inches from the building face.

3. Repair of Nonconforming Structures. Any structure nonconforming due to standards which is damaged or partially destroyed may be restored to the condition of the structure as it existed immediately prior to the occurrence of such damage or destruction, provided that the cost of reconstruction does not exceed 100 percent of the total market value of the structure as determined by the methods set forth in subsections G.1.a and G.1.b of Section 22.56.1510 and provided the reconstruction complies with the provisions of subsection G.2 of Section 22.56.1510.

4. Modifications. The director, hearing officer or commission, where applicable, in acting upon any application for a modification from the development standards of this section, shall consider, in addition to the principles and standards in Section 22.56.1090, the unique characteristics of the neighborhood in which the site is located. Approval or denial of a modification shall not establish precedent for approval or denial of other modifications within the East Pasadena-San Gabriel Community Standards District. Except for parking and sign regulations, the development standards in this section may only be modified by director's review and approval pursuant to Part 12 of Chapter 22.56 and in accordance with the following:

a. When an application for a tentative map for a subdivision, including a minor land division, is filed concurrently with an application to modify development standards, the provisions of Section 22.56.1700 shall apply to such applications;

b. In cases where Section 22.56.1700 does not apply, the director's review and approval shall be subject to the following additional provisions:

i. The director shall cause a copy of a notice describing the application and the location of the property which is the subject of the application to be forwarded by first-class mail, postage prepaid, to all persons whose names and addresses appear on the latest available assessment roll of the county of Los Angeles as owning property within 200 feet of the exterior boundaries of the property, and to the homeowners association whose boundary includes the property which is the subject of the application, and such notice shall indicate that a public hearing may be requested by any individual by written request delivered to the director within 15 days after receipt of such notice;

ii. The director may approve an application for a director's review if not more than two requests for a public hearing are received within the period specified in subsection C.4.b.i of this section, provided that the principles and standards of Section 22.56.1690 are established. The director shall deny an application for a director's review if at least three requests for a public hearing are received within the period specified in subsection C.4.b.i of this section, or where the principles and standards of Section 22.56.1690 are not established. Requests received from both the owner and the occupant of the same property shall be considered to be one request for the purposes of this section;

iii. The director shall notify the applicant and all persons specified in subsection C.4.b.i of this section in writing of the action taken on the application. The notification shall indicate that an appeal may be filed with the commission within 10 days after receipt of such notice. Notwithstanding the provisions of Section 22.60.210, the decision of the commission shall be final. In cases where the director denies an application because at least three written requests for a public hearing were received, the director shall also inform the applicant that a request to schedule a public hearing before the hearing officer may be submitted within 30 days after receipt of such notice and payment of the additional fee for site plan review, director's review for modification of development standards in community standards district, as specified in Section 22.60.100. All procedures relative to public hearing and appeal shall be the same as for a conditional use permit. The hearing officer shall approve or deny the proposed modification based on the principles and standards of Section 22.56.1690.

D. Zone-Specific Development Standards.

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

Development Standards	Lot or Parcel Size (Square Feet)			
	Less than 13,000	13,000-19,999	20,000-39,999	40,000 +
Minimum Street Frontage	60 feet	70 feet	80 feet	100 feet
Minimum Average Lot Width	60 feet	85 feet	100 feet	125 feet
Maximum Height	30 feet	30 feet	35 feet	35 feet

The maximum height applies to all structures except chimneys and rooftop antennas. Where fill material has been placed on a lot or parcel of land in excess of the grade approved at the time the lot or parcel was created, height shall be measured from the map-approved grade.

Minimum Rear Yard Depth	25 feet	30 feet	35 feet	40 feet
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Minimum Side Yard Width The minimum side yard width shall be 10 percent of the average lot width, but no less than five feet for a lot with an average lot width less than 50 feet.

Minimum Reverse Corner Side Yard The minimum reverse corner side yard width shall be 10 feet.

Minimum Front Yard depth	The minimum front yard depth shall be the average depth of front yards on the same side of the street on the same block. A vacant lot or parcel of land shall not be included in this computation. On undeveloped blocks, the minimum front yard depth shall be 20 feet.								
Structure Height and Setback	For structures that exceed 17 feet in height and are located on a lot or parcel of land adjacent to a single-family residential zone, the maximum height of the structure: 1. At five feet from the side property line adjacent to the single-family residential zone shall be 10 feet and any portion of the structure that exceeds 10 feet in height shall be set back an additional foot for every additional foot in height. 2. At 20 feet from the front property line shall be 20 feet and any portion of the structure that exceeds 20 feet in height shall be set back an additional foot for every additional foot in height.								
Front Yard Landscaping	A minimum of 50 percent of the required front yard shall contain softscape landscaping.								
Distance Between Main Buildings	A minimum distance of 10 feet shall be required between all main residential buildings not more than 17 feet in height established on the same lot or parcel of land. A minimum distance of 20 feet shall be required between all main residential buildings more than 17 feet in height established on the same lot or parcel of land.								
Maximum Grade	The maximum grade shall be the average grade of adjoining lots or parcels of land unless modified by the director or county engineer where it is impractical due to topographic conditions.								
Maximum Stories	The maximum number of stories above grade shall be two.								
Maximum Floor Area	The maximum floor area shall be $(.25 \times \text{net lot area}) + 1,000$ square feet, but in no case more 9,000 square feet. The floor area shall include all enclosed buildings except cellars or garages. If there are multiple main residential buildings on the same lot or parcel of land, the total maximum floor area shall be 50 percent of the net lot area.								
Maximum Lot Coverage	The maximum lot coverage shall be $(.25 \times \text{net lot area}) + 1,000$ square feet, but in no case more than 9,000 square feet. Lot coverage shall include all enclosed buildings. If there are multiple main residential buildings on the same lot or parcel of land, the total maximum lot coverage shall be 50 percent of the net lot area.								
Parking	<table border="0" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th style="text-align: center;"><u>Number of Bedrooms</u></th> <th style="text-align: center;"><u>Required Enclosed Parking Spaces</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1 to 4</td> <td style="text-align: center;">2</td> </tr> <tr> <td style="text-align: center;">5 to 6</td> <td style="text-align: center;">3</td> </tr> <tr> <td style="text-align: center;">7 or more</td> <td style="text-align: center;">4 (+1 for each additional bedroom)</td> </tr> </tbody> </table>	<u>Number of Bedrooms</u>	<u>Required Enclosed Parking Spaces</u>	1 to 4	2	5 to 6	3	7 or more	4 (+1 for each additional bedroom)
<u>Number of Bedrooms</u>	<u>Required Enclosed Parking Spaces</u>								
1 to 4	2								
5 to 6	3								
7 or more	4 (+1 for each additional bedroom)								
Garages	Parking shall not be located below grade. For lots or parcels of land with not more than 100 feet of street frontage, the total maximum street-facing garage door width shall be 16 feet. For lots or parcels of land with more than 100 feet of street frontage, the total maximum street-facing garage door width shall be 24 feet.								

Street Lighting Street lighting shall be consistent with the neighborhood pattern except where the Department of Public Works determines that a different street lighting configuration is required for the protection of public health and safety.

2. Zone R-3.

Development Standards

Minimum Rear Yard Depth 15 feet.

Minimum Side Yard Width 5 feet.

Minimum Reverse Corner Side Yard The minimum reverse corner side yard width shall be 10 feet.

Minimum Front Yard Depth The minimum front yard depth shall be the average depth of front yards on the same side of the street on the same block. A vacant lot or parcel of land shall not be included in this computation. On undeveloped blocks, the minimum front yard depth shall be 20 feet.

Front Yard Landscaping A minimum of 20 percent of the required front yard shall contain softscape landscaping.

Structure Height and Setback For structures that exceed 17 feet in height and are located on a lot or parcel of land adjacent to a single-family residential zone, the maximum height of the structure at five feet from the property line adjacent to the single-family residential zone shall be 10 feet and any portion of the structure that exceeds 10 feet in height shall be set back an additional foot for every additional foot in height.

Maximum Height 35 feet. The maximum height applies to all structures except chimneys and rooftop antennas. Where fill material has been placed on a lot or parcel of land in excess of the grade approved at the time the lot or parcel was created, height shall be measured from the map-approved grade.

Maximum Grade The maximum grade shall be the average grade of adjoining lots or parcels of land, unless modified by the director or county engineer where it is impractical due to topographic conditions.

Maximum Floor Area The maximum floor area shall be 100 percent of the net lot area. Floor area shall include all enclosed buildings except cellars or garages.

Maximum Lot Coverage The maximum lot coverage shall be 75 percent of the net lot area. Lot coverage shall include all enclosed buildings.

Parking As required by Part 11 of Chapter 22.52.

Street Lighting Street lighting shall be consistent with the neighborhood pattern except where the department of public works determines that a different street lighting configuration is required for the protection of public health and safety.

3. Zones C-1, C-2, C-3, C-H, M-1, M-1½.

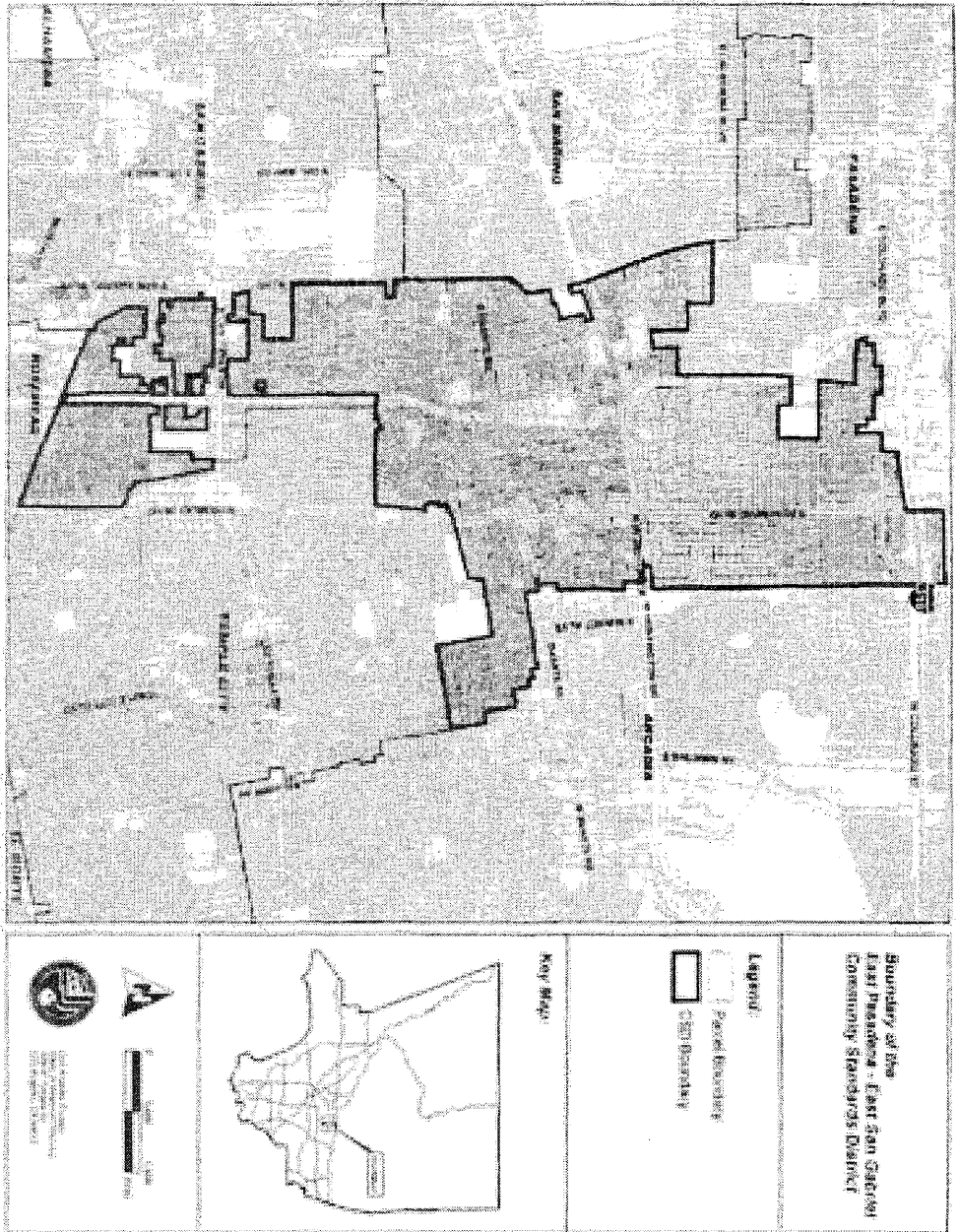
a. **Maximum Height.** The maximum height of all structures, except chimneys and rooftop antennas, shall be 35 feet.

b. Maximum Floor Area. The maximum floor area shall be 100 percent of the net lot area. Floor area shall include all enclosed buildings.

c. Maximum Lot Coverage. The maximum lot coverage shall be 75 percent of the net lot area. Lot coverage shall include all enclosed buildings.

d. Setback. For structures that exceed 17 feet in height and are located on a lot or parcel of land adjacent to a residential zone, the maximum height of the structure at five feet from the property line adjacent to the residential zone shall be 10 feet and any portion of the structure that exceeds 10 feet in height shall be set back an additional foot for every additional foot in height.

e. Lighting. Exterior lighting shall be of top-shielded or hooded design intended to direct light away from adjacent parcels and prevent off-site illumination. Street lighting shall be consistent with the neighborhood pattern except where the department of public works determines that a different street lighting configuration is required for the protection of public health and safety. (Ord. 2002-0056 § 5, 2002.)



22.44.136 Avocado Heights Community Standards District. A. Purpose. The Avocado Heights Community Standards District (“CSD”) is established to preserve the open character of the Avocado Heights community and to improve its appearance with property maintenance standards. The CSD also establishes standards to improve the compatibility between residential uses and neighboring industrial and assembly uses.

B. District Boundary. The boundaries of the district are shown on the map following this section.

C. Community-wide Development Standards.

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

2. Maintenance. Any areas of property that are publicly visible, including front yards, front sidewalks, and rear alleys, shall remain free of trash and other debris. Storage of household appliances, such as refrigerators, stoves, freezers, and similar products, is prohibited in all yard areas.

D. Zone-specific Development Standards.

1. Zones R-1, R-A, and A-1.

a. Front Yard Landscaping. For lots less than 40 feet in width, front yards shall have a minimum of 25 percent landscaping. For all other lots, front yards shall have a minimum of 50 percent landscaping.

b. Front Yard Fences. Notwithstanding subsection A of Section 22.48.160, a front yard fence may exceed 3.5 feet in height provided:

i. The portions of the fence above 3.5 feet are built so as not to completely obstruct the public's view; and

ii. If the fence is chain link or wrought-iron, the fence may not exceed 6 feet in height.

c. Lot Coverage. The maximum lot coverage for structures of any type, including structures for housing animals, shall be $(.25 \times \text{net lot area}) + 1,000$ square feet.

d. Yard Depth.

i. For developed street blocks, the minimum front yard depth shall be equal to the average depth of all front yards on the same block and same side of the street. A vacant lot or parcel of land shall not be included in this calculation. For undeveloped street blocks, the minimum front yard depth shall be 20 feet; and

ii. The minimum rear yard depth shall be as depicted on the table below:

Lot or Parcel Size (Square Feet)	Less than 13,000	13,000 — 19,999	20,000 — 39,999	40,000 +
Minimum Rear Yard Depth	25 feet	30 feet	35 feet	40 feet

e. Assembly Buildings.

i. Definition. For purposes of this CSD, an assembly building shall be a non-residential building used for public assembly that accommodates an occupant load of 50 or more persons.

ii. Requirements. All new assembly buildings shall be subject to the following:

(A) The lot on which the assembly building is located shall be a minimum of 1 acre in size and shall have frontage on at least 2 intersecting public streets;

(B) The assembly building shall be located at least 50 feet from the property line of any residential property;

(C) Parking for an assembly building shall consist of 1 parking space for each 3 occupants, based on the occupant load for the assembly building. All parking spaces shall be provided within 500 feet of the assembly building;

(D) The common property line between an assembly building and an adjoining residential use shall have a 6-foot high concrete block wall unless the wall height standards in Section 22.48.160 of this code otherwise provide; and

(E) In addition to the events listed in Section 22.56.1835 of this code, all festivals not included therein, and all fundraising events at an assembly building shall require a temporary use permit, unless the event is otherwise allowed in the zone without a permit, or allowed under another approval.

2. Zones C-H and C-1.

a. Parking Lot Landscaping. Except for rooftop or interior parking, parking lots with 20 or more parking spaces shall have a minimum of 5 percent landscaping. The landscaping shall be maintained and irrigated by a permanent watering system and shall include one 15-gallon tree for every 100 square feet of landscaped area. The landscaping shall provide separation between the parking lot and adjoining uses to the maximum extent possible.

b. Business Signs. Except as herein modified, all business signs shall conform to Part 10 of Chapter 22.52.

i. Roof business signs shall be prohibited.

ii. Damaged business signs shall be repaired or removed within 30 days of receipt of written notice from a zoning enforcement officer.

iii. Wall Business Signs. All businesses shall be permitted 1 wall business sign, unless the business has more than 40 feet of building frontage or multiple street frontages. For businesses with more than 40 feet of building frontage, the business shall be permitted 1 additional business sign for each additional 30 feet or increment thereof of street frontage; for businesses with multiple street frontages, the business shall be permitted 1 business sign for each street frontage. Wall business signs shall have the following maximum attributes:

(A) A face area of 2 square feet for every linear foot of the applicable building frontage;

(B) Letter sizes of 24 inches in height; and

(C) A vertical dimension of 36 inches for the frame box.

iv. Freestanding Business Signs. Freestanding business signs shall be allowed only if the business is located on a lot with a minimum of 100 feet of

street frontage and shall not be located on, or extend above, any public right-of-way or public sidewalk. Freestanding business signs shall have the following attributes:

- (A) A solid base resting directly on the ground;
- (B) A maximum face area of 60 square feet; and
- (C) A maximum height of 15 feet measured vertically

from the ground level at the base of the sign.

v. Nonconforming Business Signs. All existing lawful nonconforming business signs shall be brought into compliance with this subsection D2b, or be removed from the site, within the period set forth in the table below:

Sign Type	Period for Compliance or Removal (From Effective Date of CSD)
Painted Wall Business Signs	1 year
Non-Painted Wall Business Signs and Projecting Business Signs	3 years
Freestanding Business Signs	5 years
Roof Business Signs	5 years

c. Awnings.

i. Awning signs shall have the same face area restriction as that for wall business signs in subsection D2biii(A).

ii. Every awning for the same business shall be the same color and style; and

iii. Every awning in a building with multiple storefronts shall be complimentary in color and style.

3. Zone C-2. The standards prescribed for Zones C-H and C-1 shall apply to Zone C-2. In addition, all new buildings in Zone C-2 shall have a minimum setback of 20 feet from the front property line. This setback shall be completely landscaped, except where there is required parking and driveways. The landscaping shall be maintained with regular pruning, weeding, fertilizing, litter removal, and replacement of plants when necessary.

4. Zone C-3. The standards prescribed for Zones C-H, C-1, and C-2 shall apply to Zone C-3. In addition, a building or structure in Zone C-3 shall not exceed a height of 45 feet above grade, excluding chimneys and rooftop antennas.

5. Zones M-1 and M-1½.

a. Buffers. Properties that adjoin a residential zone, school, or park shall have a minimum 10-foot landscaped buffer along the common property line. One 15-gallon tree for every 100 square feet of landscaped area shall be planted equally spaced in the buffer strip. The landscaping shall be irrigated by a permanent watering system and shall be maintained in the manner provided in subsection D3.

b. Minimum Lot Size. Except for lots legally created prior to the effective date of this CSD, the minimum lot size shall be 20,000 square feet.

c. Setbacks. All new buildings that adjoin or face a residential zone, school, or park shall have a minimum setback of 20 feet from the front or side property line. The front setback shall be completely landscaped, except where there is required parking and driveways. The landscaping shall be maintained in the manner provided in subsection D3.

d. Fences or Walls. Properties that adjoin a residential zone, school, or park shall have a minimum 8-foot high solid wall or solid fence along the common property line in compliance with Section 22.52.610 of this code.

e. Lot Coverage. All new structures shall have a maximum 70 percent lot coverage. At least 10 percent of the net lot area shall be landscaped with lawns, shrubbery, flowers, or trees. The landscaping shall be maintained in the manner provided in subsection D3.

f. Height. Excluding chimneys and rooftop antennas, all new structures shall have a maximum height of 45 feet above grade if located within 250 feet of a residential zone, and 90 feet above grade otherwise.

g. Loading Docks. No loading dock shall be permitted along a property line that adjoins a residential zone.

h. Outside Storage. Notwithstanding Part 7 of Chapter 22.52 of this code, outside storage shall not be publicly visible to anyone in an adjoining residential zone.

i. Outdoor Businesses. All principal business uses conducted outside an enclosed structure within 500 feet of a residential zone, school, or park shall require a conditional use permit.

6. Minor Variations.

a. The director may permit minor variations from the zone-specific development standards specified in subsections D1b, D1c, D1d, D2biii, D2biv, D3 (regarding setbacks), D5a, D5b, D5c, D5e, D5f, and D5i where an applicant's request for a minor variation demonstrates to the satisfaction of the director all of the following:

i. The application of these standards would result in practical difficulties or unnecessary hardships inconsistent with the goals of the CSD;

ii. 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 Avocado Heights area;

iii. That granting the requested minor variation will not be materially detrimental to properties or improvements in the area or contrary to the goals of the CSD; and

iv. That no more than two unrelated property owners have expressed opposition to the minor variation pursuant to subsection D6c below. Protests received from both the owner and occupant of the same property shall be considered one protest for the purposes of this subsection.

b. The procedure for filing a request for a minor variation shall be the same as that for director's review except that the applicant shall also submit:

i. A list, certified by affidavit or statement under penalty of perjury, of the names and addresses of all persons who are shown on the latest available assessment roll of the county of Los Angeles as owners of the subject property and as owning property within a distance of 250 feet from the exterior boundaries of the subject property;

ii. Two sets of mailing labels for the above-stated owners;

iii. A map drawn to a scale specified by the director indicating where all such ownerships are located; and

iv. A filing fee, as set forth in Section 22.60.100 of this code, equal to that required for a site plan review for commercial and industrial projects over 20,000 square feet in size.

c. Not less than 20 days prior to the date an action is taken, the director shall send notice to the above-stated owners, using the mailing labels supplied by the applicant, indicating that any individual opposed to the granting of such minor variation may express such opposition by written protest to the director within 15 days after receipt of such notice.

E. Area-specific Development Standards.

1. Area 1 — Equestrian Area.

a. Purpose. This area is established to preserve equestrian uses in the urban areas of the Avocado Heights community while alleviating certain environmental impacts associated with keeping horses and livestock. The development standards herein are intended to supplement the requirements of Part 3 of Chapter 22.44 of this code and are adopted pursuant to Section 22.44.180 of that Part.

b. Area Description. This area is coextensive with the Avocado Heights Equestrian District established pursuant to Part 3 of Chapter 22.44 of this code. The boundaries of the area are shown on the map following this section.

c. Development Standards.

i. Distances. Structures such as stables, barns, sheds, pens, and corrals, and any areas of property where horses or livestock are pastured, shall be located a minimum of 35 feet from any residence, and 10 feet from any street or highway.

ii. Setbacks. Structures used to temporarily keep horses or livestock shall be located a minimum of 5 feet from any rear or side property line, unless the property owner obtains the notarized written consent from the current adjacent property owners from the respective side and near property lines allowing a lesser setback.

iii. Dust Control. Measures to limit dust, such as installing a sprinkler system or regular ground watering, shall be implemented.

iv. Manure Disposal and Storage. Unless manure is used for spreading, manure shall be disposed of weekly. Until its disposal, manure shall be stored a minimum of 50 feet from any water source or natural drainage channel. Manure storage areas shall be covered.

2. Area 2—Valley Boulevard Area.

a. Purpose. This area is established to improve the compatibility between residential and industrial uses in the Valley Boulevard area.

b. Area Description. The boundaries of the area are shown on the map following this section.

c. Area-wide Conditional Uses. Commercial and industrial uses otherwise permitted shall require a conditional use permit for properties without street frontage on, or direct vehicular driveway access to, Valley Boulevard.

d. Zone-specific Use Standards.

i. Zone M-1. In addition to the uses specified in Section 22.32.070 of this code, the following uses shall also require a conditional use permit in Zone M-1:

— Acetylene; the storage of oxygen and acetylene in tanks if oxygen is stored in a room separate from acetylene, and such rooms are separated by a not less than a one-hour fire-resistant wall.

— Animal experimentation research institute.

— Automobile body and fender repair shops.

— Automobile painting and upholstery.

- Batteries; the manufacture and rebuilding of batteries.
- Breweries.
- Cannery, except meat or fish.
- Casein; the manufacture of casein products, except glue.
- Cellophane; the manufacture of cellophane products.
- Cesspool pumping, cleaning and draining.
- Cold storage plants.
- Concrete batching, provided that the mixer is limited to one cubic yard.
- Dextrine, manufacture of.
- Distributing plants.
- Electrical transformer substations.
- Fabricating, other than snap riveting or any process used in bending or shaping which produces any annoying or disagreeable noise.
- Fox farms.
- Fuel yards.
- Generators; the manufacture of electrical generators.
- Incinerators, the manufacture of.
- Ink, the manufacture of.
- Lubricating oil; the canning and packaging of lubricating oil if not more than 100 barrels are stored above ground at any one time.
- Paint mixing, except the mixing of lacquers and synthetic enamels.
- Poultry and rabbits; the wholesale and retail sale of poultry and rabbits, including slaughtering and dressing within a building.
- Sand; the washing of sand to be used in sandblasting.
- Sodium glutamate, the manufacture of.
- Stove polish, the manufacture of.
- Tire retreading.

ii. Zone M-1½.

(1) All uses requiring a conditional use permit pursuant to subsection E.2.d.i above in Zone M-1 shall require a conditional use permit in Zone M-1½.

(2) Any use otherwise permitted in Zone M-1½ but not Zone M-1 of this code shall require a conditional use permit in Zone M-1½.

(3) Materials Recovery Facilities. A “materials recovery facility” shall require a conditional use permit in Zone M-1½. For purposes of this subsection, a materials recovery facility is a solid waste facility, permitted by the California Integrated Waste Management Board, where solid waste, as defined in California Public Resources Code section 40191, or recyclable materials, are sorted or separated for the purpose of recycling or creating compost.

F. List of Surrounding Owners. In addition to any other information required by this Title 22, an application for a permit, variance, or nonconforming use for which a hearing is required and which is subject to the provisions of subsection B of Section 22.60.174 of this code shall contain the same list as that required for a minor variation application pursuant to subsection D.6.b.i above, except that the distance requirement shall be 1,000 feet instead of 250 feet. (2003-0074 § 2, 2003.)

22.44.137 Castaic Area Community Standards District. A. Purpose. The Castaic Area Community Standards District ("CSD") is established to protect the rural character, unique appearance, and natural resources of the Castaic Area communities. The CSD also ensures that new development will be compatible with the Castaic area's existing rural neighborhoods and with the goals of the Santa Clarita Valley Area Plan. Finally, the CSD promotes the establishment of trucking-related businesses in locations where trucking activities presently occur, while ensuring that trucking businesses do not interfere with the community's residential character, circulation, and traffic patterns.

B. Description of the CSD Boundary. The CSD generally includes the existing communities of Castaic, Castaic Junction, Val Verde, Hasley Canyon, Hillcrest, and Paradise Ranch; the canyons of Charlie, Tapia, Romero, Sloan, and Violin; the Valencia Commerce Center; the Peter Pitchess Detention Center; and the Northlake development and part of the Newhall Ranch development, both of which are governed by specific plans. The actual boundaries of the CSD are shown on the official Castaic Area CSD map on file in the offices of the county department of regional planning, and on the map following this Section.

C. Exemptions. This CSD shall not apply to:

1. Areas within the CSD governed by a specific plan or development agreement that was approved prior to the effective date of this CSD, as long as such specific plan or development agreement is legally valid and has not terminated;

2. Development proposals which are the subject of applications for the following types of permits or approvals that were submitted and deemed complete prior to the effective date of this CSD:

a. Building permits;

b. Tentative tracts and parcel maps;

c. General plan and/or area plan amendments; and

d. Zoning permits, zone changes, conditional use permits, variances, site plan reviews, or any other zoning permits.

3. Existing buildings or structures, or any additions thereto, provided that:

a. Any change to such building or structure after the effective date of this CSD does not result in an increase in the occupancy load or parking requirement for the existing use; and/or

b. Any addition to such building or structure after the effective date of this CSD shall not cumulatively increase its existing floor area by more than 25 percent.

D. Community-wide Development Standards.

1. Signs. In addition to the signs prohibited by Section 22.52.990, the following signs shall be prohibited:

a. Projecting business signs; and

b. Roof signs.

2. Street improvements. In residential land divisions where at least 75 percent of the lots exceed a net area of 15,000 square feet, local streets shall comply with the following standards, as approved by the county department of public works and the county fire department:

a. Local streets shall have a maximum paved width area of 28 feet, excluding any inverted shoulder or concrete flow line;

b. Curbs, gutters, and sidewalks are prohibited unless otherwise deemed necessary for public safety purposes;

c. Inverted shoulder cross-sections shall be required unless an alternate design is deemed necessary for public safety; and

d. Regardless of lot size, street lights shall:

i. Have a mission bell shape or similar design consistent with the character of the community and shall be compatible in style and material with the poles on which they are mounted. Proposals from the Castaic Area Town Council will be considered for determining the appropriate style of street lights, provided these proposals are approved by the county department of public works and the local electric utility serving the area under consideration; and

ii. Be placed the maximum distance apart with the minimum lumens allowable by the county department of public works.

3. Trails.

a. In general. Except as provided in subsection 3.d below, all new land divisions, including minor land divisions, shall contain trails in accordance with the Master Plan of Trails ("Master Trail Plan") maintained by the county department of parks and recreation ("parks department") and consistent with the Santa Clarita Valley Area Plan. Input by the Santa Clarita Valley Trails Advisory Committee regarding trail development shall be considered by the hearing officer and/or commission in reviewing land divisions. Trail construction shall be completed and approved by the parks department prior to the recordation of the final map for the land division.

b. Trail standards. Trails built pursuant to this subsection D.3 shall satisfy the following minimum standards:

i. Access routes. To the greatest extent possible, and without requiring off-site land acquisitions by the subdivider, access routes shall be provided from every new land division to a main trails network shown on the Master Trail Plan;

ii. Multipurpose use. The trails shall accommodate both pedestrian and equestrian uses; and

iii. Equestrian trails. In addition to the trails otherwise required by this subsection D.3, new land divisions with at least 75 percent of the residential lots equal or greater to 20,000 square feet in net area shall reserve an equestrian trail, approved by the parks department, that is eight feet in width and adjacent to a public right-of-way. The equestrian trail shall connect to a network of equestrian trails.

c. Trail maintenance. All trails and access routes that are not required to be maintained by the parks department shall be maintained, subject to approval by the parks department, by a homeowner's association, to which the trail or access route has been irrevocably deeded, or by a special district. If a special district is used, such district shall be an entity established as an assessment district pursuant to the Landscaping and Lighting Act of 1972, sections 22500, et seq., of the California Streets and Highways Code ("Landscaping and Lighting Act District"), or it shall be some other entity capable of assessing and collecting trail maintenance fees from the owners of the lots in the new land division. For purposes of this subsection D.3.c, the trails and access routes that must be constructed so as to be suitable for acceptance and maintenance by the parks department are those trails and access routes identified in the Master Trail Plan and the Santa Clarita Valley Area Plan, and those trails and access routes located on private property for which a trail easement has been dedicated to the County;

d. Alternative trail proposal. If it is infeasible for a subdivider to provide trails in accordance with the Master Plan or Santa Clarita Valley Area Plan, alternative trail proposals may be developed subject to the minor variation provisions in subsection H, below. The alternative trail proposal shall, to the greatest extent possible, and without requiring off-site land acquisitions by the subdivider, be connected to a network of trails shown on the Master Plan and be approved by the parks department.

4. Neighborhood Parks.

a. Subject to Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the hearing officer and/or commission shall, to the greatest extent possible, require the subdivider of a residential land division to provide sufficient park space such that 90 percent of all residential lots within the land division are within one-half mile of a neighborhood park that has a minimum size of two acres.

b. In complying with subsection 21.24.350.B for land divisions that contain more than 50 lots, the hearing officer and/or commission shall, to the greatest extent possible, require the subdivider to provide park space rather than in-lieu park fees.

c. Neighborhood park space provided pursuant to this subdivision D.4, shall be maintained either by the parks department, or by a Landscaping and Lighting Act District, as determined by the parks department.

5. Hillside. In addition to the applicable requirements of Section 22.56.215, the following standards shall apply to development within a "hillside management area," as defined in Section 22.08.080:

a. Contour grading shall be used to present a rounded appearance that blends with the natural terrain;

b. Curvilinear street design and other improvements shall be used to minimize grading alterations and emulate the natural contours of the hillsides;

c. Terraced drains required in cut-and-fill slopes shall be paved with colored concrete to blend with the natural soil or shall be concealed with berms;

d. Terraced slopes resulting from grading shall be landscaped with locally indigenous vegetation, as described in subsection D.8, below;

e. In addition to the requirements of subsection D.6, residential projects located at or near the crest of a ridgeline and on or near a hillside with a down slope greater than 15 percent and facing a public right-of-way, shall provide 15 gallon non-invasive trees within 10 feet of the top of the slope, spaced a maximum of 15 feet apart; and

f. Grading and brushing on slopes with a 50 percent or greater steepness shall be prohibited, except for:

i. Clearance brushing for fire safety or for controlling soil erosion or flood hazards;

ii. Grading or brushing for vegetation clearance by a public utility from its right-of-way;

iii. Grading or brushing to remove invasive or noxious weeds that pose health and safety hazard to humans or animals; or

iv. Grading or brushing approved under a hillside management conditional use permit pursuant to Section 22.56.215.

6. Significant Ridgeline Protection.

a. Significant ridgelines categories. For purposes of this CSD, significant ridgelines shall consist of primary and secondary ridgelines. The location

of these primary and secondary ridgelines, and the standards for their designation, are shown on the official Significant Ridgeline Map prepared and maintained in the offices of the county department of regional planning and on the map, not drawn to scale, following this Section.

b. Development restrictions on significant ridgelines. Except as provided in subsection D.6.c, below, no development, grading, construction, or improvements shall be allowed on:

- i. A significant ridgeline;
- ii. Within a 50-foot radius from every point on the crest of a primary ridgeline; or
- iii. Within a 25-foot radius from every point on the crest of a secondary ridgeline.

c. Significant ridgeline exemptions. Provided an approval is obtained pursuant to subsection D.6.d, below, the following structures or uses may be permitted on significant ridgelines, or within the respective 50-foot and 25-foot restricted areas surrounding such significant ridgelines:

- i. Accessory buildings or structures;
- ii. Additions and/or modifications to an existing single-family residence;
- iii. New single-family residences where not more than one such residence is proposed to be built by the same person on contiguous parcels of land;
- iv. Open spaces, conservation areas, parks, recreation areas, and/or trails;
- v. Water tanks or transmission facilities;
- vi. Architecturally superior structures, other than new single-family residences, which maximize the aesthetic appeal of the hillsides and significant ridgelines, and minimize the disturbance of the natural setting; and
- vii. Roads providing access to any of the structures or uses described in subsections D.6.c.iv, D.6.c.v., or D.6.c.vi.

d. Significant ridgeline exemption approval.

i. No exemption under subsection D.6.c shall be allowed unless the applicant obtains:

(A). A director's review and approval pursuant to subsection G, below, for structures or uses described in subsection D.6.c.i, D.6.c.ii, and D.6.c.iii; or

(B). A conditional use permit, as provided in Part 1, Chapter 22.56, for structures or uses described in subsections D.6.c.iv, D.6.c.v, or D.6.c.vi. The application for the conditional use permit must contain the information either required by or described in Sections 22.56.030, 22.56.040 and, where applicable, subsections D and E of Section 22.56.215.

ii. In addition to any information required by subsection D.6.d.i, an application for a significant ridgeline exemption approval shall also demonstrate that the proposed use:

(A). Is compatible with adjacent uses, the character of the neighboring community, and the goals and policies of the general plan;

(B). Will leave the crest of the significant ridgeline in its natural state;

(C). Is designed to minimize the amount of grading necessary and will use landscaping to minimize the visual impact of the project;

(D). Will not be materially detrimental to the visual character of the neighborhood or the Castaic communities;

(E). Will not impede the normal and orderly development of surrounding properties and will not promote encroachments on significant ridgelines; and

(F). Will not degrade the visual integrity of the significant ridgeline, as verified through submission of a precise illustration and depiction.

7. Clustering.

a. Except in the Hasley Canyon Area and Violin Canyon Area, as described in Sections F.2 and F.3, respectively, clustering may be allowed in this CSD under the conditions described in subsection D.7.b below, provided the applicant obtains a conditional use permit as set forth in Part 1, Chapter 22.56, and in accordance with Section 22.56.205.

b. Clustering is allowed within this CSD only if findings are made that clustering can:

- i. Reduce grading alterations;
- ii. Preserve native vegetation;
- iii. Preserve unique land features;
- iv. Preserve open space;
- v. Enhance recreational areas; and/or
- vi. Protect view corridors and view sheds.

c. If clustering is permitted pursuant to this subsection D.7, the provisions of subsection E.1.a, below, shall not apply.

8. Locally indigenous vegetation. The removal or destruction of locally indigenous vegetation is prohibited on a parcel of land one acre or greater in size, where the area of removal or destruction is greater than ten percent of the parcel. For purposes of this subsection, locally indigenous vegetation is defined as the vegetation listed on the Castaic Area List of Indigenous Plants, prepared and maintained by regional planning. This subsection shall not apply to the removal or destruction of locally indigenous vegetation:

- a. That is necessary to comply with county regulations relating to brush clearance for fire safety or is otherwise required by the county fire department;
- b. On a publicly owned right-of-way;
- c. By a public utility on its own property or right-of-way or on land providing access to such property or right-of-way;
- d. For work performed under a permit issued to control erosion or flood hazards; or
- e. That poses a hazard to persons or property, as determined by the county fire department.

9. Fences. Fences along any public or private road shall comply with the applicable provisions of Section 22.48.160 and shall be made of split rail, open wood, rock, block, or iron. Chain link may be substituted for these materials but must be landscaped along the entire length of the fence to a height determined appropriate by the director. Such landscaping shall be maintained in the manner described in subsection G.1.c.iv, below.

10. Lighting. Exterior lighting shall be designed to prevent off-site illumination and glare upon adjacent parcels, public areas, environmentally sensitive areas, and the night sky.

11. Water tanks. Water tanks shall be screened from public view by fast-growing, drought tolerant native tree species or by an earth berm landscaped with locally indigenous vegetation as described in subsection D.8, above. The selection of appropriate native vegetation and fast growing tree species shall be subject to the director's approval. Water tanks shall also be painted to match, as near as possible, the color of the surrounding landscaping or trees used to screen them.

12. Wireless telecommunication facilities shall be subject to the following standards:

a. Ground-mounted facilities shall be required to co-locate and shall be designed to resemble trees; and

b. Building-mounted facilities shall be required to co-locate and match, as near as possible, the color of the building and its architecture.

13. Trucking. Uses which principally serve or sell supplies to or for tractor-trucks or their drivers shall be prohibited, except within the Trucking District described in subsection F.1, below, and subject to the standards contained therein.

14. Creek Preservation and Maintenance. Channelization of the Castaic, Hasley Canyon, Violin Canyon, Tapia Canyon, Charlie Canyon, San Martinez Grande Canyon, and San Martinez/Chiquito Canyon creeks shall be permitted provided:

a. Appropriate mitigation measures are implemented, as approved by the county departments of regional planning and public works, to preserve the indigenous habitats of the creeks and to protect the aesthetics of the creek settings. In formulating such mitigation measures, input from the Castaic Area Town Council and state and federal agencies with expertise in this field shall be considered;

b. The channels are maintained with soft bottoms;

c. The channel sides slope downward such that, at each cross-section along the length of the channel, the channel has a trapezoidal configuration;

d. Channel bank materials are matched with local soils and stone for color and texture compatibility;

e. Adequate setbacks are incorporated to allow for the preservation or replanting of locally indigenous vegetation, as defined in subsection D.8, above; and

f. To the greatest extent possible, watercourses shall flow naturally within the full width of the improved natural flood plain.

15. Oak Tree Protection. Notwithstanding the exemptions from publishing and hearing contained in subsection C of Section 22.56.2130 and Section 22.56.2160, respectively, an oak tree permit for the removal or relocation of one oak tree in conjunction with a single-family residence use, which use is permitted in the applicable zone, shall require publishing and hearing as otherwise required in Part 16 of Chapter 22.56.

16. Town Council Notification. The county department of regional planning shall provide notice by first-class mail twice a month to the secretary of the Castaic Area Town Council identifying all applications filed during the previous 15 day period for projects within the CSD that involve consideration of a:

a. Zone change;

b. Land division;

c. Conditional use permit;

d. General plan amendment;

e. Variance; or

f. A freeway-oriented sign exceeding 25 feet in height.

E. Zone-specific Development Standards.

1. Residential and Agricultural Zones.

a. Lot Size. Except in the Hasley Canyon Area and Violin Canyon Area, as described, respectively, in subsections F.2 and F.3, below, single-family residential lots created by a new land division shall:

- i. Contain a minimum area of 7,000 square feet;
- ii. Have an average lot size of at least 10,000 square feet for the subdivision, except as provided in subsection iv, below. In calculating the average lot size, an open space lot, which for the purposes of this subsection includes dedicated open and park space, shall be counted in inverse proportion to its slope, according to the following formula and using the values provided in Table A below.

$$AL = (RA + (OA \times OSC)) / L$$

Where,

- AL = average single-family residential lot size (acreage);
- L = Number of single-family residential and open space lots in the subdivision;
- RA = total number of single-family residential acres in the project;
- OSC = the percentage amount of open space acreage in the project to be counted; and
- OA = the total amount of open space acreage.

Table A

O.S Lot			O.S Area
% Slope	Acreage		Counted
Sl.	O.A.		OSC
0 - 24.99%	O.A.		100%
25 - 49.99%	O.A.		50%
50%<	O.A.		0%

iii. Have no more than 43 percent of the lots with the minimum size of 7,000 square feet.

iv. Subsection 2.a.ii, above, shall not apply to new land divisions that are in an urban land use plan classification and adjacent to the I-5 transportation corridor, as shown in the Santa Clarita Valley Area Plan.

b. Buffer areas.

- i. Buffer areas shall exist between:
 - (A) Single-family residential uses and multi-family residential uses;
 - (B) Single-family residential uses and condominium uses; and
 - (C) Single-family residential uses where the lot size is less than 10,000 square feet, and single-family residential uses where the lot size is greater than or equal to 15,000 square feet.

ii. For purposes of this subsection, buffer areas can consist of natural features, such as hills, creeks, or rivers, or they can consist of berms, parks, green belts, or trees.

2. Commercial and Industrial Zones.

a. Business Signs. Except as herein modified, all business signs shall conform to Part 10 of Chapter 22.52.

i. Applicability. The sign regulations herein shall apply to new signs only and shall not apply to existing signs that were legally established prior to the effective date of this CSD.

ii. Pole signs shall be prohibited.

iii. Wall business signs. All businesses shall be permitted one wall business sign for each street, highway, or parkway on which the business fronts. One additional wall business sign shall be allowed for each secondary public entrance. Wall business signs shall have the following attributes:

(A). A wall sign area no larger than one and one-half square foot for every linear foot of the building frontage for that business. For secondary public entrance signs, the wall sign area shall not exceed half of the area of the smallest primary wall business sign; and

(B). A height that does not extend above the highest point of the business' roof or parapet for the portion of the building in which the business is located.

iv. Freestanding business signs. All businesses shall be allowed one freestanding business sign if it is located on a lot that has at least 100 feet of cumulative street frontage. If the business has at least 500 feet of cumulative street frontage, it shall be allowed one additional freestanding business sign. The sign shall be located in a manner that does not impede traffic or line of sight visibility. Freestanding business signs shall have the following additional attributes:

(A). A maximum sign area of 40 square feet per freestanding business sign. Notwithstanding the foregoing, the director may approve a maximum sign area of 96 square feet per freestanding business sign for commercial developments with at least five acres in size or provided the director makes a finding that visibility of the freestanding business sign is restricted due to location;

(B). A maximum height of six feet measured vertically from the ground level at the base of the sign. Notwithstanding the foregoing, the director may approve a maximum of eight feet measured in the manner just described for commercial developments at least five acres in size or provided the director makes a finding that the visibility of the freestanding business sign to potential patrons is restricted due to location; and

(C). A minimum setback of three feet from any street or public right-of-way.

v. Incidental business signs. Incidental business signs as described in Section 22.52.910 shall be allowed but shall be subject to the following limitations:

(A). Every business shall be allowed only one incidental business sign;

(B). Incidental business sign shall be wall-mounted below the roofline; and

(C). Incidental business signs shall have a maximum face area of two square feet.

vi. Freeway-oriented signs. Freeway-oriented signs shall be allowed only on parcels of land along Interstate 5 Freeway, west of Castaic Road and east of Old Road. In addition, a business shall be allowed only one freeway-oriented sign for every parcel of land. Freeway-oriented signs shall have:

(A). A maximum of two sides;

(B). A maximum face area of 200 square feet per side;

and

(C). A maximum height of 15 feet measured vertically from the ground level at the base of the sign. Notwithstanding the foregoing, the director may approve a maximum height of 35 feet measured in the manner just described, provided that the director makes the finding described in subsection H.4.a.i of Section 22.52.890.

vii. Shopping center signs.

(A). New shopping centers with at least five tenants shall prepare a master sign plan for the purpose of establishing a common design theme for the shopping center before any business sign is erected in such shopping center. The master sign plan shall allow only one monument sign, as described in subsection E.2.a.vii.(B), below. All signs depicted in and established pursuant to the master sign plan shall comply with sign requirements of this CSD. Upon approval of the master sign plan by the director, all signs in the shopping center shall conform to the master sign plan.

(B). For purposes of this subsection E.2.a.vii, a monument sign shall be defined as a two-sided freestanding sign where the base of the sign structure is on the ground or a maximum of 12 inches above the adjacent grade. No part of the sign face or sign structure can be more than 12 feet in height measured vertically from the ground level at the base of the sign. The width of the sign shall not exceed four feet, and the top of the sign structure can be no more than 120 percent of the width of the base.

b. Architectural standards.

i. All commercial buildings, except those in an industrial park, shall have Spanish, Southwestern, or Mediterranean architecture, with a tile roof.

ii. Mirrored glass shall be prohibited on outside building surfaces.

c. Circulation areas.

i. Paving. Pedestrian circulation areas and driveway entrances on private property shall be paved with brick or paver tiles;

ii. Pedestrian amenities. For commercial and mixed-use developments, at least two pedestrian amenities shall be provided. Examples of these pedestrian amenities include, but are not limited to:

- Benches;
- Bicycle racks;
- Outdoor lights;
- Drinking fountains;
- Landscaped buffers;
- Newsstands;
- Planter boxes;
- Trash receptacles; and/or
- Landscaped trellises or breezeways between

businesses.

d. **Setbacks.** Except as provided in subsection F.4.c.ii for the Val Verde Area, the following setback standards shall apply in commercial and industrial zones:

i. All buildings, structures, and circulation areas, including parking lot aisles, shall have a minimum setback from the front property line of 10 feet in industrial zones and 20 feet in commercial zones. The setback shall be landscaped and shall include a minimum of one 15-gallon tree for every 150 square feet of setback landscaped area;

ii. In commercial zones, vehicle driveways, pedestrian pathways, and outdoor dining and street furniture, such as chairs, tables, benches, and bicycle racks, shall be permitted in setback areas, provided that a minimum of ten percent of the entire site's net area is landscaped; and

iii. Structures that adjoin or face any non-industrially or non-commercially zoned parcel, or adjoin or face a parcel containing a non-industrial or non-commercial use, shall:

(A) Have a minimum setback of 25 feet from any property line(s) adjoining or facing such parcel. The setback shall be landscaped and shall include a minimum of one 15-gallon tree for every 15 feet along the property line that is adjacent to or closest to the non-industrially or non-commercially zoned or used parcel. If a 25-foot setback is infeasible due to the size of the parcel, as determined by the director, a solid masonry wall shall be built half-way between the building and the property line. The wall shall be a minimum of six feet in height in commercial zones and eight feet in height in industrial zones and shall be landscaped with drought-resistant vines along the entire length of the wall to a height determined appropriate by the director. Such landscaping shall be maintained in the manner described in subsection G.1.c.iv, below.

(B) Locate vehicle access, circulation, parking, and loading areas as far as possible from adjoining residential uses.

e. **Lot Coverage.** Except in Zones CPD and MPD, all new structures shall have a maximum lot coverage of 70 percent of the lot's gross area.

f. **Height.** Excluding chimneys and rooftop antennas, all new structures shall have a maximum height of 35 feet above grade if located within 500 feet of a residentially or agriculturally zoned property.

g. **Outdoor Activities and Storage.** All principal uses within 500 feet of a residentially or agriculturally zoned property that are conducted outside an enclosed structure or involve outdoor storage shall require a conditional use permit.

F. Area-specific Development Standards.

1. Area 1 – Trucking District.

a. **Purpose.** This area is established to encourage and protect truck-related activities and services, while at the same time insuring that such activities and services do not interfere with the circulation and traffic patterns in the Castaic area communities.

b. **Area Description.** The boundaries of this area are shown on the official Castaic Area CSD Map maintained at regional planning under the heading "Trucking District." A small depiction of this area is also shown on the map following this Section.

c. **Prohibited Uses.** Residential uses shall be prohibited in the Trucking District.

d. **Parking.** In addition to the applicable requirements of Part 11 of Section 22.52, any business that principally serves or sells supplies for tractor-trucks or their drivers shall provide at least two off-street tractor-truck parking spaces. The tractor-truck parking spaces shall comply with the following standards:

i. **Location.** Tractor-truck parking shall be located either on the same lot as the principal business or on an adjacent, separate lot. If the parking is provided on a separate lot, a covenant shall be recorded, restricting the applicable portion of the property's use to parking for the benefit of the principal business. The separate lot shall be within 1,000 feet from the principal business, measured from the business to the main entrance on the separate lot for the parking. Wherever practical and subject to the requirements of this section, businesses shall share a common area to meet their off-street tractor-truck parking requirements;

ii. **Size.** Each tractor-truck parking space shall have a minimum size of 10 feet by 75 feet;

iii. **Paving.** All tractor-truck parking areas shall be paved with a hard, durable surface material, as required by subparagraph A of Section 22.52.1060;

iv. **Access.** Off-street tractor-truck parking spaces shall be accessible to and offer ingress and egress from Castaic Road, Parker Road, Ridge Route Road, and/or Lake Hughes Road. Parking entrances for tractor-truck parking shall be located at least 500 feet away from any school, church, park, or recreation or residential area. Maneuvering and turn-around areas shall be provided on the lot where the parking space is located, and signs shall be posted requiring tractor-trucks to enter and exit the lot front-forward without backing or maneuvering on the public right-of-way;

v. **Barriers along Castaic Road.** Where tractor-truck parking or loading areas are on lots adjoining Castaic Road, a barrier shall be built along the entire adjoining property line of that lot. The barrier shall not block any driveway, walkway, or other necessary opening, and shall consist of a minimum 30-inch high masonry or concrete block wall or a minimum four-foot landscaped buffer area measured from the property line. Where the barrier adjoins a driveway, a 10-inch in diameter, 30-inch high, concrete-filled steel pipe or equivalent protective device(s) shall be installed vertically at each point that the barrier meets the driveway;

vi. **Buffers.** Any lot that is used partially or entirely for tractor-truck parking that does not adjoin Castaic Road but adjoins a lot that is used for some other purpose shall have a buffer along the entire length of that adjoining property line. The buffer shall consist of a minimum 10-foot high solid masonry wall set back 10 feet from the adjoining property line. The setback area shall be landscaped with locally indigenous vegetation as defined in subsection D.8, and the wall shall be landscaped with drought-resistant vines along the entire length of the wall to a height determined appropriate by the director. Such landscaping shall be maintained in the manner described in subsection G.1.c.iv, below; and

vii. **Nonconforming uses.** All legally existing nonconforming parking spaces shall be brought into compliance with this subsection F.1.d upon a change in ownership or control of the principal business using such parking spaces, or within three years from the effective date of this CSD, whichever occurs first.

2. **Area 2 – Hasley Canyon Area.**

a. **Purpose.** This area is established to protect and preserve the serene, rural environment of Hasley Canyon. Hasley Canyon is characterized by

large lots, equestrian trails, rolling hills, and a number of significant ridgelines. The area also contains the Hasley Canyon Creek.

b. **Area Description.** The boundaries of this area are shown on the official Castaic Area CSD Map maintained at regional planning under the heading Hasley Canyon. A small depiction of this area is also shown on the map following this Section.

c. **Clustering.** Density transfer or clustering shall be prohibited in this area.

d. **Lot Size.** Single-family residential lots created by a land division shall contain a minimum gross area of two acres and a minimum net area of 40,000 square feet.

e. **Setbacks.** New residential lots and existing legal lots as of the effective date of this CSD that have a minimum gross area of two acres where no residence has yet been built, shall have a minimum front and rear yard setback of 25 feet, and a minimum side yard setback of 10 feet.

3. **Area 3 – Violin Canyon Area.**

a. **Purpose.** This area is established to protect one of the least developed and most rugged parts of the Castaic area. It contains the Palomas Canyon and Violin Canyon creeks and serves as a unique habitat for many species of fauna and flora.

b. **Area Description.** The boundaries of this area are shown on the official Castaic Area CSD Map maintained at regional planning under the heading Violin Canyon. A small depiction of this area is also shown on the map following this Section.

c. **Development Standards.** The standards prescribed for the Hasley Canyon Area in subsection F.2, above, shall also apply to the Violin Canyon Area.

4. **Area 4 – Val Verde Area.**

a. **Purpose.** This area is established to ensure that new development is consistent with Val Verde's existing unique character. The area's unique features include small rural lots, rolling hills covered by chaparral vegetation and scattered canyon oaks, and relative isolation.

b. **Area Description.** The boundaries of this area are shown on the official Castaic Area CSD Map maintained at regional planning under the heading Val Verde. A small depiction of this area is also shown on the map following this Section.

c. **Zone-specific Development Standards.**

i. **Residential and Agricultural Zones.** New residential land divisions shall comply with the following standards:

(A) **Street improvements.** Regardless of lot size, local streets shall be allowed to use inverted shoulders with concrete flow line design where possible; and

(B) **Street lights.** In addition to the requirements in subsection D.2.d, above, street lights in this area shall conform, to the greatest extent possible, to the rural character of the Val Verde community. Proposals from the Castaic Area Town Council and the Val Verde Civic Association will be considered by the director in determining the appropriate style of street lights, provided these proposals are approved by the county department of public works and the local electric utility serving the area under consideration.

ii. Commercial and Industrial Zones. For lot sizes less than 5,000 square feet, where such size prevents a commercial structure from satisfying one or more of the standards set forth in subsection E.1.d of this Section, the following standards shall be substituted for the standards described therein:

(A) The structure shall have a minimum front setback of 5 feet from the property line. The setback shall be landscaped and shall include a minimum of one 15-gallon tree for every 150 square feet of landscaped area, or one 15-gallon tree every 15 feet, whichever results in more trees; and

(B) Structures on lots that adjoin or face a non-industrially or non-commercially zoned property or use shall have:

(1) A minimum setback of five feet from each property line that adjoins or faces the non-industrially or non-commercially zoned property or use. The setback shall be landscaped in the same manner as provided in subsection F.4.c.ii.(A) of this Section; and

(2) If the landscaped setback described in subsection F.4.c.ii.B.(1), above, is not feasible along the front property line, a minimum six-foot high solid masonry wall shall be placed in the landscaped setback, parallel to and at half the distance between the front property line and the building. This wall shall be landscaped with drought-resistant vines along the entire length of the wall to a height determined appropriate by the director. Such landscaping shall be maintained in the manner described in subsection G.1.c.iv, below.

5. Area 5 – Castaic Creek Area.

a. Purpose. This area is established to protect one of the few examples of a braided channel creek system, which was once a fairly common feature of the Southern California landscape.

b. Area Description. The boundaries of this area are shown on the official Castaic Area CSD Map maintained at regional planning under the heading Castaic Creek. A small depiction of this area is also shown on the map following this Section.

c. Creek Protection. In addition to complying with subsection D.14, above, all development in this area shall require a conditional use permit in the same manner, and under the same terms and conditions, as development in a significant ecological area would require under Section 22.56.215. of this Code.

6. Area 6 and Area 7– Newhall Ranch and Northlake Areas.

a. Area Description. The boundaries of these areas are shown on the official Castaic Area CSD Map maintained at regional planning under the headings Newhall Ranch and Northlake, respectively. A small depiction of these areas is also shown on the map following this Section.

b. Exemption. Development in these areas shall be governed by the Newhall Ranch Specific Plan and the Northlake Specific Plan, respectively, including any amendments thereto. Parcels in these areas shall be exempt from the provisions of this CSD as long as the respective specific plan or any of its amendments are in effect as to those parcels.

G. Director's Review.

1. Except as provided in subsection 2 below, applications for development within this CSD shall require a director's review and approval pursuant to Part 12 of Chapter 22.56 in order to determine if the proposed development complies with the provisions of this CSD. In addition to the requirements of Section 22.56.1680, the application must contain the following information:

a. A description of the property, with a map showing the topography of the land and the location of any drainage courses;

b. The location and extent of the proposed development, and plans for the methods or devices intended to be used to prevent any erosion or flood hazard, including any necessary drainage plans, prepared by a civil engineer, showing an estimate of the quantity and frequency of runoff, runoff routing, and the character of soils, channel sections, and gradients; and

c. Where landscaping is required by this CSD or by any other provision of this Code, a landscaping plan that is approved by regional planning. The landscaping plan shall include:

i. A layout and list of existing plants, including their current condition, and any plants intended to be removed or added;

ii. A description of the property's existing soil types so that the feasibility of re-vegetation can be assessed;

iii. A re-vegetation plan, which primarily shall require use of locally indigenous vegetation, as defined in subsection D.8;

iv. A covenant to be recorded against the property that all landscaping shall be irrigated by a permanent watering system and shall be maintained with regular pruning, weeding, fertilizing, litter removal, and replacement of plants when necessary; and

v. A description of a long-term maintenance program for all landscaping in the plan, with an emphasis on re-vegetated areas.

2. Exceptions. An application for director's review pursuant to subsection 1 above shall not be required if:

a. A different approval would be required by another provision of this CSD or the Code, provided the application in such other process contains sufficient information to determine compliance with this CSD;

b. The project is a single-family residence, provided the creek preservation and maintenance provisions in subsection D.14, above, are inapplicable; or

c. The review would otherwise be necessary only to determine compliance with the exterior lighting standard described in subsection D.10, above.

H. Minor Variations.

1. The director may permit minor variations from the community-wide development standards specified in subsections D.3.d, D.5 through D.13 and the zone-specific development standards specified in subsections E.1.b and E.1.c, where an applicant's request for a minor variation demonstrates to the satisfaction of the director all of the following:

a. The application of these standards would result in practical difficulties or unnecessary hardships;

b. 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 Castaic Area;

c. That granting the requested minor variation will not be materially detrimental to properties or improvements in the area or contrary to the goals and policies of the Santa Clarita Valley Area Plan or this CSD; and

d. That no more than two unrelated property owners have expressed opposition to the minor variation pursuant to subsection H.3, below. Protests received from both the owner and occupant of the same property shall be considered one protest for purposes of this subsection.

2. Application. The procedure for filing a request for a minor variation shall be the same as that for director's review except that the applicant shall also submit:

a. A list, certified by affidavit or statement under penalty of perjury, of the names and addresses of all persons who are shown on the latest available assessment roll of the county of Los Angeles as owners of the subject property, and as owning property within a distance of 1,000 feet from the exterior boundaries of the subject property. If, in using this 1,000-foot radius, the list does not include at least four property owners, excluding the applicant, the radius shall be expanded so that the list includes at least four names, excluding the applicant;

b. Two sets of mailing labels for the above-stated owners;

c. A map drawn to a scale specified by the director indicating where all such ownerships are located; and

d. A filing fee, as set forth in Section 22.60.100, equal to that required for a Site Plan Review for Director's Review for Modification of Development Standards in Community Standards District.

3. Notice. Not less than 20 days prior to the date an action is taken, the director shall send notice by first-class mail of the pending application to the following individuals or groups indicating that any individual opposed to the granting of such minor variation may express such opposition by written protest to the director within 15 days after receipt of such notice:

a. The neighboring property owners on the list provided by the applicant pursuant to subsection H.2.a, above;

b. All "occupant(s)" of the neighboring properties where the mailing address of a property owner on the above list is different from the address of the neighboring property;

c. All community organizations that request notification of pending applications including, but not limited to, the Castaic Area Town Council and the homeowners associations within the boundaries of the CSD; and

d. Such other persons as the director deems appropriate whose property could be affected by the minor variation.

4. Decision.

a. The director shall approve an application for minor variation where no more than two letters of opposition are received pursuant to subsection H.3, above, where the application complies with the provisions of Section 22.56.1690, and where the director determines that the application has satisfactorily demonstrated the matters required by subsection H.1, above. If the director approves the application, the director shall notify the applicant and all persons identified in subsections H.3.a through H.3.d of the decision in writing, which notice shall also indicate that any such person may file an appeal with a request for a public hearing before the commission within ten calendar days of receipt of such notice.

b. If the director denies the application for any reason, the director shall notify the same persons as identified in subsection H.4.a., above, of the decision in writing, which notice shall also indicate that the applicant may file an appeal and a request for a public hearing before the commission within 30 calendar days after the applicant receives such notice. If the applicant files an appeal, the applicant shall pay the additional fee for a public hearing as set forth in Section 22.60.100 under Site Plan Review for Director's Review for Modification of Development Standards in Community Standards Districts.

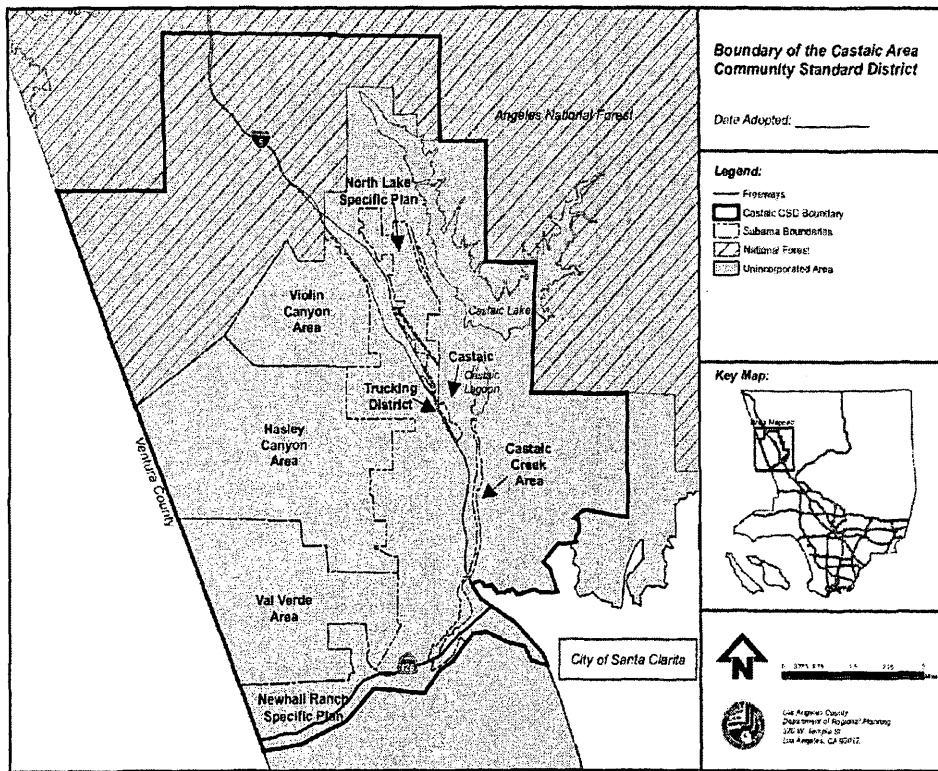
I. Other Variations. If a proposed project is located in a Residential Planned Development or a Specific Plan zone and can be found consistent with the goals of this CSD, the development standards herein may be modified, if the applicant obtains a conditional use permit, by meeting the burden of proof provided in Part 1, Chapter 22.56, and further demonstrates that the project satisfies the following:

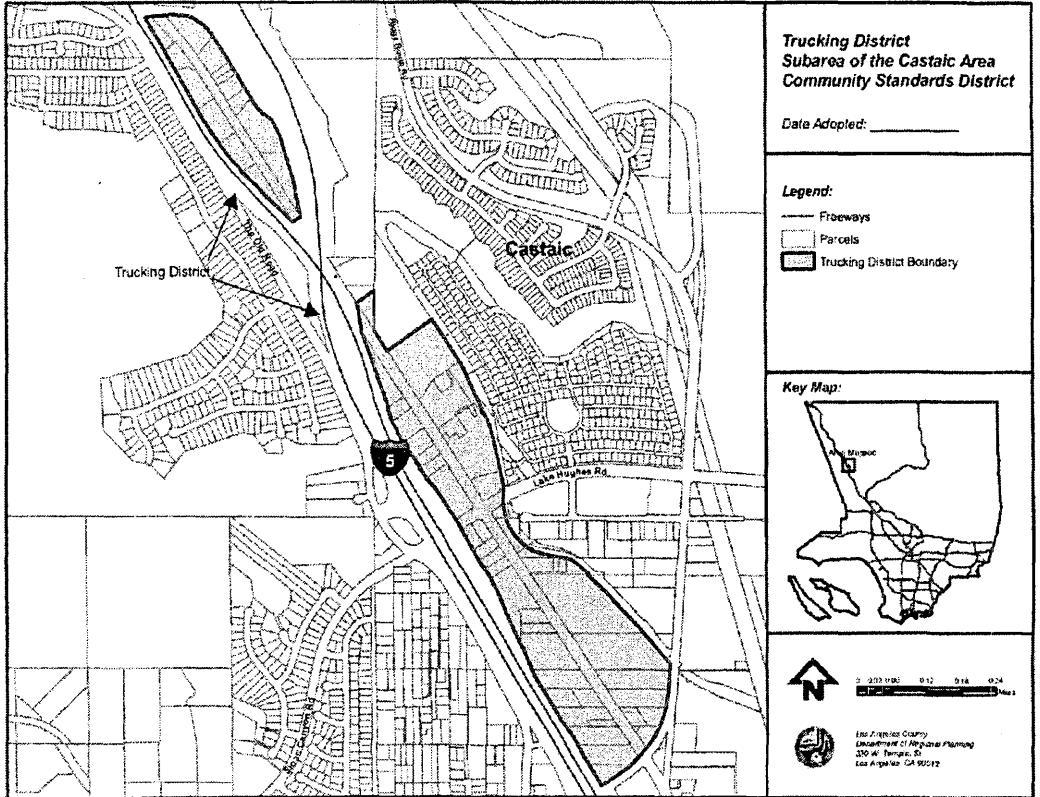
1. Compatibility. The project must be compatible with existing adjoining land uses;

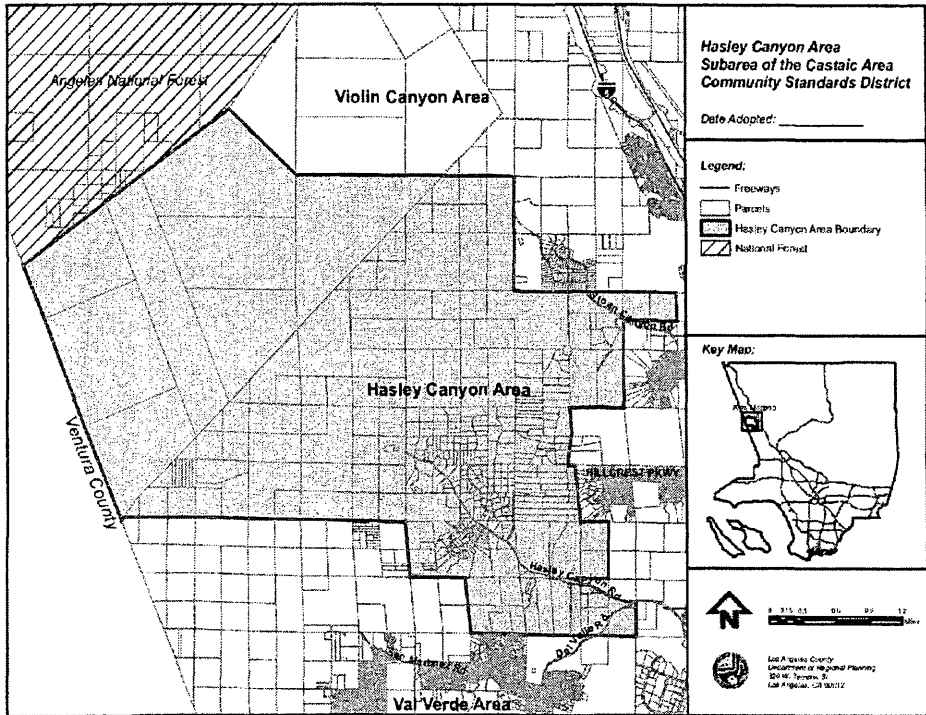
2. Significant public benefit. The project must provide significant public benefit beyond that already required by some other provision of this Code. Examples of projects that comply with this requirement include, but are not limited to, projects that offer additional open space, natural habitat areas, recreation facilities, trails, and/or cultural or educational facilities;

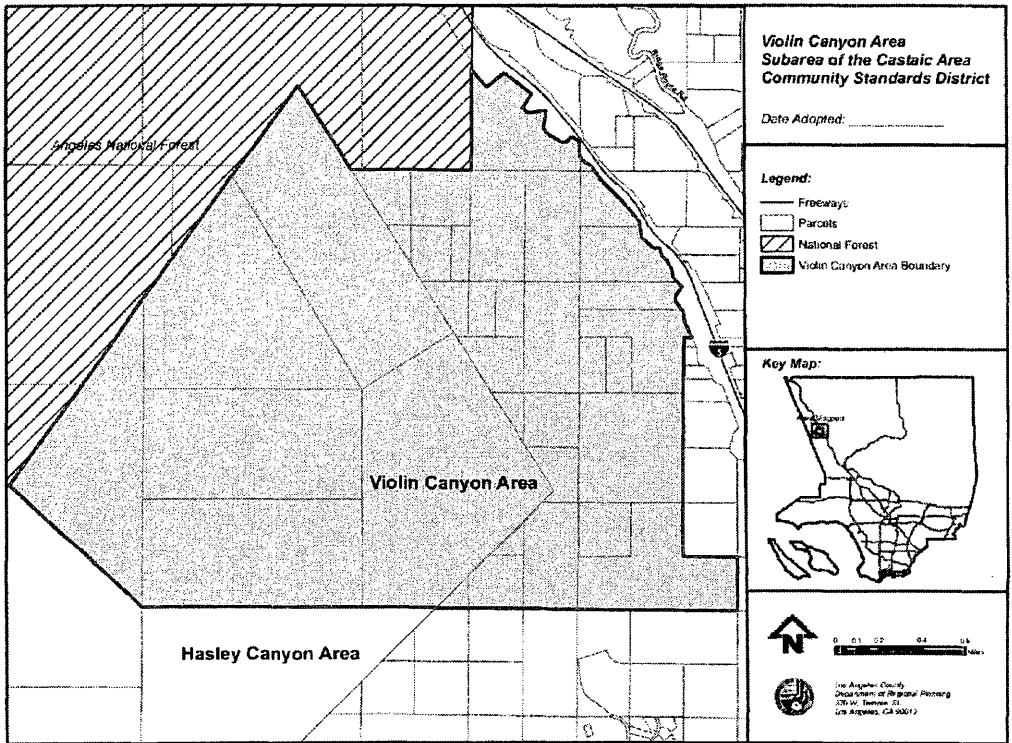
3. Substantial community support. The project must have substantial community support. For purposes of this requirement, substantial community support requires at least two-thirds of all written comment letters received from residents, property owners, and businesses within 1,000 feet from the project boundary to support the project. In reaching this threshold, every person signing a written comment letter shall be counted separately, provided that such signature has been verified. The position of elected community organizations such as the Castaic Area Town Council will be considered and counted as one comment letter in determining substantial community support, provided it is the formal position of the governing board of such organization; and

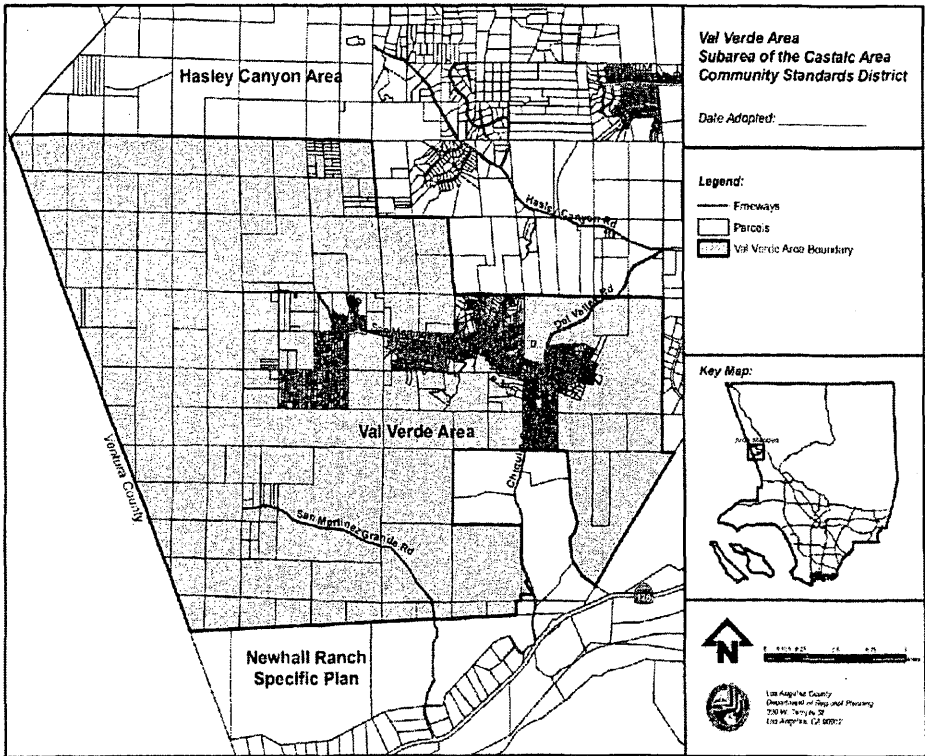
4. Significant ridgeline. The project must not disturb any significant ridgeline, as described in subsection D.6, above. (Ord. 2004-0069 § 2, 2004)

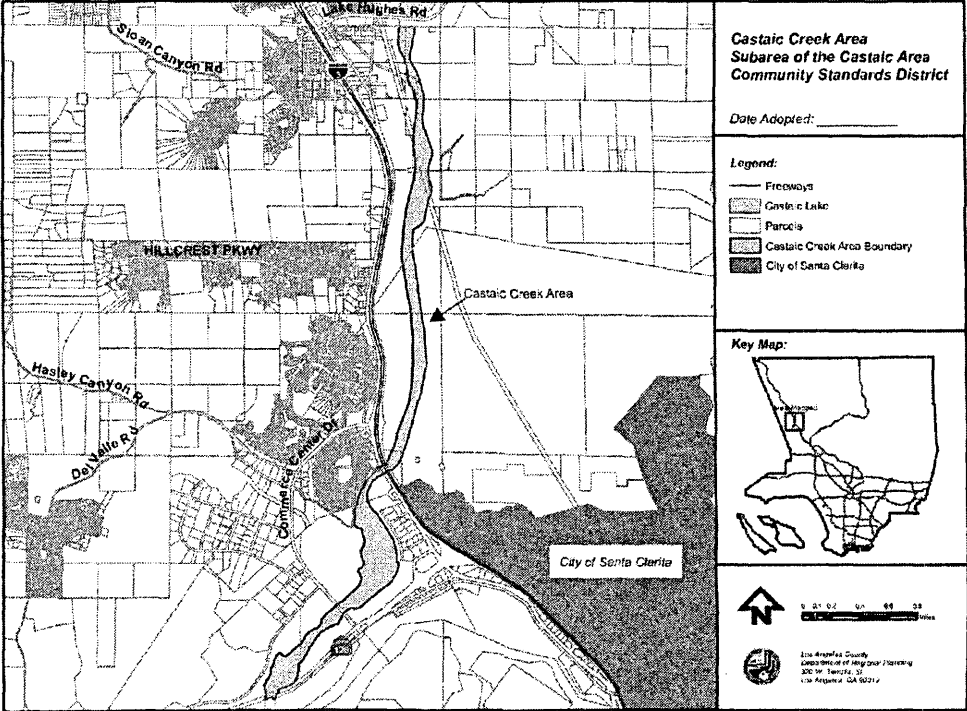


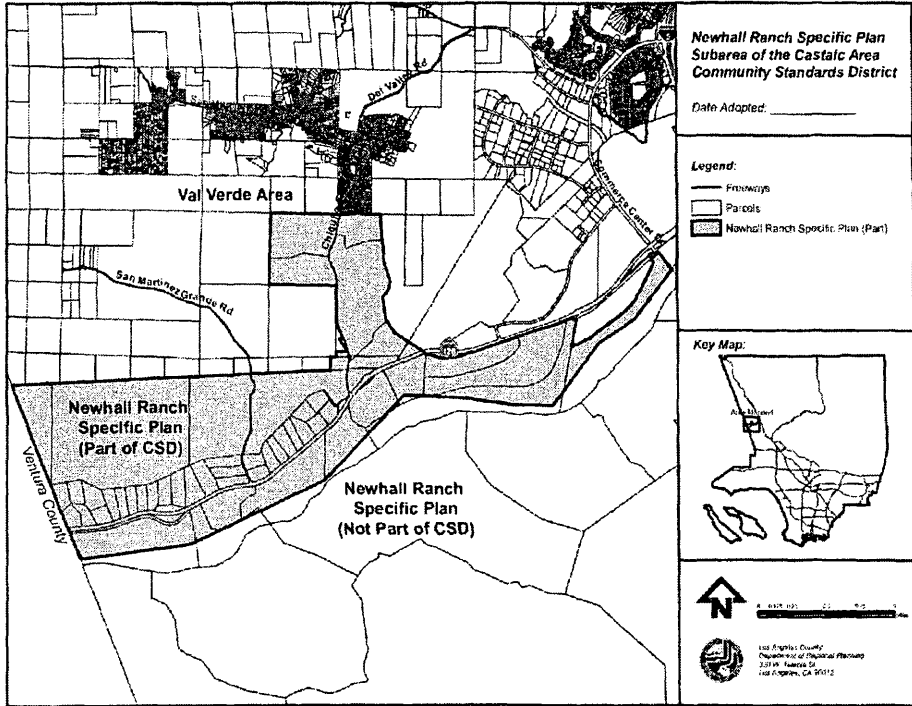


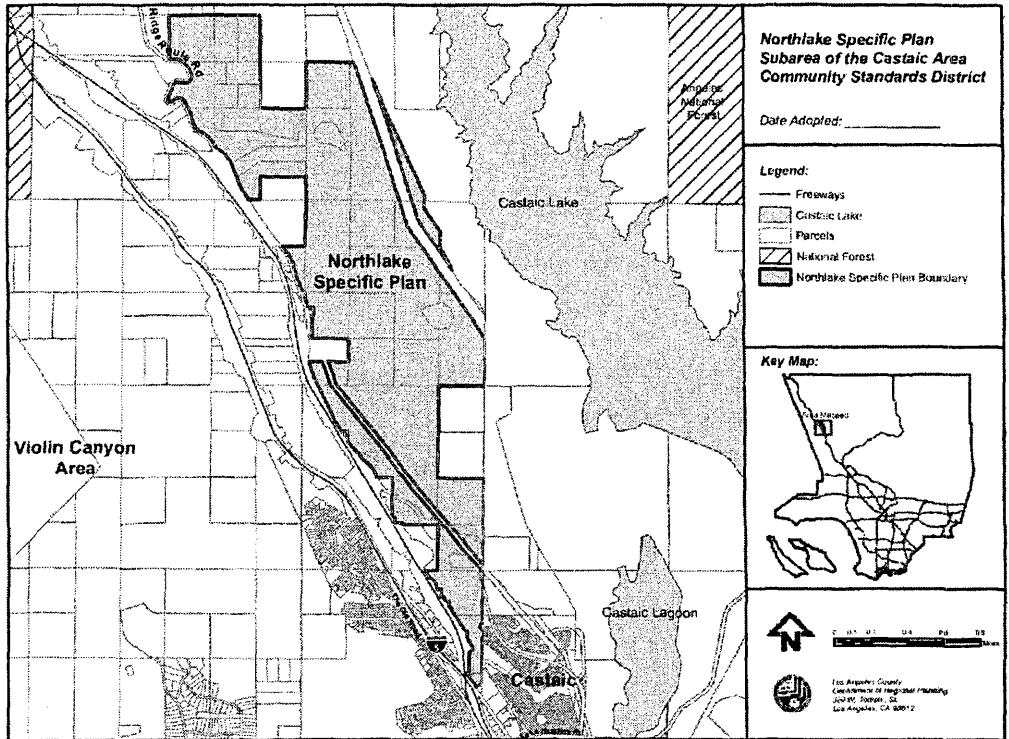










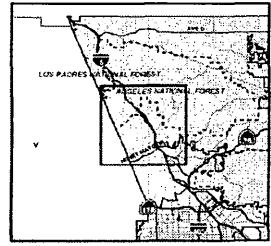


CASTAIC AREA Community Standards District Significant Ridgelines

LEGEND:

- Town Council Boundary
- Proposed CSD Boundary
- Area Specific Standards
- Significant Water Bodies
- Parcel Boundary
- City Boundary
- Forest Boundary
- Primary Ridgeline
- Secondary Ridgeline
- Freeways
- Highways
- Arterials
- Selected Streams

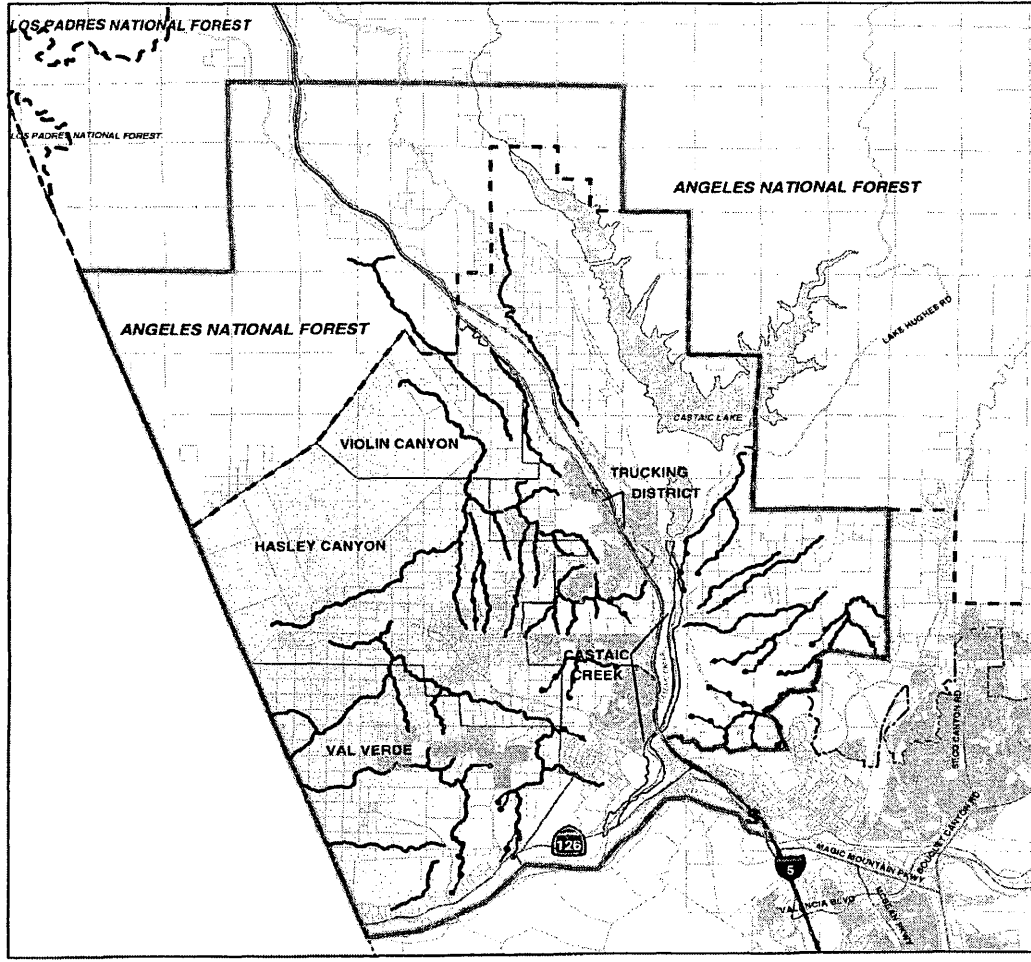
VICINITY MAP



Los Angeles County
Dept. of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012

Scale: 1 inch = 2 miles

Map prepared by DPR GIS Section on 6/26/03



22.44.138 Florence-Firestone Community Standards District. A. Purpose.

The Florence-Firestone Community Standards District (“CSD”) is established to improve the appearance of the community and to promote the maintenance of structures and surrounding properties. The CSD also establishes standards to improve the compatibility between residential uses and neighboring industrial uses.

B. Description Boundary. The boundaries of the district are shown on the map following this section.

C. Community-wide Development Standards.

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

2. Maintenance. Any areas of property that are publicly visible, including front yards, front sidewalks, and rear alleys, shall remain free of trash and other debris. Storage of household appliances, such as refrigerators, stoves, freezers, and similar products, is prohibited in all yard areas.

3. Material Colors. Black or other similar dark color shall not be used as the primary or base color for any wall or structure.

D. Zone-specific Development/Use Standards.**1. Zone R-2.**

a. Front Yard Landscaping. For lots less than 40 feet in width, front yards shall have a minimum of 25 percent landscaping. For all other lots, front yards shall have a minimum of 50 percent landscaping.

b. Front and corner side yard fences. Notwithstanding subsections A and B of Section 22.48.160, a front or corner side yard fence may exceed 3.5 feet in height provided:

i. The portions of the fence above 3.5 feet are built so as not to completely obstruct the public’s view through that portion of the fence;

ii. If the fence is chain link or wrought-iron, the fence may not exceed 4 feet in height unless a site plan is submitted and approved. In that instance, the director may approve up to an additional 2 feet in height pursuant to a site plan review under Section 22.56.1690. In a site plan review for a corner side yard fence, conditions may be imposed on the fence design to assure adequate site distance for pedestrians and traffic at the respective intersection; and

iii. A corner side yard fence that is 5 feet or more from a public street shall not exceed 6 feet in height.

2. Zone R-3. The standards prescribed for Zone R-2 shall apply to Zone R-3.

3. Zone R-4. The standards prescribed for Zone R-2 shall apply to Zone R-4. In addition, a building or structure in Zone R-4 shall not exceed a height of 35 feet above grade, excluding chimneys and rooftop antennas.

4. Zone C-2.

a. Façades. For building façades with street frontage, at least 30 percent of the facade above the first story shall consist of materials or designs different from the rest of the façade. Examples of such materials or designs include recessed windows, balconies, offset planes, or similar architectural accents. Long unbroken façades are prohibited.

b. Loading/Unloading Docks. Loading and unloading docks shall be located as far away as practicable, in the reasonable judgment of the director, from abutting residentially-zoned parcels.



c. **Business Signs.** Except as herein modified, all business signs shall conform to Part 10 of Chapter 22.52.

i. **Applicability.** The sign regulations herein shall apply to new signs only and shall not apply to existing signs that were legally established prior to the effective date of this CSD.

ii. **Prohibited Signs.** Roof business signs and signs painted directly on buildings shall be prohibited.

iii. **Damaged Signs.** Damaged business signs shall be repaired or removed within 30 days of receipt of written notice from a zoning enforcement officer.

iv. **Wall, Projecting and Awning Business Signs.** All businesses shall be permitted 1 wall, projecting or awning business sign, unless the business has more than 40 feet of building frontage or multiple street frontages. For businesses with more than 40 feet of building frontage, the business shall be permitted 1 additional such sign for each additional 30 feet or increment thereof of street frontage; for businesses with multiple street frontages, the business shall be permitted 1 such sign for each street frontage. These signs shall be subject to the standards below, as applicable:

(1) **Wall business signs.** Wall business signs shall be mounted flush and affixed securely to a building wall and shall extend from the wall a maximum of 12 inches. In addition, wall business signs shall have the following maximum attributes:

(a) A face area of 2 square feet for every linear foot of the applicable building frontage;

(b) Letter sizes of 24 inches in height; and

(c) A vertical dimension of 36 inches for the frame box.

(2) **Awning business signs:**

(a) Awning signs shall have a face area of 2 square feet for every linear foot of the applicable building frontage;

(b) Every awning for the same business shall be the same color and style; and

(c) Every awning in a building with multiple storefronts shall be complimentary in color and style.

v. **Freestanding Business Signs.** Freestanding business signs shall be allowed only if the business is located on a lot with a minimum of 100 feet of street frontage and shall not be located on, or extend above, any public right-of-way or public sidewalk. Freestanding business signs shall have the following attributes:

(1) A solid base resting directly on the ground;

(2) A maximum face area of 60 square feet; and

(3) A maximum height of 15 feet measured vertically from the ground level at the base of the sign.

d. **Residential and Mixed Residential/Commercial Uses.** Residential and mixed residential/commercial uses in Zone C-2 shall require a director's review pursuant to Part 12 of Chapter 22.56 and shall be subject to the following development standards:

i. **Dwelling Unit Density.** The density for residential uses shall not exceed 30 dwelling units per net acre;

ii. **Yard Requirements.** Residential uses shall comply with the yard requirements in Section 22.20.320;

iii. **Parking.** The parking requirements in Part 11 of Chapter 22.52 shall apply to residential uses in Zone C-2 except that any such requirement specifying the number of parking spaces may be reduced by 25 percent for new construction or a change in use, subject to approval by the director. Residential parking shall be distinguished from commercial parking in a mixed residential/commercial use by a posting, pavement marking or physical separation between the spaces;

iv. **Height.** All residential structures shall have a maximum height of 45 feet above grade, excluding chimneys and rooftop antennas;

v. **Entrances.** Residential and commercial uses that are located on the same floor shall not have a common entrance hallway or common balcony, except that common entrance hallways shall be allowed in a single-story structure;

vi. **Common Walls.** Any common wall between a residential and commercial use shall be constructed in accordance with building code requirements to minimize noise and vibration between the uses; and

vii. **The hours of operation for commercial uses in a mixed residential/commercial use shall be no earlier than 7:00 a.m. and no later than 10:00 p.m. daily.**

5. **Zone C-3.** The standards prescribed for Zone C-2 shall apply to Zone C-3 except as follows:

a. **Height.** Residential and mixed residential/commercial structures shall have a maximum height of 50 feet above grade. All other structures shall have a maximum height of 45 feet above grade. These height limits do not include chimneys and rooftop antennas; and

b. **Dwelling Unit Density.** The density for residential uses shall not exceed 50 dwelling units per net acre.

6. **Zone C-M.**

a. **Buffers.** Properties that adjoin a residential zone, or a school, park, playground, child care center, senior citizen center, church, or temple shall have a minimum 5-foot landscaped buffer along the common property line. One 15-gallon tree for every 100 square feet of landscaped area shall be planted equally spaced in the buffer strip. The landscaping shall be irrigated by a permanent watering system and shall be maintained with regular pruning, weeding, fertilizing, litter removal, and replacement of plants when necessary.

b. **Setbacks.** All new buildings that face a residential zone or sensitive use as described in subsection D.6.a of this section shall have a minimum setback of 10 feet from the front property line. The setback shall be completely landscaped, except where there is required parking and driveways. The landscaping shall be maintained in the manner provided in subsection D.6.a of this section.

c. **Façades.** For properties that adjoin or face a residential zone or sensitive use as described in subsection D.6.a of this section, the facade requirements prescribed for Zone C-2 in subsection D.4.a of this section shall apply, except that the percentage requirement shall be 25 rather than 30.

d. **Lot Coverage.** All new structures shall have a maximum 70 percent lot coverage. At least 10 percent of the net lot area shall be landscaped with lawns, shrubbery, flowers, or trees. The landscaping shall be maintained in the manner provided in subsection D.6.a of this section. Incidental walkways, if any, shall not be counted toward the 10 percent landscaping requirement.

e. Height. All new structures shall have a maximum height of 45 feet above grade if located within 250 feet of a residential zone, excluding chimneys and rooftop antennas.

f. Loading Docks. No loading dock shall be permitted along a property line that adjoins a residential zone.

g. Truck Access. Other than during the hours from 8:00 a.m. to 5:00 p.m., Monday through Friday, industrial properties with multiple street frontages shall permit truck access only from the street that is furthest from any adjacent or nearby residential zone.

h. Outside Storage. In addition to the requirements of subsection D of Section 22.28.270, outside storage shall be kept so as not to be publicly visible to anyone in an adjoining residential zone.

i. Business Signs. The standards prescribed for Zone C-2 as set forth in subsection D.4.c of this section shall apply to Zone C-M.

j. Uses Subject to Permits. In addition to the uses specified in Section 22.28.260, and notwithstanding any contrary provision in Sections 22.28.230, 22.28.240, or 22.28.250, the following uses shall require a conditional use permit in Zone C-M:

i. Services.

— Boat rentals.

— Electric distribution substations, including microwave facilities, subject to the standards described for this use in Section 22.28.230.

— Laboratories, research and testing.

— Laundry plants, wholesale.

— Medical laboratories.

— Tool rentals, including rototillers, power mowers, sanders, and saws, cement mixers and other equipment, but excluding heavy machinery or trucks exceeding two tons' capacity.

ii. Recreation and Amusement.

— Amusement rides and devices, including merry-go-rounds, ferris wheels, swings, toboggans, slides, rebound-tumbling and similar equipment operated at one particular location not longer than seven days in any six-month period.

— Carnivals, commercial, including pony rides, operated at one particular location not longer than seven days in any six-month period.

iii. Industrial Uses. The industrial uses in this subsection are allowed with a conditional use permit only if all activities associated with the use are conducted within an enclosed building.

— Assembly and manufacture from previously prepared materials, and excluding the use of drop hammers, automatic screw machines, punch presses exceeding five tons' capacity and motors exceeding one horse power capacity that are used to operate lathes, drill presses, grinders or metal cutters:

— Aluminum products.

— Metal plating.

- Plastic products.
- Shell products.
- Stone products.
- iv. Prohibited Uses. The following uses shall be prohibited

in the C-M Zone:

- Sewage treatment plants.
- Explosive storage.

7. Zone M-1. The standards prescribed for Zone C-M in subsections D.6.a through D.6.h of this section shall apply to Zone M-1. In addition, the following standards shall apply:

a. Fences or Walls. Properties that adjoin a residential zone or sensitive use as described in subsection D.6.a of this section shall have a minimum 8-foot high solid wall or solid fence along the common property line in compliance with Section 22.52.610.

b. Outdoor Businesses. All principal business uses, except parking, conducted outside an enclosed structure within 250 feet of a residential zone or sensitive use as described in subsection D.6.a of this section shall require a conditional use permit.

c. Minimum Lot Size. Except for lots legally created prior to the effective date of this CSD, the minimum lot size shall be 8,000 square feet.

d. Uses Subject to Permits. In addition to the uses specified in Section 22.32.070, and notwithstanding any contrary provision in Sections 22.32.040, 22.32.050, or 22.32.060, the following uses shall require a conditional use permit in Zone M-1:

- Acetylene; the storage of oxygen and acetylene in tanks if oxygen is stored in a room separate from acetylene, and such rooms are separated by a not less than one-hour fire-resistant wall.
- Agricultural contractor equipment, sale or rental or both.
- Animal experimentation research institute.
- Automobile body and fender repair shops, if all operations are conducted inside of a building.
- Automobile painting and upholstery.
- Batteries, the manufacture and rebuilding of batteries.
- Bottling plant.
- Building materials, storage of.
- Carnivals, commercial or otherwise.
- Cellophane; the manufacture of cellophane products.
- Circuses and wild animal exhibitions, including the temporary keeping or maintenance of wild animals in conjunction therewith for a period not to exceed 14 days, provided said animals are kept or maintained pursuant to and in compliance with all regulations of the Los Angeles County department of animal care and control.
- Cold-storage plants.
- Concrete batching, providing that the mixer is limited to one cubic yard capacity.
- Contractor's equipment yards, including farm equipment and all equipment used in building trades.
- Dairy products depots and manufacture of dairy products.

- Distributing plants.
- Electrical transformer substations.
- Engraving; machine metal engraving.
- Fabricating, other than snap riveting or any process used in bending or shaping which produces any annoying or disagreeable noise.
- Ferris wheels.
- Fruit packing plants.
- Fumigating contractors.
- Granite, the grinding, cutting, and dressing of granite.
- Heating equipment, the manufacture of.
- Horn products, the manufacture of.
- Ice, the manufacture, distribution, and storage of.
- Ink, the manufacture of.
- Iron, ornamental iron works, but not including a foundry.
- Laboratories for testing experimental motion picture film.
- Lumberyards, except the storage of boxes or crates.
- Machine shops.
- Machinery storage yards.
- Marble, the grinding, cutting, and dressing of.
- Metals:
 1. Manufacturing of products of precious metals;
 2. Manufacturing of metal, steel and brass stamps, including hand and machine engraving;
 3. Metal fabricating;
 4. Metal spinning;
 5. Metal storage;
 6. Metal working shops; and
 7. Plating and finishing of metals, provided no perchloric acid is used.
- Nightclubs.
- Oil wells and appurtenances, to the same extent and under all of the same conditions as permitted in Zone A-2.
- Outdoor skating rings and outdoor dance pavilions.
- Outside storage.
- Paint mixing, except the mixing of lacquers and synthetic enamels.
- Plaster, the storage of.
- Rubber; the processing of raw rubber if the rubber is not melted and, where a banbury mixer is used, the dust resulting therefrom is washed.
- Rug cleaning plant.
- Sheet metal shops.
- Shell products, the manufacture of.
- Shooting gallery.
- Starch; the mixing and bottling of starch.
- Stone, marble and granite, and grinding, dressing and cutting of.
- Storage and rental of plows, tractors, buses, contractor's equipment and cement mixers, not within a building.

- Stove polish, the manufacture of.
- Tire yards and retreading facilities.
- Trucks; the parking, storage, rental, and repair of.
- Ventilating ducts, the manufacture of.
- Welding.

e. Prohibited Uses. In addition to the uses specified in subsection A of Section 22.32.040, the following uses shall be prohibited in Zone M-1:

- Boat building.
- Breweries.
- Bus storage.
- Cannery, except meat or fish.
- Car barns for buses and streetcars.
- Casein; the manufacture of casein products, except glue.
- Cesspool pumping, cleaning and draining.
- Dextrine, manufacture of.
- Drying yards or terminals.
- Engines; the manufacture of internal combustion or steam engines.
- Explosives storage.
- Fox farms.
- Fuel yard.
- Incinerators, the manufacture of.
- Lubricating oil; the canning and packaging of lubricating oil if not more than 100 barrels are stored aboveground at any one time.
- Machinery; the repair of farm machinery.
- Marine oil service stations.
- Moving van storage or operating yards.
- Poultry and rabbits; the wholesale and retail sale of poultry and rabbits, including slaughtering and dressing within a building.
- Presses; hydraulic presses for the molding of plastics.
- Produce yards or terminals.
- Refrigeration plants.
- Sand; the washing of sand to be used in sandblasting.
- Slaughterhouses with wholesale or retail sale of meat or meat products.
- Sodium glutamate, the manufacture of.
- Valves; the storage and repair of oil well valves.
- Wood yards.
- Yarn; the dyeing of yarn and manufacture of yarn products.

8. Zone M-1½. The standards prescribed for Zone C-M in subsections D.6.a through D.6.h of this section, and the standards prescribed for Zone M-1 in subsections D.7.b through D.7.e of this section, shall apply to Zone M-1½.

9. Zone M-2. The standards prescribed for Zone C-M in subsections D.6.a, D.6.f, and D.6.g of this section, and the standards prescribed for Zone M-1 in subsection D.7.b of this section, shall apply to Zone M-2. In addition, the following standards shall apply in Zone M-2:

a. Minimum Lot Size. Except for lots legally created prior to the effective date of this CSD, the minimum lot size shall be 15,000 square feet.

b. Prohibited Uses. Waste disposal facilities and yards for automobile dismantling, junk and salvage, and scrap metal processing shall not be permitted on properties that adjoin a residential zone or sensitive use as described in subsection D.6.a of this section. Properties that are separated by public roads or public rights-of-way shall not be considered adjoining for purposes of this subsection.

E. Area-specific Development Standards.

1. Area 1 — Florence Avenue.

a. Purpose. This area is established to facilitate the development of Florence Avenue as a pedestrian corridor, to improve the appearance of existing and proposed structures and signs, and to encourage new business growth.

b. Area Description. In general, this area extends from Central Avenue to Compton Avenue and from Wilmington Avenue to Alameda Street. The specific boundaries of the area are shown on the map following this section.

c. Development Standards.

i. Signs. Outdoor advertising signs are prohibited.

ii. Fences and Security Shutters.

(1) Chain link, barbed and concertina wire fences are prohibited.

(2) Outdoor roll-up security shutters shall be concealed to the greatest extent possible and shall not completely obstruct the public's view of the building. Solid security shutters are prohibited.

iii. Air-Conditioning Units. Air-conditioning units on a building shall be located in a manner that avoids obstructing the architectural design of the building. These units shall also be screened or enclosed with landscaping or an awning.

iv. Pedestrian Character.

(1) All structures must have at least one entrance on Florence Avenue.

(2) At least 50 percent of a building's ground floor facade fronting Florence Avenue shall consist of entrances or shop windows.

(3) To the extent the building's facade facing the street at the ground level consists of windows or doors with glass, the glass shall be clear or lightly tinted. Not more than 20 percent of the building facade shall consist of mirrored or densely tinted glass.

v. Parking. Except as herein modified, parking in this area shall comply with all applicable provisions of Part 11, Chapter 22.52.

(1) The required parking for new and existing retail, office, or restaurant uses with less than 1,000 square feet of gross floor area shall be one space for every 400 square feet of gross floor area; and

(2) Except for fully subterranean parking structures, parking shall be at the rear of commercial structures and not be visible from Florence Avenue.

d. Zone-specific Use Standards.

i. Zone C-2. In addition to the uses specified in Section 22.28.160, and notwithstanding any contrary provision in Sections 22.28.130, 22.28.140, or 22.28.150, the following uses shall require a conditional use permit in Zone C-2 in the Florence Avenue area:

— Air-pollution sampling stations.

— Automobile service stations, including incidental repair, washing, and rental of utility trailers, subject to the applicable provisions of subsection B of Section 22.28.090.

— Churches, temples or other places used exclusively for religious worship, including customary incidental educational and social activities in conjunction therewith.

ii. Zone C-3. In addition to the uses specified in Section 22.28.210, and notwithstanding any contrary provision in Sections 22.28.180, 22.28.190, or 22.28.200, the following uses shall require a conditional use permit in Zone C-3 in the Florence Avenue area:

(1) Sales.

— Automobile sales, sale of new and used motor vehicles, and including incidental repair and washing, subject to the applicable provisions of subsection B of Section 22.28.090.

— Motorcycle, motorscooter, and trail bike sales.

— Pawnshops.

— Trailer sales, box and utility.

(2) Services.

— Air-pollution sampling stations.

— Automobile battery service, provided all repair activities are conducted within an enclosed building only.

— Automobile brake repair shops, provided all repair activities are conducted within an enclosed building only.

— Automobile muffler shops, provided all repair activities are conducted within an enclosed building only.

— Automobile radiator shops, provided all repair activities are conducted within an enclosed building only.

— Automobile repair garages, provided all repair activities are conducted within an enclosed building only.

— Automobile service stations, including incidental repair, washing, and rental of utility trailers, subject to the applicable provisions of subsection B of Section 22.28.090.

— Car washes, automatic, coin-operated and hand wash.

— Churches, temples or other places used exclusively for religious worship, including customary incidental educational and social activities in conjunction therewith.

— Drive-through facilities.

— Furniture and household transfer and storage.

— Truck rentals.

2. Area 2 — Roseberry Park.

a. Purpose. This area is established to improve the compatibility between industrial and commercial uses in this unique community and to improve its appearance with specific development standards.

b. Area Description. In general, the boundaries of this area are Florence Avenue to the north, Santa Fe Avenue to the east, Nadeau Street to the south and Alameda Street to the west. The specific boundaries of the area are shown on the map following this section.

c. Zone-specific Development Standards.

i. Zone C-3. No structure in Zone C-3 shall exceed a height of 35 feet above grade, excluding chimneys and rooftop antennas.

ii. Zone M-1.

(1) Main Entrance. Any property that has frontage on both Roseberry Avenue and Alameda Street shall have its main entrance on Alameda Street.

(2) Lot Coverage. All new structures shall have a maximum 60 percent lot coverage. At least 10 percent of the net lot area shall be landscaped with lawns, shrubbery, flowers, or trees. The landscaping shall be maintained in the manner provided in subsection D.6.a of this section. Incidental walkways, if any, shall not be counted toward the 10 percent landscaping requirement.

(3) Height. No structure in Zone M-1 shall exceed a height of 50 feet above grade, excluding chimneys and rooftop antennas.

(4) Lights. Parking lot lights, if any, shall be installed to minimize glare and illumination on neighboring residences.

(5) Sound equipment. Sound amplification equipment shall be prohibited outside an enclosed structure.

F. Minor Variations.

1. The director may permit minor variations from the zone-specific development standards specified in subsections D.4.a, D.4.c.iv, D.4.c.v, D.6.a through D.6.f, D.7.a, D.7.c, D.9.a, E.2.c.ii.(1), and E.2.c.ii.(2) of this section where an applicant's request for a minor variation demonstrates to the satisfaction of the director all of the following:

a. The application of these standards would result in practical difficulties or unnecessary hardships inconsistent with the goals of this CSD;

b. 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 Florence-Firestone area;

c. That granting the requested minor variation will not be materially detrimental to properties or improvements in the area or contrary to the goals of this CSD; and

d. That no more than two unrelated property owners have expressed opposition to the minor variation pursuant to subsection F.3 of this section. Protests received from both the owner and occupant of the same property shall be considered one protest for the purposes of this subsection.

2. The procedure for filing a request for a minor variation shall be the same as that for director's review except that the applicant shall also submit:

a. A list, certified by affidavit or statement under penalty of perjury, of the names and addresses of all persons who are shown on the latest available assessment roll of the county of Los Angeles as owners of the subject

property and as owning property within a distance of 250 feet from the exterior boundaries of the subject property;

b. Two sets of mailing labels for the above-stated owners;

c. A map drawn to a scale specified by the director indicating where all such ownerships are located; and

d. A filing fee, as set forth in Section 22.60.100, equal to that required for a site plan review for commercial and industrial projects over 20,000 square feet in size.

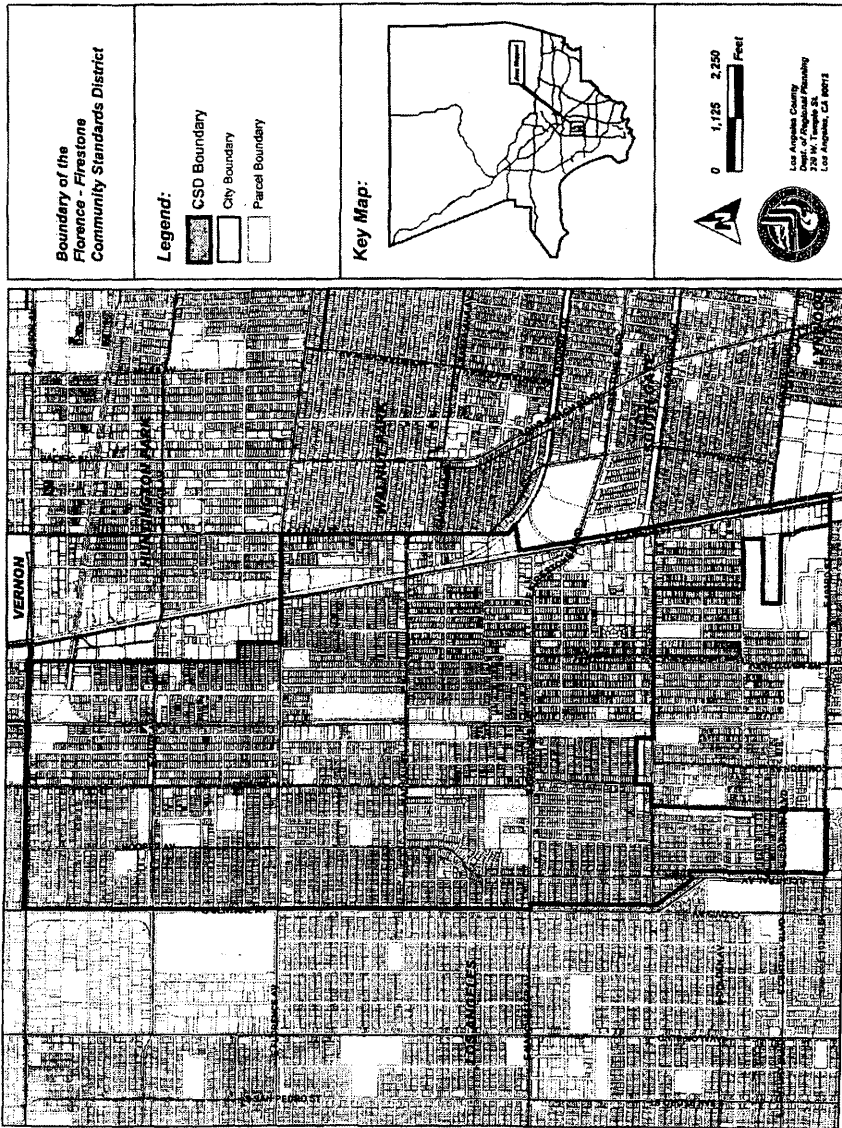
3. Not less than 20 days prior to the date an action is taken, the director shall send notice to the above-stated owners, using the mailing labels supplied by the applicant, indicating that any individual opposed to the granting of such minor variation may express such opposition by written protest to the director within 15 days after receipt of such notice.

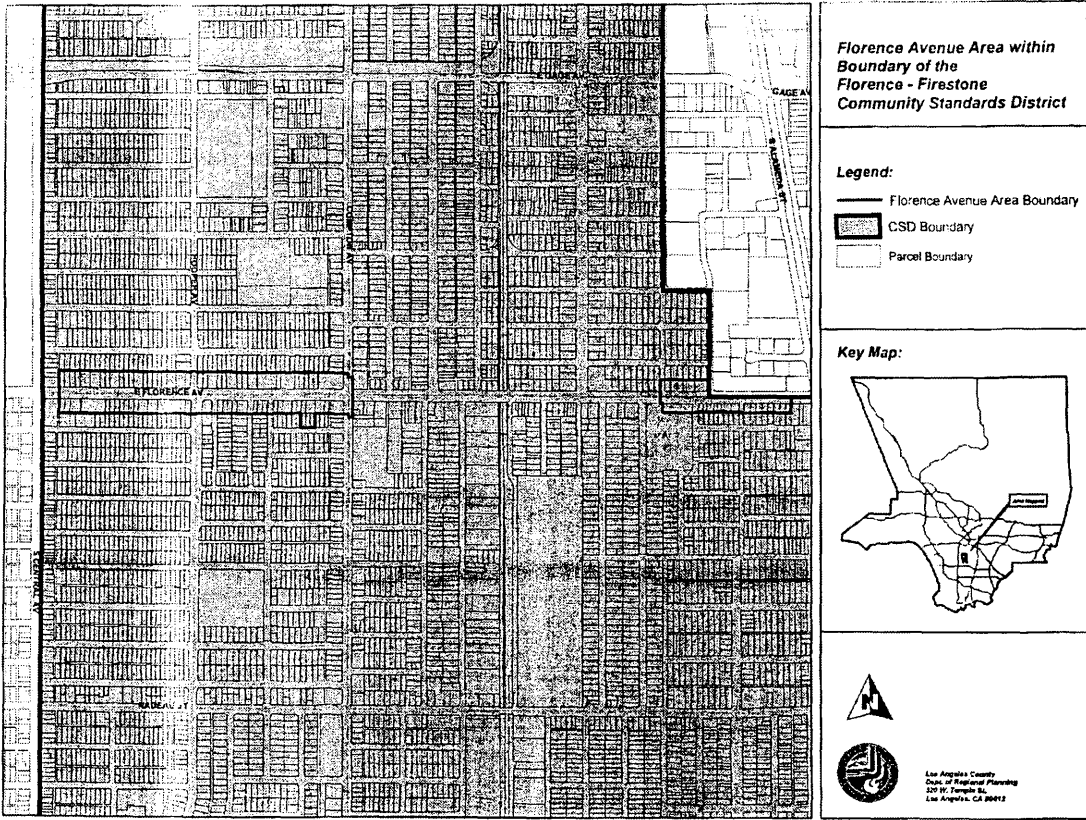
G. Nonconforming Residential Uses. Nonconforming residential uses in Zones C-M and M-1 shall be exempt from the following:

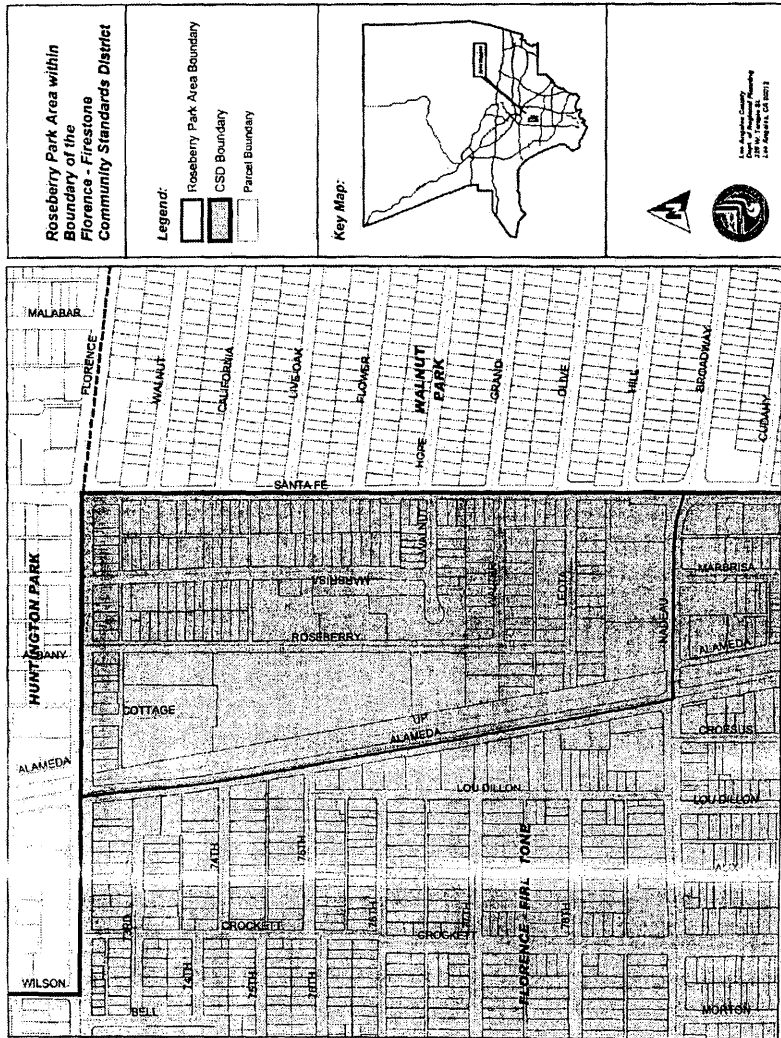
1. The termination periods set forth in Section 22.56.1540 as long as the residential use continues; and

2. The provisions in subsections G.1 and G.2 of Section 22.56.1510.

H. Transit Oriented Disticts. Any development standard in this CSD contrary to a development standard regulating the same matter in Part 8 of Chapter 22.44 governing transit oriented districts shall be superseded by the standard in the transit oriented district. (Ord. 2004-0032 § 3, 2004.)







22.44.139 La Crescenta-Montrose Community Standards District. A. Purpose. The La Crescenta-Montrose Community Standards District (“CSD”) is established to ensure that new multi-family buildings are designed to be compatible with the character of existing residential neighborhoods.

B. District Boundary. The boundaries of this CSD are shown on the map following this section.

C. Exemptions. This CSD shall not apply to development proposals which are the subject of applications for the following types of permits or approvals:

1. Buildings or building additions for which a valid building permit was issued prior to March 7, 2006, provided that such building permit has not expired prior to the effective date of the ordinance creating this CSD;

2. Buildings or building additions located on a primary or secondary highway and for which a complete application for a director's review was submitted prior to March 7, 2006, provided that such director's review has not expired prior to the effective date of the ordinance creating this CSD;

3. General plan amendments and area plan amendments for which a complete application was submitted to the director prior to March 7, 2006;

4. Tentative tract maps and parcel maps for which completed applications were submitted to the director prior to March 7, 2006, provided that such tentative maps have not expired;

5. Tentative tract maps and parcel maps concerning buildings or building additions on a primary or secondary highway for which a complete application for a director's review was submitted prior to March 7, 2006, provided that such director's review has not expired prior to the effective date of the ordinance creating this CSD;

6. Zone changes for which a complete application was submitted to the director prior to March 7, 2006;

7. Zoning conformance reviews for which a complete application was submitted to the director prior to March 7, 2006; and

8. Buildings or building additions for which a conditional use permit was approved pursuant to Interim Urgency Ordinance No. 2006-0015U, as said ordinance was extended.

D. Community-wide Development Standards. (Reserved)

E. Zone-specific Development Standards.

1. Zone R-3.

a. Front Yards.

i. At least 50 percent of the required front yard shall be landscaped and such landscaping shall include at least one minimum 15-gallon tree.

ii. Where a lot or parcel of land is not more than 100 feet in average width, only one driveway shall be permitted in the required front yard and such driveway shall not exceed 26 feet in width.

iii. Where a lot or parcel of land is greater than 100 feet in average width, only one driveway shall be permitted within the required front yard for every 100 feet or portion thereof of lot width and each driveway shall not exceed 26 feet in width.

iv. Front yards that are adjoining a single-family or two-family residentially-zoned property in any jurisdiction shall include a landscaped area with a minimum lateral dimension of five feet as measured from the side property line adjoining said residentially-zoned property. Driveways, walkways, patio slabs, and other areas constructed of concrete, asphalt, or similar materials shall not be permitted in said landscaped area.

b. Interior Side Yards.

i. Where a lot or parcel of land is 50 feet or less in average width, such lot or parcel of land shall have interior side yards each of not less than five feet.

ii. Where a lot or parcel of land is more than 50 feet in average width but not more than 100 feet in average width, such lot or parcel of land shall have interior side yards each equal to 10 percent of the average width of such lot or parcel of land.

iii. Where a lot or parcel of land is greater than 100 feet in average width, such lot or parcel of land shall have interior side yards each of not less than 10 feet.

iv. Interior side yards that are adjoining a single-family or two-family residentially-zoned property in any jurisdiction shall be landscaped and such landscaping shall include shrubbery and/or trees to provide shielding from that adjacent property.

v. Driveways, walkways, patio slabs, and other areas constructed of concrete, asphalt, or similar materials shall not be permitted in interior side yards that are adjoining a single-family or two-family residentially-zoned property in any jurisdiction.

vi. Uncovered porches, platforms, landings, and decks may not project into interior side yards that are adjoining a single-family or two-family residentially-zoned property in any jurisdiction.

c. Rear Yards.

i. Accessory buildings shall not be permitted in rear yards that are adjoining a single-family or two-family residentially-zoned property in any jurisdiction.

ii. Rear yards that are adjoining a single-family or two-family residentially-zoned property in any jurisdiction shall include a landscaped area with a minimum depth of 10 feet as measured from the rear property line. Such landscaped area shall include shrubbery and/or trees to provide shielding from the adjacent zone. At least one minimum 15-gallon tree shall be provided for every 250 square feet of landscaped area.

d. Structure Height and Setback. For structures that exceed 25 feet in height and are located on a lot or parcel of land adjoining a single-family or two-family residentially-zoned property in any jurisdiction:

i. At the inside boundary of an interior side yard adjoining a single-family or two-family residentially-zoned property in any jurisdiction, the maximum height of the structure shall be 25 feet and any portion of the structure that exceeds 25 feet in height shall be set back an additional foot for every two feet in height; and

ii. At the inside boundary of a rear yard adjoining a single-family or two-family residentially-zoned property in any jurisdiction, the maximum height of the structure shall be 25 feet and any portion of the structure that exceeds 25 feet in height shall be set back an additional foot for every two feet in height.

e. Open Space.

i. Where a lot or parcel of land is developed with four or more dwelling units, open space shall be provided at a ratio of not less than 150 square feet per dwelling unit.

ii. Open space may be provided in common areas, including required yards or any portion thereof, provided that those common areas are landscaped or include recreational amenities. Open space may also be provided in private areas such as patios and balconies.

iii. At least 50 percent of the required open space shall be clustered in one common area with minimum dimensions of not less than 15 feet by 25 feet. Such common area shall include recreational amenities accessible to and useable by all building occupants and may include a required yard or any portion thereof, provided that such yard or portion thereof is landscaped.

f. Building Design.

i. Where a lot or parcel of land is not more than 100 feet in average width, not more than one garage entrance may be placed on the front of a building, and such garage entrance shall not exceed 26 feet in width.

ii. Where a lot or parcel of land is greater than 100 feet in average width, one garage entrance may be placed on the front of a building for every 100 feet in lot width or portion thereof, and each such garage entrance shall not exceed 26 feet in width.

iii. For each building that fronts a public street, at least one window shall be placed on the building's wall which faces that street.

iv. For each building that fronts a public street, at least one entrance shall be placed on the building's wall which faces that street, except for corner lots for which only one front entrance to the building is required. Such entrance shall be framed in a decorative portico.

v. Building walls exceeding 30 feet in length shall be articulated by use of patios, balconies, and/or bay windows extending not less than three feet from the building wall. Alternative building projections and recessions may also be used to articulate building walls subject to the approval of the director.

vi. A pitched roofline shall be required along all sides of any building, with a slope of not less than 1:3.

vii. Rooflines shall be broken into smaller sections by use of decorative elements such as dormers, gables, eyebrows, or by other means deemed appropriate by the director. Such decorative elements may have a slope of less than 1:3.

viii. Roof mounted equipment shall be screened from view from any adjacent residential property and adjoining public street, if feasible, except that solar panels that are designed as part of a roofline and blend with the overall roof appearance need not be screened.

g. Landscaping. Where landscaping is required by this CSD, it shall be irrigated by a permanent watering system and shall be maintained with regular pruning, weeding, fertilizing, litter removal, and replacement of plants as necessary.

2. Other Zones. (Reserved)

F. Area-specific Development Standards. (Reserved)

G. Modification of Development Standards.

1. The director may permit modifications from the development standards specified herein (subsections E.1.a through E.1.f) where an applicant's request demonstrates to the satisfaction of the director all of the following:

a. The application of the standards from which modification is sought would result in practical difficulties or unnecessary hardships;

b. There are exceptional circumstances or conditions applicable to the subject property or to the intended development of the property that do not apply to other properties within the CSD area; and

c. That granting the requested modification will not be materially detrimental to properties or improvements in the area or contrary to the purpose of this CSD.

2. Application. The procedure for filing a request for modification shall be the same as that for a director's review as set forth in Part 12 of Chapter 22.56 except that the applicant shall also submit:

a. A list, certified by affidavit or statement under penalty of perjury, of the names and addresses of all persons who are shown on the latest available assessment roll of the county of Los Angeles as owners of the subject property, and as owning property within 200 feet from the exterior boundaries of the subject property;

b. Two sets of mailing labels for the property owners referenced above;

c. A map drawn to a scale specified by the director indicating where all such ownerships are located; and

d. A filing fee, as set forth in Section 22.60.100, under Site Plan Review for Director's Review for Modification of Development Standards in a Community Standards District.

3. Notice. Not less than 30 calendar days prior to the date an action is taken, the director shall send notice by first-class mail of the pending application to the property owners on the list provided by the applicant pursuant to subsection G.2.a indicating that any property owner opposed to the granting of such modification may express such opposition by written protest to the director within 15 calendar days after receipt of such notice. A copy of the notice shall also be sent to the Crescenta Valley Town Council.

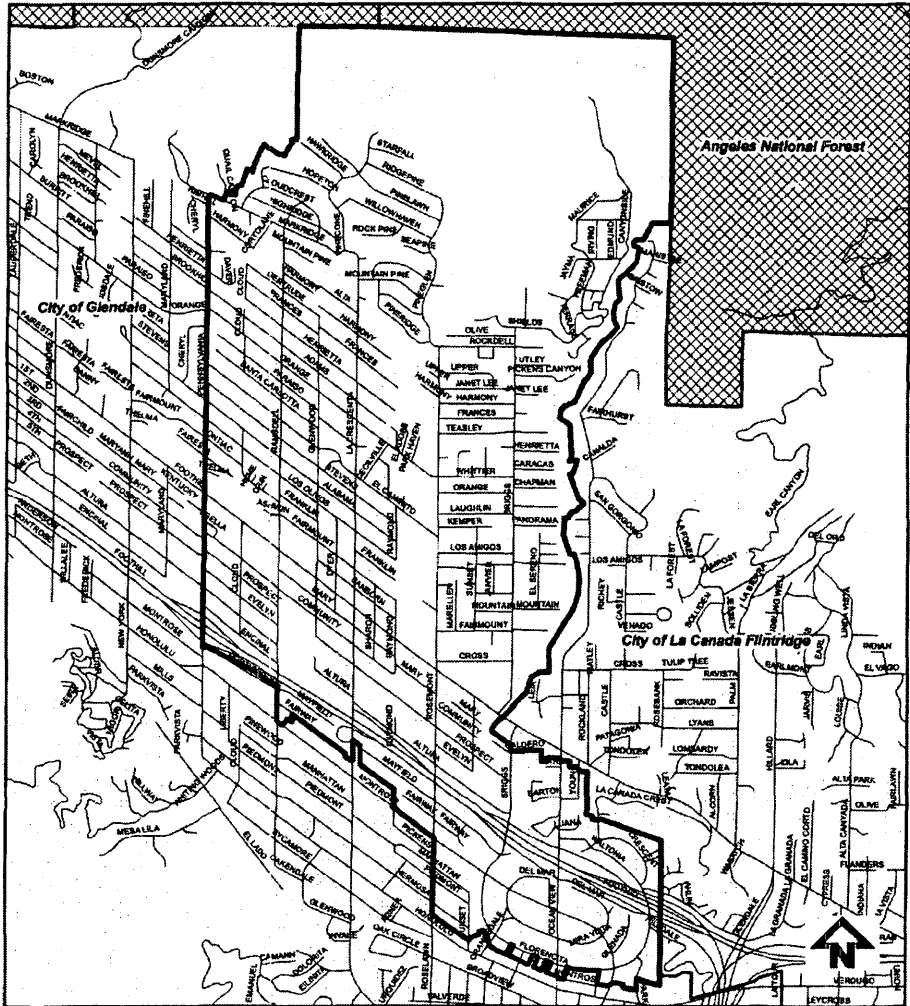
4. Decision.

a. The director shall approve an application for modification where no more than two letters of opposition are received pursuant to subsection G.3, where the application complies with the provisions of Section 22.56.1690, and where the director determines that the application has satisfactorily demonstrated the matters required by subsection G.1. If the director approves the application, the director shall notify the applicant and all property owners identified in subsection G.2.a of the decision in writing and such notification shall indicate that any such

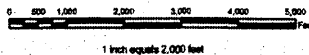
person may file an appeal within 15 calendar days of receipt of such notice with a request for a public hearing before the commission.

b. If the director denies the application for any reason, the director shall notify the same persons as identified in subsection G.2.a of the decision in writing and such notification shall indicate that the applicant may file an appeal within 15 calendar days of receipt of such notice with a request for a public hearing before the commission.

c. No appeal fee shall be required except for an appeal filed by the applicant, who shall pay the additional fee for a public hearing as set forth in Section 22.60.100 under Site Plan Review for Director's Review for Modification of Development Standards in a Community Standards District.



**La Crescenta - Montrose
Community Standards District Boundary**



(Ord. 2007-0008 § 2, 2007.)

22.44.140 Juniper Hills Community Standards District. A. Intent and Purpose. The Juniper Hills Community Standards District (“CSD”) is established to ensure that future public and private improvements are consistent with the community’s existing development pattern and the goals, objectives, and policies of

the Antelope Valley Areawide Plan. Juniper Hills is a rural community in which dispersal of land uses is preferred over concentrated density. Juniper Hills is not an appropriate location for urban infrastructure such as expensive public sewage and water systems. The standards contained in this CSD are intended to maintain the low densities, secluded rural character, unique desert foothill appearance, and significant natural resources of the community.

B. District Boundary. The boundaries of this CSD are shown on the map following this section.

C. Exemptions. This CSD shall not apply to:

1. Development proposals which are the subject of applications for the following types of permits or approvals that were submitted and deemed complete filings prior to the effective date of this CSD:

- a. Building permits;
- b. Director's reviews;
- c. General plan amendments and area plan amendments;
- d. Tentative tract maps and parcel maps;
- e. Zone changes;
- f. Zoning conformance reviews; and
- g. Zoning permits listed in Chapter 22.56.

2. Additions to existing structures, provided that such additions do not cumulatively increase the existing floor area of any structure by more than 25 percent.

D. Notice and Application Requirements for Proposed Projects or Permits. Applications for conditional use permits, general plan and area plan amendments, tentative tract maps and parcel maps, variances, zone changes, and other zoning permits shall contain the following information in addition to that required by the other applicable provisions of Title 21 and Title 22:

1. Maps in the number prescribed, and drawn to a scale specified by the director, showing the location of all property included in the request, the location of all highways and streets and the location and dimensions of all parcels of land within a distance of 1,000 feet from the exterior boundaries of the subject parcel(s) of land. One copy of said map shall indicate the uses established on every parcel of land shown within said 1,000 foot radius.

2. A list, certified by affidavit or statement under penalty of perjury pursuant to section 2015.5 of the Code of Civil Procedure, of the names and addresses of all persons who are shown on the latest available assessment roll of the county of Los Angeles as owners of the subject parcel of land and as owning parcels of land within a distance of 1,000 feet from the exterior boundaries of the subject parcel(s) of land. If, in using this 1,000 foot radius, the list does not include at least 25 property owners, excluding the applicant, the radius shall be expanded equally in all directions until the list includes at least 25 property owners, excluding the applicant. Three sets of mailing labels for these property owners shall also be included.

E. Community-wide Development Standards.

1. Public Street Improvements.

a. Public streets shall be limited to a paved width of 28 feet, excluding any inverted shoulder, concrete flow line, or slope easement.

b. Where shoulders are deemed necessary for the safety of pedestrian and vehicular traffic by the department of public works, inverted shoulder cross-sections shall be utilized.

c. Curbs, gutters, and sidewalks are prohibited on new streets constructed in conjunction with a land division unless deemed necessary for the safety of pedestrians and vehicular traffic by the department of public works after consultation with adjacent property owners.

d. The addition of curbs, gutters, and sidewalks are prohibited on existing streets unless deemed necessary for the safety of pedestrian and vehicular traffic by the department of public works after consultation with adjacent property owners.

2. Private Street and Right-of-Way Improvements. The following standards shall apply to private streets and right-of-ways that provide access to one or more lots or parcels of land:

a. Paving shall only be required if necessary to comply with fire department regulations and the requirements of the Fire Code; and

b. Width shall be limited to 28 feet unless a greater width is necessary to comply with fire department regulations and the requirements of the Fire Code.

3. Street Lighting.

a. Street lights are prohibited on new streets constructed in conjunction with a land division.

b. The addition of street lights is prohibited on existing streets unless deemed necessary for the safety of pedestrian and vehicular traffic by the department of public works after consultation with adjacent property owners.. Where installed:

i. Street lights shall be compatible in style and material with the poles on which they are mounted;

ii. Street lights shall be placed the maximum distance apart with the minimum lumens allowable by the department of public works; and

iii. Street lights shall be designed to prevent off-street illumination and glare. Hooding and shields shall be used to deflect light away from adjacent parcels.

4. Drainage. Drainage structures shall utilize natural materials and colors and shall not alter natural drainage courses to the maximum extent feasible.

5. Trails. In reviewing and establishing design conditions for any land division, the commission or the hearing officer shall determine that the land division promotes the community trails objectives stated in the Trails Plan of the Antelope Valley Areawide General Plan.

6. Lot Design.

a. Each new lot or parcel of land created by a land division shall contain a gross area of not less than five acres.

b. Each new lot or parcel of land created by a land division shall have a required width of not less than 330 feet and a required depth of not less than 330 feet.

7. Hillside Development. Density-controlled development shall be prohibited in this CSD.

8. Grading. A conditional use permit as provided in Part 1 of Chapter 22.56 shall be required for any grading on a lot or parcel of land, or in connection with any project, that exceeds 5,000 cubic yards of total cut plus total fill material within any 24 month period. For purposes of computing the 5,000 cubic yard threshold amount, grading necessary to establish a turnaround required by the fire department shall be excluded, but not grading for any private street, right-of-way, or driveway leading to such turnaround.

9. Vegetation Conservation.

a. The removal or destruction of vegetation of any kind on a lot or parcel of land two-and-one-half acres or greater in size shall require a conditional use permit pursuant to Part 1 of Chapter 22.56 where the area of removal or destruction is greater than 30 percent of the gross area of the lot or parcel.

b. This subsection shall not apply to the removal or destruction of vegetation:

i. On a publicly owned right-of-way;

ii. That is necessary to allow for the construction of additions to single-family residences permitted by this Title 22;

iii. That is necessary to allow for the construction of accessory structures or additions to accessory structures permitted by this Title 22;

iv. That is necessary to implement the State of California's vegetation management program, is necessary to implement fire hazard reduction projects approved by the local and State Fire Safe Counsel, is necessary to comply with county regulations relating to brush clearance or fire safety, or that is otherwise required by the fire department;

v. For work performed under a permit issued to control erosion or flood hazards; or

vi. For accessory agricultural uses permitted by this Title 22.

c. Where any land division is proposed:

i. Plans depicting existing vegetation shall be submitted with the application;

ii. When the land division proposes new development, a fuel modification plan(s) shall also be submitted with the application that demonstrates that the proposed removal or destruction of vegetation shall not occur on more than 30 percent of the gross area of each lot to be created unless such removal or destruction meets the exclusions contained in subsection E.9.b, above, absent issuance of a conditional use permit under subsection E.9.a, above. Such land division shall be conditioned upon the recording of a vegetation conservation covenant with the county recorder to ensure the permanent maintenance of the vegetation on each lot as depicted in the approved fuel modification plan, barring a

fire or other natural disaster, subject to the exclusions contained in subsection E.9.b, above, and subject to the right to obtain a conditional use permit under subsection E.9.a, above.

iii. When the land division does not propose new development, it shall be conditioned upon recording of a covenant with the county recorder to ensure permanent maintenance of existing vegetation on lots or parcels of land created by the land division until such time that development is proposed, barring a fire or other natural disaster and subject to the exclusions listed in subsection E.9.b, above, and further subject to the right to obtain a conditional use permit under subsection E.9.a, above.

d. Where a new single-family residence is proposed on an existing unimproved lot or parcel of land two-and-one-half acres or greater in size:

i. Site plans shall be submitted to the director pursuant to Part 12 of Chapter 22.56 that depict existing vegetation;

ii. A fuel modification plan shall also be submitted to the director that demonstrates that the proposed removal or destruction of vegetation shall not occur on more than 30 percent of the gross area of the lot or parcel unless such removal or destruction meets the exclusions contained in subsection E.9.b, above, absent issuance of a conditional use permit under subsection E.9.a, above. A vegetation conservation covenant shall be recorded with the county recorder for each such parcel or lot to ensure the permanent maintenance of the vegetation on each lot as depicted in the approved fuel modification plan, barring a fire or other natural disaster, subject to the exclusions contained in subsection E.9.b, above, and subject to the right to obtain a conditional use permit under subsection E.9.a, above.

e. Transplantation of vegetation is encouraged as an alternative to removal.

10. Vegetation Conservation Buffer. Notwithstanding the provisions of Subsection E.9, above:

a. A vegetation conservation buffer with a depth of not less than 30 feet shall be established and maintained along the boundary of a lot or parcel of land bordering upon a public street or a private street or right-of-way. If more than one boundary of a lot or parcel of land borders upon a public street or private street or right-of-way, the vegetation conservation buffer shall be established and maintained along the boundary of the lot or parcel of land bordering upon the widest public street or private street or right-of-way;

b. In cases where a vegetation conservation buffer is established pursuant to subsection E.10.a, above, the 30-foot depth shall be measured from the property boundary unless such boundary is located within a public street or private street or right-of-way, in which case, it shall be measured from the edge of the street or right-of-way closest to the interior of the lot or parcel;

c. No vegetation of any kind within the vegetation conservation buffer shall be removed or destroyed, with the following exceptions:

i. Vegetation may be removed for the purpose of establishing wells, well pump houses, pumps, tanks, and other well-related fixtures;

ii. Vegetation may be removed for one driveway path for each 165 feet of lot width, provided that such driveway path is limited to a width of 28 feet; and

iii. Vegetation may be removed for compliance with county regulations relating to brush clearance safety, fuel modification, or other fire department requirements.

11. Required Yards.

a. Required front, side, and rear yards shall have a minimum depth of not less than 30 feet.

b. Required front, side, and rear yards shall be measured from the property boundary unless such boundary is located within a public street or a private street or right-of-way providing access to one or more lots or parcels of land, in which case required yard areas shall be measured from the edge of the street or right-of-way closest to the interior of the lot or parcel.

c. Wells, well pump houses, pumps, tanks, and other well-related fixtures shall be permitted within required front, side, and rear yards.

d. Accessory structures shall be prohibited within required rear yards.

e. Fences. For purposes of this subsection, perimeter fences are defined as those fences or walls that mark the boundaries of a lot or parcel of land and agricultural fences are defined as those fences or walls used to contain livestock or other animals. Fences and walls within required yard areas shall comply with Section 22.48.160 as well as the following provisions/restrictions:

i. Perimeter fences within any required yard area shall not exceed a height of six feet;

ii. At least 90 percent of the top three feet of the vertical surface of all perimeter fences shall be open and non-view obscuring;

iii. Agricultural fences are prohibited within any required yard area; and

iv. Barbed or concertina wire shall not be used in any fence within any required yard area.

f. Modifications to the above yard and fence requirements may be granted by the director for the reasons set forth in Section 22.48.180, provided that:

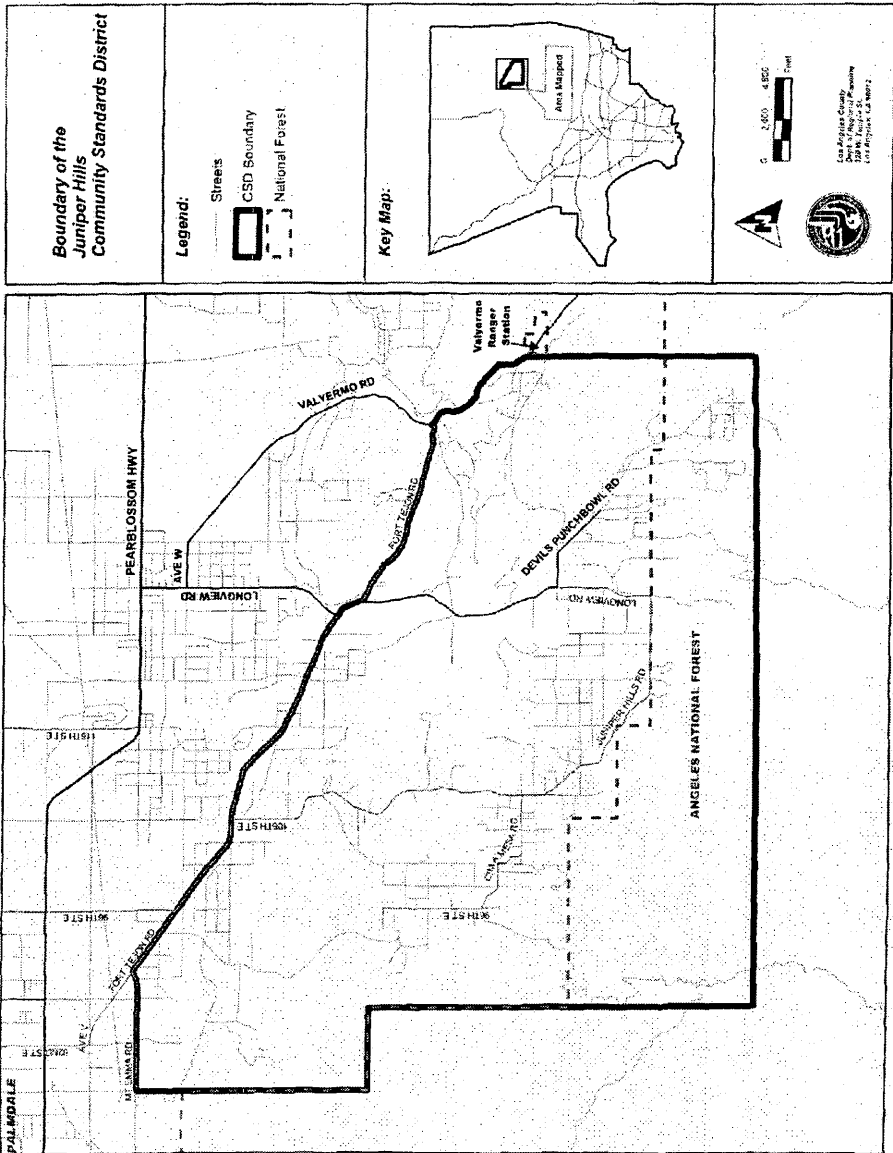
i. An application is filed for the director's review and approval in accordance with Part 12 of Chapter 22.56; and

ii. Such application includes the information specified in Subsection D, above:

12. Lighting. Exterior lighting to be installed in new development shall be designed to prevent off-site illumination and glare. Hooding and shields shall be used to deflect light away from adjacent parcels and public areas.

F. Zone-specific Development Standards. (Reserved)

G. Area-specific Development Standards. (Reserved)



(Ord. 2007-0076 § 2, 2007.)

22.44.141 Southeast Antelope Valley Community Standards District. A. Intent and Purpose. The Southeast Antelope Valley Community Standards District (“CSD”) is established to protect and enhance the community’s rural, equestrian, and agricultural character as well as its natural features, including significant ecological areas, flood plains, and desert terrain. The standards contained in this CSD are also

intended to ensure reasonable access to public riding and hiking trails, and to minimize the impacts of urbanization.

B. District Boundary. The boundaries of this CSD are shown on the map following this section.

C. Exemptions. This CSD shall not apply to:

1. Development proposals which are the subject of applications for the following types of permits or approvals that were deemed complete prior to the effective date of this CSD:

- a. Director's reviews;
- b. Tentative tract maps and parcel maps;
- c. General plan amendments and area plan amendments; and
- d. Zone changes, conditional use permits, variances, site plan

reviews, zoning conformance reviews, or any other zoning permits.

2. Existing buildings or structures, or any additions thereto, provided that:

a. Any change to such building or structure after the effective date of this CSD does not result in an increase in the occupancy load or parking requirement for the building or structure; and

b. Any addition to such building or structure after the effective date of this CSD does not cumulatively increase its existing floor area by more than 25 percent.

D. Community-wide Development Standards.

1. Design. To the extent possible, development shall preserve existing natural contours, native vegetation, and natural rock outcropping features.

2. Property Maintenance. All portions of any lot or parcel of land that are visible from a public or private street shall be kept free of debris, trash, lumber, overgrown or dead vegetation, broken or discarded furniture, and household equipment including but not limited to refrigerators, stoves, and freezers.

3. Exterior Lighting. New exterior lighting shall be designed to minimize off-site illumination and glare by deflecting light away from adjacent parcels, public areas, and the night sky, using shields and hoods such that the lighting source is not visible outside the site.

4. Street Improvements. In new residential land divisions, local streets shall comply with the following standards in addition to the applicable provisions of Part 3 of Chapter 21.24:

a. The maximum paved width of local streets shall not exceed 28 feet with unpaved shoulders, excluding any inverted shoulders, or concrete flow lines;

b. Curbs, gutters, and sidewalks shall be required only where necessary for the safety of pedestrian and vehicular traffic, as determined by the department of public works; and

c. Inverted shoulder cross-sections shall be required unless an alternate design is deemed necessary for the safety of pedestrian and vehicular traffic, as determined by the department of public works.

5. Street Lights. To preserve the community character, the following shall apply:

a. Street lights shall be required only where necessary for the safety of pedestrian and vehicular traffic, as determined by the department of public works; and

b. Street lights shall be placed the maximum distance apart with the minimum lumens allowable by the department of public works.

6. Alcoholic Beverage Sales. No business newly engaged in the sale of alcoholic beverages for either on-site consumption or off-site consumption shall be located within 1,000 feet of any public or private school or legally established place of worship.

7. Fences. No garage doors of any kind, regardless of color or uniformity of design, shall be used for fencing. Fences within a required yard adjoining any public or private road shall comply with the applicable provisions of Section 22.48.160 and shall be made of chain link, split rail, open wood, rock, block, split-faced or whole brick, wooden pickets, iron, any combination of the above, or other materials approved by the director.

8. Trails. Except as provided in subsection c, below, all new land divisions shall contain trails in accordance with the Trails Plan of the Antelope Valley Areawide General Plan ("Trails Plan"). Conditions of approval for new land divisions shall require that trail construction be completed by the subdivider and approved by the department of parks and recreation prior to the recordation of the final map for the land division.

a. Trail standards. Trails built pursuant to this subsection shall satisfy the following minimum standards:

i. Feeder routes. To the greatest extent possible, and without requiring off-site land acquisitions by the subdivider, feeder routes shall be provided from every new land division to a main trails network shown on the Trails Plan; and

ii. Multi-purpose use. The trails shall be designed to accommodate both pedestrian and equestrian uses.

b. Trail maintenance. When trails and feeder routes are not required to be maintained by the department of parks and recreation, the conditions of approval for new land divisions shall require that said trails be maintained, subject to approval by the department of parks and recreation, by a homeowner's association to which the trail or feeder route has been irrevocably deeded, or by a special district. If a special district is used, such district shall be an entity established as an assessment district pursuant to the Landscaping and Lighting Act of 1972, sections 22500, et seq., of the California Streets and Highways Code ("Landscaping and Lighting Act District"), or it shall be some other entity capable of assessing and collecting trail maintenance fees from the owners of the lots in the new land division. For purposes of this subsection, the trails and feeder routes that must be constructed so as to be suitable for acceptance and maintenance by the department of parks and recreation are those trails and feeder routes identified in the Trails Plan, and those

trails and feeder routes located on private property for which a trail easement has been dedicated to the county.

c. Alternative trail proposal. If it is infeasible for a subdivider to provide trails in accordance with the Trails Plan, alternative trail proposals may be substituted. The alternative trail proposal shall be approved by the department of parks and recreation, not require off-site land acquisitions by the subdivider, and be connected, to the greatest extent possible, to a network of trails shown on the Trails Plan.

E. Zone-Specific Development Standards.

1. Residential and Agricultural Zones. Each new lot or parcel of land created by a land division shall contain a gross area of not less than one acre.

2. Commercial and Industrial Zones.

a. Amenities. For commercial developments and mixed-use developments that include commercial uses, at least two of the following pedestrian amenities shall be provided within the subject property:

- i. Benches;
- ii. Bicycle racks;
- iii. Decorative lights;
- iv. Drinking fountains;
- v. Landscaped buffers;
- vi. Newsstands;
- vii. Planter boxes;
- viii. Special paving materials, such as treated brick, for pedestrian circulation areas;
- ix. Trash receptacles;
- x. Landscaped trellises or breezeways between buildings;

or

- xi. Other amenities approved by the director.

b. Yards. All buildings, walls, vehicle parking, access, and circulation areas adjoining or adjacent to a residentially- or agriculturally-zoned lot or parcel of land shall:

i. Have a landscaped area with a width of not less than 25 feet along the property line(s) adjoining or adjacent to the residentially- or agriculturally-zoned lot or parcel of land. Landscaping within this area shall consist of plants from the Southeast Antelope Valley Native Plant List on file with the department of regional planning, and shall include, but not be limited to, a minimum of one 15-gallon tree, planted and maintained within each 15-foot portion of lot width or depth adjoining or adjacent to the residentially- or agriculturally-zoned lot or parcel of land. Along the property line(s) not adjoining a public or private street, a solid masonry wall at the property line with a five-foot yard may be substituted for the landscaped area with a width of not less than 25 feet.

(A) In commercial zones, such solid masonry wall shall be at least six feet in height and shall not be more than 12 feet in height.

(B) In industrial zones, such solid masonry wall shall be at least eight feet in height and shall not be more than 15 feet in height.

ii. Have side yards for reversed corner lots as required in the adjoining residentially- or agriculturally-zoned lot or parcel of land.

c. Vehicle access, circulation, parking, and loading areas shall be located as far as possible from adjoining or adjacent residentially- or agriculturally-zoned lots or parcels of land.

d. Truck Access. Other than during the hours of 8:00 a.m. to 5:00 p.m., Monday through Friday, and health, environmental, and safety considerations permitting, lots or parcels of land with multiple street frontages shall permit access to trucks only from the street that is farthest from adjoining or adjacent residentially- or agriculturally-zoned lots or parcels of land.

e. Outside Storage. Outside storage shall be maintained in accordance with the standards and requirements of Part 7 of Chapter 22.52 and so that the items in storage are not visible from adjoining or adjacent public or private streets and adjoining or adjacent residentially- or agriculturally-zoned lots or parcels of land at ground level.

f. Business Signs. Except as modified herein, all business signs shall conform to Part 10 of Chapter 22.52.

i. Applicability. The sign regulations herein shall apply to new signs only, and shall not apply to existing signs which were legally established prior to the effective date of this CSD.

ii. Wall business signs. Wall business signs shall be mounted flush and affixed securely to a building wall, and may extend from the wall a maximum of 12 inches.

iii. Prohibited Signs.

(A) Roof business signs.

(B) Signs painted directly on buildings.

3. All other zones (Reserved).

F. Area-Specific Development Standards. The CSD contains two distinct commercial areas:

1. Area 1 - Palmdale Boulevard Commercial Area.

a. Intent and Purpose. This area is established to implement development standards for enhanced future commercial growth along Palmdale Boulevard and 90th Street East.

b. Applicability. The standards contained in this subsection shall apply to commercial developments and mixed-use developments that include commercial uses within the boundaries of the area shown on the map following this section.

c. Architectural Standards. All buildings, building additions, and building renovations shall incorporate:

i. Southwestern, Spanish Mission, or Mediterranean architecture, with ceramic tile roof and shall be painted with earth tones or shades of taupe, beige, olive, burgundy, or other neutral colors approved by the director;

ii. At least two of the following architectural elements:

(A) Arcades;

(B) Arches;

- (C) Awnings;
- (D) Courtyards;
- (E) Colonnades; or
- (F) Plazas; and

iii. Variation in roofline and façade detailing such as recessed windows, balconies, offset planes, or similar architectural accents approved by the director. Long, unbroken building facades shall be prohibited.

d. Yards.

i. Each lot or parcel of land adjoining Palmdale Boulevard or 90th Street East shall have a front yard of not less than 10 feet.

ii. Parking lots are prohibited in the required front yard area.

iii. The required front yard area shall be landscaped using plants from the Southeast Antelope Valley Native Plant List on file with the department of regional planning, and shall include no less than one 15-gallon tree for every 150 square feet of yard area.

iv. Vehicle and pedestrian access, outdoor dining, and street furniture such as benches, chairs, or similar items approved by the director are permitted within the required front yard area.

2. Area 2 - Pearblossom Highway Commercial Area.

a. Intent and Purpose. This area is established to preserve and enhance the small-town, rural frontier style of commercial development existing along Pearblossom Highway, and to promote future development that is consistent with the existing community character.

b. Applicability. The standards contained in this subsection shall apply to commercial developments and mixed-use developments that include commercial uses within the boundaries of the area shown on the map following this section.

c. Building Height. All buildings shall be limited to a maximum height of 35 feet above grade, excluding chimneys and rooftop antennas.

d. Architectural Standards. All buildings, building additions, and building renovations shall incorporate:

i. Western or Southwestern architecture constructed of stucco, wood, adobe, or other materials approved by the director and shall be painted with earth tones or shades of taupe, beige, olive, burgundy, or other neutral colors approved by the director; and

ii. Western or Southwestern style exterior lighting and business signage approved by the director.

e. Yards.

i. Each lot or parcel of land adjoining Pearblossom Highway or 82nd Street East shall have a front yard of not less than 10 feet.

ii. Parking lots are prohibited in the required front yard area.

iii. The required front yard area shall be landscaped using plants from the Southeast Antelope Valley Native Plant List on file with the

department of regional planning, and shall include no less than one 15-gallon tree, for every 150 square feet of yard area.

iv. Vehicle and pedestrian access, outdoor dining, and street furniture such as benches, chairs, or similar items approved by the director are permitted within the required front yard area.

G. Modification of Development Standards.

1. Findings. The director may permit modifications from the development standards specified in subsection F, above, where an applicant's request demonstrates to the satisfaction of the director all of the following:

a. The application of the standards for which modification is sought would result in practical difficulties or unnecessary hardships;

b. 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 applicable commercial area; and

c. That granting the requested modification will not be materially detrimental to properties or improvements in the area or contrary to the purpose of this CSD.

2. Application. The procedure for filing a request for modification shall be the same as that for a director's review except that the applicant shall also submit:

a. A list, certified by affidavit or statement under penalty of perjury, of the names and addresses of all persons who are shown on the latest available assessment roll of the county of Los Angeles as owners of the subject property, and as owning property within 1,000 feet from the exterior boundaries of the subject property;

b. Two sets of mailing labels for the property owners referenced above;

c. A map drawn to a scale specified by the director indicating where all such ownerships are located; and

d. A filing fee, as set forth in Section 22.60.100, equal to that required for a Site Plan Review for Director's Review for Modification of Development Standards in a Community Standards District.

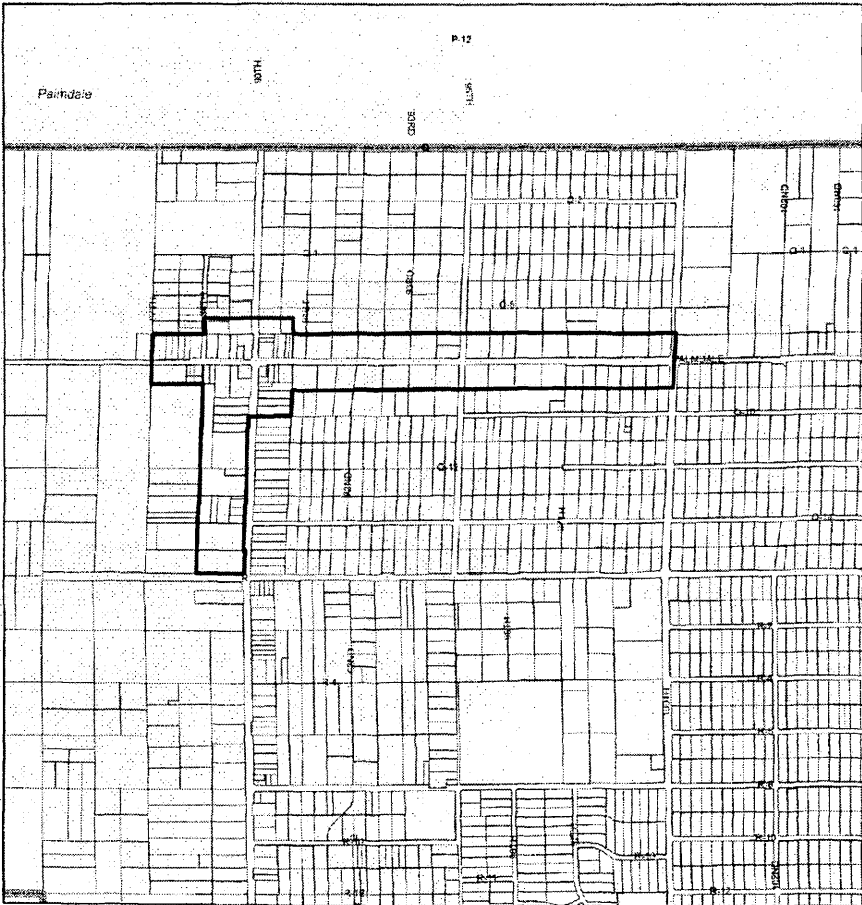
3. Notice. Not less than 30 calendar days prior to the date an action is taken, the director shall send notice by first-class mail of the pending application to the property owners on the list provided by the applicant pursuant to subsection G.2.a, above, indicating that any property owner opposed to the granting of such modification may express such opposition by written protest to the director within 15 calendar days after receipt of such notice. Copies of the notice shall also be sent to the Sun Village and Littlerock Town Councils.

4. Decision.

a. The director shall approve an application for modification where no more than two letters of opposition are received pursuant to subsection G.3, above, where the application complies with the provisions of Section 22.56.1690, and where the director determines that the application has satisfactorily demonstrated the matters required by subsection G.1, above. If the director approves the




application, the director shall notify the applicant and all property owners identified in subsection G.2.a, above, of the decision in writing and such notification shall indicate that any such person may file an appeal within 15 calendar days of receipt of such notice with a request for a public hearing before the commission.

b. If the director denies the application for any reason, the director shall notify the same persons as identified in subsection G.2.a, above, of the decision in writing and such notification shall indicate that the applicant may file an appeal within 15 calendar days of receipt of such notice with a request for a public hearing before the commission. If the applicant files an appeal, the applicant shall pay the additional fee for a public hearing as set forth in Section 22.60.100 under Site Plan Review for Director's Review for Modification of Development Standards in a Community Standards District.

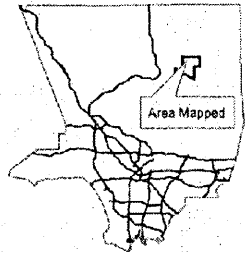


**Boundary of the
Palmdale Boulevard
Commercial Area
Southeast Antelope Valley
Community Standards District**

Legend:

-  Area Specific Standards
-  CSD Boundary
-  2305 Parcels

Key Map:







0 265 570 1,140 1,710 Feet



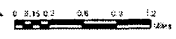
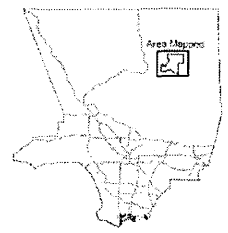
Los Angeles County
Dept. of Regional Planning
318 W. Temple St.
Los Angeles, CA 90012

**Los Angeles County
Southeast Antelope Valley
Community Standards District**

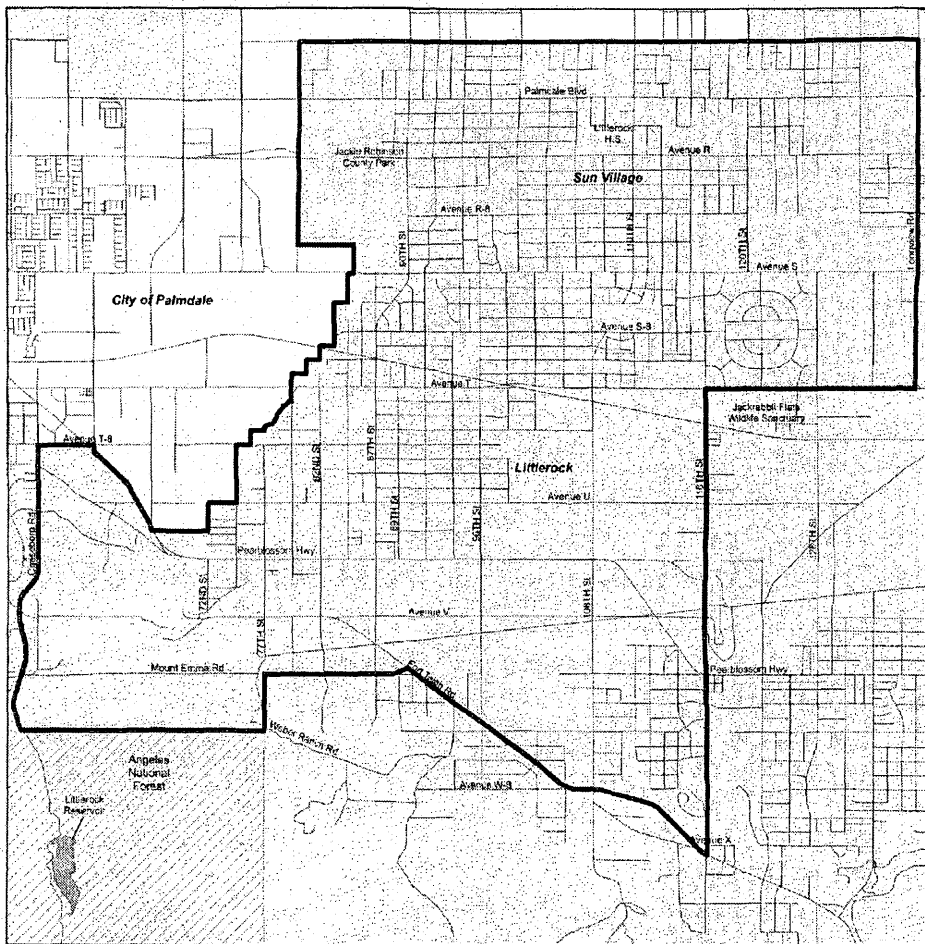
Legend:

-  Streets
-  Southeast Antelope Valley CSD Boundary
-  Angeles National Forest
-  Unincorporated Area

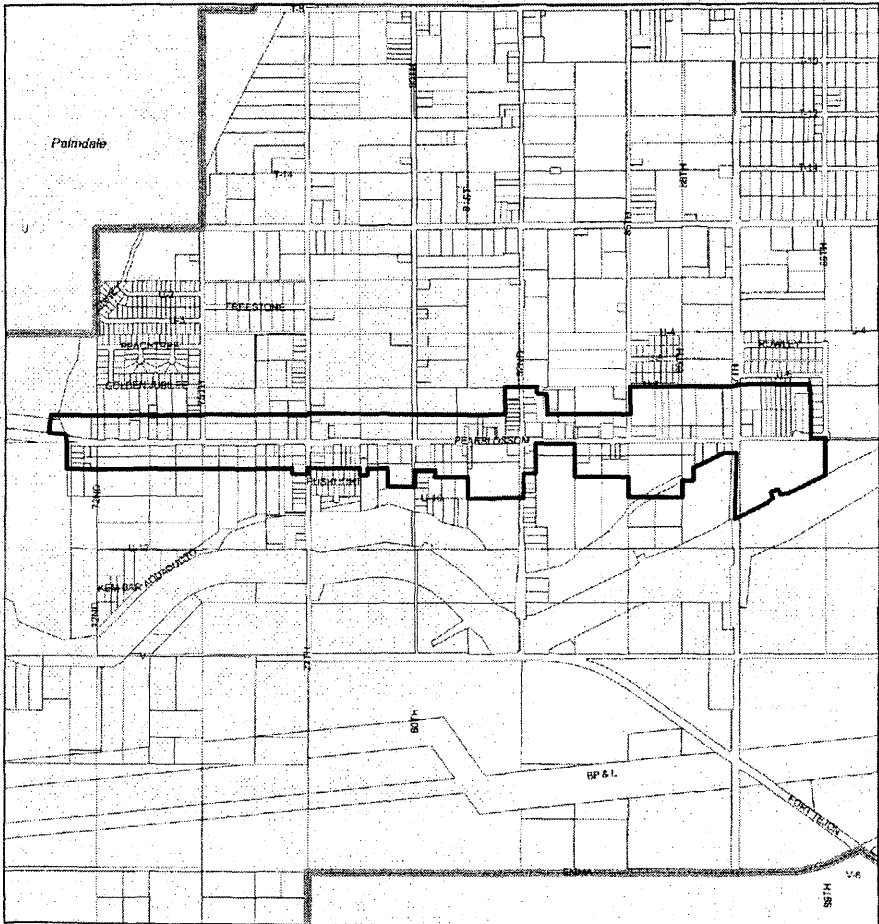
Key Map:



Los Angeles County
Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012

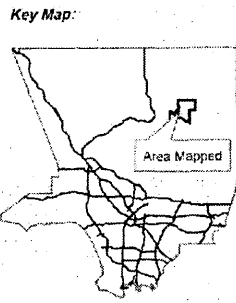


(Ord. 2007-0077 § 2, 2007.)



**Boundary of the
Pearblossom Highway
Commercial Area
Southeast Antelope Valley
Community Standards District**

- Legend:**
- Area Specific Standards
 - CSD Boundary
 - 2005 Parcels



N

0 255 510 1,020 1,530 Feet

Los Angeles County
Dept. of Regional Planning
228 W. Temple St.
Los Angeles, CA 90012

Part 3

EQUESTRIAN DISTRICTS

Sections:

- 22.44.150 Intent and purpose.
- 22.44.155 Establishment or expansion—Conditions.
- 22.44.160 Petition—Signature requirements.
- 22.44.165 Permitted uses.
- 22.44.170 Notification to and reports from county departments.
- 22.44.175 Establishment—Commission findings and decision.
- 22.44.180 Establishment—Operation and maintenance conditions imposed when.
- 22.44.185 Maintenance of animals.
- 22.44.190 List of districts.

22.44.150 Intent and purpose. The equestrian district is established as a supplemental district in order to recognize particular areas where the keeping or maintaining of horses and other large domestic animals for the personal use of members of the family residing on the premises has become or is intended to become an integral part of the character of the area. The application of this district permits the keeping of horses and other large domestic animals for personal use as accessory to residential use subject to standards and conditions which are intended to insure compatibility with surrounding areas and within the district itself while also taking the individual characteristics of the particular area under consideration. (Ord. 90-0102 § 5 (part), 1990; Ord. 1494 Ch. 9 Art. 2 § 902.1, 1927.)

22.44.155 Establishment or expansion—Conditions. An equestrian district may be established or expanded where the proposed district will comply with the following requirements:

A. Area. The proposed district shall contain an area of not less than five acres. The expansion of an established equestrian district may be considered on less than five acres, provided that such expansion will constitute an orderly contiguous extension of such district, complying with all other requirements for establishment of such district.

B. Buffer Area.

1. Animals regulated by the proposed district shall be separated by a buffer area from any lot or parcel of land which is used for residential purposes or located in a residential zone or Zone A-1 having the potential for residential development and not within the equestrian district. Such buffer area shall consist of:

a. A designated setback of not less than 25 feet, located contiguous to and within the boundaries of the proposed district. Such setback shall provide a permanently established buffer within which animals regulated by such district will not be kept or maintained; or

b. A physical separation in lieu of such setback located contiguous to and either outside or inside of the boundary of the proposed district, which provides an equivalent setback or satisfactorily eliminates the need for such setback, within the intent of this section. Such physical separation may consist of but is not limited to a public street, highway, riding trail or other public or private easement, or an appropriate topographical separation.

2. Where animals to be regulated within the proposed district are permitted in the same or greater numbers on property contiguous to its boundary, the commission may recommend, and the board of supervisors may waive, such setback along the common boundary in adopting the district. (Ord. 90-0102 § 5 (part), 1990; Ord. 1494 Ch. 9 Art. 2 § 902.2, 1927.)

22.44.160 Petition—Signature requirements. In addition to the requirements of Section 22.44.155, no petition for the establishment, expansion or repeal of an equestrian district shall be accepted unless signed by at least 75 percent of the property owners within the area under consideration, as shown on the list of property owners required by subsection B2 of Section 22.44.050. (Ord. 90-0102 § 5 (part), 1990; Ord. 1494 Ch. 9 Art. 2 § 902.3, 1927.)

22.44.165 Permitted uses. Property in the equestrian district may be used for any use permitted in the basic zone to which this district is added, subject to the same limitations and conditions as such basic zone, except that the provisions for such equestrian district shall supersede the regulations provided in Part 3 of Chapter 22.56 relative to the keeping and maintaining of horses and other equine, cattle, sheep and goats as pets or for the personal use of family residing on the premises. (Ord. 90-0102 § 5 (part), 1990; Ord. 1494 Ch. 9 Art. 2 § 902.4, 1927.)

22.44.170 Notification to and reports from county departments. In reviewing an application for an equestrian district, the commission shall notify and request reports from the department of health services and the department of animal control relative to the ability of the applicant(s) to maintain such animals properly as

indicated in the application and site plan. (Ord. 90-0102 § 5 (part), 1990; Ord. 1494 Ch. 9 Art. § 902.5, 1927.)

22.44.175 Establishment—Commission findings and decision. A. The commission shall recommend approval of a petition requesting the establishment of an equestrian district where the information submitted by the applicant(s) and/or presented at public hearing substantiates the following findings:

1. That the requested animals at the location proposed will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare; and

2. That the proposed sites are adequate in size and shape to accommodate the animals requested without material detriment to the use, enjoyment or valuation of property of other persons located in the vicinity of the equestrian district.

B. The commission shall deny the application where the information submitted by the applicant(s) and/or presented at public hearing fails to substantiate such findings to the satisfaction of the commission. (Ord. 90-0102 § 5 (part), 1990; Ord. 1494 Ch. 9 Art. 2 § 902.6, 1927.)

22.44.180 Establishment—Operation and maintenance conditions imposed when. The commission may recommend and the board of supervisors, in establishing an equestrian district, may impose conditions it deems necessary to insure that animals permitted in said district will be kept or maintained in accord with the findings required by Section 22.44.170. Conditions imposed may involve any pertinent factors affecting the establishment, operation and maintenance of the requested district, including but not limited to:

A. The number and location of animals;

B. The type and construction of corrals, stables or other structures used for the housing of such animals;

C. Fencing requirements;

D. Required setbacks;

E. The inclusion of riding areas and/or equestrian trails within the equestrian district. (Ord. 90-0102 § 5 (part), 1990; Ord. 1494 Ch. 9 Art. 2 § 902.7, 1927.)

22.44.185 Maintenance of animals. All animals authorized to be kept in an equestrian district shall be maintained in a safe and healthy manner and pursuant to all applicable regulations provided in any other statute or ordinance. (Ord. 90-0102 § 5 (part), 1990; Ord. 1494 Ch. 9 Art. 2 § 902.8, 1927.)

22.44.190 List of districts. The following equestrian districts are added by reference, together with all maps and provisions pertaining thereto:

District Number	District Name	Ordinance of Adoption	Date of Adoption
1	Rancho Potrero		
	De Felipe Lugo	11297	1-27-76
2	West Altadena	11301	2-17-76
3	Pellissier Village	11384	7-27-76
4	Kinneloa Mesa	11515	4-26-77
5	Trailside Ranch	11690	4-4-78

6	Beverly Acres	11841	12-28-78
7	Avocado Heights	91-0054Z	4-9-91

(Ord. 91-0054Z § 2, 1991; Ord. 90-0102 § 5 (part), 1990; Ord. 1494 Ch. 9 Art. 2 § 902.9, 1927.)

Part 4

FLOOD PROTECTION DISTRICTS¹¹

Sections:

- 22.44.210 Establishment — Purpose.
- 22.44.220 Building restrictions.
- 22.44.230 List of districts.

22.44.210 Establishment — Purpose. The flood protection district is established as a supplemental district for regulation of property within areas designated by the chief engineer of the Los Angeles County Flood Control District as subject to substantial flood hazard. Such district includes both the existing wash or channel and additional area as necessary to provide reasonable protection from overflow of floodwaters, bank erosion, and debris deposition. The regulations contained in the district are supplemental to other flood protection regulations of this Title 22. (Ord. 1494 Ch. 9 Art. 4 § 904.1, 1927).

22.44.220 Building restrictions. A person shall not use, erect, construct, move onto or, notwithstanding subsections B and C of Section 22.56.1510, alter, modify, enlarge or reconstruct any building or structure within the boundaries of a flood protection district except as provided herein:

A. Accessory buildings and structures that will not substantially impede the flow of water, including sewer, gas, electrical, and water systems, approved by the county engineer pursuant to Section 308 of Ordinance 2225, the Building Code, set out at Title 26 of this code;

B. Automobile parking facilities incidental to a lawfully established use:

C. Flood-control structures approved by the chief engineer of the Los Angeles County Flood Control District. (Ord. 1494 Ch. 9 Art. 4 § 904.2, 1927.)

22.44.230 Lists of districts. The following flood protection districts are added by reference, together with all maps and the provisions pertaining thereto:

District Number	District Name	Ordinance of Adoption	Date of Adoption
1	Sand Canyon	12199	8-1-80
2	Iron Canyon	12200	8-1-80
3	Mill Creek	12413	8-11-81

(Ord. 12413 § 1, 1981; Ord. 1494 Ch. 9 Art. 4 § 904.3, 1927.)

Part 5

SETBACK DISTRICTS

Sections:

- 22.44.240 Modification of setback requirements permitted when.
 22.44.250 Front yard setback districts.
 22.44.260 Rear yard setback districts.

22.44.240 Modification of setback requirements permitted when. Where a building setback is established pursuant to the special district provisions of this Title 22, or any amendment thereto, on a lot or parcel of land and it adjoins a lot or parcel of land fronting on the same highway, parkway or street that has a lesser setback or yard, the building setback on the first-mentioned lot or parcel of land shall be the average of the building setbacks or yards of the adjacent lots on either side. Otherwise, the setback shall conform to the distance established therefor under the provisions of this Title 22. (Ord. 1494 Ch. 9 Art. 3 § 903.1, 1927.)

22.44.250 Front yard setback districts. The following front yard setback districts are incorporated by reference, together with all maps and provisions specified in each respective ordinance of adoption:

District Number	District Name	Ordinance of Adoption	Date of Adoption
1	City Terrace	2179	11-25-32
2	West Hollywood	2188	12-12-32
3	Walnut Park	2189	12-12-32
4	Southwest	2190	12-12-32
5	Second Unit Eastside	2191	12-12-32
6	First Unit Eastside	2426	3-5-34
7	Altadena Unit No. 1	3757	1-14-41
8	Altadena Unit No. 2	3854	5-20-41
9	E. Pasadena Unit No. 1	3900	7-15-41
10	E. Compton Midland Precinct, Tr. No. 4827	4276	8-24-43
11	N.W. El Monte Tr. No. 10821	4423	1-5-44
12	Altadena Unit No. 3	5541	5-9-50
13	Whittier Downs, Dist. No. 43, Tr. No. 10411	5600	9-19-50

14	Southwest Puente	6526	8-24-54
15	Lomita	6602	1-4-55

(Ord. 1494 Ch. 9 Art. 3 § 903.2, 1927).

22.44.260 Rear yard setback districts. The following rear yard setback districts are incorporated by reference, together with all maps and provisions specified in each respective ordinance of adoption:

District Number	District Name	Ordinance of Adoption	Date of Adoption
1	Trancas Beach	9899	10-28-69
2	LaCosta Beach	11353	6-1-76

(Ord. 1494 Ch. 9 Art. 3 § 903.3, 1927.)

Part 6

MALIBU COASTAL PROGRAM DISTRICT

Sections:

- 22.44.270 Intent and purpose.
- 22.44.280 Description of district.
- 22.44.290 Environmental review board (ERB).
- 22.44.300 Review of development.
- 22.44.310 Exemptions.
- 22.44.320 Findings.
- 22.44.330 Conditions.

22.44.270 Intent and purpose. The Malibu Coastal Program District is established to provide a means of assisting in the implementation of the Malibu Land Use Plan, as amended, which was originally adopted by the board of supervisors on October 7, 1986 and certified by the California Coastal Commission on December 11, 1986. The land use plan policies to protect sensitive environmental resources will be accomplished through the use of this district. (Ord. 92-0037 § 6 (part), 1992.)

22.44.280 Description of district. The Malibu Coastal Program District is the unincorporated area bounded by the city of Los Angeles on the east, the Pacific Ocean and the city of Malibu on the south, Ventura County on the west, and the inland boundary of the coastal zone on the north. The inland boundary of the coastal zone is located five miles inland of the Pacific Ocean and is shown on the detailed maps prepared by the California Coastal Commission pursuant to Chapters 2 and 2.5 of the 1976 Coastal Act. (Ord. 92-0037 § 6 (part), 1992.)

22.44.290 Environmental review board (ERB). A. Created. There is created the environmental review board.

B. Composition. The ERB shall consist of nine qualified professionals with technical expertise in resource management. The planning director shall appoint members who meet the above criteria from among the following list of professions

including, but not limited to: aquatic biologist, archaeologist, architect, biogeographer, botanist, civil engineer, coastal geologist, conservation biologist, ecologist, forester, freshwater biologist, geomorphologist, horticulturist, hydrologist, landscape architect, marine biologist, marine microbiologist, planner, soils specialist, trails expert, water quality specialist and wildlife biologist. No more than three members shall be county employees.

C. **Duties.** The ERB shall serve as an advisory board to the regional planning commission, board of supervisors and other county of Los Angeles decision-making bodies which approve development applications in the Malibu Coastal Zone. The purpose of ERB's evaluation of development proposals within sensitive environmental resource areas is to ensure that development in these areas is consistent with the resource protection policies of the Malibu Land Use Plan.

D. **Meetings.** Meeting of the ERB shall be open and public. Notice of ERB meetings shall be delivered personally or by first class mail, postage prepaid, at least 21 days prior to the meeting to any person who has filed a written request therefor with the director.

E. **Rules and Procedure.** The planning director shall adopt rules and procedures necessary or convenient for the conduct of the ERB's business. (Ord. 92-0037 § 6 (part), 1992.)

22.44.300 Review of development. A. **ERB Review Required.** Prior to the issuance of any building, demolition or grading permit, approval of a minor land division or subdivision, or the commencement of any development, as defined in Section 22.08.040, within a sensitive environmental resource area, the development proposal shall be reviewed by the ERB, unless exempted as specified in Section 22.44.310.

B. **Application.** Development proposals shall be evaluated by the ERB through either the director's review process or concurrently with any other application required by Title 21 or Title 22. The ERB recommendation shall be included in the material made available to and considered by the decision-making body.

1. **Director's Review.** The developments listed below shall be processed in accordance with the director's review procedure:

a. Developments which have been approved by the decision-making body, but which have not been reviewed by the ERB or received all of their necessary development permits;

b. Developments subject to ministerial review including, but not limited to, permitted uses, accessory uses and structures, director's review uses, building permits, grading permits and demolition permits;

c. Any interested person dissatisfied with the director's decision may file an appeal of such decision with the planning commission within 15 days after the date of the decision. The planning commission's decision shall be final;

d. The director may adopt rules and procedures necessary or convenient for the conduct of the review procedure.

2. **Concurrent Filings.** Development proposals initially requiring a decision by the hearing officer or planning commission by Title 21 or Title 22 including, but not limited to, conditional use permits, variances, surface mining permits, land divisions, zone changes or plan amendments, shall be processed in the normal fashion.

C. **Additional Contents of Application.** In addition to the material specified in Section 22.56.1680, or in Titles 21 and 22, an application shall contain such other

data as may be required by the director to determine compliance with the provisions of this Part 6. Upon the submission of an application and the appropriate filing materials and fees, the director shall forward a copy of the material to the ERB for its review and recommendation.

D. **ERB Recommendation.** The ERB shall evaluate the development proposal and report its recommendations and any suggested mitigation measures directly to the decision-making body in writing. The ERB shall provide the decision-making body with:

1. Its recommendations on the conformance or lack of conformance of the project to the resource protection policies of the Malibu Land Use Plan;
2. Any necessary mitigation measures designed to minimize adverse impacts on environmental resources;
3. Those measures necessary to protect the integrity of identified resources and meet the burden of proof described in subsection F2 of Section 22.56.215 for development proposals which are located in both a significant ecological area and a sensitive environmental resource area. (Ord. 92-0037 § 6 (part), 1992.)

22.44.310 Exemptions. The provisions of this Part 6 requiring ERB review shall not apply to the following:

A. Those developments which are exempted by Section 22.56.2290. In addition, the planning director may also waive the ERB review requirement for development proposals included in subsections A1 and A2 of Section 22.56.2290 which fall into one of the classes set forth in Section 13250(b) or Section 13253(b) of Title 14 of the California Code of Regulations if he finds the impact of the development on coastal resources to be insignificant; however, any such waiver shall not be effective until it is reported to the regional planning commission at a regularly scheduled meeting. If the commission objects to the waiver, no development may be undertaken without review by the ERB;

B. Single-family residences located within exclusion areas depicted on maps adopted by the California Coastal Commission on January 24, 1980 which meet the criteria of Section 30610.1 of the Public Resources Code;

C. Grading or other activities listed below which are specifically exempt from the requirements of filing a grading permit pursuant to Section 7003 of Title 26 of this Code:

1. Exceptions 4, 5, 7 and 12 of Section 7003, where such uses are in conjunction with existing approved projects operating under valid governmental approvals,
2. Exception 11 of Section 7003;

D. Complete applications for development proposals which were filed for approval under the provisions of Ordinance 91-0136U, as extended by Ordinance 91-0150U, prior to the effective date of the ordinance establishing this Part 6. Such development proposals shall be processed under the provisions of the above-mentioned ordinance until November 4, 1992, except at the specific request of the applicant, in which case the provisions of this Part 6 shall apply. (Ord. 92-0037 § 6 (part), 1992.)

22.44.320 Findings. A. In addition to any burden of proof, findings, principles and/or standards contained in Titles 21 or 22 which are applicable to any development application, the decision-making body shall approve or approve with

conditions an application where the information submitted by the applicant or presented to the decision-making body substantiates the following findings:

1. That the development is consistent with the Malibu Land Use Plan;
2. That the recommendation and any mitigation measures contained in the ERB report have been considered;
3. That there are no significant adverse impacts on the sensitive environmental resources;
4. That the burden of proof contained in subsection F2 of Section 22.56.215 has been met for developments which are located in both a significant ecological area and a sensitive environmental resource area.

B. The decision-making body shall deny any project or use which cannot substantiate the above findings to its satisfaction, or mitigate the associated significant adverse impacts on the sensitive environmental resource areas. (Ord. 92-0037 § 6 (part), 1992.)

22.44.330 Conditions. The decision-making body may impose conditions on any development to minimize adverse impacts on the sensitive environmental resource areas and to insure compliance with the policies and standards of the Malibu Land Use Plan. If conditions which require monitoring or periodic inspection are imposed on any development, a fee to cover the cost of monitoring those conditions or performing inspections must be paid to the department of regional planning prior to any development or the issuance of any building, demolition, grading or similar permits. (Ord. 92-0037 § 6 (part), 1992.)

Part 7

NOISE INSULATION PROGRAM

Sections:

- 22.44.340 Intent and purpose.
- 22.44.350 Description of noise zone boundaries.
- 22.44.360 Community-wide development standards.

22.44.340 Intent and purpose. The noise insulation program is intended to safeguard the public health and safety by establishing minimum building requirements for residential occupancies in the vicinity of Los Angeles International Airport. These requirements are not intended to supersede any health or safety provisions required under any applicable codes or ordinances. These requirements shall apply to all construction, additions, alterations, improvements and repairs of Group R buildings, as defined by the Los Angeles County Building Code, in the 65 decibel Community Noise Equivalent Level (CNEL) and above noise zones of the Los Angeles International Airport. (Ord. 99-0061 § 1 (part), 1999.)

22.44.350 Description of noise zone boundaries. The location and boundaries of the 65 decibel CNEL and above noise zones are shown and delineated on the 1992 Fourth Quarter Noise Contour Map published by the Los Angeles city department of airports and on file in the county of Los Angeles department of regional planning. (Ord. 99-0061 § 1 (part), 1999.)

22.44.360 Community-wide development standards. Proposed construction, additions, alterations, improvements and repairs requiring a building permit within the 65 decibel CNEL and above noise zones depicted on the 1992 Fourth Quarter Noise Contour Map shall comply with such building requirements as may be specified for these zones in Title 26 (Building Code) of the Los Angeles County Code. No building permit shall be issued within these zones unless the covered work is in compliance with the specified Building Code requirements to the satisfaction of the department of public works, building and safety division. Deviations from the specified building requirements are permissible only if all deviations are certified, by a person experienced in the field of acoustical engineering retained by the permit applicant, to comply with and achieve the 45 decibel standard for every habitable room constructed or modified. (Ord. 99-0061 § 1 (part), 1999.)

Part 8

TRANSIT ORIENTED DISTRICTS

Sections:

- 22.44.400 Intent and purpose.
- 22.44.410 Context and nature of transit oriented districts.
- 22.44.420 Development standards and case processing procedures applicable in all transit oriented districts.
- 22.44.430 Allowable uses and development standards applicable within specific zones in all transient oriented districts.
- 22.44.440 Development standards, case processing procedures, and allowable uses applicable within blue line transient oriented districts.
- 22.44.450 Development standards, case processing procedures and allowable uses applicable within green line transient oriented districts.

22.44.400 Intent and purpose. Transit oriented districts are established as supplemental districts in order to promote transit-oriented and pedestrian-oriented development, to increase transit use, to manage traffic congestion, and to improve air quality. To achieve these goals, the following transit oriented districts are established to create and apply unique development standards and case processing procedures to geographic areas within an approximately one-quarter to one-half mile radius around specific light rail transit stations in unincorporated areas:

- Blue Line Transit Oriented Districts
 - Slauson Station Transit Oriented District
 - Florence Station Transit Oriented District
 - Firestone Station Transit Oriented District
 - Imperial Station Transit Oriented District
- Green Line Transit Oriented Districts
 - Vermont Station Transit Oriented District
 - Hawthorne Station Transit Oriented District

The exact geographic boundary of each transit oriented district is depicted on its respective map at the end of this Part 8.

The transit oriented districts implement the objectives of the Transit Village Development Planning Act of 1994, Government Code section 65460, et seq. They

also implement the “Land Use and Economic Development Strategies Blue Line Transit Oriented Districts Study” and the “Draft Green Line Transit-Oriented Districts Land Use, Housing and Economic Development Strategy Report” (hereinafter referenced respectively as the Blue Line Strategy Report and Green Line Strategy Report), on file with the department of regional planning. (Ord. 2005-0011 § 3 (part), 2005.)

22.44.410 Context and nature of transit oriented districts.

A. Relationship to other zoning regulations. Except as otherwise expressly provided in this Part 8, property within a transit oriented district may be used in any manner allowed in the basic zone, subject to the same standards, limitations, and conditions contained in this Title 22. Where the regulations of a transit oriented district provided in this Part 8 differ from any other provisions in this Title 22, including those of a community standards district, the transit oriented district regulations shall supersede any such differing provisions. In the event there are conflicting provisions in this Part 8 with respect to properties within a transit oriented district, the more specific provision shall apply.

B. Categories of transit oriented district regulations. Transit oriented district regulations within this Part 8 are divided into the following categories:

1. Development standards, case processing procedures, and allowable uses that apply within all transit oriented districts countywide. This category of regulations includes the following:

a. Development standards and case processing procedures that are applicable to properties within all of the transit oriented districts countywide irrespective of their specific zone classifications; and

b. Allowable uses and development standards that are applicable only within specific individual zones within all of the transit oriented districts countywide.

2. Transit line development standards, case processing procedures, and allowable uses. This category of regulations includes the following:

a. Development standards and case processing procedures that are applicable to properties within all of the transit oriented districts along a specific transit line - the Blue Line or the Green Line irrespective of their specific zone classifications;

b. Zone-specific listings of allowable uses and development standards that are applicable only to properties within specific individual zones in all transit oriented districts along a specific transit line - the Blue Line or the Green Line; and

c. Station-specific development standards that are applicable only to properties within specific individual transit oriented districts. (Ord. 2005-0011 § 3 (part), 2005.)

22.44.420 Development standards and case processing procedures applicable in all transit oriented districts.

A. Development Standards.

1. Graffiti. To encourage the maintenance of exterior walls free from graffiti that would impact pedestrian views, the following shall apply to all properties within all transit oriented districts:

a. All structures, walls, and fences open to public view shall remain free of graffiti; and

b. In the event of such graffiti occurring, the property owner, tenant, or their agent shall remove or cover said graffiti within 72 hours, weather permitting. Paint utilized in covering such graffiti shall be a color that matches, as closely as possible, the color of the adjacent surfaces.

2. Signs. Notwithstanding the provisions of Part 10 of Chapter 22.52, the following standards shall apply to all signs:

a. Window signs. Window signs shall not exceed the maximum area of ten percent per glass area (total window or door glass area visible from the exterior of the building); and

b. Prohibited signs. The following signs shall be prohibited:

i. Roof signs; and

ii. Outdoor advertising signs.

3. Residential Uses.

a. Relationship of residential development to existing structures.

i. Size of residential structures. Residential buildings and structures shall be generally consistent and compatible in terms of size, scale, and proportion with adjacent buildings and structures, to the satisfaction of the director, and their height shall not exceed that provided in this Part 8, except with a variance approved pursuant to the provisions of Part 2 of Chapter 22.56.

ii. Aesthetics of residential structures. Residential buildings and structures shall be generally consistent and compatible in terms of color, architectural style, and construction materials with adjacent buildings and structures, to the satisfaction of the director.

b. Fences, walls, and landscaping.

i. Fences and walls shall:

(A) Be composed of materials and colors that are generally consistent and compatible with the buildings and structures in the development.

(B) Where part of a multiple-family development which adjoins a single-family residence:

(1) Be at least six feet in height;

(2) Be located along the common property

line; and

(3) Where the properties share a side property line, extend from the rear property line to at least the minimum front yard setback.

(C) Where the properties share a rear property line, extend from side lot line to side lot line.

ii. All mechanical equipment, trash containers, and dumpsters shall be completely screened from view from adjacent streets, walkways, and residences through the use of walls and/or landscaping.

iii. For the purposes of this Part 8, mechanical equipment shall mean air conditioners, television antennae, and other accessory equipment customarily utilized in connection with residential uses.

4. Commercial and Mixed-Uses (commercial/residential).

a. Compatibility with residential parcels. Commercial or mixed-use (commercial/residential) structures on parcels adjoining residentially-zoned parcels shall be located and designed to minimize their impact on the residentially-

zoned parcels with respect to light, air, noise, and privacy, to the satisfaction of the director.

b. Pedestrian character.

i. Continuity and interest for pedestrians. In order to promote continuity among the various retail and service businesses and an interesting walking experience for pedestrians, at least 50 percent of any building's ground floor façade that is approximately parallel to and facing the street shall be composed of entrances and show windows or other displays;

ii. Use of glass. All glass utilized at and near the street level shall be either clear or lightly tinted in order to promote maximum pedestrian visibility of building interiors from the sidewalk area. Mirrored, highly reflective glass or densely tinted glass shall be prohibited, except as an architectural or decorative accent limited to 20 percent of the entire building front façade area;

iii. Walk-up facilities. Walk-up facilities shall be recessed and provide enough queuing space to ensure that pedestrians walking along the sidewalk will not be obstructed;

iv. Principal building entrance. Where feasible, the principal building entrance shall be located facing the sidewalk in front of the building;

v. Parking access. The width of the parking access from the street to a lot shall be limited to 28 feet of the commercial frontage, and no customer drive-through facilities shall be permitted;

vi. Architectural and decorative accents. At least 50 percent of the building façade above the first story shall be composed of recessed windows, balconies, offset planes, or other architectural or decorative accents;

vii. Roof Design. Proposed new buildings or additions having 100 feet or more of street frontage shall be designed to provide roofs of varying materials, textures, and motifs; and

viii. Paving Material. Pedestrian circulation areas and driveway entrances within the property boundaries shall be developed with decorative paving materials such as brick or paver tile.

c. Awnings. Awnings shall be:

i. The same color and style for each opening on a single storefront or business;

ii. Complimentary in color and style for each storefront in a building;

iii. Designed to coordinate with the architectural divisions of the building including individual windows and bays;

iv. In compliance with building code and fire department requirements; and

v. Repaired or removed within 30 days of receipt of notification that a state of disrepair exists.

d. Mechanical Equipment.

i. Individual air-conditioning units for a building or storefront shall be located as unobtrusively as feasible within the overall design of the building to the satisfaction of the director.

ii. If air-conditioning window units must be located in the storefront:

(A) The window units shall be neutral in appearance and the units shall not project outward from the façade. Their housing color shall be the same as those of the storefront; or

(B) If possible, the unit shall be completely screened with an awning or landscaping so that it will not be visible from the street.

iii. Mechanical equipment located on roofs shall be completely screened by parapet walls or other materials so that the equipment will not be visible from any point six feet above ground level within 300 feet.

iv. Notwithstanding subsection iii, above, any structures on the roof, such as air-conditioning units, antennas, and other equipment, shall be completely screened from view from any adjacent residential property.

e. Security.

i. Chain-link, barbed, and concertina wire fences are prohibited; tubular steel or wrought-iron fences are permitted;

ii. All security bars or grilles shall be installed within the interior of the building;

iii. Vertically or horizontally folding accordion grilles installed in front of a storefront are prohibited; and

iv. Building security grilles shall be side-storing, concealed interior grilles that are not visible from the exterior of the building when not in use (during business hours) or grilles which can be concealed in the architectural elements of the building.

f. Lighting. On-site exterior lighting shall:

i. Be focused on the subject property and shielded or hooded to prevent illumination of adjacent properties; and

ii. Utilize lighting fixtures that are screened or designed to compliment the use and architecture of the subject property and adjacent properties from which they are visible.

g. Buffers. Whenever a parking lot or a commercial structure is developed adjacent to a residential zone or exclusively residential use, a five-foot landscaped buffer shall be provided and a 45-degree daylight plane shall be incorporated.

h. Parking Areas. With the exception of fully subterranean structures, all parking areas shall:

i. Be located in the rear of the structure(s); and

ii. Be completely screened with walls and/or landscaping so that it is not visible from the street that provides frontage, except from the access driveway.

i. Landscape Plan. New commercial structures or additions to commercial structures exceeding 500 square feet in gross floor area shall provide a landscape/irrigation plan as part of the director's review process. Such plan shall depict required landscaping, including one 15-gallon tree for every 50 square feet of planter area, and required irrigation infrastructure.

j. Trash Enclosure. The required trash bin shall be completely enclosed by a five- to six-foot high decorative wall with solid doors.

5. Public Space.

a. Definition of Public Space. For the purposes of this Part 8, "public space" means those areas provided for passive and active outdoor recreational use and the enjoyment of community residents, employees, and visitors.

b. Types of public space. Public spaces shall include, but not be limited to, the following as long as the uses are consistent with the design, scale, and area standards specified in subsections c and d, below:

— Athletic fields.

- Arboretums and horticultural gardens.
- Courtyards.
- Historical monuments and cultural heritage sites.
- Outdoor public assembly.
- Parks.
- Playgrounds.
- Plazas.
- School yards.
- Swimming pools.
- Tennis, volleyball, badminton, croquet, lawn bowling, and courts designed for similar outdoor activities.
- Village greens and squares.

c. Design and Location. Public spaces within transit oriented districts shall be developed at a scale to encourage pedestrianism and provide for efficient land use. Development shall be “space-making” rather than “space-occupying,” i.e., forming boundaries around the public space rather than being sited in the middle of the space.

d. Size. Public spaces shall range from one-half up to three acres in size.

6. Streets and Sidewalks.

a. Pedestrian-friendly design. In order to create safe, convenient, and comfortable pedestrian routes, new street and sidewalk construction shall:

- i. Provide for sidewalks on both sides of the street;
- ii. Include pedestrian amenities such as those listed in subsection d, below;

iii. Include street trees that:

- (A) Line the sidewalks so as to provide a shade canopy at maturity.
- (B) Are of a shade-producing variety; and
- (C) Are planted within the planting strip, where a planting strip is required, at intervals not to exceed 30 feet.

b. Pedestrian Accessibility. Streets, sidewalks, and pathways shall be aligned:

- i. To facilitate easy pedestrian access across streets and between buildings, to public spaces and to the transit station, to the satisfaction of the director; and
- ii. To provide all new development with easy pedestrian access, to the satisfaction of the director.

c. Street, sidewalk, and planting strip dimensions.

- i. Sidewalks. New sidewalk construction shall:
 - (A) In residential zones, be not less than six feet in width; and
 - (B) In all other zones, be not less than 15 feet in width.
- ii. Planting strips. Required planting strips shall be at least six feet in width.

iii. Pedestrian amenities in sidewalk areas. In non-residential zones, the amenities identified in subsection d, below, may encroach upon up to 50 percent of the required sidewalk width.

d. Types of pedestrian amenities. Pedestrian amenities shall be provided within or adjacent to the required sidewalk area in front of commercial and

mixed-use development, to the satisfaction of the director. Such amenities may include, but are not limited to:

- Benches.
- Bicycle racks.
- Bus shelters.
- Decorative street and sidewalk lights.
- Drinking fountains.
- Landscaped buffers.
- Newsstands.
- On-sidewalk dining.
- Planter boxes.
- Special paving materials, such as treated brick, for sidewalks or crosswalks.
- Trash receptacles.

B. Case Processing Procedures.

1. Director's review.

a. Except as otherwise provided in this Part 8, or where a minor variation is required, a director's review, as provided in Part 12 of Chapter 22.56, shall be required to establish, operate, and maintain any use, except that a director's review shall not be required for a change in ownership or occupancy. Director's review shall not be required for additional construction, maintenance, or repairs conducted within any 12-month period, provided the total cost of such construction, maintenance and repairs does not exceed 25 percent of the current market value or assessed valuation of the existing building, whichever is less.

b. Applicants shall pay 25 percent of the fees specified by Section 22.60.100 for site plan reviews.

c. When considering a site plan under director's review, the director shall apply the principles and standards required by Section 22.56.1690, consistent with the policies contained in the Blue Line Strategy Report or Green Line Strategy Report, as applicable.

2. Minor variations. Minor variations from certain specified standards may be granted, subject to the procedures set forth below, as follows:

a. Required findings by the director. Under exceptional circumstances, the director may permit minor variations from the standards specified in the requirements for fence or wall, awning, mechanical equipment, and pedestrian character of this Part 8. Such variations shall be supported by findings made by the director that:

i. The application of certain provisions of these standards would result in practical difficulties or unnecessary hardships inconsistent with the goals of the general plan and/or the Blue Line Strategy Report or Green Line Strategy Report, as applicable;

ii. There are exceptional circumstances or conditions applicable to the property or to the intended development of the property that do not apply generally to other properties in the transit oriented district;

iii. Permitting a variation will not be materially detrimental to property or improvements in the area;

iv. That no more than two property owners have expressed any opposition to the minor variation; and

v. Permitting a variation will be consistent with the goals of the Blue Line Strategy Report or Green Line Strategy Report, as applicable.

b. Application materials. The materials required for filing a minor variation will be the same as that for the director's review, except that the applicant shall also submit:

i. A list, certified to be correct by affidavit or by a statement under penalty of perjury, of the names and addresses of all persons who are shown on the latest available assessment roll of the County of Los Angeles as owners of the subject parcel of land and as owning property within a distance of 100 feet from the exterior boundaries of the parcel of land to be occupied by the use;

ii. Two sets of mailing labels for the above-stated owners within a distance of 100 feet of the parcel of land to be occupied by the use;

iii. A map drawn to a scale specified by the director indicating where all such ownerships are located; and

iv. A filing fee equal to that required for site plan review for commercial/industrial projects over 20,000 square feet in size as specified in Section 22.60.100.

c. Case processing procedures. The application for a minor variation from standards shall be processed by the director as follows:

i. Initial notice. Not less than 20 days prior to the date an action is taken, the director shall send notice to the owners of record specified in subsection B.2.b.i, above, using the mailing labels supplied by the applicant. The notice shall state that within ten days of its receipt, any interested person may file a written expression of opposition to the proposed minor modification of standards with the director for his consideration in making a determination on the applicant's request.

ii. Notice after determination. The director shall send notice of the decision to the owners of record cited above, including any person who expressed opposition to the request. The notice shall state that any interested person dissatisfied with the action of the director may file an appeal from such action with the hearing officer within ten days of the receipt of the notification.

3. Conditional use permits.

a. Conditional use permits shall be required for those uses which otherwise require such permit under the provisions of this Title 22, with the additions and deletions listed in this Part 8.

b. In addition to the findings for approval of conditional use permits required by Section 22.56.090, a conditional use permit shall not be approved unless the information submitted by the applicant and/or presented at the public hearing substantiates that the proposed use is consistent with the Blue Line Strategy Report or Green Line Strategy Report, as applicable.

c. Applicants shall pay 50 percent of the fees specified by Section 22.60.100 for conditional use permits for the following uses:

- Grocery stores.
- Offices, businesses or professional.
- Restaurants or other eating establishments, excluding drive-through facilities.
- Retail stores.

4. Nonconforming uses, buildings, and structures. In addition to the findings required by Section 22.56.1550 for approval of a nonconforming use, building, or structure review in a transit oriented district, an application for a nonconforming use or structure review shall not be approved unless the information submitted by the applicant and/or presented at the public hearing substantiates that proposed use, building or structure will not be in substantial conflict with the Blue

Line Strategy Report or Green Line Strategy Report, as applicable. (Ord. 2005-0011 § 3 (part), 2005.)

22.44.430 Allowable uses and development standards applicable within specific zones in all transit oriented districts. A. Zone R-2 (Two-Family Residence Zone). Structures and residences in zone R-2 shall be subject to the following development standards:

1. Lot coverage. The maximum lot coverage permitted in zone R-2 shall be 50 percent.

2. Yard requirements. Not more than 25 percent of the required front yard setback shall be utilized for vehicle access or storage.

B. Zone R-3 (Limited Multiple Residence Zone).

1. Uses. Additional uses subject to director's review. In addition to the uses listed in Section 22.20.280, if site plans therefore are first submitted to and approved by the director, density bonuses may be obtained for parcels in zone R-3 subject to the following:

a. Infill development. Where development is proposed for vacant lots or on lots containing legal nonconforming uses, a density bonus of 25 percent shall be granted, subject to a director's review, to ensure that the proposed development conforms with the character of the area.

b. Lot consolidation. Where lot consolidation is proposed, a range of density bonuses shall be granted subject to the provision of amenities, such as but not limited to, recreation facilities, laundry facilities, and extra landscaping as follows:

i. Consolidation of lots totaling 15,000 square feet or more - ten percent density bonus.

ii. Consolidation of lots totaling 25,000 square feet or more - 15 percent density bonus.

2. Development standards.

a. Yard requirements. Not more than 25 percent of the required front yard shall be utilized for vehicle access and storage.

b. Lot coverage. The maximum lot coverage in zone R-3 shall be 50 percent.

C. Zone C-2 (Neighborhood Commercial Zone).

1. Uses.

a. Permitted uses. Parcels in zone C-2 may be used for any uses listed as a permitted use in Section 22.28.130, except that the following uses shall require a conditional use permit:

i. Sales.

— Automobile sales, sale of new motor vehicles.

— Boat and other marine sales.

— Recreational vehicle sales.

— Trailer sales, box and utility.

ii. Services.

— Air pollution sampling stations.

— Automobile rental and leasing agencies.

— Automobile service stations.

— Electric distribution substations, including microwave facilities.

— Gas metering and control stations, public utility.

- Lodge halls.
- Rental services.

b. Additional uses subject to director's review. In addition to the uses listed in Section 22.28.150, if site plans are first submitted to and approved by the director, parcels in zone C-2 may be used for the following:

- Adult day care facilities.
- Mixed commercial/residential developments.
- Outdoor dining, subject to the conditions listed in subsection G of Section 22.28.070.
- Rooming and boarding houses.
- Senior citizens and disabled persons housing developments.
- Signs, subject to the restrictions contained in subsection A.2 of Section 22.44.420.

c. Uses subject to permit. Except for the uses listed in subsection C.1.b of Section 22.44.430 as allowed subject to director's review, provided a conditional use permit has first been obtained as specified in Part 1 of Chapter 22.56, parcels in zone C-2 may be used for any use listed as subject to permit in subsection A of Section 22.28.160, subsections C.1.a.i and C.1.a.ii of this Section 22.44.430, and temporary uses as provided in Part 14 of Chapter 22.56.

2. Development standards.

a. Floor area.

i. The total gross commercial floor area in all buildings on any one parcel of land shall not exceed two times the total net area of such parcel of land.

ii. The total gross mixed-use (commercial/residential) floor area on any one parcel of land shall not exceed three times the total net area of such parcel of land. The residential portion of a mixed-use structure shall constitute at least 33 percent of total gross floor area.

iii. One hundred percent of the ground floor space in a multi-story mixed-use (commercial/residential) building shall be devoted to commercial use.

b. Setbacks. Structures shall be constructed on a front property line, except that they may be constructed up to ten feet back from the property line if one or more of the following are located within the setback area:

- Display windows, highly visible.
- Landscaping.
- Outdoor dining facilities, subject to the conditions of subsection G of Section 22.28.070.
- Outdoor display/sales.
- Street furniture.

D. Zone C-3 (Unlimited Commercial Zone).

1. Uses.

a. Permitted uses. Parcels in zone C-3 may be used for any use listed as a permitted use in Section 22.28.180, except that the following uses shall require a conditional use permit:

i. Sales.

- Auction houses.
- Automobile sales, sale of new and used motor vehicles.

- Boat and other marine sales.
- Ice sales.
- Mobilehome sales.
- Motorcycle, motor scooter, and trail bike sales.
- Recreational vehicle sales.
- Trailer sales, box and utility.
- ii. Services.
 - Air pollution sampling stations.
 - Automobile battery service.
 - Automobile brake repair shops.
 - Automobile muffler shops.
 - Automobile radiator shops.
 - Automobile rental and leasing agencies.
 - Automobile repair garages, excluding body and fender work, painting, and upholstering.
 - Automobile service stations.
 - Bakery goods distributors.
 - Car washes, automatic, coin operated, and hand wash.
 - Dog training schools.
 - Electric distribution substations, including microwave facilities.
 - Furniture transfer and storage.
 - Gas metering and control stations, public utility.
 - Laboratories, research, and testing.
 - Lodge halls.
 - Mortuaries.
 - Motion picture studios.
 - Parcel delivery terminals.
 - Radio and television broadcasting studios.
 - Recording studios.
 - Recreational vehicle rentals.
 - Taxidermists.
 - Tool rentals, including roto-tillers, power mowers, sanders and saws, cement mixers, and other equipment.
 - Trailer rentals, box and utility.
 - Truck rentals, excluding trucks with a capacity greater than two tons.
- iii. Recreation and amusement.
 - Amusement rides and devices.
 - Carnivals.

b. Additional uses subject to director's review. In addition to the uses listed in Section 22.28.200, if site plans therefore are first submitted to and approved by the director, parcels in zone C-3 may be used for the following:

- Adult day care facilities.
- Health clubs or centers.
- Hotels.
- Mixed commercial/residential developments.

- Outdoor dining subject to the conditions listed in subsection G of Section 22.28.070.
- Rooming and boarding houses.
- Senior citizens and disabled persons housing developments.
- Signs, subject to the restrictions contained in subsection A.2 of Section 22.44.420.

c. Uses subject to Permit. Except for the uses listed in subsection D.1.b of Section 22.44.430 as allowed subject to director's review, provided a conditional use permit has first been obtained as specified in Part 1 of Chapter 22.56, parcels in zone C-3 may be used for any use listed as subject to permit in subsection A of Section 22.28.210, subsections D.1.a.i, D.1.a.ii and D.1.a.iii of this Section 22.44.430, and temporary uses as provided in Part 14 of Chapter 22.56.

2. Development standards.

a. Floor area.

i. The total gross commercial floor area in all buildings on any one parcel of land shall not exceed two times the total net area of such parcel of land.

ii. The total gross mixed-use (commercial/residential) floor area on any one parcel of land shall not exceed three times the total net area of such parcel of land. The residential portion shall constitute at least all floor area exceeding two times the total net area of such parcel.

b. Setbacks. Structures shall be constructed on the front property line, except that they may be constructed up to ten feet back from the front property line if one or more of the following are maintained within the setback area:

- Display windows, highly visible.
- Landscaping.
- Outdoor dining subject to the conditions of subsection G of Section 22.28.070.
- Outdoor display/sales.
- Street furniture.

E. Zone R-3-P (Limited Multiple Residence Parking Combining Zone).

1. Uses.

a. Those uses and standards applicable in zone R-3, as modified by subsection B of this Section 22.44.430, and as further modified by subsection C.2 of Section 22.44.440 for all Blue Line TOD's, and by subsection C.2 of Section 22.44.450 for all Green Line TOD's.

b. Those uses and standards applicable in the ()-P (Parking) combining zone in Part 4 of Chapter 22.40, except that zone R-3, as above, shall be considered the basic zone. (Ord. 2005-0011 § 3 (part), 2005.)

22.44.440 Development standards, case processing procedures, and allowable uses applicable within Blue Line Transit Oriented Districts.

A. Development standards.

1. Parking.

a. Except as otherwise provided in subsection b, below, the automobile parking requirements of Part 11 of Chapter 22.52 shall be reduced by 40 percent for new construction, additions, alterations, and changes of use. This percentage reduction shall not apply to additions and alterations, of existing single-

family detached structures which shall continue to be subject to the full requirements of Part 11 of Chapter 22.52.

b. For the following uses, the automobile parking requirements of Part 11 of Chapter 22.52 shall be reduced by 60 percent:

- Banks.
- Barber shops.
- Beauty shops.
- Child care centers.
- Colleges and universities, including appurtenant facilities, giving advanced academic instruction approved by the state board of education or other recognized accrediting agency, but excluding trade schools.
- Community centers.
- Day care centers.
- Delicatessens.
- Drug stores/pharmacies.
- Dry cleaning establishments, excluding wholesale dry-cleaning plants.
- Employment agencies.
- Grocery stores.
- Ice cream shops.
- Libraries.
- Restaurants.
- Schools, business or professional, including art, barber, beauty, dance, drama, and music, but not including any school specializing in manual training, shop work, or in the repair and maintenance of machinery or mechanical equipment.

2. Signs. Notwithstanding the provisions of Part 10 of Chapter 22.52, the following standards shall apply to all signs:

a. Window signs. Window signs shall be displayed on the interior of windows or door windows only; and

b. Freestanding signs. Freestanding signs shall:

i. Be permitted only on lots with street frontage of at least 100 feet;

ii. Have a solid base that rests directly on the ground;

iii. Not exceed five feet in height measured vertically from ground level at the base of the sign;

iv. Not exceed 40 square feet in area per sign face; and

v. Not be located in nor extend above any public right-of-way or public sidewalk area.

c. Awning signs. The following standards shall apply to awning signs:

i. The allowance for wall signs shall not be applicable to or include awning signs;

ii. Awning signs shall:

(A) For the ground floor, not exceed 20 percent of the exterior surface area of each awning;

(B) For the second floor, not exceed ten percent of the exterior surface area of each awning;

(C) Not be permitted above the second floor; and

(D) Be limited to a maximum letter height of ten inches.

3. Residential uses — fences. Where fences are to be located in required front and corner side yards in residential zones, the following standards shall apply:

a. If chain link or wrought-iron style fences are utilized, such fences may be constructed up to a height of four feet;

b. With a director's review, wrought-iron style fences of up to six feet in height shall be allowed. The director may impose such conditions on the fence design as are appropriate to assure public safety, community welfare, and compatibility with all applicable development standards for residential uses; and

c. Those portions of fences more than 42 inches high must be substantially open, except for pillars used in conjunction with wrought-iron style fences, and shall not cause a significant visual obstruction. No slats or other view-obscuring materials may be inserted into or affixed to such fences.

4. Commercial and mixed-use (commercial/residential) buildings.

a. Pedestrian character. At least 20 percent of the total building façade shall be composed of recessed windows, balconies, offset planes, or other architectural or decorative features.

b. Mixed-use (commercial/residential) development. The provisions of subsections A, B, C, and E of Section 22.40.590 (Development Standards for zone []-CRS) shall apply to mixed commercial/residential developments irrespective of the specific zone classification of the particular parcel.

c. Landscape plan. Street furniture and related paving of up to 25 percent of the landscaped area, to a maximum of 250 square feet, may be substituted for required landscaped area.

5. Street, sidewalk, and planting strip standards.

a. Planting strip. All streets shall be designed so that a minimum six-foot wide, landscaped planting strip separates the sidewalk from the street.

b. Street and sidewalk dimensions. In order to insure pedestrian safety by slowing vehicular traffic and narrowing crosswalk lengths, new commercial and mixed-use developments shall include a narrowing of adjoining streets at pedestrian crossings, if acceptable to the department of public works.

B. Case processing procedures for nonconforming buildings, uses, and structures. All nonconforming buildings and structures nonconforming due to use, and buildings and structures nonconforming due to standards are subject to regulation as specified by Section 22.56.1540, except as modified herein. The effective date which commenced the running of the amortization periods contained in subsection B.1.f of Section 22.56.1540 for all Blue Line transit oriented districts, shall be August 5, 1999, the effective date of Ordinance No. 99-0057, and the listing of periods for discontinuance and removal below shall supersede those set forth in subsections B.1.f.i through iv of Section 22.56.1540 for the following building types as follows:

1. Type IV and Type V buildings used as:

a. Three-family dwellings, apartment houses, and other buildings used for residential occupancy, 35 years;

b. Stores and factories, ten years; and

c. Any other building not herein enumerated, ten years;

2. Type III buildings used as:

a. Three-family dwellings, apartment houses, offices, and hotels, 40 years;

- b. Structures with stores below and residences, offices or a hotel above, 40 years;
 - c. Warehouses, stores, and garages, 15 years; and
 - d. Factories and industrial buildings, 15 years.
3. Type I and II buildings used as:
- a. Three-family dwellings, apartment houses, offices, and hotels, 50 years;
 - b. Theaters, warehouses, stores, and garages, 20 years; and
 - c. Factories and industrial buildings, 15 years.
4. The termination periods enumerated in subsections B.1, B.2, and B.3 of this Section 22.44.440, above, shall not apply to apartment houses which are rendered nonconforming due to subsection c.2.a.ii of Section 22.44.440.

C. Uses and standards applicable in specific zones.

1. Zone R-2 (Two-Family Residence Zone).
- a. Uses.
 - i. Additional uses subject to permit. In addition to the uses subject to permit listed in Section 22.20.200, provided that a conditional use permit has first been obtained as specified in Part 1 of Chapter 22.56, parcels in zone R-2 may be used for the following:
 - Grocery stores.
 - Offices, business or professional.
 - Restaurants and other eating establishments, excluding drive-through facilities.
 - Retail stores.

b. Development Standards. Notwithstanding the yard requirements in Section 22.20.220, parcels in zone R-2 shall be subject to the following:

- i. Corner side and rear yards setbacks are subject to the provisions of Section 22.20.320.
- ii. Front yard setbacks shall be at least ten feet in depth; and
- iii. Interior side yard setbacks may be reduced from the five feet minimum to zero feet subject to the yard modification procedure and provided that a minimum distance of ten feet is maintained between the subject buildings and the buildings on the adjoining lot.

2. Zone R-3 (Limited Multiple-Residence Zone).

- a. Uses.
 - i. Additional uses subject to director's review. In addition the uses listed in Section 22.20.280, if site plans are first submitted to and approved by the director, parcels in zone R-3 may be used for:

(A) Restaurants and incidental service concessions offering newspapers, tobacco, notions, grocery, and similar items in apartment house developments, provided that at least 50 percent of the developed area is devoted to residential use. The floor space of any outdoor dining area shall be included in the calculation of developed area.

ii. Additional uses subject to permit. In addition to the uses subject to permit listed in Section 22.20.290, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, parcels in zone R-3 may be used for the following:

- Apartment houses containing five or more dwelling units within a single structure.
- Grocery stores.
- Offices, business or professional.
- Restaurants or other eating establishments, excluding drive-through facilities.
- Retail stores.

b. Development Standards. Notwithstanding the yard requirements in Section 22.20.320, parcels in zone R-3 shall be subject to the following:

i. Front yard setbacks shall be at least ten feet in depth; and

ii. Interior side yard setbacks may be reduced from the five feet minimum to zero feet subject to the yard modification procedure and provided that a minimum distance of ten feet is maintained between the subject buildings and the buildings on the adjoining lot.

3. Zone R-4 (Unlimited Residence Zone).

a. Uses.

i. Additional uses subject to director's review. In addition to the uses listed in Section 22.20.360, if site plans therefore are first submitted to and approved by the director, parcels in zone R-4 may be used for the following uses:

(A) Restaurants and incidental commercial service concessions offering newspapers, tobacco, notions, grocery, and similar items in apartment house developments, provided that at least 50 percent of the developed area is devoted to residential use. The floor space of any outdoor dining area shall be included in the calculation of developed area.

(B) Restaurants and incidental commercial service concessions offering newspapers, tobacco, notions, grocery, and similar items in hotel developments having not less than 20 guest rooms.

ii. Additional uses subject to permit. In addition to the uses subject to permit listed in Section 22.20.370, provided a conditional use permit has

first been obtained as provided in Part 1 of Chapter 22.56, parcels in zone R-4 may be used for the following:

- Grocery stores.
- Offices, business or professional.
- Restaurants and other eating establishment, excluding drive-through facilities.
- Retail stores.

b. Development Standards.

i. Height limits. No building or structure in zone R-4 shall exceed 40 feet in height above grade, except for chimneys and rooftop antennas.

ii. Yard requirements. Notwithstanding the yard requirements in Section 22.20.380, parcels in zone R-4 shall be subject to the following:

(A) Interior side yard setbacks may be reduced from the five feet minimum to zero feet subject to the yard modification procedure and provided that at least ten feet in distance is maintained between the subject buildings and the buildings on the adjoining lot.

(B) Not more than 25 percent of the required front yard setback shall be utilized for vehicle access or storage.

4. Zone C-2 (Neighborhood Commercial Zone).

a. Uses.

i. Additional uses subject to director's review. In addition to the uses listed in Section 22.28.150, if site plans are first submitted to and approved by the director, parcels in zone C-2 may be used for:

- Apartment houses.
- Residences, single-family.
- Residences, two-family.
- Theaters and auditoriums.

ii. Additional uses subject to permit. Except for the uses listed in subsection C.4.a.i of this Section 22.44.440 as allowed subject to directors review, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, parcels in zone C-2 may be used for any use listed as a use subject to permit in subsections C.1.a and C.1.c of Section 22.44.430.

b. Development standards. Parcels in zone C-2 shall be subject to the following development standards:

i. Height limits. Mixed-use (commercial/residential) buildings in which residential portions constitute as least 33 percent of total gross floor area may be constructed to a maximum height of 45 feet above grade, excluding chimneys and rooftop antennas.

ii. Floor area. At least 50 percent of the floor space of a single-story mixed-use building must be devoted to commercial use.

5. Zone C-3 (Unlimited Commercial Zone).

a. Uses.

i. Additional uses subject to director's review. In addition to the uses listed in Section 22.28.200 and subsection D.1.b of Section 22.44.430, if site plans are first submitted to and approved by the director, parcels in zone C-3 may be used for the following:

- Apartment houses.
- Residences, single-family.
- Residences, two-family.

— Theaters and other auditoriums.

ii. Additional uses subject to permit. Except for the uses listed as subject to director's review in subsection C.5.a.i of Section 22.44.430, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, parcels in zone C-3 may be used for any use listed as subject to permit in subsections D.1.a and D.1.c of Section 22.44.430.

b. Development standards.

i. Height limits.

(A) Commercial buildings may be constructed to a maximum height of 45 feet above grade, excluding chimneys and rooftop antennas.

(B) Mixed-use (commercial/residential) buildings in which residential portions constitute at least 33 percent of all floor area may be constructed to a maximum height of 60 feet above grade, excluding chimneys and rooftop antennas.

ii. Floor area. At least 50 percent of the floor space of a single-story structure and 100 percent of the ground floor space of a multi-story structure in a mixed-use building must be devoted to commercial uses.

6. Zone C-M (Commercial Manufacturing Zone).

a. Uses.

i. Permitted uses. Parcels in zone C-M may be used for any use listed as a permitted use in Section 22.28.230, except that the following uses shall require a conditional use permit:

(A) Sales.

- Auction houses.
- Automobile sales, sale of new and used motor vehicles.
- Boat and other marine sales.
- Ice sales.
- Mobile home sales.
- Motorcycle, motor scooter, and trail bike sales.
- Recreational vehicle sales.
- Trailer sales, box and utility.

(B) Services.

- Air pollution sampling stations.
- Automobile battery service.
- Automobile brake repair shops.
- Automobile muffler shops.
- Automobile radiator shops.
- Automobile rental and leasing agencies.
- Automobile repair garages, excluding body and fender work, painting, and upholstery.
- Automobile service stations.
- Car washes, automatic, coin operated, and hand wash.
- Electric distribution substations, including microwave facilities.
- Furniture transfer and storage.

- Gas metering and control stations, public utility.
- Laboratories, research, and testing.
- Lodge halls.
- Mortuaries.
- Motion picture studios.
- Parcel delivery terminals.
- Radio and television broadcasting studios.
- Recording studios.
- Recreational vehicle rentals.
- Revival meetings, tent, temporary.
- Taxidermists.
- Tire retreading or recapping.
- Tool rentals, including roto-tillers, power mowers, sanders and saws, cement mixers, and other equipment.
- Trailer rentals.
- Truck rentals.

(C) All uses listed under subsections B and C of

Section 22.28.230.

ii. Accessory uses. Parcels in zone C-M may be used for any use listed as an accessory use under subsections A and B of Section 22.28.240.

iii. Additional uses subject to director's review. In addition to the uses listed in Section 22.28.250, if site plans are first submitted to and approved by the director, parcels in zone C-M may be used for the following:

- Adult day care facilities.
- Apartment houses.
- Health clubs or centers.
- Hotels.
- Mixed commercial/residential developments.
- Outdoor dining, subject to the conditions listed in subsection G of Section 22.28.070.
- Residences, single-family.
- Residences, two-family.
- Rooming and boarding houses.
- Senior citizen and disabled persons housing developments.
- Signs as provided in subsection A.2 of Section 22.44.420 and subsection A.2 of this Section 22.44.440.
- Theaters and other auditoriums.

iv. Uses subject to permit. Provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, parcels in zone C-M may be used for the following:

(A) Any use listed as a use subject to permit in subsection A of Section 22.28.260, excluding uses subject to director's review pursuant to subsection C.6.a.iii of this Section 22.44.440; and

(B) Any use listed as a use subject to permit in subsection C.6.a.i of this Section 22.44.440.

- b. Development standards.
- i. Height limits. No commercial building shall exceed 40 feet in height excluding chimneys and rooftop antennas.
 - ii. Floor area.
 - (A) Commercial floor area. The total gross commercial floor area in all the buildings on any one parcel of land shall not exceed 1.8 times the total net area of such parcel of land.
 - (B) Mixed-use (commercial/residential) buildings.
 - (1) The total gross mixed-use floor area on any one parcel of land shall not exceed 2.7 times the total net area of such parcel of land.
 - (2) The residential portion shall constitute at least all floor area exceeding 1.8 times the total net area of such parcel of land.
 - (3) At least 50 percent of the floor space of a single-story structure and 100 percent of the ground floor space of a multistory structure in a mixed-use building must be devoted to commercial or manufacturing uses.
 - iii. Lot coverage. The maximum lot coverage shall be 80 percent of the net area of such parcel of land.
 - iv. Setbacks. Structures shall be built on a front property line, except that they may be constructed up to 15 feet back from the front property line if one or more of the following are maintained within the setback area:
 - Display windows.
 - Landscaping.
 - Outdoor dining facilities.
 - Outdoor display/sales.
 - Street furniture.

D. Development standards applicable in individual Blue Line Transit Oriented Districts.

1. Slauson Station Transit Oriented District.
 - a. Paving material. Pedestrian circulation areas and driveway entrances within the boundaries of private, commercially developed property shall be developed with textured and/or colored pavement.
2. Florence Station Transit Oriented District.
 - a. Colors. For commercial development, muted pastel colors are recommended as the primary or base building color. Darker, more colorful paints should be used as trim colors for cornices, graphics, and window and door frames.
 - b. Paving material. Pedestrian circulation areas and driveway entrances within the boundaries of private, commercially developed property shall be developed with colored and/or textured pavement.
3. Firestone Station Transit Oriented District.
 - a. Colors. For commercial development, muted pastel colors are recommended as the primary or base building color. Darker, more colorful paints should be used as trim colors for cornices, graphics, and window and door frames.
 - b. Paving material. Pedestrian circulation areas and driveway entrances within the boundaries of private commercially developed property shall be developed with colored and/or textured pavement.
 - c. Wall finish. In order to preserve and enhance a mixed urban use environment on Firestone Boulevard, building walls shall be constructed primarily of stucco, brick, or other materials as approved by the director.
4. Imperial Station Transit Oriented District.

a. Reserved. (Ord. 2006-0063 § 18, 2006; Ord. 2005-0011 § 3 (part), 2005.)

22.44.450 Development standards, case processing procedures and allowable uses applicable within Green Line Transit Oriented Districts.

A. Development standards.

1. Parking.

a. Automobile parking requirements of Part 11 of Chapter 22.52 shall be reduced by 25 percent for new construction, additions, alterations, and changes of use for the following commercial uses:

- Bakeries.
- Banks/check cashing establishments.
- Barber shops.
- Beauty shops.
- Child care centers.
- Coffee houses/Juice bars.
- Colleges and universities, including appurtenant facilities, giving advanced academic instruction approved by the state board of education or other recognized accrediting agency, but excluding trade schools.
- Community centers.
- Copy/mail services, retail.
- Day care centers.
- Delicatessens.
- Donut shops.
- Drug stores and/or pharmacies.
- Dry cleaning establishments, excluding wholesale dry cleaning plants.
- Employment agencies.
- Flower shops.
- Grocery stores.
- Hardware stores.
- Ice cream shops.
- Libraries.
- Restaurants.
- Schools, business and professional, including art, barber, beauty, dance, drama, and music, but not including any school specializing in manual training, shop work, or in the repair and maintenance of machinery or mechanical equipment.
- Shoe repair/alterations.
- Stationary stores.
- Video sales and rentals.

b. Any commercial use may receive up to a five percent reduction in required parking spaces when open leisure areas with benches and other streetscape furniture appropriate for relaxing and eating are provided to the satisfaction of the director. This five percent reduction may be added to the reduction allowed in subsection A.1.a of this Section 22.44.450.

c. Parking for handicapped persons shall be calculated based on the total number of parking spaces required prior to any reduction allowed by subsections A.1.a and A.1.b of this Section 22.44.250, or based on the total number of parking spaces actually provided if greater.

2. Signs. Freestanding signs, including pole signs and A-frame sandwich signs, shall be prohibited.

3. Residential uses. With the exception of fully subterranean structures, all parking shall:

a. Where related to multiple-family structures, be located in the rear of the housing development; and

b. Be completely screened with walls and/or landscaping so that it is not visible from the street that provides frontage except from the access driveway.

4. Commercial and mixed-use (commercial/residential) buildings.

a. Mixed-uses (commercial/residential).

i. Single story mixed-use buildings are prohibited.

ii. The ground floor space in a mixed-use (commercial/residential) building shall be devoted solely to commercial uses.

iii. Retail uses shall be prohibited on all floors except the ground floor.

iv. Where office commercial and residential uses are located on the same floor, they shall not have common entrance hallways or entrance balconies.

v. Where office commercial and residential uses have a common wall, such wall shall be constructed to minimize the transmission of noise and vibration between the uses.

vi. Separate commercial and residential parking spaces must be provided and specifically designated by posting, pavement marking and/or physical separation.

b. Pedestrian character. The following standards shall apply in the interest of achieving a pedestrian character:

i. Recessed stories. Third and fourth stories of commercial and mixed-use buildings shall be recessed a successive minimum of at least ten feet on each story; and

ii. Paving material. Pedestrian circulation areas and driveway entrances within the boundaries of private property may be developed with colored stamped concrete.

iii. Types of pedestrian amenities. In addition to the amenities listed in subsection A.6.d of Section 22.44.420, pedestrian amenities may

also include leisure areas, open, with benches and other street furniture appropriate for relaxation and eating.

5. Public spaces.

a. Types of public spaces. In addition to the uses listed in subsection A.5.b of Section 22.44.420, the following types of public spaces may also be provided:

— Leisure areas, open, including benches and other street furniture appropriate for relaxation and eating.

b. Amenities in public spaces. In order to create pleasing and convenient leisure areas, public space shall be furnished with amenities such as trees, landscaping, benches, trash containers, and water fountains.

B. Case processing procedures.

1. Nonconforming buildings, uses, and structures. All buildings, uses and structures that are nonconforming due to use, and buildings and structures that are nonconforming due to standards are subject to regulation as specified by Section 22.56.1540, except that where a nonconforming use is carried on in a conforming structure, a ten-year amortization period shall apply, except where the provisions of subsection C of Section 22.56.1540 apply.

2. Conditional use permits. Applicants shall pay 50 percent of the fees specified by Section 22.60.100 for conditional use permits, if required, for the following uses:

- Child care centers.
- Community centers.
- Libraries.

C. Uses and standards applicable in specific zones.

1. Zone R-2 (Two-Family Residence Zone).

a. Uses.

i. Additional uses subject to director's review. In addition to the uses listed in Section 22.20.190, if site plans are first submitted to and approved by the director, parcels in zone R-2 may receive the following density bonuses:

(A) Infill development. Where there are vacant lots or nonconforming uses in zone R-2, infill development is encouraged. A density bonus of 25 percent shall be allowed for development on such lots, subject to a director's review to ensure that the proposed development is compatible with the height, bulk, and colors of existing surrounding development.

(B) Lot consolidation. If amenities such as, but not limited to, recreation facilities, laundry facilities, and significant landscaping are provided to the satisfaction of the director, a lot consolidation may qualify for the following density bonuses:

(1) Consolidation of lots with a combined total of 15,000 square feet up to 24,999 square feet: ten percent density bonus.

(2) Consolidation of lots with a combined total of 25,000 square feet or more: 15 percent density bonus.

(C) Total of combined density bonus grants. In the event that a project may qualify for more than one category of density bonuses pursuant to this subsection C.1.a.i the total combined density bonus granted under these provisions shall not exceed 50 percent.

ii. Additional uses subject to permit. In addition to the uses subject to permit listed in Section 22.20.200, provided that a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, parcels in zone R-2 may be used for the following:

- Grocery stores, limited to 5,000 square feet in gross floor area and located on corner lots, and which may be extended to an immediately adjacent lot.
- Restaurants, limited to 5,000 square feet in gross floor area and located on corner lots, and which may be extended to an immediately adjacent lot.
- Restaurants, incidental, and incidental commercial service concessions offering newspapers, tobacco, notions, grocery, and similar items in apartment house developments, provided that at least 50 percent of the developed area is devoted to residential use. The floor space of any outdoor dining area shall be included in the calculation of developed area.

iii. Prohibited uses. The following uses shall be prohibited:

- Airports.
- Cemeteries.
- Earth stations.
- Electric distribution substations.
- Explosives storage.
- Gas metering and control stations, public utility.
- Heliports.
- Helistops.
- Landing strips.
- Oil wells.
- Radio and television stations and towers.
- Sewage treatment plants.
- Surface mining operations.
- Water reservoirs.

b. Development standards.

i. Signs for commercial uses in multiple-family residential buildings. Notwithstanding the provisions of Part 10 of Chapter 22.52, signs shall be subject to the following standards:

(A) Incidental restaurants and service commercial uses.

Where incidental restaurants and service commercial uses within apartment houses are authorized by this Part 8, related signs shall:

inches in width; and

(1) Be limited to 12 inches in height and 18

(2) Not be visible from any public right-of-way.

(B) Small grocery and restaurant establishments. Small grocery and restaurant establishments for corner and corner-adjointing lots authorized by this Part 8, may be allowed either one wall sign or one projecting sign subject to the following:

(1) Wall signs. Wall signs shall:

(a) Be limited to 15 square feet in size; and

(b) Contain letters of not more than 18

inches in size.

(2) Projecting signs. Projecting signs, including

awning signs, shall:

(a) Be limited to seven and one-half square

feet in size;

(b) Contain letters of not more than ten

inches in height; and

(c) Not project beyond the face of the

building in excess of 50 percent of the limitations set forth in diagram A of subsection C.1 of Section 22.52.900.

ii. Street, sidewalk and planting strip development standards. Streets shall be designed so that a minimum six-foot wide, landscaped planting strip separates the sidewalk from the street.

2. Zone R-3 (Limited Multiple-Residence Zone).

a. Uses.

i. Additional uses subject to permit. In addition to the uses subject to permit listed in Section 22.20.290, provided that a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, parcels in zone R-3 may be used for the following:

— Grocery stores, limited to 5,000 square feet in gross floor area and located on corner lots, and which may be extended to an immediately adjacent lot.

— Restaurants, excluding drive-through facilities, limited to 5,000 square feet in gross floor area and located on corner lots, and which may be extended to an immediately adjacent lot.

— Restaurants, incidental, and incidental commercial service concessions offering newspapers, tobacco, notions, grocery, and similar items in apartment house developments, provided that at least 50 percent of the developed area is devoted to residential use. The floor space of any outdoor dining area shall be included in the calculation of developed area.

ii. Prohibited uses. The following uses shall be prohibited:

- Airports.
- Cemeteries.
- Earth stations.
- Electric distribution substations.
- Explosives storage.
- Gas metering and control stations, public utility.
- Heliports.
- Helistops.
- Landing strips.
- Oil wells.
- Radio and television stations and towers.
- Sewage treatment plants.
- Subsurface mining operations.
- Water reservoirs.

b. Development standards. The development standards set forth in subsection C.1.b of this Section 22.44.450 shall apply.

3. Zone C-2 (Neighborhood Commercial Zone).

a. Uses.

i. Additional uses subject to director's review. In addition to the uses listed in Section 22.28.150, if site plans are first submitted to and approved by the director, parcels in zone C-2 may be used for:

- Newsstands.

ii. Additional uses subject to permit. Provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, parcels in zone C-2 may be used for the following:

(A) Any use listed as a use subject to permit in subsections C.1.a and C.1.c of Section 22.44.430.

(B) The following additional uses:

- Automobile repair and installation, when incidental to the sale of new automobiles, automobile service stations, and automobile supply stores;
- Automobile supply stores.
- Automobile washing, waxing, and polishing, when incidental to the sale of new automobiles and automobile service stations.
- Trailer rentals, box and utility only, accessory to automobile service stations.

b. Development standards.

i. Setbacks. Structures shall be constructed on a front property line, except that they may be constructed up to ten feet back from the front property line if one or more of the following is located within the setback area:

(A) The amenities listed in subsection C.2.b of Section 22.44.430; and

(B) Leisure areas, open, with benches and other street furniture appropriate for relaxing and eating.

4. Zone C-3 (Unlimited Commercial Zone).

a. Additional uses subject to permit. In addition to the uses subject to permit listed in Section 22.28.210, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, parcels in zone C-3 may be used for the following:

- Automobile body and fender repair and painting and upholstery, when incidental to new automobile sales.
- Boat repair, minor repairs incidental to the sale of boats.

b. Development standards.

i. Height limits.

(A) Mixed-Use (commercial/residential) buildings in which residential portions constitute less than 33 percent of all floor area shall be restricted to a height of 35 feet above grade, excluding chimneys and roof antennas.

(B) Mixed-use (commercial/residential) buildings in which residential portions constitute at least 33 percent of all floor area may be constructed to a maximum of 45 feet in height, excluding chimneys and roof antennas.

ii. Setbacks. Structures shall be constructed on a front property line, except that they may be constructed up to ten feet back from the front property line if one or more of the following is located within the setback area:

(A) Those amenities listed in subsection D.2.b of Section 22.44.430; or

(B) Leisure areas, open, with benches and other street furniture appropriate for relaxation and eating.

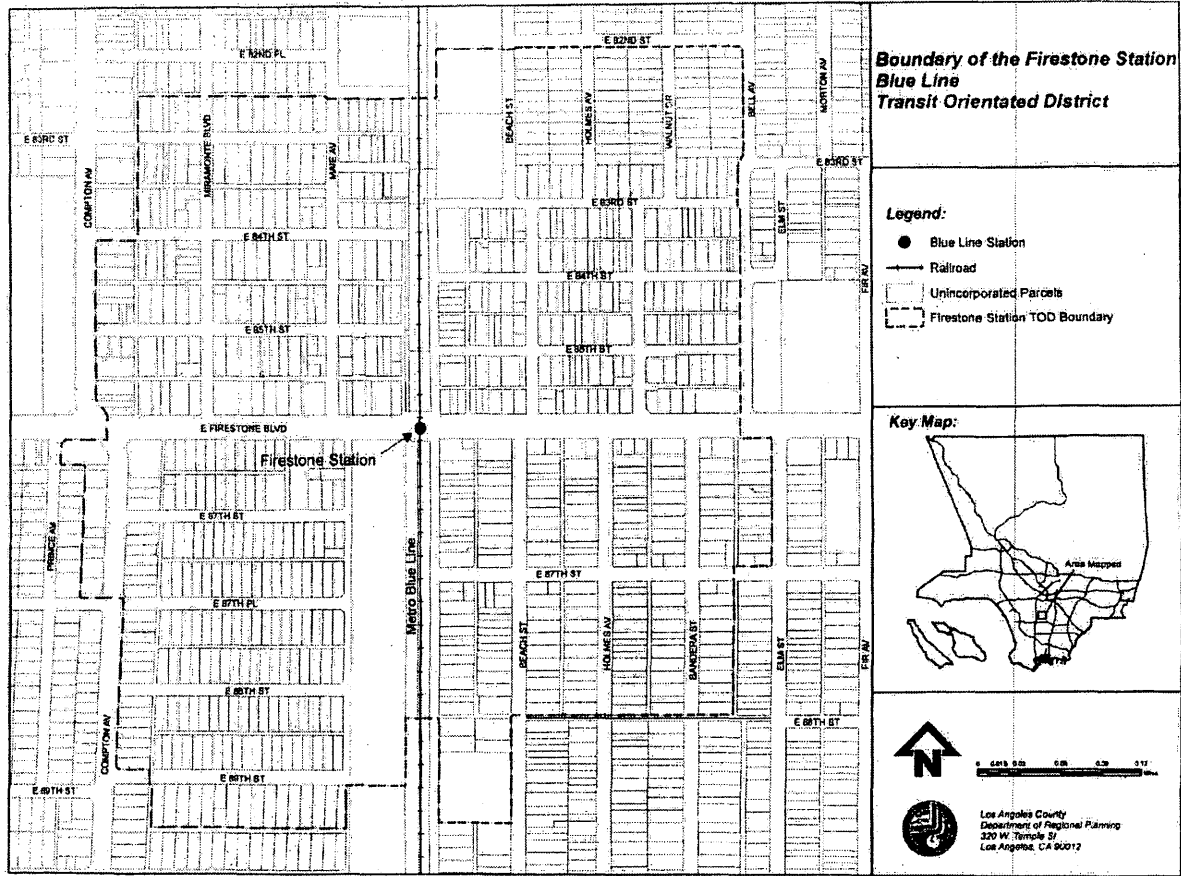
D. Development standards applicable in individual Green Line Transit Oriented Districts.

1. Vermont Station Transit Oriented District.

a. Reserved.

2. Hawthorne Station Transit Oriented District.

a. Reserved. (Ord. 2006-0063 § 19, 2006; Ord. 2005-0011 § 3 (part), 2005.)



**Boundary of the Firestone Station
Blue Line
Transit Orientated District**

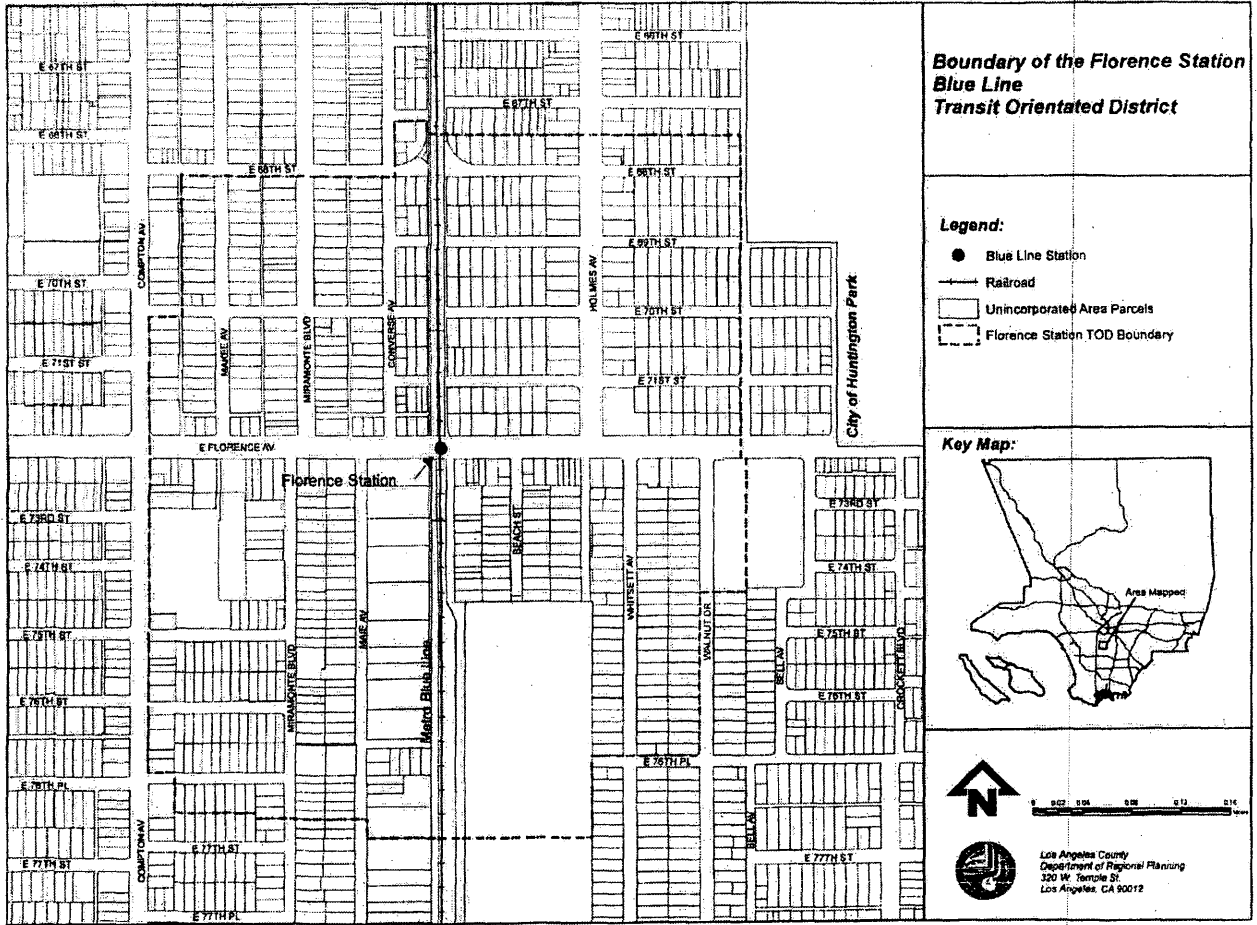
Legend:

- Blue Line Station
- Railroad
- Unincorporated Parcels
- - - Firestone Station TOD Boundary

Key Map:



Los Angeles County
Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012

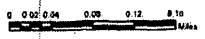
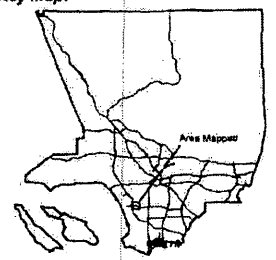


Boundary of the Hawthorne Station Green Line Transit Orientated District

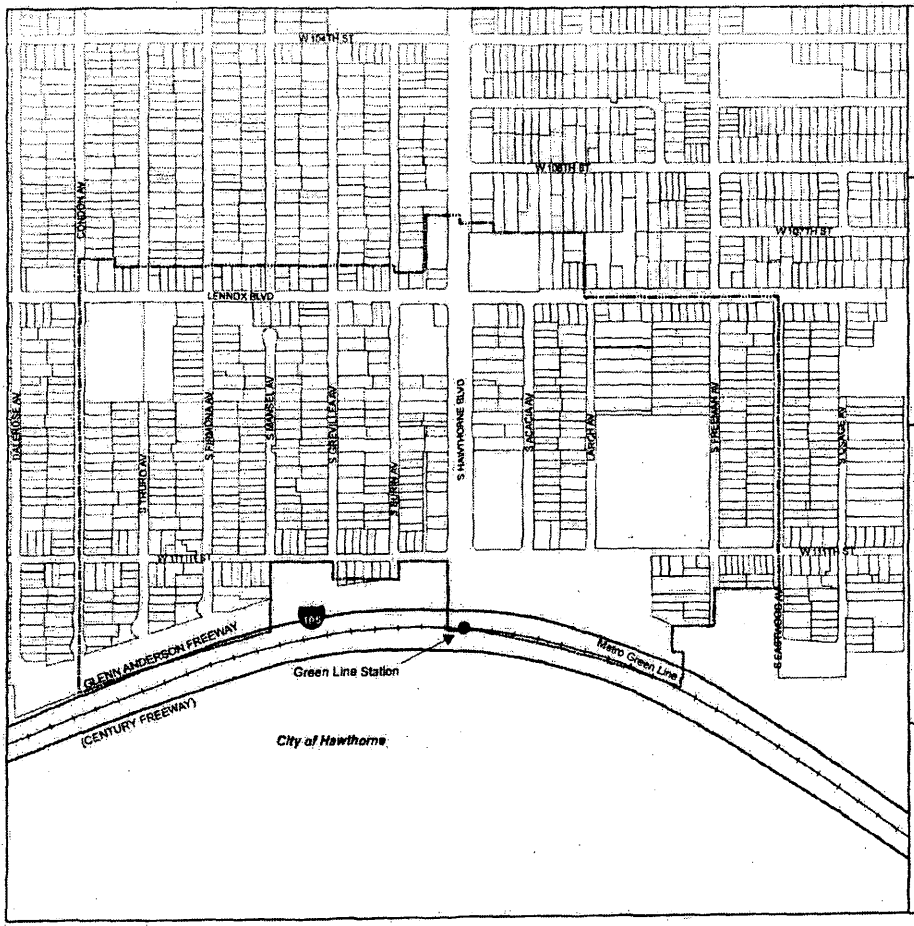
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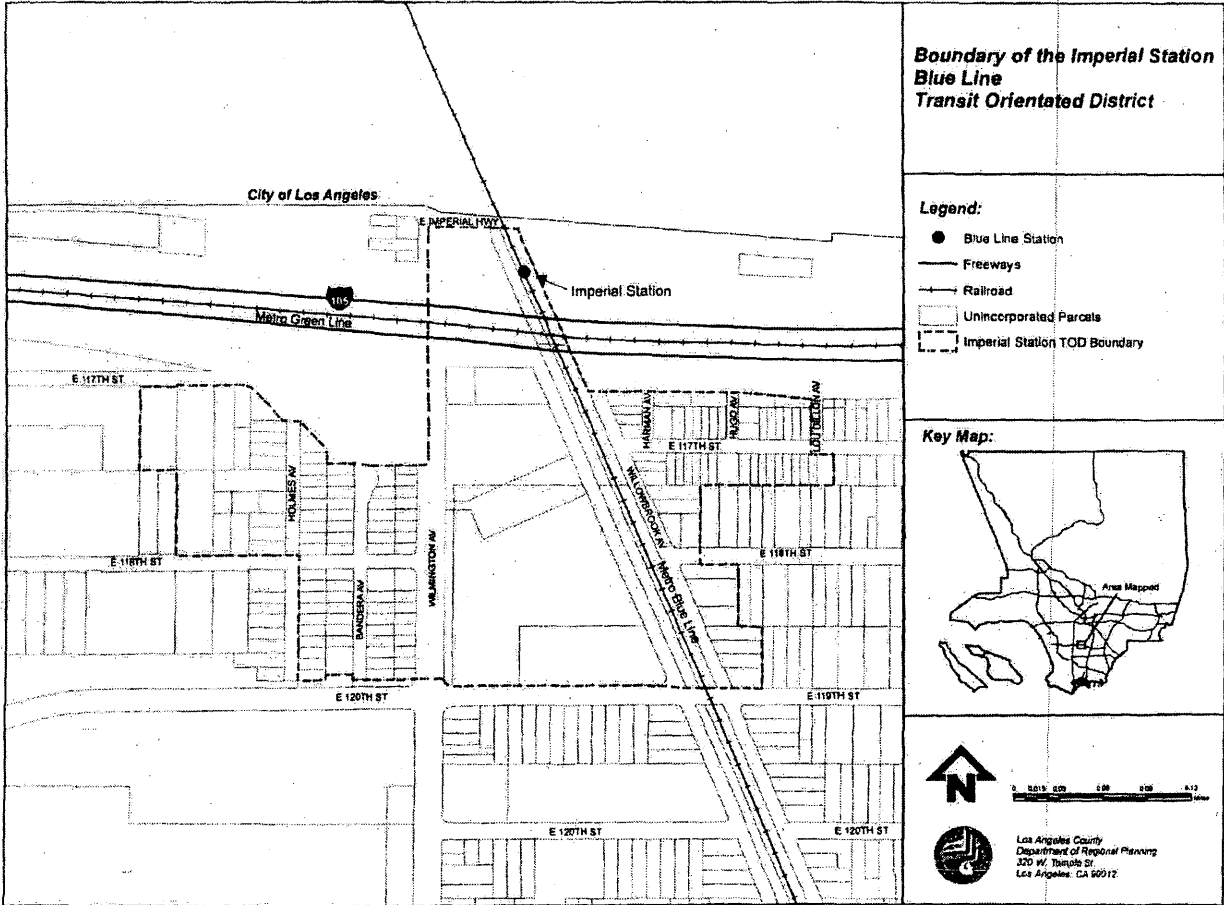
- Freeways
- Green Line Station
- +— Railroad
- Unincorporated Area Parcels
- ▭ Hawthorne Station TOD Boundary

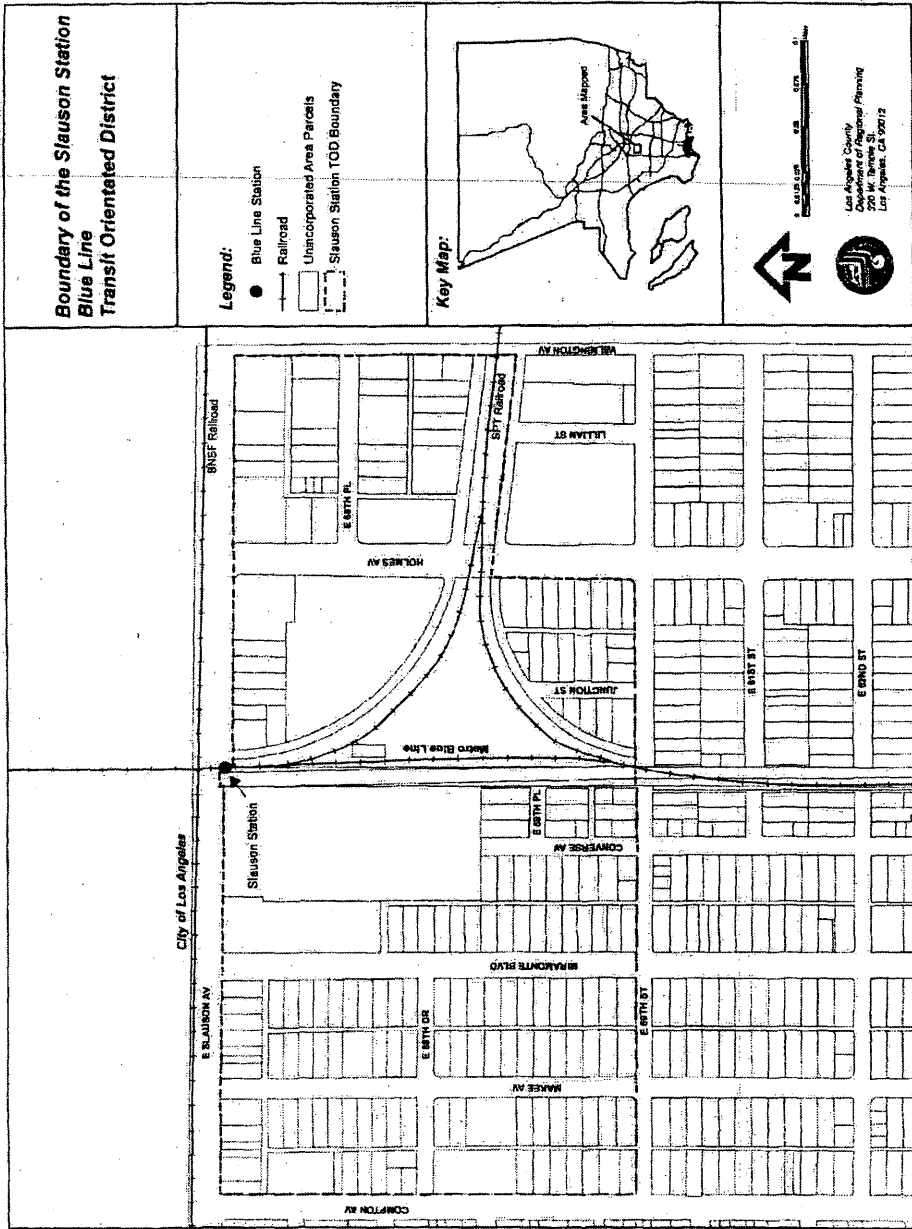
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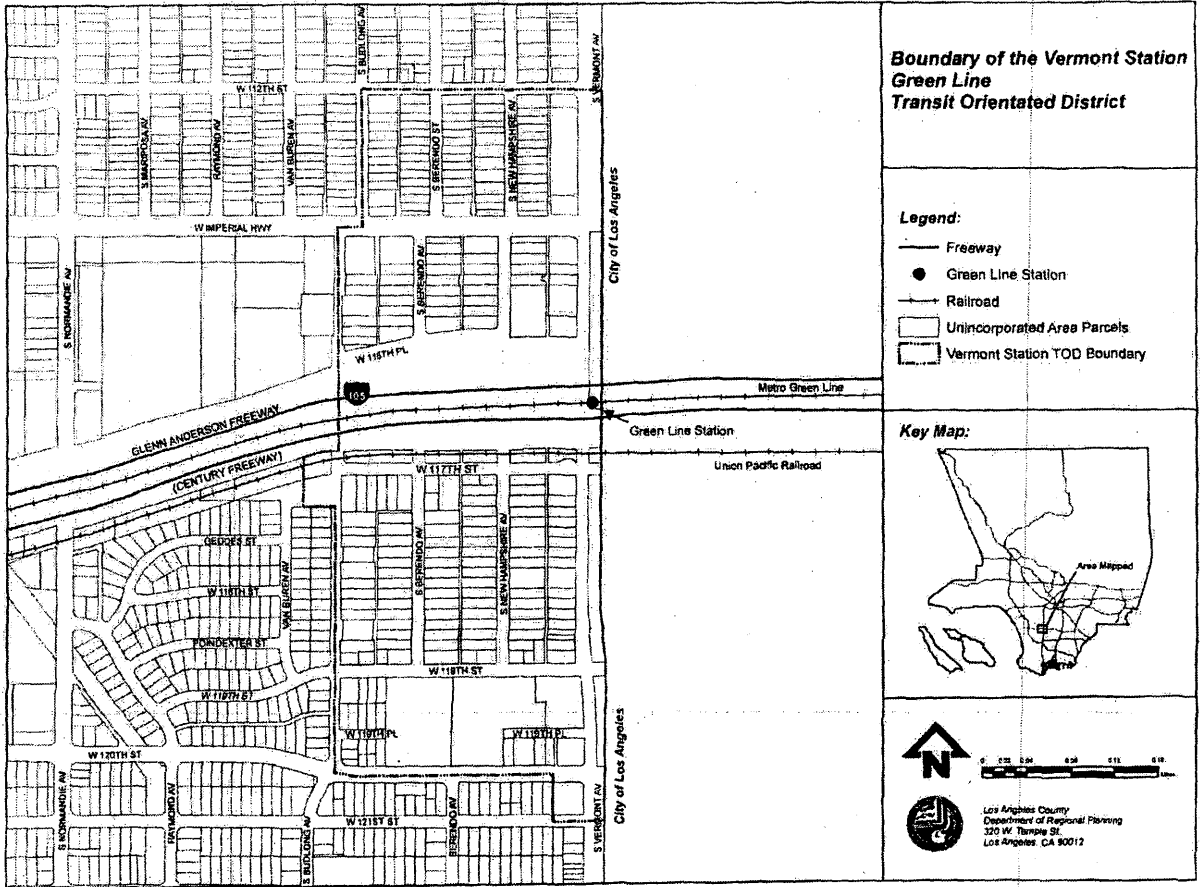


Los Angeles County
 Department of Regional Planning
 320 W. Temple St.
 Los Angeles, CA 90012









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22.44.450

Chapter 22.46

SPECIFIC PLANS

Parts:

1. **General Regulations**
2. **Santa Catalina Island Specific Plan**
3. **Marina del Rey Specific Plan**

Part 1

GENERAL REGULATIONS

Sections:

- | | |
|-----------|-------------------------|
| 22.46.010 | Intent and authority. |
| 22.46.020 | Procedure and adoption. |
| 22.46.030 | Administration. |
| 22.46.040 | List of specific plans. |

22.46.010 Intent and authority. This Chapter 22.46 is established to provide procedures for consideration of specific plans as authorized by Article 8, Chapter 3, Division 1, Title 7 and other applicable provisions of the Government Code. It is also the intent to describe the relation between an adopted specific plan and the provisions of this Title 22. (Ord. 89-0151 § 1 (part), 1989.)

22.46.020 Procedure and adoption. Specific plans, including any associated regulations, conditions, programs and proposed legislation shall be adopted by ordinance according to the procedures established in Article 8, Chapter 3, Division 1, Title 7 and other applicable provisions of the Government Code. Any amendments to such specific plans or regulations shall also be adopted in accordance with the Government Code provisions mentioned above. No amendment to a specific plan certified as part of a Local Coastal Program shall be effective in the coastal zone until the amendments are certified by the California Coastal Commission pursuant to Public Resources Code Section 30514. (Ord. 89-0151 § 1 (part), 1989.)

22.46.030 Administration. Specific plans and associated regulations shall be administered in accordance with Article 8, Chapter 3, Division 1, Title 7 and other applicable provisions of the Government Code. Such plans and regulations may reference existing provisions and procedures of this Title 22 or they may develop different administrative procedures to use in the implementation of the specific plan. Except as otherwise expressly provided in a specific plan, property may be used for any purpose and subject to all of the standards and requirements of the basic zone. Where the regulations of a specific plan differ from the provisions of the basic zone, with the exception of qualified projects allowed by Part 17 of Chapter 22.52 and Part 18 of Chapter 22.56, such regulations shall supersede the provisions of the basic zone

22.46.030

as specified in the specific plan. (Ord. 2006-0063 § 20, 2006: Ord. 89-0151 § 1 (part), 1989.)

22.46.040 List of specific plans. The following specific plans are added by reference, together with all maps and provisions pertaining thereto:

Specific Plan Number	Specific Plan Name	Ordinance of Adoption	Date of Adoption
1	Canyon Country	86-0223	12/23/86
2	Santa Catalina Island	89-0148	11/28/89
3	Marina Del Rey	90-0158	11/6/90

(Ord. 90-0156 § 5, 1990; Ord. 89-0151 § 1 (part), 1989.)

Part 2

SANTA CATALINA ISLAND SPECIFIC PLAN

Sections:

22.46.050	Purpose.
22.46.060	Relationship to the Los Angeles County general plan.
22.46.070	Relationship to zoning.
22.46.080	Organization and content of specific plan.
22.46.090	Organization.
22.46.100	Legal description — Open space/conservation district.
22.46.110	Intent.
22.46.120	Principal permitted uses.
22.46.130	Accessory uses.
22.46.140	Uses subject to director's review and approval.
22.46.150	Uses subject to additional permits.
22.46.160	Development standards.
22.46.170	Legal description — Two Harbors Resort Village district.
22.46.180	Intent.
22.46.190	Principal permitted uses.
22.46.200	Accessory uses.
22.46.210	Uses subject to director's review and approval.
22.46.220	Uses subject to additional permits.
22.46.230	Development standards.
22.46.240	Legal description — Utility and industrial district.
22.46.250	Intent.
22.46.260	Principal permitted uses.
22.46.270	Accessory uses.
22.46.280	Uses subject to director's review and approval.
22.46.290	Uses subject to additional permits.
22.46.300	Development standards.
22.46.310	Legal description — Avalon Canyon resort and recreation district.
22.46.320	Intent.
22.46.330	Principal permitted uses.
22.46.340	Accessory uses.
22.46.350	Uses subject to director's review and approval.
22.46.360	Uses subject to additional permits.
22.46.370	Development standards.

- 22.46.380 Legal description — Organized camps and special facilities district.
- 22.46.390 Intent.
- 22.46.400 Principal permitted uses.
- 22.46.410 Accessory uses.
- 22.46.420 Uses subject to director's review and approval.
- 22.46.430 Uses subject to additional permits.
- 22.46.440 Development standards.
- 22.46.450 Development requirements.
- 22.46.460 Archaeological and historical features.
- 22.46.470 Flora and fauna.
- 22.46.480 Soils and geology.
- 22.46.490 Slopes.
- 22.46.500 Fire.
- 22.46.510 Noise.
- 22.46.520 View protection.
- 22.46.530 Signs.
- 22.46.540 Variances.
- 22.46.550 Site design requirements.
- 22.46.560 Nonconforming uses, buildings and structures.
- 22.46.570 Additional coastal development permit requirements.
- 22.46.580 Access issues.
- 22.46.590 Access from the mainland.
- 22.46.600 Interior access.
- 22.46.610 Vehicular access.
- 22.46.620 Access for handicapped persons.
- 22.46.630 Two Harbors access.
- 22.46.640 Limitation on roadway construction.
- 22.46.650 Review of new development.
- 22.46.660 Access findings.
- 22.46.670 Access conditions.
- 22.46.680 Methods of specifying access.
- 22.46.690 Shoreline accessways.
- 22.46.700 Access restrictions.
- 22.46.710 Land use plan.
- 22.46.720 Sewage.
- 22.46.730 Water.
- 22.46.740 Solid waste.
- 22.46.750 Energy.

22.46.050 Purpose. This specific plan constitutes the primary implementation mechanism for the Santa Catalina Island land use plan (LUP) as certified by the California Coastal Commission in November, 1983. As such, it establishes regulations for the development, protection and management of the island's unique resources. The LUP constitutes the first part of the county's state-mandated local coastal program or LCP; the LIP is the second part of the LCP. (Ord. 89-0148 § 1 (part), 1989.)

22.46.060 Relationship to the Los Angeles County general plan. A. The Los Angeles County general plan consists of those countywide chapters and elements

mandated by the California Government Code, as well as a series of community and area plans setting forth more detailed growth and development policies for specific unincorporated communities.

B. The countywide general plan establishes, in a broad perspective, future land use, development and conservation policies for Santa Catalina Island.

C. The Santa Catalina Island LUP serves as the community plan for the unincorporated portions of the island. The LUP essentially constitutes a refinement of general plan policy and provides a basis for its ultimate implementation through application of this specific plan. The LUP contains background information on Catalina Island conditions and resources; the implementation of its policies will be assured in the coastal development permit process which requires a finding that any proposed development is consistent with the local coastal program. (Ord. 89-0148 § 1 (part), 1989.)

22.46.070 Relationship to zoning. A. The regulations and provisions of the specific plan work in conjunction with the Los Angeles County zoning ordinance. The specific plan provides land use regulations and standards that supersede those contained in the basic or underlying zone. Any provisions of the zoning ordinance that are used to administer or implement the specific plan, and are referenced in it, are included in Appendix E. Thus, the specific plan is a self-contained document that includes all of the provisions necessary to administer it.

B. Amendments to the county code that affect sections cited in this specific plan shall not apply to this specific plan until certified as amendments to the LCP. Until such changes are certified, only the versions of the county code in Appendix E of this specific plan shall apply. (Ord. 89-0148 § 1 (part), 1989.)

22.46.080 Organization and content of specific plan. The specific plan is organized into three main sections including: 1) land use regulations and development standards; 2) access and circulation; and 3) utilities/public facilities requirements. These sections are summarized below.

A. **Land Use Regulations and Development Standards.** This section sets forth the principal permitted uses and uses requiring other permits for five specific plan land use districts. These five districts are: open space/conservation, Two Harbors Resort Village, utilities and industrial, Avalon Canyon resort and recreation, and organized camps and special facilities. This section also contains development standards and conditions for each district. In addition, this section contains standards which regulate architectural motifs, landscape materials and visual aesthetics.

B. **Access and Circulation.** Vehicular and nonvehicular circulation on the island is addressed in this section, as well as access to and use of the island's shoreline.

C. **Utilities/Public Facilities.** This section identifies infrastructure planning and improvements necessary to support future development on the island. (Ord. 89-0148 § 1 (part), 1989.)

22.46.090 Organization. A. The specific plan works in conjunction with the zoning ordinance, Title 22 of the Los Angeles County Code, to define and control potential growth and development on the island. This is accomplished by the specific plan's land use districts which identify the principal permitted uses, uses requiring other review or permits (e.g., conditional use, surface mining, etc.) and development standards; these districts supersede the basic or underlying zones for their respective areas. The specific plan is also an integral part of the zoning

ordinance and references many of the existing definitions, provisions and procedures contained in the zoning ordinance. Thus, the specific plan and various provisions of the zoning ordinance work together to provide the necessary detailed land use regulations and the appropriate administrative procedures to implement the goals and policies of the Santa Catalina Island local coastal plan.

B. Each land use district contains provisions which are applicable both district-wide and within specified geographic areas and is organized in the following fashion:

1. **Legal Description.** This is a precise description of the boundaries of the district. (See Appendix D for maps of all geographic areas mentioned in the specific plan.)

2. **Intent.** This is a statement of the purpose of the district with regard to the development and resource protection policies that are to be carried out in the particular district.

3. **Principal Permitted Uses.** This is a listing of the uses which clearly implement the designated land uses and policies of the district. These uses require the approval of a coastal development permit unless they are specifically exempted or categorically excluded. Uses are grouped in two categories: those which are allowed throughout the district and those which are restricted to specific geographic areas. These uses are generally not appealable to the coastal commission unless they are located in one of the areas listed in Section 22.56.2450 where the coastal commission retains appeal jurisdiction. However, because unincorporated Santa Catalina Island does not have a public road within the meaning of the Coastal Act statute defining appeal jurisdiction, the entire island is an appealable area. Coastal development permits for uses which are appealable to the coastal commission shall have a public hearing in accordance with Section 22.56.2380.

4. **Accessory Uses.** This is a listing of uses, including buildings and structures, which are customarily incidental to, related to and clearly subordinate to the main building, structure or use of land. Accessory uses are subject to the same permit requirements, including the filing of a coastal development permit, as the main uses or buildings to which they are subordinate. Accessory uses are subject to the same coastal commission appeal provisions as the main uses or buildings. Coastal development permits for uses which are appealable to the coastal commission shall have a public hearing in accordance with Section 22.56.2380.

5. **Uses Subject to Director's Review.** This is a listing of uses that may implement the intent of the district but need review by the Director to determine that development standards have been met and to require conditions when necessary. These uses will require site plan approval in addition to approval of a coastal development permit. These uses are appealable to the coastal commission. Coastal development permits for uses which are appealable to the coastal commission shall have a public hearing in accordance with Section 22.56.2380.

6. **Uses Subject to Additional Permits.** This is a listing of uses which may implement the intent of the district but only under certain circumstances or conditions. These uses may require the approval of conditional use, surface mining, temporary use or other permits in addition to a coastal development permit. Uses are grouped in two categories: those which are allowed throughout the district and those which are restricted to specific geographic areas. These uses are appealable to the coastal commission. Coastal development permits for uses which are appealable to the coastal commission shall have a public hearing in accordance with Section 22.56.2380.

7. **Development Standards.** This is a listing of regulations that apply to development within a particular district. These regulations relate to such aspects as archeological resources, architectural quality, biotic resources, environmental hazards, height limits, landscaping, lot coverage, noise, parking, setbacks, signs, etc. Compliance with these standards will be substantiated through the issuance of coastal development permits. (Ord. 89-0148 § 1 (part), 1989.)

22.46.100 Legal description — Open space/conservation district. All of the unincorporated area of Santa Catalina Island, except for the portion of Lot 2 of Tract No. 8911 recorded in M.B. 118 3-4 bounded on the northwest by the easterly boundary of the City of Avalon and on all other sides by Lot 1 of Los Angeles County Assessors (LACA) Map No. 59, including all off-shore rocks and islets, and all land as shown on LACA Map No. 59 recorded on February 28, 1952 in Assessors Maps, Book 1, Page 7, except that the property described below is not included in this district:

Lots 1; 3; 8; 9; 14; 64; 83; 85; 86; 88; 89; 99; the northerly portion of Lot 7 which is more particularly described as follows:

Beginning at a point in the westerly line of said Lot 7 which is 2600 feet north of the southwest corner of said Lot 7, thence EAST 280.00 feet, NORTH 420.00 feet, EAST 250.00 feet, South 52°00'00" East 220.00 feet, North 38°00'00" East 250.00 feet, North 20°00'00" West 800.00 feet, North 20°00'00" East 400.00 feet, South 70°00'00" East 300.00 feet, South 7°00'00" West 300.00 feet, South 38°00'00" East 300.00 feet, North 66°00'00" East 300.00 feet, South 24°00'00" East 410.00 feet, South 15°00'00" West 460.00 feet, South 75°00'00" East 280.00 feet, South 11°00'00" West 700.00 feet, and North 54°13'33" East 742.49 feet to a point in the easterly line of said Lot 7, distant thereon NORTH 2550.00 feet from the southeast corner of said Lot 7; thence NORTH along said easterly line of Lot 7 a distance of 1850.98 feet to the northeast corner of said Lot 7, thence North 52°31'25" West 2786.76 feet along the northerly line of said Lot 7 to the northwest corner of said Lot 7, thence SOUTH along the westerly line of said Lot 7 3496.54 feet to the True Point of Beginning; and that portion of Lot 82 described as follows:

Beginning at a point in the westerly line of said Lot 82 which is 2200 feet NORTH of the southwest corner of said Lot 82, thence North 40°00'00" East to the mean high tide line of the sea, thence in a westerly direction along the mean high tide line of the sea to the westerly line of Lot 82, thence SOUTH to the point of beginning. (Ord. 89-0148 § 1 (part), 1989.)

22.46.110 Intent. This land use district is established to allow low intensity recreational use and enjoyment of the islands' resources while emphasizing preservation, protection and careful management of these resources. This district also recognizes a limited number of more intense visitor-serving uses in designated areas. (Ord. 89-0148 § 1 (part), 1989.)

22.46.120 Principal permitted uses. A. The principal permitted use in the open space/conservation district is the conservation of the natural resources together with low-intensity recreational uses which are compatible with resource protection.

B. Property in the open space/conservation district may be used for the following district-wide uses:

- Beaches and associated passive recreation uses.
- Campgrounds, primitive.

- Range management activities necessary for the maintenance and restoration of biotic and habitat communities; such activities shall include the grazing of buffalo (*Bison bison*) at numbers which will not adversely affect the biota and regulating the numbers of goats and other herbivores to reduce their impact on native vegetation.
- Riding and hiking trails, excluding trails for motor vehicles.
- Watershed, water recharge and percolation areas.
- Wildlife, nature, forest and marine preserves and sanctuaries.

C. Property in the geographic areas listed below may also be used for the following resource compatible uses:

1. Airport Hub — LACA Lot 71
 - Displays: interpretive and informational.
 - Restaurant.
2. Ben Weston Beach — LACA Lots 43 and 44
 - Parking area for primitive campground.
 - Picnic area.
3. Black Jack — LACA Lot 63
 - Campground, equestrian; 15 PAOT capacity; lower cost public use.
 - Campground, improved; 75 PAOT capacity; lower cost public use.
4. Buffalo Corral — LACA Lot 84
 - Campground, equestrian; 25 PAOT capacity.
5. Buttonshell Beach — LACA Lot 65
 - Pier, docks and similar facilities.
 - Youth camp with related upland support facilities listed in Section 22.46.130; 450 PAOT capacity.
6. Cherry Cove/Valley — LACA Lot 98
 - Pier, docks and similar facilities.
 - Youth camp with related upland support facilities listed in Section 22.46.130; 375 PAOT capacity.
7. Cottonwood Cove — LACA Lot 58
 - Interpretive signs and displays.
8. Eagle's Nest — LACA Lot 42
 - Campground, improved; 20 PAOT capacity; lower cost public use.
 - Picnic area.
9. Gallagher Beach — LACA Lot 17
 - Pier, docks and similar facilities.
 - Youth camp with related upland support facilities listed in Section 22.46.130; 210 PAOT capacity.
10. Little Geiger Cove — LACA Lot 98
 - Yacht club with upland support facilities for recreational boating listed in Section 22.46.130.
11. Little Gibraltar Harbor (Steadman Cove) — LACA Lot 67
 - Youth camp with related upland support facilities listed in Section 22.46.130; 27 PAOT capacity.
12. Little Harbor — LACA Lot 59
 - Campground, equestrian; 15 PAOT capacity.
 - Campground, improved; 200 PAOT capacity; lower cost public use.
13. Middle Ranch — LACA Lots 39, 40 and 41

- Crops: field, tree, bush, berry and row, including native plant nursery stock.
- Field station for scientific research.
- Raising, grazing, breeding and training of cattle, horses and other equine, including the supplementary feeding of such animals, provided that such grazing is not a part of nor conducted in conjunction with any dairy, livestock feed yard or livestock sales yard located on the same premises.
- Ranch.
- Riding academies and stables with the boarding of horses.
- 14. Parson's Landing — LACA Lot 100
 - Campground, improved; 200 PAOT capacity; lower cost public use.
- 15. Rancho Escondido — LACA Lot 60
 - Museum for display of Santa Catalina Island artifacts.
 - Raising, grazing, breeding and training of cattle, horses and other equine, including the supplementary feeding of such animals, provided that such grazing is not a part of nor conducted in conjunction with any dairy, livestock feed yard or livestock sales yard located on the same premises.
 - Ranch.
 - Riding academies and stables with the boarding of horses.
- 16. Ripper's Cove — LACA Lot 82
 - Day use activities.
 - Interpretive displays and signs.
- 17. Shark Harbor — LACA Lot 59
 - Campground, primitive; 20 PAOT capacity.
 - Parking area.
- 18. Starlight Beach — LACA Lot 104
 - Campground, primitive; 10 PAOT capacity; boat-in facility.
 - Interpretive displays and signs associated with the marine park.
- 19. Echo Lake — LACA Lots 63, 66 and 69 (listed as Swain's Canyon in LUP)
 - Memorial grove consisting of Santa Catalina Island endemic plants.
- 20. Toyon Cove — LACA Lot 52
 - Educational, recreational and/or conference facility for overnight use; 300 PAOT capacity.
 - Pier, docks and similar facilities.
 - Water taxi support facility.
- 21. Toyon/Haypress Junction — LACA Lots 16, 18 and 19
 - Arboretum or horticultural garden.
 - Campground, improved; 100 PAOT capacity; lower cost public use.
 - Entry gate kiosk.
 - Interpretive displays and signs.
 - Ranger station.
 - Visitor center, 1,000 square feet floor area maximum.
- 22. Johnson's Landing — LACA Lot 100

- Youth camp with related upland support facilities listed in Section 22.46.130; 375 PAOT total capacity combined with Lot 99. (Ord. 89-0148 § 1 (part), 1989.)

22.46.130 Accessory uses. Property in the Open Space/Conservation district may be used for the following:

- Accessory buildings, structures and uses customarily used in conjunction with the main building or use of the property.
- Accessory uses and facilities incidental to equestrian campgrounds include, but are not limited to, corrals, tie-ups and water troughs for horses as well as improved campground facilities for riders and other similar facilities.
- Accessory uses and facilities incidental to improved campgrounds include, but are not limited to, authorized fire rings, graded road access, privies or water-operated toilets, cleared tent spaces, tables, interpretive and informational signs, drinking water, group camping areas and trash receptacles and other similar facilities.
- Accessory uses and facilities incidental to lodges, hotels or inns include, but are not limited to, bars, cafes, cocktail lounges, dining rooms, gift shops, restaurants, housing for lodge employees and visitor-serving retail.
- Accessory uses and facilities incidental to passive recreation uses include, but are not limited to, nature observation, photography, sunbathing and other similar uses.
- Accessory uses and facilities incidental to primitive campgrounds include, but are not limited to, authorized fire rings, trail access, limited vegetation removal, privies, small cleared sleeping areas and interpretive and informational signs and other similar facilities.
- Accessory uses and facilities incidental to yacht club upland support facilities include, but are not limited to:
 - Active recreation facilities such as sand volleyball courts and swimming docks.
 - Chemical toilets maintained in accordance with Chapter 11.38 of Title 11 of the Los Angeles County Code.
 - Decks or platforms not more than 30 inches above grade with less than 400 square feet in area.
 - Flag poles under 15 feet in height.
 - Pergolas and other shade-providing structures with less than 400 square feet in area.
 - Picnic areas including tables and outdoor cooking facilities.
 - Improved campgrounds.
 - Storage sheds having an area of less than 120 square feet.
- Accessory uses and facilities incidental to youth camp or educational institution upland support facilities include:
 - Administration offices; camp supplies sales, craft shops, infirmaries and other similar ancillary facilities.
 - Educational and recreational activities and facilities.
 - Residential uses including tent platforms, dormitories for campers and staff, camp director's dwelling unit and caretaker's dwelling unit; dining and service/maintenance areas and buildings.

- Water-related sports facilities.
 - Animals, domestic and wild, maintained or kept as pets for personal use provided in Part 3 of Chapter 22.52.
 - Building materials, storage of, used in the construction of a building project, during the construction and 30 days thereafter, including the contractor's temporary office, provided that any lot or parcel of land so used shall be a part of the building project, or on property adjoining the construction site.
 - Signs.
- (Ord. 89-0148 § 1 (part), 1989.)

22.46.140 Uses subject to director's review and approval. If site plans are first submitted to and approved by the director, property in the open space/conservation district may be used for the following uses:

- A. District-wide.
 - Grading, excavation or fill, not to exceed 500 cubic yards of material where necessary to prepare a site for a lawful use.
 - Maintenance and minor expansion of existing facilities permitted in the open space/conservation district provided that such activities do not increase the floor area, height or bulk of the existing facility by more than 10 percent.
 - Privies.
 - Temporary housing for construction workers and other similar persons not permanently employed on Santa Catalina Island. Such housing may consist of a mobilehome or recreational vehicle which shall be removed from the site prior to the end of 12 months from the date of approval unless a request for an extension has been submitted to and granted by the planning director. An extension, not to exceed an additional 12 months, may be granted if the director finds that there is a documented need for continuation of the use and that there has been no adverse environmental impact associated with the use. Such housing shall be located at the actual construction or work site unless the director finds that the site is unsuitable for temporary housing because it would require excessive site preparation or would have other significant adverse environmental impacts, in which case the closest alternate location may be used that is more protective of resources. Temporary housing may not displace campgrounds or hostels.
 - Youth camps, increased capacities; as provided in Section 22.46.160 (G).
- B. In addition to the uses listed in subsection (A) of this section, property in the following areas may also be used for the following uses specified for each of the following areas:
 1. Airport Hub — LACA Lot 71
 - Dwelling units for persons employed and deriving a major portion of their income within the land use district, if occupied by such persons and their immediate families.
 - Lodge, hotel or inn including associated commercial services; 50 guest room maximum.
 - Youth hostel.
 2. Black Jack — LACA Lot 63

- Ranger station.
- 3. Eagle's Nest — LACA Lot 42
 - Dwelling units for persons employed and deriving a major portion of their income within the land use district, if occupied by such persons and their immediate families.
 - Lodge, hotel or inn including associated commercial services; 50 guest room maximum.
- 4. Little Harbor — LACA Lot 59
 - Ranger station and dwelling units for campground and range management personnel.
- 5. Middle Ranch — LACA Lot 39, 40 and 41
 - Dwelling units for persons employed and deriving a major portion of their income within the land use district, if occupied by such persons and their immediate families.
 - Lodge, hotel or inn including associated commercial services; 50 guest room maximum.
 - Noncommercial rooming house for scientists, interns and guests.
- 6. Rancho Escondido — LACA Lot 60
 - Dwelling units for persons employed and deriving a major portion of their income within the land use district, if occupied by such persons and their immediate families.
 - Dwelling units for the property owner.
 - Lodge, hotel or inn including associated commercial services; 50 guest room maximum.
 - Rodeos and similar special events.
- 7. Toyon/Haypress Junction — LACA Lots 16, 18 and 19
 - Dwelling units for persons employed and deriving a major portion of their income within the land use district, if occupied by such persons and their immediate families.
 - Parking area.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.150 Uses subject to additional permits. Property in the open space/conservation district may be used for:

A. The following uses in the areas specified, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of the permit for:

1. District-wide.
 - Borrow pits, provided the excavation does not cause adverse impacts on the environment and that the excavated material is used within the land use district and not sold for commercial purposes.
 - Buildings, nonresidential, exceeding 400 square feet in floor area.
 - Communication equipment buildings, with accessory antennas, subject to the provisions of Section 22.46.520 relating to view protection.
 - Educational and scientific research facilities.
 - Electric distribution and transmission substations, including microwave facilities used in conjunction therewith.

- Flood control facilities.
- Grading, excavation or fill, exceeding 500 cubic yards of material where necessary to prepare a site for a lawful use.
- Publicly owned or operated uses necessary to the maintenance of the public health, convenience or general welfare in addition to those specifically listed in this section.
- Telephone repeater stations.
- Water reservoirs, dams, treatment plants, gaging stations, pumping stations, tanks, wells and any use normal and appurtenant to the storage and distribution of water, including water reclamation and desalinization facilities.

2. In addition to the uses listed in subsection (A)(1) of this section, a conditional use permit may be applied for the uses specified in each of the following areas:

- (a) Airport Hub — LACA Lot 71
 - Airport, and associated aircraft and passenger services, with a maximum capacity of 400 planes to be accommodated overnight.
- (b) Well's Beach Uplands — LACA Lot 97
 - Waste disposal facility.

B. The following uses provided the specified permit has first been obtained and while such permit is in full force and effect and in conformity with the conditions of such permit for:

- Temporary uses, as provided in Part 14 of Chapter 22.56. (Ord. 89-0148 § 1 (part), 1989.)

22.46.160 Development standards. In addition to the standards applicable to all property on Santa Catalina Island, the following apply specifically to the open space/conservation district:

A. Campgrounds.

- Campground designation for lower cost public use shall be available to all members of the general public, irrespective of group affiliation. A user fee shall be established to accommodate persons of lower income (80 percent or below median income of Los Angeles County); this fee may be modified annually based on changes in the consumer price index or other similar economic indicator for the Los Angeles metropolitan area.
- The PAOT capacities, which refer to persons staying overnight, for the campgrounds in this district may be exceeded no more than five days in any 30 day period subject to the approval of the department of parks and recreation and the Santa Catalina Island conservancy. Such approval shall be granted when findings are made that the use will not adversely affect public health, safety or the environmental resources of the area.

B. Day-use only areas shall be restricted to use beginning one hour before sunrise and ending one hour after sunset. No overnight camping or other nighttime uses are allowed.

C. Dwelling units for employees shall be limited to the existing units at each site unless the planning director verifies a need for additional housing for essential on-site staff and finds that any additional dwelling units will not adversely affect the environment. The director may approve up to five additional units over

those existing in August 1989 as a use subject to director's review, based on a verified need for essential on-site staff, available water and conformity with the resource provisions of this plan.

D. Fencing to protect plant and animal habitats shall be designed to assure continued access along designated trails and roads.

E. Lodges shall have an architectural style that achieves a rustic appearance through the use of rough-sawn wood, stonework, masonry, rough-finished plaster or similar exterior finishes which are compatible with a rural setting. The architectural style of the lodges, which shall not exceed a height of 35 feet, shall be compatible with the rural environment and existing buildings. A user fee shall be established to accommodate persons of low or moderate income (120 percent or below median income of Los Angeles County); this fee may be modified annually based on changes in the consumer price index or other similar economic indicator for the Los Angeles metropolitan area.

F. Upland shoreline lease area support facilities.

- Development shall be located a minimum of 150 feet from the mean high tide line; if this standard is impractical because of topography or other environmental constraints, the director may allow development to within 25 feet of the mean tide line or the inland extent of any beach, whichever is greater.

- Development shall be sited to be compatible with the public use of the beach or shoreline by preserving sufficient areas for public access and recreation.

- No structure shall be allowed on hillsides having a slope exceeding 30 percent.

- On hillsides having a slope exceeding 15 percent, all graded areas shall be planted and maintained for erosion control and visual enhancement purposes to screen or soften the visual impact of any cut and fill slopes. In addition, grading plans shall be revised to reduce visible height of cuts and fills and changes in cove geometry.

G. Youth camp PAOT capacities for each site may be expanded if there is a verified need, if there are no adverse impacts on the island's resources and if the expansion would not require a substantial increase in water usage that would adversely impact the island's water supply. Such requests to increase youth camp capacities shall be accompanied by a master plan as described in subsection (H) of Section 22.46.550 and shall be subject to review and approval of the planning director.

H. Ben Weston Beach — LACA Lots 43 and 44.

- Campground, primitive; 50 PAOT capacity; lower cost public use.

- The sensitive sand dune plant community shall be protected by prohibiting all development within the sand dunes and other measures as may be necessary including, but not limited to fencing or erecting signs along the periphery of the dune area informing people that the dunes are not to be entered.

- The parking area shall be located at least 250 feet from the mean high tide line.

I. Cottonwood Canyon — LACA Lots 59, 60, 61, 62 and 69.

- Any development between 100 and 250 feet of the edge of the riparian vegetation shall mitigate possible adverse effects such as siltation, runoff and pollution.

- There shall be no new development, except water wells developed in conformance with Sections 22.46.470 and 22.46.730; within 100 feet of the edge of riparian vegetation.
 - J. Cottonwood Cove — LACA Lot 58.
 - Use of this area shall be restricted to daylight hours only.
 - K. Rancho Escondido — LACA Lot 60; Middle Ranch — LACA Lots 39, 40 and 41.
 - Agricultural operations shall not exceed 200 acres at any one time for LACA Lots 39, 40 and 60 combined.
 - L. Sweetwater Canyon — LACA Lots 42, 43, 44, 45 and 46
 - There shall be no new development, except water wells developed in conformance with Sections 22.46.470 and 22.46.730, within 100 feet of the edge of riparian vegetation.
 - Any development between 100 and 250 feet of the edge of the riparian vegetation shall mitigate possible adverse effects such as siltation, runoff and pollution.
 - M. Goat Harbor — LACA Lot 67.
 - Campground, primitive; 10 PAOT capacity; boat-in facility.
 - N. Italian Gardens — LACA Lot 65.
 - Campground, primitive; 10 PAOT capacity; boat-in facility.
 - O. Willow Cove — LACA Lot 52.
 - Campground, primitive; 10 PAOT capacity; boat-in facility.
 - P. All off-shore rocks and islets.
 - Restricted to use as marine preserves and/or maintained for scientific research and education.
 - Uses requiring a director's review and approval or a conditional use permit listed in Section 22.46.140 and Section 22.46.150 (A)(1) are allowed only if they are compatible with the marine preserve designation.
 - Q. State jurisdiction in specified area.
 - Piers, docks and any other development proposed or undertaken on any tidelands, submerged lands or on public trust lands, whether filled or unfilled, lying within the coastal zone require approval by the Coastal Commission. Such development which extends landward of the mean high tide line also requires the approval of the county of Los Angeles.
- (Ord. 89-0148 § 1 (part), 1989.)

22.46.170 Legal description — Two Harbors Resort Village district. Lots 88 and 89 of LACA Map No. 59. (Ord. 89-0148 § 1 (part), 1989.)

22.46.180 Intent. The Two Harbors Resort Village land use district is established to provide a planned service resort community that contains the commercial, marine and public services and facilities for tourists, recreational boaters, campers, residents, support/service employees and persons associated with marine education and scientific research. This district also recognizes the function of Two Harbors as a main entry point to Santa Catalina Island. The ultimate use in the Two Harbors Resort Village district is a planned mixed-use community. Within the district are specified subdistricts which provide the necessary locations and uses to implement a planned community. The majority of development will occur after compliance with the detailed requirements of Section 22.46.220. (Ord. 89-0148 § 1 (part), 1989.)

22.46.190 Principal permitted uses. A. Property in the Two Harbors Resort Village district may be used for the following district-wide uses:

- Roads, pedestrian walkways and other accessways.

B. Property in the subdistricts listed below may be used for the following planned community uses specified for each of the subdistricts, provided the required information, standards, conditions and procedures, with the exception of filing a conditional use permit, contained in Section 22.46.220 (A) are submitted with the development application:

1. Conservation/recreation.
 - Beaches and associated active recreation uses.
 - Pier, docks and similar facilities.
 - Range management activities necessary for the maintenance and restoration of biotic and habitat communities.
 - Recreational boating facilities including rental, storage and maintenance of boats, canoes, etc.
 - Riding and hiking trails, excluding trails for motor vehicles.
 - Watershed, water recharge and percolation areas.
 - Wildlife, nature, forest and marine preserves and sanctuaries.
2. Open space/recreation.
 - (a) Campground/hostel.
 - Beaches and associated active recreation uses.
 - Campgrounds, improved; 200 PAOT total capacity; Little Fisherman's Cove is designated lower cost public use.
 - Picnic areas.
 - Riding and hiking trails, excluding trails for motor vehicles.
 - Youth hostels; 150 PAOT total capacity.
 - (b) Recreational boating.
 - Beaches and associated active recreation uses.
 - Docks and similar facilities.
 - Recreational boating facilities including rental, storage and maintenance of boats, canoes, etc.
 - (c) Boat storage/launch area.
 - Launching apparatus, including ramps.
 - Piers, docks and similar facilities.
3. View corridor.
 - Arboretum and horticultural gardens.
 - Athletic fields.
 - Beaches and associated active recreation uses.
 - Comfort stations including accessory shower and laundry facilities.
 - Historical monuments and cultural heritage sites.
 - Parks, public places or squares and playgrounds with appurtenant facilities.
 - Piers, docks and similar facilities.
 - Riding and hiking trails, excluding trails for motor vehicles.
 - Wildlife, nature, forest and marine preserves and sanctuaries.
4. Resort/commercial.
 - (a) Lodges/inns.

- Lodges, hotels or inns and associated commercial services including gift shops, restaurants and bars; 500 guest rooms maximum.
- (b) Commercial.
 - Commercial services.
 - Offices, business and professional.
 - Retail stores.
- (c) Marine commercial.
 - Bait shops.
 - Fishing equipment sales, rental and repair.
 - Marine equipment, parts and accessories.
- 5. Residential.
 - Apartment houses.
 - Mobilehome parks.
 - Residences, single-family.
 - Residences, two-family.
 - Townhouses.
- 6. Industrial/transportation.
 - Barge ramp.
 - Piers, docks and similar facilities.
 - Transportation center including bus station, vehicle parking, vehicle repair and taxi stand.
- 7. Utilities/services.
 - Electric distribution and transmission substation, including microwave facility used in conjunction therewith.
 - Public works, corporate and utility maintenance and repair shops and storage yards. (Ord. 89-0148 § 1 (part), 1989.)

22.46.200 Accessory Uses. Property in the Two Harbors Resort Village district may be used for the following:

- Accessory buildings, structures and uses customarily used in conjunction with the main building or use of the property.
- Accessory uses and facilities associated with active recreation uses include, but are not limited to, passive recreation uses, picnic tables, sand volleyball courts, swimming docks and other similar facilities.
- Animals, domestic and wild, maintained or kept as pets for personal use provided in Part 3 of Chapter 22.52.
- Building materials, storage of, used in the construction of a building or building project, during the construction and 30 days thereafter, including the contractor's temporary office, provided that any lot or parcel of land so used shall be a part of the building project, or on property adjoining the construction site.
- Signs.
- Yacht club upland support facilities include the same uses listed in Section 22.46 130.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.210 Uses subject to director's review and approval. If site plans are first submitted to and approved by the director, property in the Two Harbors Resort Village district may be used for the following uses:

- Grading, excavation or fill, not to exceed 500 cubic yards of material where necessary to prepare a site for a lawful use.
- Maintenance and minor expansion of existing facilities permitted in the Two Harbors Resort Village district, provided that such activities do not increase the floor area, height or bulk of the existing facility by more than 10 percent.
- Temporary housing for construction workers and other similar persons not permanently employed on Santa Catalina Island. Such housing may consist of a mobilehome or recreational vehicle which shall be removed from the site prior to the end of 12 months from the date of approval unless a request for an extension has been submitted to and granted by the planning director. An extension, not to exceed an additional 12 months, may be granted if the director finds that there is a documented need for continuation of the use and that there has been no adverse environmental impact associated with the use. Such housing shall be located at the actual construction or work site unless the director finds that the site is unsuitable for temporary housing because it would require excessive site preparation or would have other significant adverse environmental impacts, in which case the closest alternate location may be used that is more protective of resources. Temporary housing may not displace campgrounds or hostels.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.220 Uses subject to additional permits. Property in the Two Harbors Resort Village district may be used for:

A. The uses listed in subsection (B) of this section for each of the specified land use categories, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56 and while such permit is in full force and effect in conformity with the conditions of the permit. Exemption provisions contained in Section 22.56.215 (C) shall not apply. In addition to the requirements of Part 1 of Chapter 22.56, the permit shall also be subject to all of the following provisions:

1. Access Requirements. In order to provide continued public access, retain open spaces for recreation uses and allow interim development as described in subsection (A)(4), the property owner, lease holder, or other such person who proposes development within the Two Harbors Resort Village district shall comply with either the access dedication/reservation criteria contained in Sections 22.46.650 through 22.46.700 or the development agreement provisions listed below:

(a) Prior to any new development, an application for a development agreement shall be filed pursuant to Part 4 of Chapter 22.16 of this code. Construction of such development may not commence nor shall land division maps or waivers be filed in the office of the County Recorder until the executed development agreement is recorded and the ordinance approving said agreement is effective. Such ordinance shall not become effective until it has been certified by the Coastal Commission as an amendment to the LCP.

(b) In addition to the requirements of Sections 22.16.320 and 22.16.330, the development agreement shall contain a map, drawn to a scale of 1" = 200' or larger showing:

(i) The location and width of all accessways, beaches, recreation areas and open spaces which are currently available to the public; and

(ii) The location, floor area, height, use, and, where applicable, the occupant load of all existing and proposed structures.

(c) The development agreement shall also contain a guarantee that the public will have the right to enter on and use the land identified in the map required by Subsection (i) above for recreational and open space uses. The owner, lease-holder or facility operator shall have the right to charge and impose reasonable fees for such entry and use and to impose reasonable conditions, limitations and restrictions that are necessary for the management and protection of the land; however, such actions shall not unduly or unreasonably impair the public entry and use of the land.

2. Design Review. Architectural renderings and plans shall be submitted for review and approval by the county. Such materials shall include perspective drawings which show the visual impact on the area in general, with particular emphasis on the view corridor. In the design review process, the county shall ensure that the architectural style is compatible in scale and design with the natural features and existing approved development. The design review process shall also ensure that the project complies with relevant development standards contained in Section 22.46.230.

3. Tentative Division of Land Map. A tentative map shall be filed when required by Title 21 of this code. When a tentative map is not required, a plot plan shall be filed indicating the precise location, width and type of improvements for streets and pedestrian walks, and shall also indicate the use, location, size and height of all structures. The tentative map or plot plan shall also show the precise location of the boundary lines of all land use categories listed in subsection (B) which are contained in the proposed development; the area of each category shall also be calculated and shown on the plan.

4. Conditions Precedent to Development. In order to adequately assess and mitigate the impacts associated with proposed development at Two Harbors, the materials and information contained in this subsection (A)(4) shall be submitted to and approved by the county as part of the coastal development permit process prior to issuing permits for new construction. However, interim development which does not exceed the following amounts is exempt from this requirement, except that any interim development within the watershed of Catalina Harbor shall comply with subsection (b) below. Interim development shall be approved only if the director finds that the development will not reduce access to the beach and shoreline that is presently available to the general public and it shall not prejudice the county's ability to develop the access and open space areas of the plan, develop a circulation plan, preserve Catalina Harbor, reduce incompatible development or otherwise carry out the LUP in Two Harbors.

- 20 resort dwelling units, 40 support (employee) dwelling units or any combination of the two not exceeding 40 units.
- 2,000 square feet of commercial floor area.
- 30 hostel beds, 50 PAOT campground and 80 lodge/inn rooms.

- Removal of existing nonconforming structures and relocation/reconstruction of such structures in authorized land use categories. The floor area of the relocated or reconstructed structures may be 25 percent greater than the floor area of the existing nonconforming structure.

The reports and studies required by this subsection should be scaled to the amount and intensity of development proposed; additional supplemental reports shall be required as applications for subsequent development are submitted. Required actions or mitigation measures suggested by these studies and approved by the county shall be made conditions of approval of the coastal development permit. Except that the Catalina Harbor study shall be required only when development is proposed in any areas which drain into said harbor.

(a) **Bicycle and Pedestrian Circulation.** A bicycle and pedestrian circulation plan shall be prepared which shows the location and design of bikeways and pedestrian walkways providing access to the Two Harbors area. This plan shall comply with applicable access and circulation provisions of Sections 22.46.580 through 22.46.700 of this specific plan.

(b) **Catalina Harbor.** A formal study of the marine resources in Catalina Harbor shall be completed prior to commencement of the development of any areas which drain into Catalina Harbor. The general objectives and outline of the study shall be designed to accomplish the goals outlined in Appendix C, "A Study of the Marine Environment of Catalina Harbor, Santa Catalina Island, California, with Reference to a Proposed Residential-Recreational Development." The study shall establish criteria to guide construction and grading in a manner which protects the Catalina Harbor marine habitat. This study will identify appropriate mitigation measures, establish an impact monitoring program and determine under what circumstances harbor dredging can occur in order to maintain existing boat moorings while safeguarding the viability of the unique mudbottom habitat.

(c) **Existing Incompatible Development.** The developer shall submit a schedule/plan which shows how existing development which is incompatible with the certified land use plan will be phased out as new development occurs. Development is considered incompatible if it is located in areas shown on the Two Harbors land use plan where the particular land use category does not permit the existing use; existing uses and structures which do not conform to applicable development standards are considered incompatible. Existing incompatible residential development shall not be removed until adequate compatible residential development has been completed and is available for occupancy. For the purposes of this subsection, the Old Union Army Barracks or the Banning Residence and Cottages are not considered incompatible development.

(d) **Open Space.** Appropriate areas designated as view-corridor and conservation/recreation on Maps 13A and 13B shall be identified on the tentative map or plot plan as reserved for public access or, in the hillside conservation recreation area, reserved for view and habitat protection. Reservation of the right of public access to these shoreline and trails areas and other open space areas shall be made a condition of approval of development. If the development is planned in phases, it shall be designed so that each successive phase will contain sufficient amounts of open space in the view corridor and conservation/recreation categories that is found to be necessary, pursuant to Sections 22.46.650 through 22.46.670 to mitigate the impacts associated with the development which is being

considered by that particular phase. Beach and road areas currently in use by the general public shall be included in initial dedications or protected by interim agreements so that no development reduces areas open to the general public. Such reservation shall be secured in accordance with the procedures contained in Section 22.46.680 and shall be by public dedication, establishment of a maintenance district or other means satisfactory to the planning director, to insure the permanent reservation of and, where appropriate, perpetual maintenance of the areas. If the development is determined to be a subdivision, open space areas shall be so identified by appropriate notation on the final map or by separate instrument in conjunction with a parcel map, or grant of waiver and certificate of compliance. The reservation of open space and public access shall be in an amount and utilize such methods (e.g., trails, roadway corridors, view and habitat protection areas, areas designated for density transfer, geologically unstable areas, etc.) which the county finds are necessary to maintain existing beach, road and recreation areas, to provide sufficient public areas for recreation, to carry out the purposes of the plan for concentration of development and other purposes to serve the proposed medium density community and major tourist attraction.

(e) Operation and Maintenance Expenses. A report discussing the methods of financing the continued operation and maintenance of open space areas, streets and other similar facilities shall be prepared by the developer. In addition, the report shall review alternative programs to finance station facilities, equipment and staffing for fire and sheriff protection, emergency medical services and other urban services including library, sanitation, etc. shall be evaluated. Such programs may include benefit assessment districts, subdivision extractions and other development surcharges. Prior to commencement of development in the Isthmus/Two Harbors area, an appropriate financing mechanism shall be formulated and implemented so that necessary services will be available as development takes place. This program shall be adopted as an amendment to the specific plan.

(f) Landscaping. A plan for landscaping all open areas including the view corridor shall be prepared by a licensed landscape architect. Such plans shall preserve existing trees and native vegetation when possible. Plant materials shall be used to integrate the manmade and natural environments, to screen or soften visual impacts of new developments and to provide diversity within developed areas. The landscaping plan shall be adopted as an amendment to the specific plan.

(g) School Site. The developer shall provide a 3½ acre school site for the Long Beach Unified School District in the area shown on Map #13A in Appendix D or other suitable alternative site approved by the school district and planning director, when the district finds that such site is required to serve the educational needs of the Two Harbors area. The school site and the timing of the dedication shall be subject to approval by the Long Beach Unified School District and shall be adopted as an amendment to the specific plan.

(h) Signs. A sign program shall be prepared by the developer which recognizes the pedestrian orientation and architectural style of the Two Harbors area. This program shall be sufficiently detailed to regulate the size, amount, height, spacing, lighting and types of signs allowed for commercial, directional and interpretive uses. The guiding principles of the sign program are that signs should be small, few in number, unlighted or of low intensity lighting and designed to be compatible with the surrounding development. The sign program shall be adopted as an amendment to the specific plan.

(i) **Transportation.** A study shall be prepared by a traffic engineer which investigates the need for additional or improved transportation facilities between Avalon and Two Harbors. If the study indicates there is a need for enhanced access between the two communities, the possibility of improving Airport Road and Empire Landing Road to provide better access for emergency vehicles and to reduce traffic through Middle Canyon and other hiking areas should be evaluated. Such study should investigate alternate modes of transportation including, but not limited to, high occupancy motor vehicles, water transportation and helicopters. The study should also focus on ways to reduce the traffic between Two Harbors and, thus, reduce the need for additional roads in the interior of the island. The study shall make recommendations for improving the transportation linkages between Avalon and Two Harbors. Development at Two Harbors will be contingent upon the certification of an amendment to the specific plan containing a transportation plan and phased implementation of necessary transportation improvements.

(j) **Vehicle Control.** A vehicle control ordinance shall be prepared by the developer which regulates the type, size and number of vehicles allowed in the Two Harbors area. The use of motor vehicles shall be minimized and shall be limited to emergency, service, group and public transportation uses. Residents shall be permitted one golf cart or similar small vehicle per dwelling unit. The provisions of this ordinance shall also address parking requirements for private "golf cart" type vehicles, service vehicles and transit vehicles. The ordinance shall be submitted to the county for review and certified as an amendment to the specific plan. Additional motor vehicles associated with new uses shall be regulated through the coastal development permit process until the permanent ordinance regulating vehicles is adopted.

(k) **Water and Utility.** A water, waste disposal and utility service availability report shall be prepared by the developer that is consistent with the requirements of Sections 22.46.720, 22.46.730, 22.46.740, and 22.46.750. Prior to development, except as provided under the interim development standards of this plan, the detailed water, utility and waste disposal plan consistent with Section 13511 of the California Code of Regulations shall be certified as an amendment to the specific plan.

5. **Development Potential and Phasing Schedule.** The maximum allowable development in the Two Harbors area shall be limited to the following area and capacity amounts and shall be developed according to the phasing schedule contained in this subsection.

(a) **Land Use Category Area Restrictions.**

(i) Category	Area
Campground/Hostel	18 acres
View Corridor/Public Use	56 acres
Lodge/Inn	13 acres
Commercial	3 acres
Marine Commercial/Recreational Boating	6 acres
Residential	128 acres
Transportation Center	5 acres
Utilities/Services	11 acres

240 acres

(ii) If portions of the 128 residential acres are found not to be developable, dwelling units may be transferred to three designated receiver areas shown on Map #14B in Appendix D provided that development does not occur on the donor areas and the total number of residential acres remains 128. Development in donor areas shall be prohibited by placing a note on the land division map dedicating construction rights to the county or by such other method approved by the planning director that prevents development in the donor areas.

(b) Residential and Commercial Capacities.

(i) Category	Capacity
Maximum resort dwelling units	2,000
Maximum employee dwelling units	650
Total transient visitor-serving units	200 campground PAOT 500 hotel rooms 150 hostel beds
Total commercial square footage (gross floor area within buildings: including marine commercial)	80,000

(ii) The 650 employee dwelling units may be exceeded, but only if the number of resort dwelling units is reduced by the same number. The employee dwelling units shall be reserved for persons, including their immediate families, employed and deriving a major portion of their income on Santa Catalina Island. The term "employee housing" is used here in the same context as "support housing" is used in the LUP; "resort housing" refers to dwelling units that are not reserved for any special group of persons but are available to anyone.

(c) Resort Residential-Visitor Serving Accommodations Phasing Schedule.

(i) The following phasing schedule indicates the amounts of visitor-serving facilities that must be provided as the quarterly buildout thresholds are reached; this schedule does not imply that the resort residential development is required to be built in four equal phases:

Resort Residential	Visitor-serving PAOT (cumulative minimum)
25% Buildout (500 units)	38 hostel beds, 50 new PAOT campground capacity, 125 lodge/inn rooms.
50% Buildout (1,000 units)	75 hostel beds, 100 new PAOT campground capacity, 250 lodge/inn rooms.

75% Buildout (1,500 units)	113 hostel beds, 150 PAOT camp-ground capacity, 375 lodge/inn rooms.
100% Buildout (2,000 units)	150 hostel beds, 200 PAOT camp-ground capacity, 500 lodge/inn rooms.

(ii) The resort dwelling units authorized by this schedule may not be occupied until all of the corresponding visitor-serving accommodations are constructed and available for use.

B. Conditional use permit uses listed by land use category:

1. Conservation/Recreation.
 - Residential uses in designated receiver areas subject to all applicable provisions pertaining to residential uses in this district.
 - Yacht clubs with upland support facilities for recreational boating listed in Section 22.46.130.
2. Open Space/Recreation.
 - (a) Recreational Boating.
 - Docks and similar facilities.
 - Recreational boating facilities including rental, storage and maintenance of boats, canoes, etc.
 - (b) Boat Storage/Launch Area.
 - Recreational boat storage yard including pigeon hole-type storage facility.
3. View Corridor.
 - Amphitheater.
 - Community center including administrative offices, information center and interpretive displays.
 - School.
 - Sewage pumping station.
 - Visitor information and passenger ticketing and staging facility; located near the Isthmus Cove pier.
4. Resort/Commercial.
 - (a) Lodges/Inns.
 - Campgrounds. 50 PAOT capacity as an interim use not considered as one of the campgrounds required by the phasing schedule.
 - (b) Commercial.
 - Churches, temples or other places used exclusively for religious worship, including customary incidental educational and social activities in conjunction therewith.
 - (c) Marine Commercial.
 - Boat sales and service.
 - Boat storage.
5. Residential.
 - Density controlled developments.
6. Industrial/Transportation.
 - Heliport.

- Seaplane landing and storage facility.
- 7. Utilities/Services.
- Storage tanks for natural gas, LPG or similar fuels necessary for the Two Harbors land use district.
- Water storage tanks and uses normal and appurtenant to the storage and distribution of water, including water reclamation and desalinization facilities.
- Wastewater treatment facilities including reclamation ponds.
- 8. District-wide.
- Communication equipment buildings, with accessory antennas, subject to the provisions of Section 22.46.520 relating to view protection.
- Flood control facilities.
- Grading, excavation or fill, exceeding 500 cubic yards of material where necessary to prepare a site for a lawful use.
- Publicly owned or operated uses necessary to the maintenance of the public health, convenience or general welfare in addition to those specifically listed in this section.
- Sewage pumpout stations for use by recreational boaters: one each serving Catalina Harbor and Isthmus Cove.

C. The following uses provided the specified permit has been obtained and while such permit is in full force and effect and in conformity with the conditions of such permit for:

- Temporary uses, as provided in Part 14 of Chapter 22.56. (Ord. 89-0148 § 1 (part), 1989.)

22.46.230 Development standards. A. In addition to the standards applicable to all property on Santa Catalina Island, the development standards contained in this subsection apply specifically to the Two Harbors Resort Village district. In lieu of the architectural features contained in subsections (B)(2) and (C), the developer may submit a comprehensive architectural concept plan that will implement the intent of this subsection. Such architectural concept plan shall be subject to the approval of the county and shall be based on a review of the intent provisions contained in subsection (B)(1) and the LUP, not the specific architectural features contained in subsections (B)(2) or (C). The concept plan shall contain design guidelines and specifications for architectural accents, building materials, colors, fences and walls, height limits, landscaping, paving materials, roof treatments, styles and surface materials. This plan shall be sufficiently detailed to allow the county to thoroughly evaluate new development proposals in the design review process. After review and approval by the county, such guidelines and specifications shall be certified as an amendment to the specific plan.

B. District-wide. These provisions shall apply to the entire district unless superceded by specific land use category standards which differ from these provisions.

1. Intent.

(a) Two Harbors will serve visitors as a major entry port to the island. In addition, it will be a medium density residential development with commercial and light industrial uses to serve the residents and visitors. The low-rise development will be harmonious with the terrain and enhanced by landscaping. The view corridor will provide an open area for enhanced views of the harbors.

(b) The Two Harbors development will be clustered around an open public area. The village look will be enhanced by restricting motor vehicles and encouraging pedestrian traffic throughout the new development.

(c) A limited variety of architectural styles will be permitted in the new development. Large impermeable paving surfaces are discouraged and loose paving, defining more informal paths, is advocated. Materials, color and forms must actually express what they are and not imitate other materials (such as tin, tile, wood, sheet metal, etc.). The use of wood as the basic building material is encouraged to achieve an overall harmonious architectural theme. In this hilly country, roofs will often be seen from above; the form and color of roofs are important to the aesthetics of the development.

(d) These standards shall be applied to all development within the Two Harbors Resort Village district. Additional standards for individual land use categories are listed after the district wide standards. Illustrations and diagrams depicting examples of these standards are contained in Appendix F.

2. Architectural Features. These features are intended as guidelines rather than absolute standards. They are included as suggestions to achieve a sense of architectural continuity and design harmony in Two Harbors.

(a) Colors. Colors should be light in tone.

(b) Continuous Walls. All exterior walls should contain turns, angles, indentations, recessed or projecting window frames, planters, tile work, etc. to prevent monotonous unbroken surfaces.

(c) Paving Materials. Pedestrian paths, patios and driveways should be paved with brick, stone, shell, tile or individual concrete units separated by permeable spaces.

(d) Permitted Styles. Permitted styles should be limited; the following styles, termed Mediterranean, Victorian, and Stone Rustic are suggested. Each of these styles have suggested surface materials. In addition, each style has recommended architectural details.

— Victorian style has a painted wooden clapboarding for walls. Roof shall be fire resistant shingles.

— Mediterranean style has stucco or plaster walls. Roofs shall be of red clay tile.

— Stone Rustic style to have walls primarily of rough stone indigenous to Catalina but walls may have some exposed wood. Roofs shall be fire resistant shingles.

(e) Roof Angles. Pitched roofs are preferred; flat roofs may be used when designed for outdoor living space or roof gardens.

(f) Roof Material. Shingles of a natural color or clay tile of an approved color are permitted and shall be fire resistant.

(g) Surface Materials. Stone, stucco, and wood are permitted as dominant surface materials. Other materials may be permitted only when shown to be harmonious with the dominant prevailing surfaces and style.

3. Building Restrictions.

(a) Catalina Harbor. A 100 meter buffer zone shall be established around the perimeter of Catalina Harbor as shown on Map #13A in Appendix D. No new development shall be allowed within this buffer zone other than the land uses identified on the Two Harbors Land Use Map (Map #13A, Appendix D) and

limited drainage control devices consistent with the hazard, marine and land environment policies of the LUP, provided that such devices cannot reasonably be located outside the buffer zone.

(b) **Drainage Courses.** Drainage courses shall be left in their natural state. No building shall be permitted within 20 feet of the bank of the drainage course. The drainage course bank is considered that portion of the land at the top of the slope rising up from the streambed or that portion outside of the 50-year flood hazard area as determined by a registered civil engineer. Any road or trail which crosses a drainage course shall be constructed so as to not interfere with the flow of water.

(c) **Maximum Allowable Slopes.** Development shall not occur on slopes of greater than 30 percent. Minor intrusions of 10 percent of the developable areas may be permitted in areas up to 40 percent slope provided development conforms to all other standards.

4. Site Design Requirements.

(a) **Height Limits.** Buildings shall not exceed 28 feet maximum height. Within 300 feet of mean high tide line, height will not exceed 14 feet.

(b) **Landscaping.** Landscaping shall be integrated into the design of each development and continuously maintained. Plant materials shall be selected from the list contained in Appendix A. Alternate materials, including non-native ornamental plants adapted to a summer drought (Mediterranean) climate, may be used in areas developed with urban uses.

(c) **Lot Area:** 5,000 square feet.

(d) **Lot Coverage:** 50 percent.

(e) **Lot Width:** 50 feet.

(f) **Parking.** Parking requirements shall be based on the vehicle control ordinance prepared by the developer and approved by the county. In the absence of such an ordinance, the hearing officer shall determine the location and amount of parking spaces sufficient to accommodate residents, employees, customers and service vehicles.

(g) **Rooftop Drainage.** Buildings shall be designed in such a fashion that rainwater will be collected and funneled to a common location away from developed sites in order to prevent absorption into hillside expansive soils. Drainage plans shall be submitted to and approved by the Department of Public Works.

(h) **Service Area Screening.** Service areas shall have screen walls or combination landscaped berms and walls to screen the service area.

(i) **View Protection.** Residences and other structures shall be sited to take advantage of the view and shall be designed to minimize the obstruction of special views from a neighboring dwelling and views to the shoreline or of special geographic features from the view corridor, public roads and pedestrian walks.

5. State-Jurisdiction in Specified Areas

- Piers, docks and any other development proposed or undertaken on any tidelands, submerged lands or on public trust lands, whether filled or unfilled, lying within the coastal zone require

approval by the Coastal Commission. Such development which extends landward of the mean high tide line also requires the approval of the county of Los Angeles.

C. **Land Use Categories.** Where the specific standards for a particular land use category differ from the district-wide provisions, such standards shall supercede the district-wide provisions.

1. **Conservation/Recreation.**

- All new landscaping materials introduced in this area shall be plants native to Santa Catalina Island.
- Yacht club upland shoreline lease area support facilities shall comply with the same development standards as listed in Section 22.46.160 (F).

2. **Campground/Hostels.**

- Little Fisherman's Cove campground shall comply with the provisions for lower cost public use facilities contained in Section 22.46.160 (A).

3. **Recreational Boating.**

- Any new yacht club building shall have either wood, stone or stucco surface.
- Building heights shall not exceed 14 feet if within 300 feet of the mean high tide line.
- Yacht club upland shoreline lease area support facilities shall comply with the same development standards as listed in Section 22.46.160 (F).

4. **Boat Storage/Launch Area.**

- Edges of boat storage areas shall use decorative walls, landscaping or berms for screening purposes.

5. **View Corridor.**

- Fences. No fences shall be built except for non-view obscuring fences for security or safety. Open athletic fields are permitted in park.
- Landscaping. Trees shall be planted to screen views of new development adjacent to the corridor. Landscaping materials within the view corridor shall consist of groundcover and low (under three feet in height) growing shrubs; trees shall be species that have narrow trunks and foliage generally above seven feet in height. Landscaping shall be designed and maintained to enhance the views within the corridor and shall not block views of the harbors.
- Monuments. Monuments shall be ground level, consisting of a descriptive brass plate with a stone or concrete surround.
- Park Furniture. Park furniture (benches, trash cans, tables) must be uniform throughout park.
- Paving. Paving shall be constructed of small units, of stone, brick, rock, or concrete with permeable materials between each unit.
- Siting and Location of Structures. As part of the permit process, a site plan for all new buildings proposed in the view corridor shall be developed that shows "buildings framing a broad public open space view corridor." Buildings shall be located consistent with this siting requirement.

- Visitor Information Center. A visitor information center shall be located near the edge of the pier. The long side of this building shall be perpendicular to the mean high tide line.
- 6. Lodges/Inns.
 - Lot coverage shall not exceed 70 percent.
 - 10 percent of net area shall be landscaped and maintained in good condition. Incidental walkways may be developed in landscaped area.
- 7. Commercial.
 - Coverage of a maximum of 90 percent of lot shall be permitted.
 - Service and delivery areas shall be indicated on the required plot plans; all commercial buildings shall provide for employee parking, service vehicle access and trash disposal areas. Enclosures for appropriate size refuse receptacles or compactors shall be provided on-site for each commercial establishment.
 - 10 percent of net area shall be landscaped and maintained in good condition. Incidental walkways may be developed in landscaped area.
- 8. Marine Commercial.
 - Boat yards need not be screened; however, if other yards or storage space exceeding 200 square feet in size are connected with the business, then the yard or storage space must be screened with landscaping. Development shall preserve views of the shoreline.
 - Lot coverage and landscaping requirements shall be the same as the commercial category in subsection (C)(7) above.
- 9. Residential.
 - Architectural Features. Factory-built, mobilehome, modular, pre-fabricated or similar type housing for employee dwelling units may have alternate architectural standards where the planning director finds that such units are screened and incorporate appropriate design features to integrate them with other residential development in the district. Reflective, glossy, polished and/or roll-formed type metal roofing or siding shall not be permitted.
 - Contours. All residential structures shall be built above the 10-foot contour line measured above the mean high tide line.
 - Density. Residential land uses to the east and west of the Catalina Harbor buffer zone as shown on Map #14A in Appendix D shall have a density of not more than 19.0 d.u./net acre. Other designated residential areas shall have a density of not more than 22.0 d.u./net acre.
 - Lighting. Exterior lighting for residential shall be indirect and incandescent.
 - Lot Coverage. Maximum lot coverage shall be 50 percent. The floor area ratio for a lot or parcel of land shall not exceed 1.0.
 - Privacy Walls and Fences. Residential walls shall be sited and designed to protect public views but shall be permitted for privacy, security and safety.

- **Ridgeline Setbacks.** No development will occur within 75 feet of major ridgelines as shown on Map #3 in Appendix D. This does not include roads and paths.
- **Setbacks.** Dwellings may be built with zero lot lines.
- 10. **Industrial/Transportation.**
 - A combination of decorative walls, earth berm and/or landscaping shall be placed around all sides of facilities. The berm and landscaping shall screen a minimum of 95 percent of the area enclosed.
 - All paved areas over 40 feet in width shall have a five-foot-wide landscaped buffer where such paved area adjoins a more restrictive land use category.
- 11. **Utilities/Services.**
 - All buildings shall be colored to be compatible with the naturally occurring colors of the landscape within a 500 foot radius of the structure.
 - All buildings shall be surrounded by a landscaped buffer 20 feet wide; the landscaping shall be similar to the size, type and density of vegetation located in a 1,000-foot-radius from the facility.
 - Screening of buildings, storage yards and maintenance areas shall be accomplished in a similar fashion as the industrial transportation category in subsection (C)(10) above.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.240 Legal description — Utility and industrial district. Lots 1, 3 and 85 of LACA Map No. 59, and that portion of Lot 2 of Tract No. 8911 recorded in M.B. 118 3-4 bounded on the northwest by the easterly boundary of the City of Avalon and on all other sides by Lot 1 of said LACA Map No. 59. (Ord. 89-0148 § 1 (part), 1989.)

22.46.250 Intent. This land use district is established to allow for the continuation of existing utility and industrial facilities as well as the siting of new industrial uses, utility services and necessary support facilities for the island. This district also encourages quarry operations which provide important mineral resources for use on the island and on the mainland. (Ord. 89-0148 § 1 (part), 1989.)

22.46.260 Principal permitted uses. A. The principal permitted use in the utility and industrial district is utility/industrial use.

B. Property in the utilities and industrial district may be used for the following district-wide uses:

- Boat and mooring, maintenance and storage.
- Boat yards, including associated marine commercial services, storage and maintenance.
- Building materials and supplies, sales and storage.
- Desalination operations for production of domestic water.
- Electric distribution and transmission substations and generating plants, including microwave facilities used in conjunction therewith.
- Piers, docks and similar facilities.
- Storage yards and buildings.

C. Property in the Pebbly Beach area (LACA Lots 1 and 3) may also be used for the following more intensive industrial and utility uses:

- Blacksmith shops.
- Bulk fuel storage.
- Commercial amphibian airplane facilities and heliports, and associated aircraft and passenger services, including food and beverage services.
- Contractor's equipment, yards and shops.
- Freight barge ramp, terminals and storage facilities.
- Lumber yards.
- Machine shops.
- Maintenance and service facilities.
- Refuse to energy facility.
- Rental yards.
- Sewage treatment plant.
- Truck and bus storage and maintenance facilities.
- Utility station for LPG gas distribution plant.
- Warehousing.
- Welding shops.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.270 Accessory uses. Property in the utilities and industrial district may be used for the following:

- Accessory buildings, structures and uses customarily used in conjunction with the main building or use of the property.
- Animals, domestic and wild, maintained or kept as pets for personal use provided in Part 3 of Chapter 22.52.
- Signs.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.280 Uses subject to director's review and approval. If site plans are first submitted to and approved by the director, property in the utilities and industrial district may be used for the following uses:

- Dwelling units for persons employed and deriving a major portion of their income on Santa Catalina Island, if occupied by such persons and their immediate families.
- Grading, excavation or fill, not to exceed 500 cubic yards of material where necessary to prepare a site for a lawful use.
- Information kiosk and/or display.
- Maintenance and minor expansion of existing facilities permitted in the utilities and industrial district provided that such activities do not increase the floor area, height or bulk of the existing facility by more than 10 percent.
- Restaurants.
- Temporary housing for construction workers and other similar persons not permanently employed on Santa Catalina Island. Such housing may consist of a mobilehome or recreational vehicle which shall be removed from the site prior to the end of 12 months from the date of approval unless a request for an extension has been submitted to and granted by the planning director. An extension, not to exceed an additional 12 months, may be granted if the director finds that there is a documented need for continuation of the use and that there has been no adverse environmental impact associated with the use. Such housing shall be

located at the actual construction or work site unless the director finds that the site is unsuitable for temporary housing because it would require excessive site preparation or would have other significant adverse environmental impacts, in which case the closest alternate location may be used that is more protective of resources. Temporary housing may not displace campgrounds or hostels.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.290 Uses subject to additional permits. Property in the utilities and industrial district may be used for:

A. The following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56 and while such permit is in full force and effect in conformity with the conditions of the permit for:

1. District-wide.
 - Communication equipment buildings, with accessory antennas, subject to the provisions of Section 22.46.520 relating to view protection.
 - Educational and scientific research facilities.
 - Flood control facilities.
 - Grading, excavation or fill, exceeding 500 cubic yards of material where necessary to prepare a site for a lawful use.
 - Publicly owned or operated uses necessary to the maintenance of the public health, convenience or general welfare in addition to those specifically listed in this section.
 - Water tanks, wells and any use normal and appurtenant to the storage and distribution of water.
 - Waste disposal facilities.
2. Pebbly Beach.
 - Breakwater, if required to serve a coastal dependent use or to protect existing structures from erosion.
 - Heliport.
 - Sea plane landing ramp.

B. The following uses, provided the specified permit has first been obtained and while such permit is in full force and effect and in conformity with the conditions of such permit for:

- Surface mining operations, as provided in Part 9 of Chapter 22.56 of Title 22 of the Los Angeles County Code.
- Temporary uses as provided in Part 14 of Chapter 22.56.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.300 Development standards. In addition to the standards applicable to all property on Santa Catalina Island, the following apply specifically to the utilities and industrial district:

- A. Dwelling units for employees.
- These shall be limited to those existing in August 1989, plus new units creating a total of 15 units at Empire Landing and 35 units at Pebbly Beach unless the planning director verifies a need for additional housing for essential staff and finds that any additional dwelling units will not adversely affect the environment. However, in no case shall the director approve additional units which would total more than 20 units at

Empire Landing and 40 units at Pebble Beach. Employee dwelling units shall be subject to the development standards, except for the density, in Section 22.46.370.

- B. Outside storage.
 - Comply with the requirements of Part 7 of Chapter 22.52, except that storage area fences and/or walls between the first public road and the sea shall allow views of the shoreline and geographic features through and around the fences and/or walls.
- C. Parking.
 - One vehicle parking space per dwelling unit.
 - Parking requirements for non-residential uses are to be determined by the hearing officer in an amount sufficient to accommodate employee, customer and service vehicles.
- D. Public shoreline access.
 - Appropriate signs and facilities to protect public safety in active quarry and industrial areas shall be specified in all plans for new development.
 - No fences or structures reducing existing access from the road to the beach shall be constructed except where necessary to protect public safety.
- E. Perdition and Spouting Caves (west side of LACA Lot 85 southeast of Blue Cavern Point).
 - Any development within 250 feet of this area shall be evaluated by a marine biologist to determine the impacts on the marine resources. Mitigation measures shall be imposed on development to ensure that there is no damage to the resources.
- F. State jurisdiction in specified areas.
 - Piers, docks and any other development proposed or undertaken on any tidelands, submerged lands or on public trust lands, whether filled or unfilled, lying within the coastal zone require approval by the Coastal Commission. Such development which extends landward of the mean high tide line also requires the approval of the county of Los Angeles.
- G. Replacement housing.
 - Prior to the removal of any low/moderate income housing from this district, the same number of units of replacement low/moderate income housing shall be constructed in Avalon Canyon.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.310 Legal description — Avalon Canyon resort and recreation district. Lots 8, 9, the unincorporated portion of Lot 14, and the northerly portion of Lot 7 of LACA Map No. 59, said northerly portion of Lot 7 which is more particularly described as follows:

Beginning at the southwest corner of said Lot 7, thence NORTH along the westerly line of said Lot 7 a distance of 2600.00 feet to the True Point of Beginning, thence EAST 280.00 feet, NORTH 420.00 feet, EAST 250.00 feet, South 52°00'00" East 220.00 feet, North 38°00'00" East 250.00 feet, North 20°00'00" West 800.00 feet, North 20°00'00" East 400.00 feet, South 70°00'00" East 300.00 feet, South 7°00'00" West 300.00 feet, South 38°00'00" East 300.00 feet, North 66°00'00" East 300.00 feet, South 24°00'00" East 410.00 feet, South 15°00'00" West 460.00 feet, South 75°00'00" East 280.00 feet, South 11°00'00" West 700.00 feet, and North 54°13'33" East 742.49 feet to a point in the easterly line of said Lot 7, distant thereon NORTH

2550.00 feet from the southeast corner of said Lot 7; thence NORTH along said easterly line of Lot 7 1850.98 feet to the northeast corner of said Lot 7, thence North 52° 31' 25" West 2786.76 feet along the northerly line of said Lot 7 to the northwest corner of said Lot 7, thence SOUTH along the westerly line of said Lot 7 3496.54 feet to the True Point of Beginning. (Ord. 89-0148 § 1 (part), 1989.)

22.46.320 Intent. This land use district is established to provide for outdoor recreation, residential and visitor-serving uses in keeping with adjoining development in the City of Avalon. The LUP established two categories of uses in this district: resort/recreation use in the non-hillside areas and residential/recreation in the hillside areas. This district also recognized educational uses and necessary public service facilities and contains standards to protect hillsides and areas of scenic and recreational value. (Ord. 89-0148 § 1 (part), 1989.)

22.46.330 Principal permitted uses. A. The principal permitted use in the Avalon Canyon resort and recreation district is resort/recreation use in the non-hillside areas and residential with low-intensity compatible recreation in the hillside areas.

B. Property in the Avalon Canyon resort and recreation district having a natural slope of less than 15 percent may be used for the following resort and recreation uses:

- Arboretums and horticultural gardens.
- Athletic fields, excluding stadiums.
- Campgrounds, improved; lower-cost public use.
- Employee housing, consisting of single- and two-family residences.
- Equestrian stables with training and riding facilities.
- Golf courses, including the customary clubhouse and appurtenant facilities.
- Interpretive displays.
- Parks and playgrounds with all appurtenant facilities customarily found in conjunction therewith.
- Riding and hiking trails, excluding trails for motor vehicles.
- Swimming pools.
- Tennis, volleyball, badminton, croquet, lawn bowling similar courts.
- Visitor information centers, including displays, audio-visual viewing areas, library and related offices.

C. Property in the Avalon Canyon resort and recreation district having a natural slope of 15 percent or more may be used for the following residential and low-intensity recreation uses:

- Botanical gardens.
- Parks designed for passive recreation uses.
- Residences, single-family.
- Riding and hiking trails, excluding trails for motor vehicles.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.340 Accessory uses. Property in the Avalon Canyon resort and recreation district may be used for the following:

- Accessory buildings, structures and uses customarily used in conjunction with the main building or use of the property.

- Animals, domestic and wild, maintained or kept as pets for personal use provided in Part 3 of Chapter 22.52.
 - Building materials, storage of, used in the construction of a building or building project, during the construction and 30 days thereafter, including the contractor's temporary office, provided that any lot or parcel of land so used shall be a part of the building project, or on property adjoining the construction site.
 - Campgrounds, improved include graded road access, privies or water operated toilets, cleared tent spaces, tables, interpretive and informational signs, drinking water, group camping areas and trash receptacles.
 - Signs.
- (Ord. 89-0148 § 1 (part), 1989.)

22.46.350 Uses subject to director's review and approval. If site plans are first submitted to and approved by the director, property in the Avalon Canyon resort and recreation district may be used for the following uses:

- A. District-wide.
- Grading, excavation or fill, not to exceed 500 cubic yards of material where necessary to prepare a site for a lawful use.
 - Maintenance and minor expansion of existing facilities permitted in the Avalon Canyon resort and recreation district provided that such activities do not increase the floor area, height or bulk of the existing facility by more than 10 percent.
 - Temporary housing for construction workers and other similar persons not permanently employed on Santa Catalina Island. Such housing may consist of a mobilehome or recreational vehicle which shall be removed from the site prior to the end of 12 months from the date of approval unless a request for an extension has been submitted to and granted by the planning director. An extension, not to exceed an additional 12 months, may be granted if the director finds that there is a documented need for continuation of the use and that there has been no adverse environmental impact associated with the use. Such housing shall be located at the actual construction or work site unless the director finds that the site is unsuitable for temporary housing because it would require excessive site preparation or would have other significant adverse environmental impacts, in which case the closest alternate location may be used that is more protective of resources. Temporary housing may not displace campgrounds or hostels.
- B. Areas having a natural slope of less than 15 percent.
- Bars and cocktail lounges, but excluding cabarets.
 - Contractor's equipment, yards and shops where located within 200 feet of existing similar uses provided that the maximum floor area for buildings associated with an individual business does not exceed 400 square feet, that such uses are compatible with surrounding land uses, that outside storage areas are screened from view of any residential or visitor-serving use, that the establishment of such uses would not impair the ability to implement the land use plan, that such businesses shall be on renewable leases of no more than one year and that approval of such uses would be limited to three years.

- Employee housing, consisting of apartment houses and mobilehome parks.
- Health retreat.
- Hotels, including appurtenant uses such as restaurants and shops.
- Recreation clubs, including tennis, polo and swimming; where specifically designated a part of an approved coastal development permit, such use may include a pro-shop, restaurant, and bar as appurtenant uses.
- Restaurants and other eating establishments, including food take out.
- Retail sales, including gifts, groceries, and similar visitor-serving convenience items.
- Youth hostels.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.360 Uses subject to additional permits. Property in the Avalon Canyon resort and recreational district may be used for:

A. The following uses, in the areas specified, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of the permit for:

1. District-wide.
 - Flood control facilities.
 - Grading, excavation or fill, exceeding 500 cubic yards of material where necessary to prepare a site for a lawful use.
 - Publicly owned or operated uses necessary to the maintenance of the public health, convenience or general welfare in addition to those specifically listed in this section.
 - Rifle, pistol, skeet and trap ranges.
 - Water tanks, wells and any use normal and appurtenant to the storage and distribution of water.
2. Areas having a natural slope of less than 15 percent.
 - Child care centers.
 - Churches, temples or other places used exclusively for religious worship, including customary incidental educational and social activities in conjunction therewith.
 - Communication equipment buildings, with accessory antennas, subject to the provisions of Section 22.46.520 relating to view protection.
 - Community center and associated facilities.
 - Electrical distribution substations, including accessory microwave facilities.
 - Employee housing, consisting of density-controlled developments and townhouses.
 - Fire stations.
 - Gas metering and control stations, public utility.
 - Hospitals.
 - Libraries.
 - Museums.
 - Police stations.

- Schools, through grade 12, accredited, including appurtenant facilities, which offer instruction required to be taught in the public schools by the Education Code of the State of California, in which no pupil is physically restrained, but excluding trade or commercial schools.
- Veterinary services, including boarding.
- 3. Areas having a natural slope of 15 percent or more.
 - Density controlled developments.
 - Townhouses.

B. The following uses, provided the specified permit has first been obtained and while such permit is in full force and effect and in conformity with the conditions of such permit for:

- Temporary uses as provided in Part 14 of Chapter 22.56. (Ord. 89-0148 § 1 (part), 1989.)

22.46.370 Development standards. In addition to the standards applicable to all property on Santa Catalina Island, the following apply specifically to the Avalon Canyon resort and recreation district: (Note: Hillside areas are those having a slope of 15 percent or more.)

- A. Density.
 - 10 dwelling units per gross acre for hillside areas.
 - 40 dwelling units per gross acre for low/moderate income employee housing. Employee housing shall be occupied by persons, including their immediate families, employed and deriving a major portion of their income on Santa Catalina Island.
 - Residential development is not permitted in LACA Lot 14.
- B. Height limits.
 - 28 feet in hillside areas and employee housing.
 - 40 feet in non-hillside areas.
- C. Lot area.
 - 2,000 square feet in non-hillside areas.
 - 2,200 square feet for employee housing.
 - 5,000 square feet in hillside areas.
- D. Lot coverage.
 - 40 percent in hillside areas.
 - 80 percent in non-hillside areas.
- E. Lot width.
 - 25 feet for employee housing.
 - 50 feet in hillside and non-hillside areas, excluding employee housing.
- F. Parking.
 - One vehicle parking space per dwelling unit.
 - Parking requirements for non-residential uses are to be determined by the hearing officer in an amount sufficient to accommodate employees, customers and service vehicles.
- G. Yard requirements.
 - Each lot shall have a rear yard of three feet; no other yards are required in non-hillside areas.

- Each lot shall have a yard at least three feet on all lot lines for employee housing.
- Each lot shall have a yard at least 10 feet on all lot lines in hillside areas.
- H. Campground capacity and use requirements.
 - 75 PAOT for the existing campground.
 - 200 PAOT for the new campground.
 - Campgrounds shall comply with the provisions for lower-cost public use facilities contained in Section 22.46.160 (A).
- I. Ridgeline protection.
 - All structures, except as provided in Section 22.46.520 (A), shall be located at least 75 feet, measured horizontally downslope, from the top of major ridgelines as depicted in Map #11, Appendix D.
 - No structure shall extend into a zone set at 10 feet below the major ridgelines depicted in Map #11.
- J. State jurisdiction in specified areas.
 - Piers, docks and any other development proposed or undertaken on any tidelands, submerged lands or on public trust lands, whether filled or unfilled, lying within the coastal zone require approval by the Coastal Commission. Such development which extends landward of the mean high tide line requires the approval of the county of Los Angeles.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.380 Legal description — Organized camps and special facilities district. Lots 64, 83, 86, 99 and the northwesterly portion of Lot 82 of LACA Map No. 59, said northwesterly portion of Lot 82 which is more particularly described as follows: Beginning at a point in the westerly line of said Lot 82 which is 2200 feet NORTH of the southwest corner of said Lot 82, thence North 40°00'00" East to the mean high tide line of the sea, thence in a westerly direction along the mean high tide line of the sea to the westerly line of Lot 82, thence SOUTH to the point of beginning. (Ord. 89-0148 § 1 (part), 1989.)

22.46.390 Intent. This land use district is established to provide for public access and recreation uses at the island's major leased coves and to provide for the educational and research activities at Big Fisherman's Harbor. This district will allow for the continuation and improvement of existing high intensity recreation/education facilities and activities while recognizing the importance of open space uses for resource conservation. (Ord. 89-0148 § 1 (part), 1989.)

22.46.400 Principal permitted uses. A. The principal permitted use in the organized camps and special facilities district is high-intensity recreation/education use with compatible open space, resource conservation activities.

B. Property in the organized camps and special facilities district may be used for the following district-wide open space and recreation uses:

- Beaches and associated passive recreation uses.
- Riding and hiking trails, excluding trails for motor vehicles.
- Wildlife, nature, plant and marine preserves and sanctuaries.

C. Property in the geographic areas listed below may also be used for the following high-intensity recreational or educational uses.

1. Big Fisherman's Cove — LACA Lot 86

- Marine education and research center including administrative facilities, classrooms, dormitories, dining facilities, faculty dwelling units, laboratories, museums, hyperbaric chamber, diving support area and aquariums.
- Pier, docks and similar facilities.
- Research activities associated with offshore oil drilling.
- 2. Big Geiger Cove — LACA Lot 99
 - Yacht club with upland support facilities for recreational boating listed in Section 22.46.410.
- 3. Corsair Beach — LACA Lot 99
 - Yacht club with upland support facilities for recreational boating listed in Section 22.46.410.
- 4. Emerald Bay — LACA Lot 99
 - Campground, primitive.
 - Pier, docks and similar facilities.
- 5. Empire Landing — LACA Lots 82 (portion) and 83
 - Aquatic recreational facilities.
 - Campground, improved; 150 PAOT.
 - Pier, docks and similar facilities.
 - Ranger station.
 - Youth camp with related upland support facilities listed in Section 22.46.410; 150 PAOT capacity.
- 6. Hen Rock — LACA Lot 64
 - Yacht club with upland support facilities for recreational boating listed in Section 22.46.410.
- 7. Howland's Landing — LACA Lot 99
 - Pier, docks and similar facilities.
 - Youth camp with related upland support facilities listed in Section 22.46.410; 270 PAOT capacity.
- 8. Johnson's Landing — LACA Lot 99
 - Pier, docks and similar facilities.
 - Youth camp with related upland support facilities listed in Section 22.46.410; 375 PAOT capacity.
- 9. Moonstone Beach — LACA Lot 64
 - Pier, docks and similar facilities.
 - Yacht club with upland support facilities for recreational boating listed in Section 22.46.410.
- 10. Sullivan's Beach — LACA Lot 99
 - Yacht club with upland support facilities for recreational boating listed in Section 22.46.410.
- 11. White's Cove and Landing — LACA Lot 64
 - Onshore recreation facilities.
 - Pier, docks and similar facilities.
 - Youth camp with related upland support facilities listed in Section 22.46.410; 180 PAOT capacity.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.410 Accessory uses. Property in the organized camps and special facilities district may be used for the following:

- Accessory buildings, structures and uses customarily used in conjunction with the main building or use of the property.
- Accessory uses and facilities incidental to improved campgrounds include, but are not limited to, authorized fire rings, graded road access, privies or water-operated toilets, cleared tent spaces, tables, interpretive and informational signs, drinking water, group camping areas and trash receptacles and other similar facilities.
- Accessory uses and facilities incidental to lodges, hotels or inns include, but are not limited to, bars, cafes, cocktail lounges, dining rooms, gift shops, restaurants, housing for lodge employees and visitor-serving retail.
- Accessory uses and facilities incidental to passive recreation uses include, but are not limited to, nature observation, photography, sunbathing and other similar uses.
- Accessory uses and facilities incidental to primitive campgrounds include, but are not limited to, authorized fire rings, trail access, limited vegetation removal, privies, small cleared sleeping areas and interpretive and informational signs and other similar facilities.
- Accessory uses and facilities incidental to yacht club upland support facilities include, but are not limited to:
 - Active recreation facilities such as sand volleyball courts and swimming docks.
 - Chemical toilets maintained in accordance with Chapter 11.38 of Title 11 of the Los Angeles County Code.
 - Decks or platforms not more than 30 inches above grade with less than 400 square feet in area.
 - Flag poles under 15 feet in height.
 - Pergolas and other shade-providing structures with less than 400 square feet in area.
 - Picnic areas including tables and outdoor cooking facilities.
 - Improved campgrounds.
 - Storage sheds having an area of less than 120 square feet.
- Accessory uses and facilities incidental to youth camp or educational institution upland support facilities include:
 - Administration offices, camp supplies stores, craft shops, infirmaries and other similar facilities.
 - Educational and recreational activities.
 - Residential uses including tent platforms, dormitories for campers and staff, camp director's dwelling unit and caretaker's dwelling unit; dining and service/maintenance areas and buildings.
 - Water related sports and facilities.
- Animals, domestic and wild, maintained or kept as pets for personal use provided in Part 3 of Chapter 22.52.
- Building materials, storage of, used in the construction of a building or building project, during the construction and 30 days thereafter, including the contractor's temporary office, provided that any lot or parcel of land so used shall be a part of the building project, or on property adjoining the construction site.
- Signs.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.420 Uses subject to director's review and approval. If site plans are first submitted to and approved by the director, property in the organized camps and special facilities district may be used for the following uses:

- A. District-wide.
 - Dwelling units for persons employed and deriving a major portion of their income within the land use district, if occupied by such persons and their immediate families.
 - Grading, excavation or fill, not to exceed 500 cubic yards of material where necessary to prepare a site for a lawful use.
 - Maintenance and minor expansion of existing facilities permitted in the organized camps and special facilities district provided that such activities do not increase the floor area, height or bulk of the existing facility by more than 10 percent.
 - Privies.
 - Temporary housing for construction workers and other similar persons not permanently employed on Santa Catalina Island. Such housing may consist of a mobilehome or recreational vehicle which shall be removed from the site prior to the end of 12 months from the date of approval unless a request for an extension has been submitted to and granted by the planning director. An extension, not to exceed an additional 12 months, may be granted if the director finds that there is a documented need for continuation of the use and that there has been no adverse environmental impact associated with the use. Such housing shall be located at the actual construction or work site unless the director finds that the site is unsuitable for temporary housing because it would require excessive site preparation or would have other significant adverse environmental impacts, in which case the closest alternate location may be used that is more protective of resources. Temporary housing may not displace campgrounds or hostels.
 - Youth camps, increased capacities; as provided in Section 22.46.440 (E).
- B. In addition to the uses listed in subsection (A) of this section, property in the area listed below may also be used for the following uses:
 - White's Cove and Landing — LACA 64.
 - Lodge.
 - Restaurant.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.430 Uses subject to additional permits. Property in organized camps and special facilities district may be used for:

A. The following uses, in the areas specified, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of the permit for:

- 1. District-wide.
 - Communication equipment buildings, with accessory antennas, subject to the provisions of Section 22.46.520 relating to view protection.
 - Flood control facilities.
 - Grading, excavation or fill, exceeding 500 cubic yards of material where necessary to prepare a site for a lawful use.

- Publicly owned or operated uses necessary to the maintenance of the public health, convenience or general welfare in addition to those specifically listed in this section.
 - Water tanks, wells and any use normal and appurtenant to the storage and distribution of water including desalinization facilities.
2. In addition to the uses listed in subsection (A)(1) of this section, a conditional use permit may be applied for the uses specified in each of the following areas:

- (a) Big Fisherman's Cove
 - Electric distribution and transmission substation, including microwave facility used in conjunction therewith.
 - Heliport.
 - Sewage treatment facility.
 - Visitor center.
- (b) Emerald Bay/Howland's Landing/Big Geiger Cove
 - Sewage treatment facility.
 - Visitor-serving facilities and services.
- (c) Empire Landing
 - Boat rentals, storage, supplies and maintenance.
 - Sewage treatment facility.
 - Visitor-serving facilities and services.
- (d) White's Cove and Landing
 - Boat rentals, storage, supplies and maintenance.
 - Sewage treatment facility.
 - Visitor-serving facilities and services.

B. The following uses, provided the specified permit has first been obtained and while such permit is in full force and effect and in conformity with the conditions of such permit for:

- Temporary uses as provided in Part 14 of Chapter 22.56.
(Ord. 89-0148 § 1 (part), 1989.)

22.46.440 Development standards. In addition to the standards applicable to all property on Santa Catalina Island, the following apply specifically to the organized camps and special facilities district:

A. Density.

- 40 dwelling units per gross acre for employee housing.

B. Dwelling units for employees shall be limited to the existing units at each site unless the planning director verifies a need for additional housing for essential on-site staff and finds that any additional dwelling units will not adversely affect the environment. The director may approve up to five additional units over those existing in August 1989 as a use subject to director's review, based on a verified need for essential on-site staff, available water and conformity with the resource provisions of this plan.

C. Parking.

- One vehicle parking space per dwelling unit, except for dwellings without vehicular access.
- Parking requirements for non-residential uses are to be determined by the hearing officer in an amount sufficient to accommodate employees, customers and service vehicles.

D. Upland shoreline lease area support facilities.

- Development shall be located a minimum of 150 feet from the mean high tide line; if this standard is impractical because of topography or other environmental constraints, the director may allow development to within 25 feet of the mean high tide line or the inland extent of any beach, whichever is greatest.
- No structure shall be constructed on hillsides having a slope exceeding 30 percent.
- On hillsides having a slope exceeding 15 percent, all graded areas shall be planted and maintained for erosion control and visual enhancement purposes to screen or soften the visual impact of any cut and fill slopes. In addition, grading plans shall be revised to reduce visible height of cuts and fills and changes in cove geometry.
- Development shall be sited and designed to be compatible with the public use of the beach or shoreline by preserving sufficient areas for public access and recreation.

E. Youth camp PAOT capacities for each site may be expanded if there is a verified need, if there are no adverse impacts on the island's resources and if the expansion would not require a substantial increase in water usage that would adversely impact the island's water supply. Such requests to increase youth camp capacities shall be accompanied by a master plan as described in Section 22.46.550 (H) and shall be subject to review and approval of the planning director.

F. Big Fisherman's Cove — LACA Lot 86. The residential and educational/research uses listed below for the marine science center are in addition to existing facilities:

- The physical sciences laboratory shall be limited to 12,000 square feet in floor area.
- Residential uses shall be reserved for employees, scientists, researchers, students, faculty and other personnel associated with the marine science center and shall be limited to 12 dwelling units, each with 1,200 square feet of floor area, and a 120-person dormitory.
- The Two Harbor residential receiver area shall be restricted to 10 acres located in the southwestern portion of Lot 86. Development of this area shall be subject to the standards and design guidelines contained in the Two Harbors Resort Village land use district.

G. State-jurisdiction in specified areas.

- Piers, docks and any other development proposed or undertaken on any tidelands, submerged lands or on public trust lands, whether filled or unfilled, lying within the coastal zone require approval by the Coastal Commission. Such development which extends landward of the mean high tide line requires the approval of the county of Los Angeles.

H. Visitor-serving facilities and services.

- The visitor-serving facilities and services listed below shall be designed and scaled to the particular site for which they are proposed. The following facilities and services shall be allowed if the director finds that they will not have an adverse impact on the environment:
 - Accommodations for visitors in all-weather cabins, dormitories, hostels, lodges or other similar buildings.
 - Administration offices, infirmaries, maintenance and storage buildings.

- Food and beverage service, including dining halls.
- Retail sales of items to visitors.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.450 Development requirements. Prior to future development on Santa Catalina Island, compliance with the following conditions, standards and environmental safeguards shall be required. These conditions and safeguards apply island-wide; other development standards which specifically apply to individual land use districts are contained in Sections 22.46.100 through 22.46.440. Where the land use district standards differ from the island-wide provisions, such standards shall supersede the island-wide provisions. (Ord. 89-0148 § 1 (part), 1989.)

22.46.460 Archaeological and historical features. A. Prior to approval of a coastal development permit, the applicant shall submit an archaeology report for the entire project site prepared by a qualified archaeologist, and comply with mitigation measures suggested by the archaeologist, suggested during the review process and approved by the Department of Regional Planning (DRP). Prior to approval of plan that includes excavation of a site or grading or disturbance located closer than 100 feet to a previously identified site, the preliminary report and the draft mitigation measures shall be circulated to persons requesting such notice including the State Office of Historical Preservation and individuals identified by the Native American Heritage Commission as approved resource people representing the Gabrielino Indians. Such notice shall be provided as part of the permit review process. The archaeology report shall comply with the guidelines of the State Office of Historical Preservation. Mitigation measures may include, but are not limited to, preserving the resources intact underground, fencing the site, redesigning or relocating the project to avoid impact on cultural resources or dedicating construction rights to the county of Los Angeles. Other measures include requiring the presence of an archaeological monitor at the site during grading and excavation or using construction methods that prevent stockpiling and scraping, or storage of equipment from occurring on sensitive portions of the site. After testing and mapping by a qualified archaeologist, the site may be covered with a layer of fill of sufficient depth to prevent damage to the underlying resources for surface use as an open space area; alternately, the cultural resources may be excavated by a qualified archaeologist. For the purpose of this specific plan, a qualified archaeologist is a person who has been certified by the Society of Professional Archaeologists and who has a minimum of three years of experience investigating and interpreting sites in southern California.

B. As a condition of approval of a coastal development permit, the applicant shall agree to suspend construction in the vicinity of a cultural resource encountered during development of the site, and leave the resource in place until a qualified archaeologist can examine them and determine appropriate mitigation measures. The archaeological mitigation or recovery plan shall be approved by the DRP as an amendment to the coastal development permit according to the provisions of Section 22.56.2530. The applicant shall agree to comply with mitigation measures recommended by the archaeologist and approved by the DRP after public notice and comment. If human remains are discovered, the developer shall contact the Native American Heritage Commission for a list of approved resource people representing the Gabrielino Indians and shall retain someone from this list to monitor excavation activities.

C. **Historical Buildings.** Existing buildings of a historical nature shall be preserved if feasible. Prior to any major renovation or removal, the developer proposing such activity shall retain the Los Angeles County museum of natural history to evaluate the Banning House, the Union Army Barracks and any building over 75 years old to determine their historical significance. If determined appropriate and feasible, these structures shall be preserved and any alteration or expansions shall only be done with the approval of the county. (Ord. 89-0148 § 1 (part), 1989.)

22.46.470 Flora and fauna. A. The applicant for a coastal development permit shall submit a site plan drawn to a scale satisfactory to, and in the number of copies prescribed by the director, identifying the location and species of all vegetation on the subject property that is located within 100 feet of any construction, excavation, grading or other similar development; the height and diameter of all trees over six feet tall shall be plotted on the site plan. Where proposed development is linear in form and extends for more than 1,000 feet, the director may waive the 100 foot requirement for vegetation mapping if adequate botanic information has been submitted which the director can use to evaluate and mitigate potential adverse environmental impacts of the development. The site plan shall be prepared by a qualified botanist except that in the case of development located more than 100 feet from undeveloped areas or riparian habitats, within the boundaries of a disturbed area, the director may accept other verification of the type and distribution of the vegetation. The botanist or other qualified person shall also submit a report evaluating the impact of the proposed development on the vegetation and other wildlife and suggest appropriate mitigation measures to minimize the impact on the native vegetation. Such mitigation measures may include, but are not limited to redesigning the proposed development, transplanting vegetation which may be disturbed and planting new vegetation of similar species to replace any vegetation which would be removed by the proposed development. The applicant shall comply with the mitigation measures suggested by the botanist or other qualified person and imposed by the DRP on the basis of additional biological or range management information supplied to it by the time of the hearing.

B. Development which would remove or damage any of the rare or endangered plant species contained in Appendix G shall be allowed only if relocating or reducing the scope of the development would deprive the applicant of all uses of his property, and if the applicant has complied with mitigation measures suggested by the botanist, range management agencies, other qualified reviewers and by the public during the hearing process and approved by the DRP. Mitigation may include relocation of the development, reduction in scale, reservation of portions of the site, fencing during construction or other measures recommended during the permit process.

C. Channelizations, dams or other substantial alterations of streambeds shall protect biotic resources by incorporating mitigation measures including, but not limited to, revegetating disturbed areas, using natural materials for stream bank protection, avoiding areas of biotic significance and leaving stream bottoms in a natural condition. Substantial alterations shall be limited to necessary water supply projects, flood protection projects where no feasible alternative exists for protecting life and property in the flood plain and projects whose primary function is the improvement of fish and wildlife habitat.

D. Prior to alteration of any streambeds, the applicant shall enter into an agreement with the California State Department of Fish and Game, pursuant to Chapter 6 of Division 2 of the State Fish and Game Code to protect fish or wildlife resources.

E. Riparian vegetation consists of various trees, shrubs, vines and herbs that are found along permanent and semi-permanent streams. Characteristic riparian plants most commonly found on Santa Catalina Island are: *Populus trichocarpa*, *Populus fremontii*, *Salix laevigata*, *Sambucus mexicana*, *Platanus racemosa*, *Baccharis* spp., *Rosa californica*, *Rubus ursinus*, *Salix lasiolepis*, *Symphoricarpos mollis*, *Toxicodendron radicans diversilobum*, *Clematis lingusticifolia*, *Keckiella cordifolia*, *Lonicera* spp., *Marah macrocarpa*, *Vitis girdiana*, *Ambrosia psilostachya*, *Artemisia douglasiana*, *Elymus* spp., *Satureja douglasii*, *Urtica dioica holosericea*, *Verbena robusta* and *Zanthium* spp. Setbacks from riparian vegetation shall be measured from a line outside the driplines of the woody species listed above or where the plants listed above constitute less than 25 percent of the vegetation cover. The planning director may establish an alternate line constituting the edge of riparian vegetation where a unique vegetation pattern exists, as documented by a botanist or wildlife biologist, and either creates practical difficulties or unnecessary hardships or would result in damage to habitat. Such alternate line shall be located to provide for the continued viability of the riparian habitat and shall not significantly reduce the area of riparian vegetation.

F. All development, except water wells developed in conformance with Sections 22.46.470 and 22.46.730, and campground improvements approved under a camp master plan approved according to Section 22.46.550 (H), shall be set back a minimum of 100 feet from the edge of riparian vegetation. Greater setbacks shall be required if necessary to protect riparian communities.

G. Development in those areas designated as significant ecological areas (SEA's) by the Los Angeles County general plan, defined in Chapter 22.08 of this code, and in Catalina Harbor, Cottonwood Canyon and Sweetwater Canyon shall be subject to all pertinent standards and conditions set forth in this Title 22, except that the exemption provisions contained in Section 22.56.215 (C) shall not apply. All vegetation removal or grading affecting an area of greater than 400 square feet within an acre of land or cumulatively, 800 square feet within an individual SEA shall also comply with these provisions. Rare plants shall be protected by a requirement to construct and maintain fences around them, to leave the areas undeveloped or to use other measures devised as a result of biological information prepared by the applicant, the Department of Fish and Game or otherwise obtained during the permit process. The SEA's shown on the special management areas map of the general plan are based on "Areas of Special Botanical Significance" prepared by Dr. R. F. Thorne for the Center for Natural Areas in 1976. These areas are shown on the maps contained in Appendix D; more precise boundaries will be obtained during the individual studies of the natural resources done by the applicant when development is proposed within an SEA.

H. Development shall avoid conflicts with the reintroduction programs for the endangered bald eagle and peregrine falcon by coordinating with the State of California Department of Fish and Game. Developers shall submit evidence that the Department of Fish and Game has reviewed the site plans for the proposed development and has no objection to them. Applications for helistops and heliports shall also design the approach and departure routes to avoid conflicts with endangered and native bird populations. (Ord. 89-0148 § 1 (part), 1989.)

22.46.480 Soils and geology. A. a comprehensive geologic and soils report shall be prepared by a registered geologist for all areas to be developed or graded. The report shall identify and recommend mitigation measures regarding the following conditions:

- Geologic hazards, including seismic potential, subsidence, liquefaction and landslides.
- Soil creep and expansive soils.
- Sand beach processes, including sand supply from streams, wave action, beach erosion and sand transit in the surf zone.
- Runoff and adverse impacts, including sedimentation, siltation or alteration of currents that would degrade the quality of coastal waters.

B. The mitigation measures suggested in the report shall eliminate or mitigate any hazards to proposed development, ensure safe construction practices, protect buildings, structures and utilities, and prevent degradation to surrounding property and sandy beaches. The applicant shall comply with all mitigation measures suggested in the report and approved by the county and with all requirements imposed by the State Water Resources Control Board.

C. Prior to any development below the 10-foot contour line above mean high tide, the applicant shall submit a report which evaluates the potential hazard associated with tsunamis, storm generated waves and other similar events. The report shall contain mitigation measures to prevent loss of life and property. The applicant shall comply with all mitigation measures suggested in the report and approved by the county.

D. All building, grading and excavation shall comply with Chapters 29 and 70 of Title 26 (Building Code) of the Los Angeles County Code. Required landscaping materials for graded slopes shall be selected from the list of appropriate plants contained in Appendix A. Where no suitable native species will sufficiently stabilize graded slopes, the Department of Public Works may approve non-native plants which are compatible with natural vegetation.

E. Any grading or excavation, except for agricultural purposes or other activities specifically exempt from the requirements of filing a grading permit pursuant to items 3, 4, 5, 7, and 12 of Section 7003 of Title 26 of the County Code, which amounts to a volume greater than 20 cubic yards shall submit grading plans drawn by a licensed civil engineer; such plans shall include terraces, downdrains, swales, berms, desilting basins, approved landscaping materials and other devices designed to prevent soil erosion. The applicant shall comply with all requirements recommended by the civil engineer and approved by the county. Certain grading exempted by the County Code is not exempt from this specific plan. Grading activities listed in items 1, 2, 6, 8, 9, 10 and 11 of Section 7003 of Title 26 of the County Code require a coastal development permit.

F. The applicant shall submit a grading plan to a scale satisfactory to the director, indicating all proposed grading, including the natural and finished elevations of all slopes to be graded.

G. All development which includes grading activity shall be conditioned to require the developer to protect views and other resources by either relocating the development to reduce grading or by designing the finished graded slopes to conform to the characteristics of the surrounding natural topography. This shall be accomplished by using contour grading, avoiding geometric or angular slopes, replanting graded slopes with plants occurring in the adjacent area, etc.

H. A drainage plan shall be prepared by a registered engineer which indicates how the development will be protected from flood hazard associated with streams and the sea. Appropriate mitigation measures including, but not limited to, building setbacks or elevating the floors of buildings above 50-year flood levels as determined by the Department of Public Works shall be suggested and imposed on the development. (Ord. 89-0148 § 1 (part), 1989.)

22.46.490 Slopes. A. Plant species used to landscape sloping hillside areas shall be selected from the plants which require little or no watering listed in Appendices A or G. Alternate non-native plant materials may be approved by the planning director with the concurrence of the Santa Catalina Island Conservancy where no suitable non-native species will sufficiently stabilize eroded areas. In these circumstances the applicant may use non-invasive non-native plants to control erosion, stabilize slopes or screen developed areas.

B. Irrigation of landscaped slopes shall be done only when the development can show that this will not exacerbate expansive soil condition, soil creep conditions and/or potential landslide hazard.

C. All development shall occur on slopes less than 30 percent, except as specifically provided for in the Isthmus/Two Harbors area.

D. Residential development in areas having a slope of 25 percent or greater shall comply with the hillside management provisions of Chapter 22.56 of Title 22 of the Los Angeles County Code. Except that the following provisions of Section 22.56.215 shall not apply: A-2, D-2-b, and E. (Ord. 89-0148 § 1 (part), 1989.)

22.46.500 Fire. A. The following conditions shall be imposed as part of coastal development permit approval:

1. Automatic Fire Extinguishing System. An automatic fire extinguishing system shall be installed in all occupancies and locations as set forth below:

- NEW CONSTRUCTION. All occupancies except Group M.
- EXISTING BUILDINGS. In existing buildings if any modification exceeds 25 percent of the total floor area of the building in any 12-month period or if the existing building has a change of occupancy classification.

2. Fire resistive building materials shall be utilized in all new construction. Wood shakes and wood shingle roofs are prohibited.

3. Smoke detection shall comply with the Los Angeles County Fire Code and Part 2, Title 24, California Code of Regulations.

B. The Los Angeles County forester and fire warden, in conjunction with the county department of parks and recreation, the DRP the Santa Catalina Island Company and Island Conservancy, shall develop a brush fire response program. This program shall include the following components:

- A fire hazard awareness program, to include a brochure issued to campers, hikers and bicyclists when they obtain island interior entry permits. The brochure will contain information regarding fire-safe camping and hiking practices including appropriate regulations pertaining to campfires, as well as instructions relative to evacuation procedures in the event of a major brush fire.

- A procedure for limiting access to the interior of the island during periods of high fire hazard. No new camping/hiking/bicycling permits shall be issued in periods of extreme fire hazard, as defined by the Los Angeles County forester and fire warden.
- An emergency response and evacuation procedure including clarification of the roles and responsibilities of involved agencies, a procedure for closure of interior island facilities during hazardous fire weather and the identification of fire safe evacuation areas.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.510 Noise. A. All activities and uses occurring within the unincorporated territory of Santa Catalina Island shall be subject to the Los Angeles County noise control ordinance (Los Angeles County Code, Title 12, Chapter 12.08).

B. Prior to the expansion of the Airport-in-the-Sky on Santa Catalina Island, the developer shall prepare an environmental review and noise impact analysis of the project. Mitigation measures such as: limitations on hours of operation, restricting the types of aircraft using the facility and prohibiting the overflight of noise sensitive areas.

C. All proposed new helicopter landing facilities shall be subject to the policies, standards and criteria relating to the noise and land use compatibility established by the Los Angeles County Airport land use commission (Appendix B). (Ord. 89-0148 § 1 (part), 1989.)

22.46.520 View protection. (See Appendix F for diagrams of some of these standards.)

A. All structures, except as provided in this section, shall be located at least 75 feet, measured horizontally downslope, from the top of the ridgeline. Fire lookout stations, utility and communications facilities and other similar structures may be allowed within 75 feet of the top of the ridgeline only if there is no other suitable location; in such cases, the facility shall be sited, designed and scaled so that it minimizes any visual or environmental impacts.

B. Communication facilities shall use existing antennas to minimize the visual impact of additional structures, unless joint antenna use is technologically infeasible. Existing communication facilities located at Airport-in-the-Sky (LACA Lot 71), Black Jack Mountain (LACA Lot 63), Dakin Peak (LACA Lots 16 and 19), East Mountain (LACA Lots 2, 3, and 5), KBRT Radio (LACA Lot 20), Mt. Orizaba (LACA Lot 55), Quartz Peak (LACA Lots 29, 30, 31 and 33), Tower Peak (LACA Lots 77, 84, 86 and 87) and West Peak (LACA Lots 101, 102 and 103) shall continue as presently developed. Any expansion of communication buildings and/or addition of new antenna mounting structures at these sites shall be subject to permit approval and conditioned to minimize impacts on scenic resources. New communication sites shall be subject to permit and shall be allowed only if it can be demonstrated that they will have no significant adverse visual or environmental impacts.

C. The applicant shall submit panoramic or composite photographs from all major corners of the subject property and from major elevated points within the property and, for coastal projects, from a point 250-500 feet offshore. The following types of features, identified by photographs or field observation, shall be protected from development: promontories, caves, rock outcropping and distinctive geologic formations.

D. No building shall be constructed in a location or of such a height that it is silhouetted above the horizon when viewed from a distance of 100 feet offshore.

E. Each development which can be viewed from the ocean shall have a consistent architectural design with respect to the size, shape, color, mass, materials or style of the buildings comprising the development. Conditions shall be imposed on new construction to promote the architectural consistency between existing and proposed buildings.

F. No building will be permitted within 150 feet of mean high tide line unless the director determines that no other location is feasible because of the small size of the cove, the narrowness of the developable area between the shoreline and the mountains or other similar circumstances. Certain buildings and structures which require a shoreline location, such as piers, boathouses, dive lockers, marine laboratories or housing for beach safety or cove security personnel, may be approved by the director. Development on tidelands, submerged lands or public trust lands is subject to the permit requirements of the Coastal Commission as cited in Section 22.56.2360.

G. Special attention shall be given to the scale of all new structures to insure that their size, height, length and/or bulk are compatible with the natural and man-made features in the surrounding area.

H. In order to protect the coastal scenic resources and views of the shoreline from the water and, where applicable, from inland accessways or roads open to the public, development in cove areas must be designed to avoid building congestion and minimize alteration of significant views of the ocean, major ridgelines, distinctive geologic and topographic features, important stands of endemic native vegetation, natural streams and riparian habitats. The longstanding use of many of the leeward-facing coves for youth camps and educational facilities is recognized and encouraged to continue consistent with these provisions. The size and location of all structures shall be designed to achieve an uncluttered appearance, permit views into coastal canyons and valleys and create a sense of openness and harmony between the development and natural landscape. Recognizing the unique and distinctive character of various coastal locations, the developer shall choose one of the following methods to protect coastal views: (Note: These provisions do not apply to the Two Harbors Resort Village District.)

1. Between 150-650 feet of mean high tide line will be designated "shoreline adjacent view enhancement" (SAVE) zone. For the purpose of this subsection, the term "developable area" refers to land having a natural slope of less than 30 percent. Any development within this SAVE zone will comply with the following standards:

(a) The long axis of buildings shall be sited perpendicular to coast; adjustments may be approved by the planning director to conform to local topographic conditions.

(b) Maximum building width shall be 30 feet.

(c) Maximum height of buildings shall be 14 feet.

(d) Outside of SAVE zone maximum height of buildings shall be 28 feet.

(e) Minimum distance between buildings shall be 100 feet, except when a building is located directly behind another with respect to the shoreline, in such cases the distance shall be reduced to 10 feet minimum. Clustering of buildings may be approved by the planning director where it will result in preservation of views into the cove.

(f) Buildings which are located entirely within 50 feet of the edge of the developable area may be oriented parallel to the edge rather than perpendicular to the shoreline.

(g) Landscaping using plant materials listed in Appendices A and G, shall be used to soften the view of the buildings from the shoreline but shall not block views of the interior natural landscape from the shoreline.

(h) An open space area shall be reserved in each cove using one of the following methods:

(i) Structural coverage shall not exceed 70 percent of the developable area of the SAVE zone. Open spaces shall be located to provide for the protection of scenic resources as viewed from the shore and interior public accessways.

(ii) No buildings shall be built within an open space corridor having a width of 30 percent of the width of the developable area. Such corridor width shall be calculated by measuring the width of the developable area at 100 foot intervals beginning 150 feet from the mean high tide line. The planning director shall approve an open space corridor extending inland from the ocean and located along any of the following lines:

- The median or center line of the developable area.
- The middle of a streambed located in the developable area.
- The center of a road or trail traversing the central portion of the developable area.

2. In lieu of the method described in subsection (H)(1) of this section, the developer may prepare an alternate method to protect scenic and other resources in cove areas. Such alternative method shall consist of a master plan approved under Section 22.46.550 (H). (Ord. 89-0148 § 1 (part), 1989.)

22.46.530 Signs. A. Signs shall not exceed an area of 10 square feet, with no more than one sign per business permitted.

B. Signs shall be for the purpose of identification of the property or business which the sign is on or for direction.

C. Signs shall not be lighted from within; rather signs shall be lighted indirectly.

D. No roof signs shall be permitted.

E. On ridgelines, maximum sign height shall be three feet.

F. Freestanding signs shall not reach a height more than five feet from ground to top of sign, and freestanding signs shall have an area of no more than three square feet.

G. Signs shall not be sited in such a way as to obstruct views.

H. When possible, signs shall be made of wood and painted. (Ord. 89-0148 § 1 (part), 1989.)

22.46.540 Variances. Variances from the development standards contained in this specific plan may be applied for pursuant to the provisions of Part 2 of Chapter 22.56. In addition to the burden of proof contained in Section 22.56.290 of said Part 2, the applicant shall also prove:

A. That the variance is consistent with the local coastal program and the intent of the land use district of the specific plan.

B. That there would be no adverse impact on the environment. (Ord. 89-0148 § 1 (part), 1989.)

22.46.550 Site design requirements. A. **Architectural Features.** Factory-built, mobilehome, modular, prefabricated or similar type housing for employee dwelling units shall have an architectural style approved by the planning director. These units shall be screened and incorporate appropriate design features such as textured or rough wood siding, eaves, natural colors, etc. to integrate them with other development or the existing landscape in the area. Reflective, glossy, polished and/or roll-formed type metal roofing or siding shall not be permitted.

B. **Height Limits.** Buildings shall not exceed 28 feet maximum height. Within 300 feet of mean high tide line, height will not exceed 14 feet.

C. **Lot Area:** 5,000 square feet.

D. **Lot Coverage:** 50 percent.

E. **Lot Width:** 50 feet.

F. **Parking.** The number and location of spaces shall be established by the planning director in an amount sufficient to accommodate residents, guests, employees and service vehicles.

G. **Yards.** The width of yards shall be determined by the planning director to provide sufficient light, air, access and space between adjoining uses.

H. **Camp Master Plans.** In order to balance the provisions of the public access, coastal recreation and resource protection policies in this specific plan, alternate methods of protection may be approved in a camp master plan. The camp master plan shall be approved through the coastal development permit process, identify all resources and safety constraints in the cove, visual character, the stream bed, the flood plain, known archaeological deposits, the habitat and the existing and logical routes for vertical and lateral access in the cove. The master plan shall provide for protection and enhancement of the natural resources of the camp, and reestablishment of vegetation in other portions of the camp or leasehold, and views and potential accessways to and along the shoreline. No new structures shall be erected and no existing structures shall be expanded unless they are in conformance with an approved master plan and all mitigation measures have been carried out. Approval of the master plan shall be based on the finding that the master plan enhances recreational use of the site and that the master plan provides as well or better for view and resource protection and enhancement than would be achieved by separate application of the resource provisions in Section 22.46.450 through 22.46.520. (Ord. 89-0148 § 1 (part), 1989.)

22.46.560 Nonconforming uses, buildings and structures. All nonconforming uses, buildings and structures shall be subject to the provisions of Part 10, Chapter 22.56 except as provided below:

A. Notwithstanding the development criteria relating to scenic resource protection in cove areas, the provision of Title 22 relating to additions, repairs and maintenance of nonconforming buildings and structures contained in Section 22.56.1510 and the amortization provisions contained in Section 22.56.1540 shall not apply to youth camps and educational facilities so long as the structure conforms to the following:

1. The height of the structure is not increased.

2. The original outside dimension or "footprint" of the structure are not expanded, in the case of a replacement structure.

3. Any additions are located in such a fashion that scenic resources are not impaired.

B. Additions may be made to nonconforming visitor-serving structures in the Two Harbors resort village district provided the addition conforms to the following:

1. The height of the structure is not increased.
2. The addition is limited to 25 percent of the existing floor area.
3. The addition shall not be construed to extend the termination of the subject nonconforming structure. (Ord. 89-0148 § 1 (part), 1989.)

22.46.570 Additional coastal development permit requirements. In addition to the requirements imposed by Part 17 of Chapter 22.56, all coastal development permits in the Santa Catalina Island coastal zone shall comply with the following:

A. Additional Filing Requirements. In addition to the material required by Section 22.56.2310, an application for a coastal development permit shall contain the following information:

1. The names and addresses of all lessees, sub-lessees or similar persons having the right to use the subject property.
2. The names and addresses of all persons, public agencies, corporations or other similar entities owning an easement over all or a portion of the subject property.
3. Topographic and resource information, including location of all streams, cliffs, mean high tide line, riparian vegetation and other resources identified in the LUP.
4. Evidence that the Southern California Edison Company or other water purveyor is able to supply adequate and sufficient water and meet the requirements of Part IV of the Santa Catalina Island specific plan.
5. Evidence that the applicant has the concurrence of the county of Los Angeles department of parks and recreation for all lands located in the open space easement area.

6. The director may waive the filing of one or more of the above items if he finds the nature of the development is unrelated to the required item.

B. Additional Notice Requirements. In addition to the procedures and requirements of Section 22.56.2400, the applicant shall post and maintain copies of the required notice during the specified time period at the following locations:

1. Along the exterior boundary of the subject property and along roads, trails or other accessways traversing or bordering the subject property. Such notices shall be placed at intervals of no more than 500 feet.
2. In the city of Avalon and the Two Harbors area at places where such notices are commonly posted and would be conspicuous to members of the general public. Such location shall be approved by the planning director. (Ord. 89-0148 § 1 (part), 1989.)

22.46.580 Access issues. A. The Santa Catalina Island LUP identifies three public access issues. These include:

1. Access to both harbor and inland areas by all social and economic groups.
2. Specialized access areas for handicapped persons.
3. Protection of environmentally sensitive habitat areas and special use areas from unrestricted access.

B. The following access and circulation requirements are designed to implement the above issues. (Ord. 89-0148 § 1 (part), 1989.)

22.46.590 Access from the mainland. Major access to Catalina Island shall remain at Avalon and Two Harbors, while a third future access point may be developed in the Empire Landing area. A specific implementation plan for improved access in this area is to be designed by the Santa Catalina Island Company, working in conjunction with the Santa Catalina Island Conservancy, the department of parks and recreation and the lessee. The plan shall be prepared when access at Avalon and Two Harbors becomes overcrowded or otherwise impaired. This plan shall limit and control public access around the existing quarry and the employee housing area to protect public safety and to preserve the privacy of the residents. The specific implementation plan and map for the Empire Landing access corridor shall be certified as amendments to the specific plan before any visitor-serving use is permitted in Empire Landing. (Ord. 89-0148 § 1 (part), 1989.)

22.46.600 Interior access. A. Inland roads and trails shall be available to the public for recreational, scientific, educational, scenic and other open space purposes to the greatest extent possible consistent with protection of the open space character of the land, including the protection and preservation of the natural habitat of wildlife and plants. This shall be accomplished by the continued use of a permit system or other method which regulates the maximum number of persons allowed in various areas of the island. Persons who have permitted access to interior trails in the easement area shall not be precluded by development from using beaches and trails in the easement area or in other areas which have been opened for public use. This shall apply to persons arriving by boat, at locations other than Avalon or Two Harbors, who want to use inland roads and trails. The department of parks and recreation, the Santa Catalina Island Conservancy and, where applicable, the Santa Catalina Island Company shall base the maximum capacities for specific sites on resource limitations and the quality of visitor experience proposed. These numbers may be adjusted through mutual agreement of these organizations as additional information on resource impacts becomes available.

B. Primary access to inland areas shall be by hiking. Additional access by horses, bicycles, common carrier affording access to the handicapped, shuttle buses and other means of conveyance may be allowed in those areas where such modes are compatible with safety, road or trail condition and resource protection. (Ord. 89-0148 § 1 (part), 1989.)

22.46.610 Vehicular access. Authorized vehicles may be allowed into the island interior, on approved roads and subject to a permit system which requires insurance coverage and payment of fees. The total number of such permits may be limited to insure public safety and environmental protection. The Santa Catalina Island Conservancy shall consult in good faith with the department of parks and recreation regarding the imposition of fees and limitations. Any fees or limitations shall be reasonable and shall not have the effect of unduly limiting or impairing the public's right of entry and use of the lands comprising the open space easement. (Ord. 89-0148 § 1 (part), 1989.)

22.46.620 Access for handicapped persons. In order to provide access for handicapped persons, each application for a coastal development permit shall be

reviewed for compliance with Title 24 of the California Administrative Code. Specific types of structural improvements will depend upon the specific conditions at a given site and shall be designed on a site specific basis. (Ord. 89-0148 § 1 (part), 1989.)

22.46.630 Two Harbors access. A. Public access shall be provided over those areas designated in the LUP as "view corridor" and "conservation/recreation" within the proposed Two Harbors development. Access shall be regulated for the interim development authorized by Section 22.46.220 (A)(4) by either the development agreement procedure described in Section 22.46.220 or on a case-by-case basis according to the dedication/reservation criteria contained in Sections 22.46.650 through 22.46.700. After the allowed interim development, access shall be regulated by a bicycle and pedestrian circulation plan, which will be prepared according to the timing and dedication/reservation criteria contained in Sections 22.46.650 through 22.46.700 and Section 22.46.220 (A)(4). The plan will be developed by the major landowner and approved by the departments of parks and recreation and regional planning. In order to assure adequate public access to the open space easement area the plan shall designate certain roadway corridors (see Map #13A and B, Appendix D) as regulated entry points. The designated corridors listed below shall be available for hiking, but the use of bicycles or other modes of transportation may be restricted to protect public safety and natural resources.

- Banning House Road.
- Silver Peak Trail.
- Two Harbors Road.
- West End Road.

B. The circulation system shall connect with existing and proposed hiking trails with the limitation that, in the shoreline area around the Ballast Point salina, access may be controlled but not restricted, in order to preserve the sensitive habitat area. The methods of controlling the access around the Ballast Point salina shall be identified in the circulation plan for the Two Harbors resort village land use district and shall contain the following features:

1. A monitoring system in which a biologist periodically evaluates the salt marsh habitat to determine that the biotic resources have not been adversely impacted by people visiting the area.

2. If adverse impacts on the habitat resources have been observed the following restrictions to pedestrian use of the area may be imposed:

- Curtailing the hours of daily use.
- Reducing the number of people using the site.
- Restricting access to sensitive areas such as nesting sites or breeding grounds.
- Limiting access to the use of designated trails.
- Allowing access under the supervision of a naturalist guide.

C. The bicycle and pedestrian routes shall link with proposed residential areas, lodges, commercial development, piers and the proposed interpretive center. The pedestrian circulation system shall include routes accessible to wheelchairs or other conveyances for handicapped persons and may include the following elements:

- Appropriate lighting.
- Seating areas.
- Trash receptacles.

— Information boards/kiosks.
(Ord. 89-0148 § 1 (part), 1989.)

22.46.640 Limitation on roadway construction. No new roadways shall be allowed in the open space/conservation land use district. Existing roads may be repaired, improved or realigned to protect public safety; any adverse impacts on the environment associated with such projects shall be fully mitigated. New roads may be constructed in other land use districts where necessary to provide access to authorized developments; such projects shall fully mitigate any adverse environmental impacts. (Ord. 89-0148 § 1 (part), 1989.)

22.46.650 Review of new development. New development along the coast shall be assessed during the coastal development permit process to identify the development's impacts and needs associated with the public's right to recreational access to and along the shore. The conditions imposed by the local agency upon such developments shall reasonably relate to the impacts and needs of the affected development and related development. The conditions shall be those which are necessary to alleviate the impacts and needs identified in the development assessment process. Therefore, the provisions in the land use plan relating to compulsory dedication of shoreline access shall be implemented only on a case-by-case basis, where appropriate written findings supported by substantial evidence may be adopted by the local agency to support such conditions. The conditions shall substantially advance a legitimate state interest, without denying an owner economically viable use of the land. Findings regarding public shoreline access are required even when it is not appropriate to require dedication. (Ord. 89-0148 § 1 (part), 1989.)

22.46.660 Access findings. A. In order to make the appropriate findings with regard to vertical or lateral access requirements, the county shall:

1. Base all findings on factual evidence obtained at the public hearing, submitted by the applicant or interested parties, or discovered during the staff's investigation.

2. Evaluate the impact of the proposed development on existing access to public tidelands, submerged lands or to other areas subject to public access rights and easements, or on land now open and in common use by the general public.

3. Identify the access-related problems associated with the development. The following are examples of potential problems: the reduction of available sand supply to replenish beaches, the reduction of sand area, thereby diminishing public access along the shoreline and public recreation along the shoreline, increasing the intensity of use of public tidelands, creating the need for additional public access, reducing the availability and quality of areas currently subject to public access rights.

4. Cite the specific Coastal Act provisions that are impacted by the development and state how the proposed development, as conditioned if applicable, is in conformity with the public access and public recreation policies of Chapter 3 of the act.

5. Explain how the proposed conditions would solve the access problem created by the development.

6. Consider alternate access which is already provided in the vicinity of the development within the cove or area identified in the access chart located in the specific plan following Section 22.46.670, or which, if provided as a condition of this development, would provide the vertical access required in the LUP for this portion of the coastline.

B. The following are examples of situations that could result in the imposition of conditions requiring vertical and/or lateral access:

1. Development of a new facility (e.g., campground, lodge or restaurant) which would generate additional visitors to an area where dedicated access to the beach does not presently exist.

2. Expansion or additional development at a private or semi-public (group) facility which would restrict public access by intensifying the private or semi-public (group) use of the beach or by occupying areas subject to the public trust with a private or semi-public (group) facility such as a pier or dock.

3. Construction or other development on a sandy beach or in an area that would restrict public access to the shoreline.

4. Construction of structures or other improvements, including but not limited to shoreline protective devices, any building, road, pipe, flume, conduit, siphon or aqueduct, on a sandy beach or other area that would adversely affect the local shoreline sand supply or reduce the availability of sand to replenish public beaches.

5. Divisions of land.

6. Development of new hotel or private dwelling units where such development would increase competition for public beaches, burden transportation facilities or otherwise compete with the general public for beach access. (Ord. 89-0148 § 1 (part), 1989.)

22.46.670 Access conditions. Where new development is proposed in the areas listed in the chart below and the appropriate findings have been made regarding shoreline access, a condition requiring vertical and/or lateral access shall be imposed with a coastal development permit according to the chart on the following page.

	Vertical Access	Lateral and/or Vertical Access (Pass and Repass)	Lateral Access Passive Recreation	LACA Lot No.
Ben Weston Beach**	x			43
Big Geiger Cove			x	99
Button Shell Beach		x		65
Catalina Harbor	x			89
Cherry Cove	x	x		98
Cottonwood Beach**	x			58
Emerald Bay (East)	x		x	99
Emerald Bay (West)	x	x		99
Empire Landing	x			82-83
Fourth of July Cove	x		x	88
Gallagher's Beach		x		17
Howland's Landing			x	99
Isthmus Cove	x			88

Italian Gardens/Goat Harbor*	v		x	65 & 67
Little Fisherman's Cove			x	88
Little Geiger Cove			x	98
Little Gibraltar Harbor		o		67
Little Harbor/Shark's Harbor	x			59
Moonstone Beach			x	64
Parson's Landing	x	x		100
Ripper's Cove	x			82
Salta Verde**	v			26
Silver Canyon**	v			23-24
Starlight Beach	v			104
Sullivan's Beach		x		99
Toyon Cove		x		52
White's Cove		x		64
White's Landing	x			64
Willow Cove*	v		x	52

*Boat-in access only due to rugged inland topography.

**Access by boat may be hazardous.

o — Lateral access only.

v — Vertical access to be developed only if dangerous topographical problems can be mitigated.

NOTES: Significant new development is not contemplated for Santa Verde or Silver Canyon.

The use of this chart requires the appropriate findings discussed in Sections 22.46.650 through 22.46.670.

(Ord. 89-0148 § 1 (part), 1989.)

22.46.680 Methods of securing access. The condition requiring lateral or vertical access shall specify that such access be secured by either of the following:

A. The landowner shall execute and record a document, in a form and content acceptable to the executive director of the California Coastal Commission, irrevocably offering to dedicate to a public agency or private association approved by the executive director an easement for lateral public access and passive recreation along the shoreline or for vertical access to the shoreline. The document shall provide that the offer of dedication shall not be used or construed to allow anyone prior to acceptance of the offer, to interfere with any rights of public access acquired through use which may exist on the property. Such document shall state the precise location and width of the easement. The document shall be recorded free of prior liens which the executive director determines may affect the interest being conveyed, and free of any other encumbrances which may affect said interest. The offer shall run with the land in favor of the people of the State of California, binding successors and assignees of the landowner, and shall be irrevocable for a period of 21 years, such period running from the date of recording.

B. An alternate method approved by the planning director, county counsel and Coastal Commission which would provide a similar guarantee of public access as afforded by the irrevocable offer described in subsection A of this section. Such method may be a binding agreement with the underlying property owner and shall be effective for the life of the use for which the access is required.

C. Access agreements and recorded documents shall be reported to the Coastal Commission consistent with the provisions of Section 13574 of Title 14 of the California Code of Regulations. (Ord. 89-0148 § 1 (part), 1989.)

22.46.690 Shoreline accessways. The following provisions pertain to shoreline accessways which are dedicated or otherwise guaranteed in conformance with the requirements of this specific plan and for which a public agency or private association, approved by the executive director, has accepted the responsibility for construction, maintenance and liability of said accessways:

A. The agency or association which accepts responsibility for a dedicated or guaranteed accessway shall consult with the department of parks and recreation within the open space easement area in the design of all shoreline access improvements.

B. Vertical access easements shall be at least 10 feet in width and shall run from the nearest roadway or trail available for public use to the shoreline. Lateral access easements shall extend to the inland extent of the sandy or rocky beach.

C. In order to protect private property rights and to insure that organized campground activities will not be disrupted, an access easement in a youth camp shall not be located within 20 feet of a residential building or an organized activity area, except that where topography restricts or would limit access, the 20 foot separation may be reduced, but in all cases the access provided shall not be less than 10 feet in width.

D. Access easements shall be posted with identification signs located at the junction of the vertical easement with the shoreline and the connecting roadway or trail and along the inland extent of lateral easements.

E. Access easements in areas of rugged topography, geologic instability or other similar hazardous conditions shall be controlled to protect public safety through the coastal development permit process. Permit conditions may include, but are not limited to, the following:

- Periodic easement maintenance to insure a safe accessway.
- Posting of warning signs which point out possible dangers and advise users on safety concerns.
- Erecting appropriate guard rails or other barriers.
- Limiting access during high fire danger, after heavy rains or following a major landslide or earthquake.
- Other measures deemed necessary by the authority supervising the site.

F. The State of California Department of Fish and Game shall review all new shoreline access locations to avoid conflicts with the reintroduction programs for the endangered bald eagle and peregrine falcon. Access sites must be thoroughly investigated because these birds are coastal cliff nesters and will not generally tolerate human disturbance. (Ord. 89-0148 § 1 (part), 1989.)

22.46.700 Access restrictions. A. Public access may be restricted in the Pebbly Beach industrial area, the Pebbly Beach and Empire Landing quarry operations and the Big Fisherman's Cove helipad and mole areas in order to insure public safety. Necessary restrictions and management may consist of, but are not limited to, the following:

- Construction of fences, guard rails or other barriers to prevent the public from entering areas where hazardous activity is occurring.
- Limiting public access to certain hours of the day or days of the week when hazardous activities are not in operation.
- Posting of warning signs which notify the public of potential safety hazards.
- Relocation of the public access to ensure safety.

B. Any restrictions deemed necessary by the authority supervising the site shall be reviewed for incorporation into the conditions of a coastal development permit for new development in these areas. (Ord. 89-0148 § 1 (part), 1989.)

22.46.710 Land use plan. The Santa Catalina Island LUP provides extensive information and policy regarding the existing and proposed distribution, location and extent of utilities and public facilities. These provisions address major components of public and private transportation, sewage, water, solid waste disposal, energy and other essential facilities needed to support the proposed land uses. This background material and policies are incorporated herein by reference. (Ord. 89-0148 § 1 (part), 1989.)

22.46.720 Sewage. A. Detailed plans for liquid waste disposal shall be formulated and submitted for review and approval by the Department of Health Services in conjunction with development applications within the unincorporated portions of Santa Catalina Island. Approval of new development is dependent upon the Department of Public Works finding that there will be the satisfactory provision of sufficient liquid waste disposal facilities.

B. Sewer outfalls are specifically prohibited in Catalina Harbor.

C. The wastewater treatment plant for the proposed Two Harbors development shall be located adjacent to the existing wastewater reclamation pond ("Q") as shown on the adopted and certified Two Harbors land use map (see map #13B, Appendix D). Approval by the Water Quality Control Board and the Department of Health Services shall be required.

D. The city of Avalon sewage treatment plant, located upland of the Pebbly Beach area, shall be augmented with additional waste disposal capacity as needed. (Ord. 89-0148 § 1 (part), 1989.)

22.46.730 Water. A. Adequate water resources shall be proven and delivery plans provided in conjunction with new development applications for Two Harbors and other LUP designated development areas. Approval of new development is dependent upon the satisfactory provision of domestic and fire flow water supplies. Development applications shall not be approved unless sufficient water is available as determined by the water supplier and, if applicable, the California Public Utilities Commission (PUC). In addition, water for new development shall be considered available only in an amount that will not significantly lower the water table or reduce the viability of the riparian vegetation as determined in subsection (E)(2)(a) of this section.

B. Prior to any development which would increase the consumption of fresh water, the developer shall submit data, as part of the coastal development permit process, which shows that there is sufficient freshwater to accommodate the anticipated demand. In preparing this data, the developer shall use the standards contained in subsection (E) of this section to assure that the required water can be supplied without creating adverse impacts on Santa Catalina Island's natural resources. The applicant shall also address what measures will be taken to conserve water. Such measures may include such things as low-flow toilets, drip irrigation, showerhead restrictors, etc., subject to the approval of the county, and shall be made conditions of the coastal development permit for the proposed development.

C. Limited Water Surplus.

1. When existing surplus freshwater available for new development is limited, as determined by the water supplier and defined as less than two acre feet, existing or proposed public recreation and visitor-serving land uses shall not be precluded by other development. In such instances, approval of development other than public recreation and visitor-serving uses shall be supported by the following findings:

- (a) No visitor-serving use has been closed or reduced in operation during the past two years for lack of water;
- (b) No visitor-serving use of the same or lesser water demand as the proposed development has been denied or, if approved, has been unable to develop during the past two years because of lack of water availability;
- (c) That the proposed use is necessary for the protection of public health, safety and general welfare; and
- (d) That the proposed use will substantially benefit island residents and visitors, and will contribute to maximum public use and enjoyment of existing recreation and visitor-serving facilities.

2. In the limited water situation described in subsection (C)(1) of this section, where a developer proposes to develop a new water resource to provide water for the development, the inability to make findings (C)(1)(a) or (C)(1)(b) will not preclude the approval of the development if the following occurs:

- (a) Findings (C)(1)(c) and (C)(1)(d) are still made;
- (b) The new water development will be consistent with subsection (E) of Section 22.46.730; and
- (c) The new development will not reduce water available for existing or potential low-cost visitor-serving uses and visitor-support uses, or if it would reduce water available for such uses, that the effects would be mitigated by appropriate means, including the development of additional water to serve such uses, consistent with subsection (E) of Section 22.46.730 and the water supplier's California PUC tariffs, if any.

3. If PUC tariffs allow consideration of public need and necessity to determine water allocations by the water supplier, the development of publicly owned or operated lower cost visitor facilities shall be considered a public need and necessity and receive due priority.

D. In order to preserve freshwater resources, new development at Two Harbors shall utilize dual plumbing, sea water/freshwater, and/or other water conservation methods (e.g., low-flow toilets) submitted to and approved by the Department of Health Services in order to conserve freshwater resources. This requirement does not exclude the possible use of desalinated water if feasible.

E. Development of New Water Resources.

1. Prior to the development of new water resources, including raising the level of existing reservoirs, constructing dams and new reservoirs, drilling of water wells, constructing cisterns or other water retention devices, etc., the water supplier shall prepare environmental documentation (e.g., initial study, negative declaration or environmental impact report) which addresses the following:

- (a) The impact on existing plants and animals.
- (b) The impact of decreased downstream water flow of perennial or intermittent streams which support riparian vegetation or habitats.
- (c) The impact of a lowered water table on existing springs, streams, vegetation and wildlife.

- (d) The impact of damming a stream on the replenishment of beach sand.
- (e) The impact of lowering the water table in coastal areas on the intrusion of salt water into the aquifer.
- (f) The impact of constructing new pipelines, tunnels, etc. on the biotic environment.
- (g) The impact on scenic coastal resources of constructing a desalinization facility.
- (h) The impact of the proposed facility on existing wells and water systems.
- (i) Any other impacts associated with the development of new water resources which are not specifically listed above.

2. The applicant for a water development facility shall submit the following information in addition to that listed above:

(a) Detailed data on the existing quality and characteristics of the aquatic, biotic and hydrologic environments that would be affected by the proposed projects, sufficient for the DRP, in consultation with appropriate agencies, to estimate an annual yield of the water facility that will have no adverse environmental effects.

(b) A periodic monitoring program, based on the data required by subsection (E)(2)(a) above, which would carefully assess the impact of the facility on the existing environment and identify any degradation of the natural resources that may occur when the system is operational. Such program shall also monitor the amount of water removed by the proposed system and other existing systems within the same primary watershed.

(c) Multi-year projections of water availability shall be of sufficient length to include both wet and dry cycles of precipitation; such projection shall estimate the amount of water expected to be removed in dry years and the impact of that removal on the environment.

(d) Water availability data from the drilling of test wells on the site.

3. Projects which are shown to have adverse environmental impacts which cannot be mitigated shall be denied. However, projects with any abatable adverse impacts on riparian vegetation, wildlife habitats, aquifers, beach sand replenishment, etc. shall be conditioned with mitigation measures recommended in the environmental documentation and any other measures deemed necessary which are approved by the county, after consultation with appropriate wildlife and range managers, responsible agencies, the water supplier, and the PUC. The mitigation measures adopted shall also include specific measures to be taken in the event that the monitoring program described in subsection (2)(b) above discloses adverse effects, specified in the permit conditions, at a later date. Such measures shall be designed to protect natural resources and allow provision of critical water service. Monitoring and the conditional imposition of mitigation measures based upon the monitoring shall be made conditions of approval of the required coastal development permit and may include but are not limited to the following examples:

- (a) Decreasing the amount of water withdrawn by the project.
- (b) Releasing stored water to replenish the environment.
- (c) In the case of a water development project which has not yet commenced service, removing, relocating or discontinuing the water development project.

F. The Los Angeles County department of parks and recreation shall initiate negotiations with the city of Avalon and the Southern California Edison Company to establish a "Fair Share" allocation formula for new water resources developed at county expense. If required, the agreed-to formula shall be submitted to the State Public Utilities Commission for final ratification. (Ord. 89-0148 § 1 (part), 1989.)

22.46.740 Solid waste. A. Detailed plans for solid waste disposal shall be formulated by the applicant and submitted in conjunction with new development applications within the unincorporated portion of Santa Catalina Island. Such plan shall include provisions for recycling paper, metals, plastics and other salvageable materials. Approval of new development is dependent upon the satisfactory provision of sufficient solid waste facilities as determined by the county.

B. The plan for solid waste disposal shall be consistent with the "County Solid Waste Management Plan Triennial Review" dated March 1984 and any subsequent revisions.

C. Solid waste disposal shall be concentrated to the maximum extent feasible at the island's two existing solid waste dumps at Pebbly Beach and above Well's Beach in Two Harbors. When a third landfill becomes necessary because of capacity limitations at existing sites, increased solid waste generated by campgrounds or other visitor-serving uses, or new development at Two Harbors, the owner/operator of the proposed waste facility shall submit an application for a new site located at an abandoned quarry area at Empire Landing in Lot 85 as shown on Map 3 and 4 of Appendix D. The proposed landfill must meet the requirements of Title 23, California Code of Regulations, Subchapter 15 and be submitted to the regional water quality control board to evaluate its suitability as a landfill site. (Ord. 89-0148 § 1 (part), 1989.)

22.46.750 Energy. A. Approval of new development is dependent upon the satisfactory provision of sufficient electrical power.

B. Pebbly Beach shall continue to serve as the focus of utility services for Avalon as well as the entire island. Energy facilities, including existing and experimental, shall expand at Pebbly Beach to the maximum extent feasible before being established elsewhere on the island. Any expansion of the existing electrical generation plant or construction of a new plant shall be consistent with applicable air quality standards. (Ord. 89-0148 § 1 (part), 1989.)

Part 3

MARINA DEL REY SPECIFIC PLAN

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- 22.46.1860 Admiralty Development Zone 7 (Exhibit 11).
- 22.46.1870 Bali Development Zone 8 (Exhibit 12).
- 22.46.1880 Mindanao Development Zone 9 (Exhibit 13).
- 22.46.1890 Fisherman's Village Development Zone 10 (Exhibit 14).
- 22.46.1900 Harbor Gateway Development Zone 11 (Exhibit 15).
- 22.46.1910 Via Marina Development Zone 12 (Exhibit 16).
- 22.46.1920 North Shore Development Zone 13 (Exhibit 17).
- 22.46.1930 Fiji Way Development Zone 14 (Exhibit 18).
- 22.46.1940 Reserved.
- 22.46.1950 Coastal improvement fund.
- 22.46.1960 Youth hostel fund.
- 22.46.1970 Coastal improvement fund fee.

22.46.900 Title for citation. The provisions of this Part 3 of Chapter 22.46 shall be known as, and may be cited as, the "Marina del Rey Specific Plan." (Ord. 95-0042 § 1 (part), 1995.)

22.46.1000 Purpose. A. This Specific Plan constitutes the primary implementation mechanism for the Marina del Rey Land Use Plan as certified by the California Coastal Commission in December, 1986 and subsequently amended. As certified in 1995, the amended Land Use Plan includes only the existing Marina del Rey (Map 1 and Exhibit 1). Area A is that portion of the remaining unincorporated Coastal area outside the county-owned leaseholds of Marina del Rey. It has been segmented from the Marina del Rey segment by the California Coastal Commission, and requires separate action by the Commission before certification is granted. Area A is not part of this Specific Plan.

B. The objectives of the Specific Plan are fourfold:

- First, the plan documents various development, preservation and reconstruction strategies set forth in the certified Land Use Plan;
- Second, the plan establishes development standards and guidelines which are the regulatory basis for future development, preservation and reconstruction efforts in Marina del Rey;
- Third, the plan requires design concepts to guide reconstruction on individual parcels, to aid in the development of vacant land and to help preserve significant resources;
- Fourth, the plan establishes the governmental review process for new development proposals in Marina del Rey and describes the long-term implementation efforts necessary to accommodate future development.

C. The Specific Plan may be summarized as follows:

- Communitywide Plan and Design Standards. These standards consist of area-wide design guidelines. Urban design, land use, circulation, parking, access and infrastructure are discussed.
- Use Restrictions and Development Standards by Land Use Category. These sections contain the uses allowed and the development standards for each land use category in the Specific Plan. The use restrictions and development standards are comparable in form and purpose to the section of a zoning ordinance which defines uses allowed in a zone, development standards, etc.
- Site-Specific Development Guidelines. The guidelines detail the development potential, development considerations and required public improvements for each parcel, organized geographically by planning unit. On occasion, parcels are shown in more than one category, or several uses may be permitted on a particular parcel.
- Coastal Improvement Fund. This section describes the basis and funding mechanism for the Coastal Improvement Fund.
- Transportation Improvement Program. This section establishes a mechanism for funding necessary transportation improvements and ensuring their timely completion.

(Ord. 95-0042 § 1 (part), 1995; Ord. 90-0158 § 1 (part), 1990.)

22.46.1010 Reserved. (Ord. 95-0042 § 1 (part), 1995; Ord. 91-0004 § 1, 1991; Ord. 90-0158 § 1 (part), 1990.)

22.46.1020 Relationship to the Los Angeles County General Plan. A. The Los Angeles County General Plan was adopted on November 25, 1980. It consists of those countywide chapters and elements mandated by the California Government Code, as well as a series of communitywide plans which set forth more detailed

growth and development policies for specific unincorporated communities.

B. The Countywide General Plan establishes, in a broad perspective, future land use, development and conservation policies for the Marina del Rey area. The Plan further calls for the completion of the Marina Local Coastal Program (LCP), consisting of both a Land Use Plan and Local Implementation Program. The Marina LCP is integrated with the General Plan as a component of the Countywide Coastal Element.

C. The Marina del Rey Land Use Plan was approved by the Los Angeles County board of supervisors on September 13, 1984, and was subsequently certified by the California Coastal Commission on October 11, 1984. The Plan was recertified in December, 1986, after Areas B and C were annexed by the city of Los Angeles. It now serves as the community plan for the Marina del Rey area. This Plan constitutes a refinement of General Plan Policy and provides a basis for its implementation.

D. This Specific Plan is a key component of the Local Implementation Program for Marina del Rey. It is designed to implement the Marina del Rey Land Use Plan through the application of site-specific development standards and guidelines. The Specific Plan constitutes the most detailed interpretation of General Plan Policy. (Ord. 95-0042 § 1 (part), 1995; Ord. 90-0158 § 1 (part), 1990.)

22.46.1030 Relationship to the Los Angeles County Land Use Regulations.

A. Where provisions of this Specific Plan are in conflict with other provisions of this Title 22, this Specific Plan shall prevail. For matters on which this Specific Plan is silent, other applicable provisions of Title 22 shall control.

B. Notwithstanding the provisions of Section 22.46.030 of this Title 22, amendments to the County Code that affect sections cited in this Specific Plan shall not apply to this Specific Plan until certified as amendments to the LCP by the California Coastal Commission. Until such changes are certified, only the versions of the County Code previously certified by the Commission shall apply.

C. Regulation of development in Marina del Rey will be accomplished by zoning the entire Marina as Specific Plan (SP), shown on Map 1. Development in the SP Zone will be guided by the certified Land Use Plan, as implemented by the land use categories and parcel-specific development standards and guidelines in the Marina del Rey Specific Plan. One zoning document, the Specific Plan, will be referred to for all land use regulations and development standards for each parcel in Marina del Rey.

D. Height and land use limitations found on pages 16 through 26 of the Specifications and Minimum Standards of Architectural Treatment and Construction (see Appendix C of this Specific Plan) shall not apply to new development approved under this LCP. Amendments to the Specifications and Minimum Standards of Architectural Treatment and Construction (hereafter known as the Manual of Architectural Standards) shall not apply to this Specific Plan until certified as an amendment to the LCP. Until such changes are certified, only the version of the Manual of Architectural Standards (October, 1989) in effect at the time of adoption of this Specific Plan, other than the above-identified height and land use limitations, shall apply. (Ord. 95-0042 § 1 (part), 1995; Ord. 90-0158 § 1 (part), 1995.)

22.46.1040 Urban design concept. The urban design concept for Marina del Rey embodies a three-dimensional option that will give the study area a strong, definitive physical image and identity. Key features of the urban design concept

include:

- A modified “bowl concept” consisting of a skyline of taller buildings around the outer and northern edges of the Marina, with lower buildings on the moles. The concept will enhance the image of the Marina and will ensure adequate sunlight and wind circulation over the water basin;
- A framework of “community identity elements” to provide a sense of place and establish the character of the area. Such identity elements serve to orient Marina visitors and provide a logical, coherent, unified network of movement, land use and activity;
- Design guidelines to coordinate the visual character of the Marina through the application of Marina-wide guidelines pertaining to landscaping, hardscape and street furniture, signs, quality site design and architectural treatment.
- View corridors to maintain and enhance public views of the harbor are a priority of this plan. Enhancing the ability of the public to experience and view the Marina waters shall be implemented by requiring view corridors in the design of all new or renovated development. This goal shall be achieved by placing conditions on permits for new development to enhance public viewing, to allow for greater public access, and to create view corridors to and along the waterfront.

(Ord. 95-0042 § 1 (part), 1995; Ord. 90-0158 § 1(part), 1990.)

22.46.1050 Community identity elements. A. The identity and image of an area is established by many elements, including buildings, landscaping, signs and in the case of the Marina, by its water-related activities. Except for its marine-oriented activities, the Marina does not have a strong image or identity. Some of the physical elements in the Marina area such as fences, gates and signs inadvertently discourage public use and access. The prospect of reconstruction on certain moles, however, brings the potential for establishing a more unified visual environment and identity in Marina del Rey.

B. Key community identity elements include:

- **Marina Gateways and Entrances.** These important entry points into the existing Marina from Lincoln, Culver Boulevard and Washington Street are where most people get their first orientation to the area. A combination of landscaping, signs and lighting orients motorists, bicycle riders and pedestrians to the Marina and specific destinations within it;
- **The Parkway Edge.** This is a heavily landscaped strip around the edge of the Marina to the north jetty of the Main Channel which creates a strong identity for the Marina;
- **The Loop Road.** Most allowable new high-rise and midrise development will be along Admiralty Way and Via Marina. This loop road has its own landscaped character, with signs, lighting, the pedestrian promenade and bicycle trail;
- **Mole Roads and Intersections.** Mole roads and intersections have special identity features, including signs identifying visitor-serving facilities or other attractions on each mole;
- **Pedestrian Walkways and Bicycle Trails.** The walkways and bicycle trails are a primary means for access to activities in the Marina. Design of these elements with safety and compatibility in mind is of utmost

importance in facilitating public use and enjoyment of the Marina. All walkways must be accessible to the physically impaired. Outdoor eating patios are encouraged along the bicycle and pedestrian trails;

- View Areas. A view area shall be defined as a point for observation of boats, docks, Marina waters and regional surroundings. Facilities may include benches and telescopes. Other park-like facilities are not standard in view areas;
 - View Corridors. A view corridor is an area located between the water and the first public road open to the sky and allowing uninterrupted views of the harbor from the road to the waterside, at ground level. The corridor may be combined with fire roads and public accessways.
- (Ord. 95-0042 § 1 (part), 1995; Ord. 90-0158 § 1 (part), 1990.)

22.46.1060 Communitywide design guidelines. Communitywide design guidelines concern several areas. These areas include landscaping, signs, site design and architectural treatment. These guidelines are considered to be mandatory when the word "shall" is used and are permissive when the word "may" is used.

A. Landscaping. Landscaping shall include trees and shrubbery, with adequate ground cover to protect the soil. Landscaped borders used to shield obtrusive uses shall have a minimum width of eight feet and shall consist of vegetation of sufficient density to hide the use. Landscaping along site perimeters shall have a minimum width of eight feet and shall allow visual access into the lot, except where the landscaping is being used to screen an obtrusive use. These standards shall be implemented in a manner consistent with all other provisions of the certified LCP to encourage unique site design.

B. Lot Coverage. Lot coverage by buildings, shall be limited as otherwise restricted in the Specific Plan, and shall not exceed 90 percent of the net lot area; a minimum of 10 percent of the net lot area shall be landscaped. Layout, components and quantity of landscaping for development in the existing Marina shall be subject to approval by the design control board.

C. Parking.

1. Parking standards in Marina del Rey shall be as set forth in Part 11, Chapter 22.52 and Appendix 3 of this Title 22.

2. Applicants for office and commercial development are required to consult with the department of beaches and harbors to determine how to locate and manage multiuse parking facilities. The director must find that the multiuse facilities are consistent with the LCP, and that all uses will receive adequate parking. The intent of multiuse, otherwise known as dual or shared use, parking is to provide additional parking for shoreline access and recreational uses during peak visitation periods which coincide with nonpeak office/commercial working hours. All calculations for shared parking demand shall provide spaces for public access parking. Procedures for multiuse parking, deviation from the aforementioned parking requirements, including provisions for off-site parking, or any other parking variance shall be as set forth in Part 7 of Chapter 22.56 of this Title 22.

3. Development on the land side of parcels on which the water side has been identified for additional slips under the "funnel concept" shall be evaluated with respect to the parking needs of the future slips. Land-side development shall not preclude provision of parking for the future slips called out in this Specific Plan. Projects which include the development of parking garages or increased lot coverage shall provide the spaces for the slips as part of the development project.

D. Signs.

1. Signs shall be as detailed as possible without becoming unreadable. The design control board specifically regulates signs in the existing Marina through the application of standards set forth in the Board's Revised Permanent Sign Controls and Regulations, a section of the Manual for Architectural Standards, certified in 1990 as Appendix C.

2. Signs shall also be regulated by the provisions of Part 10 of Chapter 22.52 of this Title 22 and the design control board's Revised Permanent Sign Controls and Regulations of September 16, 1971 (Appendix C). In the event of a conflict between the design control board's requirements and Title 22, the most restrictive standard shall prevail. Each land use category set out in this Specific Plan shall be subject to the sign standards for a comparable zone designated in Section 22.12.010 of this Title 22. Comparable zones shall be assigned according to the following chart, except that off-premises or outdoor advertising signs shall be prohibited:

Land Use Category	Chapter 22.52, Part 10 Zones
Residential III	R-3
Residential IV	R-4
Residential V	R-4
Hotel	C-3
Visitor-Serving/Convenience Commercial	C-3
Marine Commercial	C-M
Boat Storage	C-M
Office	C-3
Parking	P-R
Public Facilities	C-1
Open Space	O-S
Water	O-S

E. Site Design and Architectural Treatment. Site design and architectural treatment include such elements as structural height, bulk, spacing, facade design, materials and colors.

1. **Site Design.** Planes of the exterior building walls should vary in depth and/or direction to avoid bulk and monotony, and should relate closely to the pedestrian promenade. Building placement and design shall avoid long, continuous blocking of water views.

2. **View Corridor Requirements.** Parcels located between the water and the first public road shall provide a view corridor allowing uninterrupted views of the harbor from the road to the waterside, at ground level. The design, location and feasibility of view corridors shall be determined by the director and shall be based on the distance from the first public road to the bulkhead, the parcel's land use category, configuration and the intensity of development allowed by the Specific Plan.

a. Where a view corridor is physically feasible, the optimum width of such a view corridor shall be a minimum of 20 percent of the water frontage of the site.

b. Where the director finds an alternate method for providing a view corridor, the director may apply credit toward the view corridor percentage standards.

c. Where the director finds that a view corridor cannot be physically located anywhere on the parcel to provide a view of the harbor from the road, the director may waive the requirement.

3. **View Corridor Standards.** View corridors shall be maintained so as to provide an unobstructed view of the bulkhead edge, masts and horizon for pedestrians and passing motorists. Unobstructed views are defined as views with no inhibition of visual access to the water. Parking lots may be depressed below grade such that views are possible over parked vehicles; the Director shall determine whether a parking lot designed as such warrants credit toward the view corridor requirement. A depression of two feet below grade shall be the minimum considered for view corridor credit through a parking lot. Additionally, landscaping shall be placed and maintained so as not to obstruct water views. Where the director finds that such combination is appropriate, view corridors shall be combined with vertical accessways.

4. **Architectural Treatment.** Among other important objectives, good site design is essential in maintaining compatibility among adjacent land uses and preserving important public amenities such as view corridors and scenic vistas. Balconies, terraces and patios are encouraged. Outdoor dining facilities which do not interfere with public accessways are also encouraged to take advantage of water views and scenic vistas throughout Marina del Rey in those areas where restaurants are allowed by this Specific Plan; such facilities shall comply with the public view and public access provisions of this Specific Plan and the provisions of subsection G of Section 22.28.070. Specific design review within the existing Marina is the responsibility of the design control board's Statement of Aims and Policies, dated February 17, 1987 found in Appendix C of the Certified LIP.

5. **Building Height Standards.** Unique site design with respect to height and setbacks is encouraged on all parcels in Marina del Rey. Heights shall be limited according to the following standards: the development standards of each land use category and the Site-Specific Development Guidelines. Where the land use category height standards found in Section 22.46.1690 differ from the site-specific standards found in Sections 22.46.1790 through 22.46.1940, such site-specific standards noted in the applicable portion of Sections 22.46.1200 through 22.46.1690 shall control. Maximum heights may be reduced during the coastal development permit process to preserve public recreation, solar access to the beaches, parks and boat basins and wind for sailing or as otherwise required in all other policies of the certified Land Use Plan and this Specific Plan. In certain categories, the maximum height permitted is dependent on the size of the view corridor provided. Building heights in the Marina shall be restricted according to the following seven categories:

- a. Category 1: one story, 25 feet maximum;
- b. Category 2: 45 feet maximum;
- c. Category 3: 45 feet maximum when a 20 percent view corridor is provided ranging to 75 feet maximum when a 40 percent view corridor is provided. Height above 45 feet shall be permitted at the ratio of 1.5 feet in height for every one percent view corridor exceeding the 20 percent;
- d. Category 4: 140 feet maximum;
- e. Category 5: 140 feet maximum when a 20 percent view corridor is provided ranging to 225 feet maximum when a 40 percent view corridor

is provided. Height above 140 feet shall be permitted at the ratio of 4.25 feet in height for every one percent view corridor exceeding the 20 percent standard;

f. Category 6: 225 feet maximum;

g. Category 7: other site-specific maximums;

6. Communitywide design guidelines are established and administered by the design control board of the department of beaches and harbors. The design control board shall continue to review architectural designs and site plans for development projects in the existing Marina.

F. Fire Safety Standards. The following standards shall apply to all new development and renovation or expansion of existing development, where applicable.

1. Sprinklers. All new development shall be required to provide fire sprinklers consistent with the specifications of the fire department. Further, remodeling or expansion projects involving 50 percent or more of the existing floor area of said project shall be subject to review by the fire department for sprinkler requirements.

2. Multistory Buildings. Where a new building exceeds three stories or 35 feet in height, the following site design standards shall apply:

a. Emergency access (or clear zones) on the lateral sides of all multistory buildings shall be required to be a width of 28 feet, subject to fire department determination. A lesser width may be approved where the Fire Department finds such width provides sufficient emergency access; a greater width may be approved where the fire department finds such width to be necessary for the provision of adequate emergency access. This emergency access requirement may concurrently apply to 20-foot-wide pedestrian promenades consistent with subsection (F)(2)(b) of this section. Where a building is not more than 10 feet from the edge of a road, the roadway may serve as the required access area for that side of the building. Clear zones provided on the sides of buildings may count toward any linear view corridor requirements for buildings located between the first public road and the sea; and

b. The pedestrian promenade and fire department access road may be used for dual functions provided that the fire department maintains unimpeded access on no less than 20 feet of all pedestrian promenades at all times. These promenades shall be no less than 28 feet wide to allow benches, trash containers, shade structures and other pedestrian amenities on the seawardmost eight feet of the promenade. The remainder of the promenade shall conform to fire access road requirements and shall be a minimum of 20 feet wide clear to the sky, with no benches, planters or fixed objects. As an alternate configuration, the director, in conjunction with the fire department, may approve a 20-foot-wide clear pedestrian/fire access road with a series of 10-foot-wide improved viewpoints no less than 150 feet apart. These viewpoints shall be located adjacent to the bulkhead line. In either configuration, turn radii shall be approved by the fire department.

G. Residential Mitigation requirements.

1. New residential development shall provide compensatory recreational facilities to offset local residential uses of existing Marina park and recreational facilities. Where feasible, such facilities, as identified in subsection (G)(3) of this section, shall be provided on-site as a means of meeting this requirement. Alternatively, where an applicant demonstrates that it is not feasible to locate all, or only a portion of recreational facilities on-site, then the applicant shall contribute, on a fair and equitable basis, to a coastal improvement fund. Senior congregate care housing is exempt from this requirement.

2. **Residential Mitigation Standard.** The public park land area requirement shall be based upon providing three acres of public park land for every 1,000 new residents, or portion thereof. Alternatively, a mitigation fee may satisfy the requirement. The fee shall be based upon the estimated cost of improving an equivalent amount of public park land on a public parcel within the Marina. An applicant may choose to meet the requirement by providing a combination of land area and fee.

3. **Mitigation Credit.** On-site land area credits toward this requirement shall be given for the following facilities: clearly defined and exclusively reserved internal land area devoted to private recreation of the residents, public park land, that portion of the pedestrian promenade or view corridor not designated as a fire access road, and viewing parks at the end of the mole roads, or adjacent to the main channel. (Ord. 95-0042 § 1 (part), 1995; Ord. 90-0158 § 1 (part), 1990.)

22.46.1070 Variance procedures. Variances from the development standards contained in this Specific Plan may be applied for pursuant to the provisions of Part 2 of Chapter 22.56. In addition to the burden of proof contained in Section 22.56.290 of said Part 2, the applicant shall also prove:

A. That the variance is consistent with the Local Coastal Program including the land use category of the Specific Plan and the public access and recreation policies of the Coastal Act; and

B. That there would be no adverse impact on the environment. (Ord. 95-0042 § 1 (part), 1995; Ord. 90-0158 § 1 (part), 1990.)

22.46.1080 Land Use Plan. The type, intensity and distribution of existing and future land uses within Marina del Rey are shown on the Specific Plan Land Use Map (see Exhibit 2 set out at the end of this Part 3). The land use categories delineated include:

- Residential III: Medium density, up to 35 dwelling units per net acre;
- Residential IV: Medium-high density, up to 45 dwelling units per net acre;
- Residential V: High-density, up to 75 dwelling units per net acre;
- Hotel: Hotels, motels and youth hostels to provide overnight accommodations and attendant services for visitors to the Marina and nearby beaches;
- Visitor-Serving/Convenience Commercial: Dining facilities, retail and personal services for visitors to the Marina and nearby beaches, as well as residents and employees of Marina del Rey;
- Offices: General offices, professional offices and financial institutions;
- Marine Commercial: Coastal-related or coastal-dependent uses associated with operation, sales storage and repair of boats and marine support facilities including wet slips, boating schools, dry storage and launch facilities, boat repair yards, yacht brokerages and marine associated retail and office uses;
- Boat Storage: Storage of boats in wet slips, dry storage, boat repair, ancillary retail uses;
- Parking: Parking lots and structures open to the public, in most cases multiuse and fee-charging. Multiuse includes commercial and office parking lots made available during nonbusiness hours, and also landscaped park areas improved to be also usable for parking during those

- weekends when parking demand for the Marina is at its peak;
- **Public Facilities:** Public infrastructural land uses other than roads, including libraries, harbor administration, public utilities, police and fire facilities;
- **Open Space:** Recreational uses including open viewing areas, promenades, bikeways, beaches, parks and water bodies for recreational use;
- **Water:** A category for recreational use, docking and fueling of boats, flood control and light marine commercial;
- **Mixed Use Overlay Zone:** An overlay category applied to selected parcels in addition to the site's primary land use category. Permits the combination of above land use categories on a parcel and mixing of uses within a structure;
- **Waterfront Overlay Zone:** An overlay category applied to most waterfront parcels in addition to the site's primary land use category. Encourages coastal-oriented and coastal-dependent uses on the waterfront, permits the combination of Hotel, Visitor-Serving Convenience/Commercial, Marine Commercial and the site's primary land use, as well as mixing of uses within a structure.

(Ord. 95-0042 § 1 (part), 1995; Ord. 90-0158 § 1 (part), 1990.)

22.46.1090 Land use monitoring and phasing. A. The monitoring program implements the development limitations and phasing policies as established by the certified Marina del Rey Land Use Plan. Cumulative development and peak hour trips will be monitored and totaled for each development zone as projects are approved.

B. Development in the existing Marina is classified as Phase II* (see Table 1 set out at the end of this Part 3). All new development in the existing Marina will be subject to the buildout limitations of each development zone, phasing restrictions, land use category and the site-specific standards of this Specific Plan.

C. Development Limitations and Phasing. Specific monitoring criteria for development phasing are described as follows:

1. **Development Monitoring.** Additional development is limited to the buildout identified in Table 1 for each development zone. Development shall not be approved that will exceed the capacity of the regional, local or development zone street system. The total potential for additional units and amount of commercial and residential development allocated under this LCP will generate a traffic impact within the Marina del Rey that can be mitigated within the Marina by the improvements listed in the traffic improvements plan which is part of the Local Implementation Program. Monitoring will be based on the type and density of development.

Except for Parcel 9 of Development Zone 2 (Tahiti Development Zone), all development in Zones 1 through 12 will involve redevelopment of existing developed lots. A parcel may apply for development contained within the development zone where the parcel resides; the development applied for must be consistent with the land use category, overlay zone (if any) and site-specific standards of the parcel. Development will be monitored by zone such that after a redevelopment project receives approval, the additional development granted as part of the approval over and above the level of existing development on the site, shall be deducted from the development available in the parcel's zone. The balance will be the development available for future redevelopment projects in the zone. A zero development balance in a zone indicates that additional development has been exhausted in that zone;

future development in the zone at that time is limited to recycling of uses with no expansions or increased trip generation.

2. **Residential Development.** As residential development occurs, the total number of dwelling units shall be monitored and the net increase in any development zone shall not exceed the number of residential units allocated to that zone, less the number of units converted to a visitor-serving or coastal-oriented use, if any. Residential densities on mixed use parcels, where the floor area of the nonresidential use exceeds 10 percent of the total floor area, shall be figured using only the residential buildable area, not the buildable area for the entire parcel. The buildable area for the entire parcel may be used in residential density calculations where the floor area of the nonresidential use is 10 percent or less of the total floor area. The residential buildable area shall be determined by taking the parcel's buildable area, less the area devoted to all other land uses. Existing boat storage, public access, public parking and boating support uses in residentially zoned areas in the WOZ zone shall be preserved. With the exception of facilities located on Parcels 1, 54, 55 and 56, as part of the application, these uses may be relocated on the same parcel or to another parcel within the Marina, as long as the size, efficiency and capacity of the facility remains the same and such relocations occur prior to any dislocating development. The trips generated by such a use shall not be considered as additional development when calculating allowable new trips in the WOZ zone.

Subject to these limitations, residential projects in the Waterfront Overlay Zone may use land area devoted to visitor-serving, marine commercial and other coastal-oriented uses in calculating the residential buildable area. In mixed-use developments involving several uses on different floors in a building, the residential area shall be determined on an overall percentage basis. Density may be transferred from one parcel to another as long as the parcels are adjacent, in the same development zone, under the same ownership, designated with the same land use category and consistent with the buildout allocations of each applicable development zone.

3. **Improvement Phasing.** In recognition of the need for expanded transportation facilities generated by cumulative development in Marina del Rey, approval of development projects in existing Marina will be contingent upon the full mitigation of all significant daily and peak-hour adverse traffic impacts generated, and financing and phasing agreements as specified in the Improvement Financing the Transportation Improvement Program (TIP) contained in Appendix G. Said agreements will be dependent upon the number of additional p.m. peak-hour trips generated by the project and the established cost per trip.

4. Applicants for all development shall demonstrate that there will be sufficient traffic capacity in both the Marina del Rey internal system and the subregional highway system serving the Marina to accommodate the traffic generated by the planned development. If the applicant cannot demonstrate that there is adequate traffic capacity to accommodate the traffic generated by the proposed additional development, the application shall be denied, as set forth below:

a. If the developer has demonstrated that there will be available traffic capacity within the internal Marina del Rey system, the developer may move forward with the project, but all significant adverse traffic impacts of development on both internal Marina del Rey routes shall be mitigated by (1) payment of a proportional fair share of necessary internal traffic improvements before a coastal development permit for the development is issued, and (2) construction of all necessary internal Marina del Rey improvements prior to occupancy of any approved

structures.

b. As part of the application for development, applicants shall also provide evidence of the cumulative impacts of any proposed project on major state highways and routes leading to the coast in the Marina area, and provide information regarding the capacity of such routes, and the cumulative total of new trips generated within the Marina that routinely use these Marina approach roads. Where any significant adverse cumulative traffic impacts on subregional traffic routes will occur, the applicant shall (1) pay a proportional fair share of necessary subregional traffic improvements, and (2) provide information concerning the timing and capacity of planned traffic improvements which will accommodate local growth including that attributed to the development. However, if the trips generated by the development along with other previously approved development will exceed 50 percent of the total anticipated additional external trips to be generated by new or intensified Marina del Rey development, additional development that generates external trips cannot occur until a traffic improvement on the approach roads that will mitigate those trips has been approved and funded by the appropriate agencies.

5. Recycling of Parcels. Parcels in the existing Marina may recycle existing uses, where allowed by the Specific Plan, as long as there is no net increase in vehicle trips generated by the parcel. For purposes of this section, "recycling" is defined as the renovation, demolition or removal of existing structures and the subsequent reconstruction, construction or replacement of new structures consistent with the other requirements of this section. Recycling of parcels which does not involve a net increase in vehicle trips is development, but is not dependent on the phasing program described in subsection 4 of this section. No change of use or Phase II development will be allowed under this scheme.

6. Conversion.

a. Waterfront Overlay Zone. Existing and allocated residential and office development in Development Zones with the Waterfront Overlay may be converted to visitor-serving, hotel, open space, marine commercial or other coastal-oriented development. Boat storage, public access, public parking and boating support uses, including boater parking, shall be preserved, but as part of an application, these uses may be relocated on the same parcel or to another parcel within the Marina, as long as the size, ability to carry out the purpose of the facility, water access and capacity of the facility remains the same. Subject to these limitations, existing and allocated visitor-serving, marine commercial and coastal-oriented development may also be converted to other visitor-serving, marine commercial and coastal-dependent uses. Conversion of development shall be consistent with subsection (C)(6)(c) of this section.

b. Mixed Use Overlay Zone. Existing and allocated residential and office development in Development Zones with the Mixed Use Overlay may be converted to visitor-serving, marine commercial or other coastal-oriented development. Conversion of allocated uses shall be limited to 10 percent of the residential units or office square footage allocated in the zone where the conversion occurs. Boat storage, public access, public parking and boating support uses shall be preserved, but as part of an application, these uses may be relocated on the same parcel or to another parcel within the Marina, as long as the size, ability to carry out the use and capacity of the facility remains the same. Subject to these limitations, existing visitor-serving, marine commercial and coastal-oriented development may also be converted to other visitor-serving, marine commercial and coastal uses. Conversion of development shall be consistent with subsection (C)(6)(c) of this

section.

c. The conversion units shall be p.m. peak-hour trip generation such that the number of p.m. peak-hour trips generated by the added development of the recipient use does not exceed the p.m. peak-hour trip generation of the donor use. Conversion of allocated development shall be monitored such that the development converted is deducted from the zone balance for the donor use and added to the zone balance for the recipient use. Conversion of existing development shall be similarly monitored to ensure no increase in trip generation occurs as a result of the conversion. Conversion is limited to development within a respective Development Zone; conversion shall not be construed to allow transfer of development between Development Zones.

d. The design control board shall review the site plans of converted or mixed uses to assure that the design will enhance compatibility of the uses with each other and with adjoining uses. The board shall consider massing, public access and views, pedestrian and automobile traffic patterns, convenience of loading and trash hauling and the separation of public and residential routes and entrances of the building as they relate to the project's consistency with the LCP. The design control board shall consider and adopt a written report and/or provide marked plans to illustrate its conclusions relating to the project's consistency with its guidelines and the LCP. Design changes necessary to assure compliance with the access, visual quality, recreation and other policies of this LCP shall be incorporated into the coastal development permit as conditions of development. (Ord. 2001-0010 § 3, 2001; Ord. 95-0042 § 1 (part), 1995; Ord. 90-0158 § 1 (part), 1990.)

- * Phase I constitutes the existing level of development. Phase II represents the redevelopment of the Marina at greater densities; the numbers noted represent the additional residential units and other new development within each development zone.

The changes made to Table 1 by Ordinance 2001-0010 shall not take effect until Local Coastal Program Amendment Case No. 98-172-(4) has been certified by the California Coastal Commission pursuant to the provisions of the California Coastal Act of 1976, as amended to date.

22.46.1100 Circulation system. A. The circulation system is the single most important infrastructure component in the Specific Plan Area. It is comprised of the following:

- Region-serving transportation facilities;
- Local roadway system (Exhibit 3 — Regional Circulation System Map);
- Local and regional bikeway network;
- Pedestrian promenades and walkways;
- Local and regional public transit services.

B. Important components of the circulation system are the Transportation Systems Management (TSM) and Transportation Demand Management (TDM) programs which maximize system operating efficiency and thereby enhance access to and travel within the Marina area. Transportation Systems Management and TDM are discussed in detail in the Transportation Improvement Program, found in Appendix G.

1. Roadway System. Special roadway sections are anticipated to accommodate bikeways, nonvehicular circulation components and landscaped areas.

2. Pedestrian and Bicycle System.

a. The pedestrian and bicycle system is an important component of the overall circulation system. The pedestrian promenade and bicycle path enhance shoreline access and implement a number of policies in the land use plan. The pedestrian promenade is illustrated on the Existing Shoreline Access Map (Map 2) (see Map 2, set out at the end of this Part 3).

b. Pedestrian system physical features include:

- Identification striping, markers and signs;
- Lighting;
- Smooth, continuous paving (handicap accessible);
- Directories, benches and drinking fountains.

c. Bicycle system features include:

- Connections to the South Bay Regional Bikeway;
- Access around the entire Marina area, to all land uses, including visitor-serving facilities and beaches;
- Identification striping, markers and signs;
- Smooth, continuous paving;
- Directories, bike racks, benches, drinking fountains, storage lockers at all land uses;
- Connections to other travel modes (bus stops, park and ride, transit stations, bus transportability).

d. The bicycle system should maximize access without compromising safety. Separate right-of-way, minimizing driveways that interfere with the route and compatible intersection design are all necessary for ensuring a safe bicycle system.

C. Proposed Circulation Improvements.

1. The circulation system improvements contemplated in this LCP are divided into categories, dependent upon funding status, priority, and phasing; the improvement categories are detailed in the TIP. Improvement of Admiralty Way to include three lanes in the northbound/westbound direction and two lanes in the opposing direction (to result in five lanes total) constitutes a major circulation system improvement identified in the TIP. Additionally, improvements to other Marina intersections and the implementation of Automated Traffic Surveillance and Control (ATSAC) or related advanced signal synchronization technology will occur. These improvements are expected to provide sufficient capacity within Marina del Rey to accommodate future development as envisioned by this Specific Plan.

The Transportation Improvement Program discusses the transportation system improvements in great detail; it also includes language requiring agreements with the county for funding and construction of roadway improvements prior to approval of new development.

2. Implementation of a shuttle bus system and water taxi service would enhance public access to the Marina area and reduce impacts of residential, commercial and hotel development on access facilities, including impacts on both marina facilities and nearby beaches attributable to the growing Marina/Playa Vista population. The Marina del Rey Traffic Study (1991) suggested that a shuttle system would be most efficient and cost-effective if implemented in conjunction with a light rail transit system. A shuttle system is not required for traffic mitigation but can be established in conjunction with developments in and around the Marina. As a condition of recycling or development of new residential, hotel or commercial development accommodating more than 75 cars, shuttle stops shall be incorporated

into project designs. As part of any lease extension, lessees shall agree to pay their fair and reasonable share of implementing the shuttle system at such time a system is established in adjoining county areas, as long as such share is reasonably related to the impacts of their proposed development upon the nearby beach parking and recreational traffic system. Additionally, potential exists for construction of water taxi stops and ferry terminal sites at various sites on the Marina waterfront.

3. Los Angeles County spearheaded creation of a Venice/Marina/Playa Vista Transportation Committee to study and recommend additional circulation system improvements necessary to mitigate cumulative development in the subregion. The work of this committee is ongoing and may not see completion for a few years. The county reserves the right to require mitigation measures recommended by the committee as conditions of development. Potential cumulative improvements are also identified as Category 3 in the Transportation Improvement Program. No development shall be contingent on improvements that must occur outside the county jurisdiction until such improvements have been adopted, cost estimates prepared and the routes chosen by the agencies which have jurisdiction over the route. Any required mitigation of cumulative impacts may constitute contribution of a fair percentage share of traffic increases toward the total cost of completing the mitigation measure(s), based on the applicant's share of traffic increases in the subregional system. The county's ability to require such mitigation as a condition of development is contingent upon demonstration of a nexus between the proposed development's impact and the mitigation measure required, and that the required mitigation compensates for the impact warranting such mitigation. (Ord. 95-0042 § 1 (part), 1995; Ord. 91-0004 § 2, 1991; Ord. 90-0158 § 1 (part), 1990.)

22.46.1110 Review of new development. All development in Marina del Rey shall require a coastal development permit, processed in accordance with Part 17 of Chapter 22.56 of this Title 22. Development shall be approved if a finding is made that the development conforms to the certified LCP, and for projects between the first public road and the sea, also conforms to the access and recreation policies of the California Coastal Act.

A. Development in Marina del Rey shall be assessed during the coastal development review process to identify the development's impacts and needs associated with the public's right to recreational access to and along the waterfront. The conditions imposed by the county upon such developments shall reasonably relate to the impacts and needs of the affected development and related development. The conditions shall be those which are necessary to alleviate all significant adverse direct and cumulative impacts including those needs identified in the development assessment process. Therefore, the provisions in the Specific Plan relating to compulsory dedication of shoreline access shall be implemented on a case-by-case basis, and appropriate findings supported by substantial evidence shall be adopted by the local agency to support such conditions. The conditions shall substantially advance a legitimate state interest, without denying a lessee or owner economically viable use of the land.

B. In Marina del Rey, all land is owned by the county of Los Angeles and all leaseholders hold leases subject to an obligation to provide for active public use, and maximum public enjoyment of the public recreational land. Private rights have been granted by contracts, which in some cases limit public use of the parcels. Existing public accessways are identified in Existing Shoreline Access Map (Map 2) of this Specific Plan (see Map 2 at the end of Part 3 of this chapter), and it is the policy of the county that all development preserve existing access to the Marina, to its bulkhead walkways and to its waters. Where development will increase the numbers of residents or guests on the parcel, this Specific Plan identifies additional bulkhead access and identifies that a public access corridor or other public accommodations in that location would benefit the public, said additional access, including vertical access, shall be guaranteed by the leaseholder of that parcel pursuant to

subsection A of this section.

C. **Lease Extension.** In the county-owned Marina del Rey, when lease extensions and/or changes in lease provisions are granted, the leases shall incorporate and be consistent with all requirements of this Specific Plan, including, but not limited to public access, view corridors, parking, impact fees, maintenance of view corridors and parks, protection of existing uses and design review. (Ord. 95-0042 § 1 (part), 1995; Ord. 90-0158 § 1 (part), 1990.)

22.46.1120 Access — Findings. In order to make the appropriate findings to impose vertical or lateral access requirements, the county shall:

A. Base all findings on factual evidence obtained at the public hearing, submitted by the applicant or interested parties, or discovered during the staff's investigation;

B. Evaluate the individual and cumulative impacts of the proposed development on public access and recreation opportunities;

C. Identify the access-related problems associated with the development;

D. Cite the specific Coastal Act provisions that are impacted by the development;

E. Explain how the proposed conditions would solve the access problem created by the development and are related in the nature and extent to the impacts of the development on the public's right to access the Marina. (Ord. 95-0042 § 1 (part), 1995; Ord. 90-0158 § 1 (part), 1990.)

22.46.1130 Access — Conditions. Where development is allowed by the Specific Plan, and access is required by the Site-Specific Development Guidelines for the parcel or is found to be necessary to provide access to and along the water, a condition requiring said access will be imposed with a coastal development permit if appropriate findings supporting the nature and extent of such access conditions have been made. Other open space or public access improvements required to ensure compliance with this Specific Plan shall also be made conditions of the project. (Ord. 95-0042 § 1 (part), 1995; Ord. 90-0158 § 1 (part), 1990.)

22.46.1140 Methods of securing access. The condition requiring lateral or vertical access shall specify that such access be secured by either of the following:

A. The landowner shall execute and record a document, in a form and content acceptable to the Executive Director of the California Coastal Commission, irrevocably offering to dedicate to a public agency or private association approved by the Executive Director an easement for lateral public access and passive recreation along the shoreline or for vertical access to the shoreline. The document shall provide that the offer of dedication shall not be used or construed to allow anyone, prior to acceptance of the offer, to interfere with any rights of public access acquired through use which may exist on the property. Such document shall state the precise location and width of the easement. The document shall be recorded free of prior liens which the Executive Director determines may affect the interest being conveyed, and free of any other encumbrances which may affect said interest. The offer shall run with the land in favor of the people of the state of California, binding successors and assignees of the landowner, and shall be irrevocable for a period of 21 years, such period running from the date of recording.

B. **Lease Provisions.** Lease provisions shall explicitly require provisions for access for the general public including promenades, view and open space areas, and

access corridors consistent with the requirements of Chapter 3 of the Coastal Act and the certified LCP.

C. When no changed lease provision is required, an alternate method approved by the planning director, county counsel and the California Coastal Commission which would provide a similar guarantee of public access as afforded by the irrevocable offer described in subsection A of this section. Such method may be a binding agreement with the underlying leaseholder or property owner and shall be effective for the life of the use for which the access is required. In no event shall any party withhold its approval to feasible alternate methods. (Ord. 95-0042 § 1 (part), 1995; Ord. 90-0158 § 1 (part), 1990.)

22.46.1150 Shoreline accessways. The following provisions pertain to shoreline accessways which are dedicated or otherwise guaranteed in conformance with the requirements of this Specific Plan and for which a public agency or private association, approved by the Executive Director, has accepted the responsibility for construction, maintenance and liability of said accessways:

A. Vertical access easements shall be combined with the fire department required vertical access and shall be at least 28 feet in width and shall run from the shoreline to the nearest roadway available for public use. Lateral access easements shall extend as required for the individual parcel in this Specific Plan. No development shall reduce existing access, formal or informal.

B. Leaseholds developed with access easements shall provide, where feasible, for public recreation, public open space and improved public seating and viewing areas.

C. Access easements shall be posted with identification signs located at the junction of the vertical easement with the shoreline and the connecting roadway and along the inland extent of lateral easements. (Ord. 95-0042 § 1 (part), 1995; Ord. 90-0158 § 1 (part), 1990.)

22.46.1160 Access restrictions. A. Public access may be restricted in certain locations around the Marina, such as in front of the sheriff's station and near launch hoists, in the interest of pedestrian safety. Necessary restrictions and management may consist of, but are not limited to, the following:

- Construction of fences, guard rails or other barriers to prevent the public from entering areas where hazardous activity is occurring;
- Limiting public access to certain hours of the day or days of the week when hazardous activities are not in operation;
- Posting of warning signs which notify the public of potential safety hazards;
- Relocation of the public access to ensure pedestrian safety.

B. Any restrictions deemed necessary by the authority supervising a site determined to be hazardous shall be reviewed for incorporation into the conditions of a coastal development permit for new development in these areas.

C. Where access standards of a different width or location are necessary to avoid demolition of existing structures, to set access ways back from existing development, or to avoid hoists and staging areas, the applicant may provide access ways of a different width or location that are sensitive to the development if such access provides continuous connection to other bulkhead access ways, as well as maximum public benefit. In no event shall access provided be less than 10 feet in width. (Ord. 95-0058 § 1, 1995; Ord. 95-0042 § 1 (part), 1995; Ord. 90-0158 § 1

(part), 1990.)

22.46.1170 Infrastructure. Beyond the circulation system, other major infrastructure systems serving the Specific Plan Area include sewer, water, storm drains and utilities.

A. Sewer. The county of Los Angeles maintains a contractual agreement with the city of Los Angeles to provide sewer services for the Marina area. The purchase of flow rights includes the use of the sewers and pumping system as well as treatment at the Hyperion Plant near Imperial Highway. Maintenance of the sanitary sewers within the Marina is the responsibility of the department of public works, waterworks and sewer maintenance division. There is currently sufficient sewage capacity to handle only a portion of the development permitted by this Specific Plan.

Appropriate phasing of new development may be necessary because of capacity limitations at the Hyperion Plant. Proof of adequate sewer and waste treatment capacity for new development will be required per the provisions of subsection (A)(14) of Section 22.46.1180.

B. Water. The Marina purchases its water from the Los Angeles County Waterworks District No. 29. Current water supplies may be adequate for existing and proposed developments in the existing Marina. As part of the application for development, the applicant shall provide evidence of compliance with all requirements of the department of public works, including payment of all required fees and participation in all districts required at the time the application is filed. The required improvements will be determined when applications for development or subdivision are submitted to the department of regional planning and reviewed by the department of public works and the fire department. The application for the coastal development permit shall include a method of funding and schedule of construction of any facilities required by the department of public works and/or the fire department to serve the proposed development.

Water service may alternatively be provided by connection to facilities operated and maintained by the city of Los Angeles, department of water and power. Proof of adequate water capacity for new development will be required in subsection (A)(14) of Section 22.46.1180.

C. Storm Drains.

1. The existing Marina is served by storm drains which deposit flows into the Marina basin. The drains are expected to be adequate to accommodate future development. To reduce the amount of pollutants entering the Marina from Ballona Creek, the department of public works will implement appropriate best management practices within the Ballona Creek watershed, as required by the county NPDES municipal stormwater permit.

2. Unless otherwise required by the Regional Water Quality Control Board and the County Flood Control District, the storm drain emptying into Basin H will be capped and diverted into Ballona Creek or another area of the Marina.

D. Solid Waste. Lessees in the existing Marina contract with five private companies for solid waste disposal. These companies use existing commercial landfills as available.

E. Utilities.

1. Electricity in the Marina area is provided by Southern California Edison. The present substation, located on Fiji Way, can accommodate moderate additional load. If development generates demand beyond capacity, a new substation

will be required.

2. Natural gas for the Marina is supplied by the Gas Company.

Supplies for existing and future development are expected to be adequate.

3. General Telephone and Electronics provides telephone service to the Marina. Central office lines are currently in place to serve the area, and they have sufficient capacity to serve future needs.

F. Fire Safety Services. A new fire station and support facilities may be required in conjunction with development anticipated in this LCP. The size and location of new fire facilities shall be determined after fire department study and evaluation for optimal response and service. As part of the application for development, the applicant shall provide evidence of compliance with all design requirements of the fire department and evidence of participation in any special district established for fire protection. (Ord. 95-0042 § 1 (part), 1995; Ord. 90-0158 § 1 (part), 1990.)

22.46.1180 Filing requirements. A. An application for new development shall contain the following information. In the case of an application for a coastal development permit, the information shall be in addition to the material required in Section 22.56.2310 relating to coastal development permits.

1. Protection and Enhancement of Shoreline Access and Views. New development located between the first public roadway and both the existing and proposed bulkheads shall protect existing public access and views to the Marina. New development shall provide accessways, promenades, view parks and view corridors consistent with Chapter 3 of the Coastal Act and all requirements of the certified LCP. Minimum requirements for the protection and enhancement of shoreline access and views are found in the Site-Specific Development Guidelines in this Specific Plan. Development applications shall include information, including changes in the provisions of the lease, if the underlying project requires any changes in lease provisions, adequate to demonstrate compliance with these access/view requirements.

2. A report prepared by a biologist trained in the study of marine resources, and approved by the department of regional planning, must be submitted. The report shall discuss the proposed development's impact on the biological productivity of the marine resources within and adjacent to Marina del Rey. Mitigation measures must be proposed for any negative impacts. The following items must be considered when assessing impact:

- Effects of any additional pollutants due to increased runoff caused by new development;
- Potential changes in water temperature and biological productivity caused by outfalls, runoff or decrease in light entering the water due to shadowing (new buildings);
- Effects of any new structures placed in the water.

3. All new development shall fully mitigate significant adverse wind impacts on marina boating. Accordingly, a detailed wind study must be submitted with all applications for development for structures over 45 feet in height. The report must discuss the effects of the proposed construction and/or building placement on wind patterns within the Marina, loss of surface winds used by birds and sailboats and general air circulation. The wind study must include the following components:

- Analysis of available historical wind speed and direction data to establish a wind speed/direction relationship for the site;
- Performance and analysis of wind tunnel testing for the project

using a model of proposed building(s) and surrounding structures. Wind tunnel testing shall be done for winds blowing from all predominant wind directions as established in analysis of historical data;

- Cumulative wind analysis, including evaluation of wind impacts attributable to existing structures and potential future development projects, including detailed data on the cumulative impacts of existing, proposed and expected development on winds in marina basin closest to the proposed development;
- Summary of findings identifying the project's wind impacts, if any;
- Summary of mitigation measures available to mitigate the project's adverse impacts on wind, including alternative massing, height and site design.

4. Avoidance and Mitigation of Geologic/Geotechnical Hazards.

Applicants and their engineers are responsible for determining and following all current requirements and recommendations of the Los Angeles County department of public works, the California Division of Mines and Geology and the California Seismic Safety Board. New development shall utilize earthquake-resistant construction and engineering practices. All new development over three stories in height shall be designed to withstand a seismic event with a ground acceleration of no less than 0.5g. Accordingly, all development applications shall include a detailed geotechnical report completed by a certified engineering geologist and a registered civil engineer experienced in the field of soil mechanics, and approved by the department of public works. A copy of the report, and its approval, shall be submitted. The report must include, but not be limited to:

- A comprehensive geologic/soils analysis showing underlying geology, soil type and structure;
- Delineation and evaluation of areas prone to fault rupture, secondary effects of seismic shaking, such as lateral spreading, settlement, liquefaction, etc. and excessive ground motion, due to seismic wave amplification;
- Delineation of low-lying areas which may be inundated by tsunamis, floods or unusually high tides, or damaged by excessive wave action;
- Recommendations for development in geologically stable areas, and restriction of development in unstable or unmitigated areas.

Note: Additional requirements may be imposed in areas determined to be under the jurisdiction of the State of California Seismic Safety Board or the Division of Mines and Geology.

5. Protection of Cultural Heritage Resources. Cultural resources located shall be identified and protected. All applications that include disturbance of native soils or vegetation, including but not limited to excavation, pile driving and grading shall include:

a. Report by a qualified archaeologist. The archaeology report shall comply with the guidelines of the State Office of Historical Preservation. Mitigation measures suggested in the report, and approved by the department of regional planning, shall be undertaken. For the purpose of this report, a "qualified archaeologist" is a person who has been certified by the Society of Professional Archaeologists and who has a minimum of three years experience investigating and

interpreting sites in Southern California. A copy of the report, signed by said qualified archaeologist, shall be submitted with the application. In accordance with the findings set forth in the archaeology report submitted with the development application, cultural resources shall be collected and maintained at the Los Angeles County Natural History Museum or other site acceptable to the State Historic Preservation Officer. The department of regional planning shall be notified if any resource is discovered during any phase of development.

b. Notification of the Office of State Historic Preservation and the Native American Heritage Commission of the location of any proposed disturbance of native soils or vegetation. The notification shall include the proposed extent of the grading and dates on which the work is expected to take place.

c. Acknowledgement of receipt of Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Sections 5097.98 and 5097.99 of the Public Resources Code. The applicant shall place a note on the project plans summarizing the procedures that apply in the event of discovery of Native American remains or grave goods.

The county shall approve archaeological recovery programs as permit amendments. The standard of review is the archaeological recovery program's consistency with this Specific Plan and with other provisions of state law.

6. Avoidance and Mitigation of Flood Control Hazards and Control of Surface Runoff. Flood hazard and runoff management standards shall apply to all new development. To protect marine resources within the existing Marina, to manage runoff associated with proposed development, all development proposals shall assure that:

- The flood hazard due to new development is mitigated;
- Upstream and downstream property owners are not adversely affected;
- The drainage proposal complies with all county, state and federal statutes and ordinances;
- The drainage of roofs and parking lots conform to the best management practices contained in the County's nonpoint source NPDES permit, and the Santa Monica Bay Plan's requirements regarding new or marina development;
- Containment, safe storage and management of all paints, solvents and other toxic and potentially polluting substances used during construction, repair or maintenance of buildings or of boats and floats;
- Accessible pump out facilities, waste disposal, and rest rooms for all parks and anchorages.

The department of public works shall be consulted for full flood-control requirements.

7. Protection of the Gas Company Facilities. Land use decisions and permitted new development shall not interfere with the Gas Company's ability to continue operation of its storage facilities. Prior to any new development over a used or abandoned gas well the developer must submit proof of certification from the California Division of Oil and Gas showing that wells were abandoned according to current standards.

8. Applicants for any proposed office and commercial development shall consult with the county department of beaches and harbors to determine if multiuse parking facilities are appropriate. The applicant shall provide the depart-

ment with the number of proposed spaces, the number available during weekends and holidays, and methods for control of the parking that would enhance public access to bulkheads, walkways and commercial attractions. The results of the consultation shall be submitted with the application.

9. **Conformance with Phasing Plan.** All new development must conform to the phasing requirements set forth in the certified local coastal program. Minimum phasing requirements are found in Section 22.46.1090 of this Specific Plan. The developer must submit a report discussing how the development complies with the phasing schedule of the certified Local Coastal Program. Such report shall provide information on the number of peak-hour vehicle trips generated, hotel rooms, dwelling units, parks and open space, etc. Where boat storage and marine commercial uses (launches, hoists, etc.) are not feasibly expressed in terms of square footage, the developer of such uses will be required to submit information which will indicate the amount of additional peak-hour vehicle trips likely to be generated by the project. Phasing includes development buildout, mitigation measures, including internal traffic and recreation and circulation system improvements and all other infrastructural improvements.

10. **Direct Traffic Mitigation.** All development shall mitigate all direct impacts on the internal circulation system before occupancy of the development. No development may commence without payment of a fair and proportionate share of the costs of traffic improvements listed in the traffic improvement program. As part of the application, all applicants shall provide evidence that it will be feasible to complete all traffic improvements to mitigate the traffic impacts of the development before occupancy of the permitted development. The applicant shall also demonstrate that funding of the necessary traffic improvement has been guaranteed.

11. **Mitigation of Cumulative Impacts on the Subregional Traffic System — Traffic Analysis and Mitigation Requirements.** An applicant for development shall provide the following information regarding the project's anticipated traffic impacts on major highways leading into and around the Marina del Rey Specific Plan area:

a. **Exemptions Based on Initial Trip Evaluation.** The applicant shall submit an accurate and detailed project description with an initial estimate of the number of the daily trips that will be generated by the project to the department of public works. The applicant may, in lieu of preparing a traffic report, provide evidence of participation in a subregional impact mitigation program, such as the city of Los Angeles coastal corridor transportation fund, on a fair and equitable basis, taking into account the applicant's contribution to the internal Marina street improvements. Notwithstanding such contribution, a traffic report shall be required of projects that generate over 500 trips per day unless other possible adverse impacts are identified that, in the opinion of the department of public works, require a report. Also, if a project generates 50 or more peak-hour trips on a congestion management plan (CMP) intersection, or 150 peak-hour trips on a CMP route, a separate analysis shall be prepared which addresses these impacts.

b. **Traffic Study.** A detailed traffic study shall be submitted at the time of the application for the coastal development permit which addresses the project's traffic impacts on various highway intersections that could experience significant impact as described in subsection (A)(11)(e) of this section. The study shall document: (1) the number of daily, weekend and a.m. and p.m. peak-hour trips which would be generated by the project, (2) the number and percentage of those trips originating and terminating outside the Marina del Rey Specific Plan area, (3)

the distribution of the trips upon departing the study area, (4) how much a specific mitigation measure would reduce daily and peak-hour trips, and (5) such additional information as the department of public works may require to properly evaluate the project's proportionate traffic impacts on the study intersections. The study shall compare levels of service for existing, ambient growth and with and without construction of the project, and cumulative traffic impacts with other known development.

c. **Highway Intersections Required to be Studied.** The study area shall include arterial highways, freeways and intersections generally within one-mile radius of the project site. These shall include, at a minimum, the Washington Street/Lincoln Boulevard intersections, and the Route 90/Lincoln Boulevard intersections.

d. **Consultation.** The applicant shall consult with the department of public works on the preparation of the traffic study. The department of public works will coordinate with the city of Los Angeles department of transportation (DOT), and the California Department of Transportation (Caltrans), for their input and requirements. The department of public works shall determine the types of mitigation measures and traffic improvements most appropriate to the project.

e. **Threshold.** Cumulative subregional traffic system mitigation measures are required if (1) an intersection is projected to operate at a mid-range level of service D (or volume to capacity (V/C) ratio of 0.85) as a result of the project's impacts, or (2) intersections within the project's area of influence are already operating at a level of service above 0.85, and the project will result in a projected increase of 0.01 above anticipated ambient conditions.

f. **Recommendations on Mitigation Requirements.** If the department of public works determines that mitigation is required, the department, with input from the city of Los Angeles department of transportation and Caltrans, shall determine the type of mitigation measures most appropriate to the specific project. The department shall specifically determine how much an appropriate or projected mitigation measure would reduce the impacts of the project's daily and peak-hour trips on the subregional transportation system, and shall submit a recommendation on a preferred mitigation measure or mitigation requirement. If a "fair share amount mitigation" is determined to be the appropriate mitigation measure, the department of public works shall determine the applicant's proportionate fair share of the project to which the mitigation will apply, and by consultation with the city of Los Angeles department of transportation, determine the construction schedule of the suggested improvement, and shall submit a recommendation on a preferred mitigation requirement. The types of mitigation measures available to satisfy these requirements are listed in subsection (A)(11)(g) of this section.

g. **Traffic mitigation measures:**

- Category 3 improvements listed in the transportation improvement program, found in Appendix G to this Specific Plan;
- Reduction of traffic trips as may be accomplished through participation in transportation system management and transportation demand management programs cited in Appendix G to this Specific Plan;
- Reduction of traffic trips as may be accomplished through reduction in project size;
- Payment of an in lieu fee or "fair share" amount of a mitigation project where a fair share amount of the mitigation requirement has

been determined, the project has been scheduled for construction and the cost and benefits of the project have been determined;

- Other mitigation measure(s) mutually acceptable to the department of public works, the city department of transportation and Caltrans.

h. **Timely Submittal of Required Studies and Evaluations.** The studies, analyses and evaluations required by this subsection 11 shall be completed before filing a coastal development permit application with the department of regional planning. If the applicant requests that the traffic study be evaluated during the environmental review process, the applicant's coastal development permit shall not be filed or accepted until such time as the traffic study has been completed to the satisfaction of the department of public works.

12. **Site Plan Review Within the Existing Marina.** All applications for development in the existing Marina shall include accurate, scaled site plans and elevations, showing gross square footage of existing and proposed development, parking, and parking requirements, as well as access and view corridors required by this certified LCP. These site plans and elevations shall be signed and approved by the design control board.

a. The design control board shall review the development for conformance of the project with this Specific Plan and with the identity and accessibility of the marina as a public boating and recreational facility. The board's analysis shall address, at a minimum, public access, height, circulation, massing, visual impact, views, and view corridors, compatibility of uses in a mixed use project, and the visibility and convenience of public spaces as they pertain to the policies of this LCP. The design control board shall adopt a written report and/or exhibits describing their analysis and recommendations. The design control board, as a condition of its approval, may require the applicant to return with final plans for approval of signage, landscaping, color and other details.

b. Any applicant who is requesting a height incentive under the provisions of subsection (E)(5) of Section 22.46.1060, or whose proposed development includes demolition of existing structures or whose development is located on an existing parking lot or other open area shall provide clear and accurate site plans and elevations that identify the view corridor, show accurately all adjacent development, and show the width and location of the view corridor and the length of the bulkhead frontage of the parcel.

13. Documentation shall be submitted which shows that the proposed new development will not detract from or interfere with the use of existing or planned boating facilities or support facilities. Information shall include, but not be limited to:

- Number of boat slips lost or gained due to development (if any);
- The impact of the development in terms of competition for boating facility space, parking, etc.;
- Number of dry boat storage slots displaced or provided;
- Design and methods to preserve the availability of boating services such as loading and parking areas serving the slips, preservation of convenient distance from loading areas to gangway, slip rest room access, routes to docks, and boat security;
- Effects on boat rentals, fishing docks, beach or other lower-cost water-dependent facilities;
- Provision of adequate land area and/or parking spaces to provide parking for future slips allocated to the leasehold in this Specific

Plan.

14. Documentation shall be submitted which shows that sufficient water system, sewer system and waste treatment capacity exists or will exist prior to occupancy of any new development.

15. Fire Safety Plan.

a. Applicants for new structures shall submit documentation in the form of a fire safety plan which verifies that the proposed project satisfies fire department safety standards including, but not limited to, fire flow, sprinklers, emergency access and evacuation plans;

b. Applicants for new multistory buildings shall include in the fire safety plan how they are complying with the requirements of subsection F of Section 22.46.1060 and, for multistory buildings on mole roads, applicants shall designate in their plan a safe refuge area for their occupants on an adjacent boat dock area;

c. Applicants who choose to provide 10-foot by 10-foot square viewing nodes in place of an eight-foot-wide landscaped strip adjacent to the water way, shall provide evidence that they have provided nodes no less than 150 feet apart and that these nodes will not obstruct fire access.

16. Evidence of the protection of existing recreational uses, and of the incorporation of lower cost overnight uses into any hotel project.

a. Applicants for office, general commercial, or residential use shall provide evidence that existing boat storage, public access, public parking and boating support uses, including boat owner parking and parking required for any Marina expansion allowed in this LCP, in residentially and commercially designated areas have been preserved consistent with all provisions of the certified LCP. As part of any application to relocate these uses consistent with the certified LCP, the applicant shall provide a plan to relocate any such uses on the same parcel or to another parcel within the Marina, such that the intended use can continue to be carried out, the size and capacity of the accommodation remains the same, and necessary access to the water and boat slips is provided. The uses shall be replaced before commencement of the development project.

b. Applicants for a hotel use shall designate no less than 25 percent of the land area of the site proposed for new hotel development for a lower cost overnight facility and provide plans and agree to construct the facility as part of the project. Such area may be reduced if a facility containing one-tenth of the number of beds as the hotel contains rooms can feasibly be provided is proposed on site. Such a facility may include a youth hostel, lower cost conference facility with overnight accommodations, or campground.

i. Applicants for hotel or other overnight accommodations shall indicate on their site plan the land to be reserved for a lower cost overnight accommodation.

ii. In lieu fee option — supporting material required. If the applicant believes that development of a lower cost facility on site is not feasible, and petitions in writing to pay a fee in lieu of providing an on-site provision for lower cost accommodation, the applicant shall provide evidence of the infeasibility of on-site provision of a lower cost facility and information regarding the applicant's calculation of the fair and reasonable share or the cost of acquisition and construction of a lower cost overnight facility.

iii. Because of the fluctuating land market and cost of materials, the applicant's demonstration shall include evidence concerning the

current cost of off-site provision of lower cost accommodations, and the manner in which the provisions of these off-site accommodations comply with the obligation to provide lower cost accommodations on-site in terms of affording access to the Marina and nearby beaches. The calculation shall include the prorated cost of necessary support, including parking, lobbies, sanitary facilities and food service areas.

iv. The applicant shall contribute the one-tenth of the cost of one bed and appurtenant improvements in a lower cost accommodation for each market rate room provided. The amount of the fee shall be adjusted annually to reflect the consumer price index and current construction costs.

v. Exemption. If the applicant demonstrates that a proposed hotel project of the same or lesser size on the same parcel paid said fee, or its equivalent, within 20 years of the date of application, the applicant shall be exempt from this obligation.

B. Any applicant who demonstrates that the impacts of his or her project on winds, archaeological resources, marine resources, public works, or geologic safety is not significant may not be required to submit the material required in subsections (A)(2), (A)(3), (A)(4) or (A)(5) of this section, as part of the application. The applicant must demonstrate how the proposed development is insignificant with regard to subsections (A)(2), (A)(3), (A)(4) or (A)(5) of this section and/or how the nature of the development is unrelated to the requirement imposed, or how the requirement has been previously addressed in a system-wide or area-wide development plan review such as a subdivision. As part of such request, the applicant shall agree to provide supplemental information in a timely manner if additional information is necessary to review the impacts of the proposed development on coastal access and/or resources. (Ord. 95-0058 § 2, 1995; Ord. 95-0042 § 1 (part), 1995; Ord. 90-0158 § 1 (part), 1990.)

22.46.1190 Conditions of approval. A. The following conditions shall be imposed, where applicable, for development in Marina del Rey.

1. In accordance with the geologic information submitted with the application for development, development shall occur in geologically safe areas. Any structure affecting personal safety (e.g., gas lines) shall not transect geologically unstable areas.

2. In accordance with the archaeology report submitted with the application for development, resources found in the area planned for development shall be collected and maintained at the nature center planned at the wetland preserve (Area D), or at the Los Angeles County Natural History Museum or as otherwise required by State law.

a. The applicant shall notify the Office of State Historic Preservation and the Native American Heritage Commission of the location of the grading proposed, the proposed extent of the grading and the dates on which the work is expected to take place.

b. The applicant shall notify the State Historic Preservation Office, and the Department of Regional Planning if any resource is discovered during any phase of development, and the applicant shall submit a recovery program as an amendment to the permit.

c. In the event of discovery of Native American remains or of grave goods, Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Sections 5097.98 and 5097.99 of the Public Resources

Code apply.

3. To fully mitigate traffic impacts, new developments are required to establish a functional transportation systems management (TSM)/Transportation Demand Management (TDM) program, or to participate in an existing TSM/TDM program. Consolidation of numerous TSM/TDM programs is highly desirable. Viable TSM/TDM possibilities include, but shall not be limited to:

- Carpools;
- Ridesharing;
- Vanpools;
- Modified work schedules/flex time;
- Increase use of bicycles for transportation;
- Bicycle racks, lockers at places of employment;
- Preferential parking for TSM/TDM participants;
- Incentives for TSM/TDM participants;
- Disincentives.

The TSM/TDM program should follow the guidelines in the Transportation Improvement Program contained in Appendix G. An annual report on the effectiveness of the TSM/TDM program shall be submitted to the department of regional planning.

4. All development must conform to the phasing schedules in the certified LCP. The phasing schedules include requirements for the existing Marina, circulation and public recreation improvements and infrastructure. No development shall occur if traffic capacity within the system will not be adequate to serve the development.

5. Mitigation of All Direct Traffic Impacts. All development in existing Marina del Rey shall participate in, and contribute his or her fair share to, funding of the mitigation measures described in the Transportation Improvement Program (TIP). The fees shall be calculated for every development project based on the trip assessment fee set in the TIP and the number of additional p.m. peak-hour trips generated by the project. Additional trips are defined as the p.m. peak-hour trips attributable to buildout of the new development allocated in the Specific Plan. All development shall mitigate all direct impacts on the internal circulation system before occupancy of the development. No development may commence without payment of a fair and proportionate share of the costs of traffic improvements listed in the traffic improvement program. Prior to issuance of a coastal development permit, the applicant shall demonstrate that adequate funding is available so that all traffic improvements necessary to mitigate the impacts of the development on internal circulation will be completed before occupancy of the structure. Development shall not begin until adequate funding of the necessary internal circulation traffic improvement has been guaranteed.

6. All proposed mitigation measures including, but not limited to, providing public access, establishing view or wind corridors, preserving of sunlight on the beaches, parks and boat slip areas, and participating in the funding of park improvements or of traffic mitigation measures shall be made conditions of approval. The applicant shall modify the design of the development to the extent necessary to comply with such conditions.

7. All development shall participate in and contribute its fair share to, funding of the mitigation measures described in the Coastal Improvement Fund as specified in Section 22.46.1950 of this Specific Plan. The fees shall be calculated based on the improvement fund fee, and the number of additional residential units approved for the project.

8. Lower cost visitor-serving facilities shall be protected and, to the extent feasible, new lower cost visitor-serving uses shall be encouraged and provided within the existing marina.

- a. At a minimum, every new hotel development shall reserve and

develop no less than 25 percent of the site as a lower cost overnight accommodation. A lower cost overnight accommodation includes a dormitory type accommodation such as a lower cost conference facility, or youth hostel, a campground, or other use that by its design and nature can be operated at low or moderate cost and that is accessible for individuals of less than the median income.

b. If the applicant demonstrates that development of a lower cost accommodation on-site is not feasible, the applicant may instead contribute the cost of acquisition and construction of a lower cost overnight facility, including the prorated share of necessary support facilities including lounges, sanitary facilities and dining halls. The applicant shall contribute the one-tenth of the cost of one bed and the prorated share of appurtenant improvements of a lower cost accommodation for each market-rate room provided on the hotel site. The amount of the fee shall be adjusted annually to reflect the consumer price index and current construction costs.

i. Because of the fluctuating market and cost of materials, the applicant's demonstration shall include evidence of the infeasibility of on-site provision of a lower cost facility, the current cost of off-site provision of lower cost accommodations alternatives, the manner in which the provision of these off-site accommodations complies with the obligation to provide lower cost accommodations on-site in terms of affording access to the marina and nearby beaches.

ii. The amount of the fee shall be adjusted annually to reflect the consumer price index and current construction costs. If the applicant demonstrates that a hotel project proposed on the parcel paid said fee, or its equivalent, within 20 years of the date of application, the applicant shall be exempt from this obligation.

iii. Said fee shall be placed in separate restricted interest-bearing trust account by the county that is identified only for use in developing lower cost overnight accommodations open to the public in Marina del Rey. Possible sites include parcels OT and 94. All monies shall be expended within five years of collection to build, subsidize or otherwise facilitate construction of a lower cost overnight facility such as youth hostels, low-cost motel, campground, or affordable conference center with overnight accommodations in the marina, or within two miles of its boundaries. If at the end of five years the fees have not been expended, an LCP amendment shall be processed to determine options of using the funds for lower cost overnight accommodations.

9. New roads and infrastructure shall be designed and constructed in an environmentally sensitive manner, and shall follow the design and recreation policies of the certified LCP, including landscaping standards required by the Design Control Board.

10. The requirements for storm drain design and construction stated in this Specific Plan shall be followed.

11. Any additional mitigation measure necessary for the complete mitigation of significant adverse traffic impacts or of other significant adverse impacts caused by the development, including cumulative impacts. Said mitigation may include funding for subregional traffic improvements to be carried out in concert with other agencies.

12. Based upon information provided in the fire safety plan, the fire department may review all applications for multistory buildings and, at its discretion, may recommend an alternative height for the proposed multistory buildings based upon their review and supported by factual findings. Such recommendations shall be considered in determining conditions of approval for the project.

13. The applicant will be required to preserve coastal-dependent boating or boating support uses on-site. If the essential functions of the Marina will not be harmed by temporarily closing the use, the project may, instead of preserving the facility, replace the facility with a similar facility of the same size and capacity within the Marina. If approved, such replacement shall occur before development

of the use which displaces it may commence. Boating support uses include, but are not limited to: boat launch ramps, boat hoists, mast-up boat storage, gasoline docks and pump-out stations, small boat rentals, boating schools, personal watercraft launch areas and, in anchorages, passenger and equipment loading zones, dinghy docks, and navigational information centers.

14. Residential and mixed use projects shall not reduce the amount of land area devoted to coastal-dependent boating uses in the development zone. Any project which relocates an existing coastal-dependent boating use, including but not limited to boat launching, boat storage, boater parking and access, shall be located within the development zone at a location that affords equal operational efficiency for the use. Construction of the replacement use shall be phased so that said use is replaced before development of the use which displaces it.

15. All development shall contribute its fair and proportionate share of necessary mitigation of the development's impacts on the subregional transportation program as determined in subsection (A)(10) of Section 22.46.1180.

a. **Threshold. Mitigation measures** are required if (1) an intersection is projected to operate at a mid-range level of service D (or volume to capacity (V/C) ratio of 0.85) as a result of the project's impacts, or (2) intersections within the project's area of influence are already operating at a level of service above 0.85, and the project will result in a projected increase of 0.01 above anticipated ambient conditions.

b. **Recommendations on Mitigation Requirements.** If the department of public works determines that mitigation is required, the department, with input from the city department of transportation and Caltrans, shall determine the type of mitigation measures most appropriate to the specific project. The department shall specifically determine how much an appropriate or projected mitigation measure would reduce the impacts of the project's daily and peak-hour trips on the subregional transportation system, and shall submit a recommendation on a preferred mitigation measure or mitigation requirement. If a "fair share amount mitigation" is determined to be the appropriate mitigation measure, the department shall determine the applicant's proportionate fair share of the project to which the mitigation will apply, and the construction schedule of the suggested improvement, and shall submit a recommendation on a preferred mitigation requirement. The types of mitigation measures available to satisfy this requirement are listed in subsection (A)(15)(c) of this section.

c. **Available traffic mitigation measures:**

- Category 3 improvements listed in the transportation improvement program, found in Appendix G of this Specific Plan;
- Reduction in traffic trips as may be accomplished through participation in transportation system management and transportation demand management programs cited in Appendix G of this Specific Plan;
- Reduction of traffic trips as may be accomplished through reduction in project size;
- Payment of an in lieu fee or "fair share" amount of a mitigation project where a fair share amount of the mitigation requirement has been determined, the project has been scheduled for construction and the cost and benefits of the project have been determined; and
- Other mitigation measure(s) mutually acceptable to the Department of Public Works, the city department of transportation, and Caltrans.

d. **Timely Submittal of Required Studies and Evaluations.** The studies, analysis and evaluations required by this subsection 15 shall be required to be completed before filing a coastal development permit application with the department of regional planning. If the applicant requests that the traffic study be evaluated during the environmental review process, the applicant's coastal develop-

ment permit shall not be filed or accepted until such time as the traffic study has been completed to the satisfaction of the department of public works. If the applicant requests a direct contribution to an existing subregional mitigation fund, information regarding that fund and the applicant's agreement to contribute a fair share mitigation fee to that fund shall be provided at the time a traffic study otherwise would have been required.

e. **Mitigation.** All development must fully mitigate all significant daily and peak-hour adverse traffic impacts.

B. The conditions shall run with the land and shall be binding on all lessees and sublessees of the parcel. (Ord. 95-0042 § 1 (part), 1995; Ord. 90-0158 § 1 (part), 1990.)

22.46.1200 Land use category use restrictions and development standards — Purpose. A. The following use restrictions and development standards shall apply to land use categories in this Specific Plan area. All land use categories are subject to the design guidelines and phasing requirements provided for in Sections 22.46.1060 and 22.46.1090 of this Specific Plan. Land use categories extend beyond the parcel boundary line to the centerline of the street(s) bordering the parcel. Development on a parcel must also conform to the Site-Specific Development Guidelines of this Specific Plan. As used in these Land Use Restrictions and in the site-specific guidelines, the word "shall" means a requirement is mandatory whereas the word "may" means the standards are encouraged but not imperative. Where site-specific guidelines found in Section 22.46.1790 or the conditions of development found in Section 22.46.1190 differ from the regulations of these Land Use Restrictions and Development Standards, such site-specific standards and conditions of development shall supersede the land use category regulations listed below. All development in the existing Marina is subject to the review of the design control board of the department of beaches and harbors. If there is a conflict among these development standards, the more restrictive document shall control.

B. Legal descriptions for parcels according to land use category may be found in Appendix A. Modifications of development standards for land use categories in Marina del Rey shall comply with the variance procedures found in Part 2, Chapter 22.56 of Title 22 and any findings required by the project's coastal development permit. (Ord. 95-0042 § 1 (part), 1995; Ord. 90-0158 § 1 (part), 1990.)

22.46.1210 Organization. Each of the following land use categories contain restrictions and standards which shall apply on all parcels designated for that category. There are two types of land use categories: (1) primary land use category and (2) overlay land use category. All parcels have designated a primary land use category; selected parcels are assigned an overlay land use category as well. The standards and requirements for an overlay category shall be considered in conjunction with the requirements of the primary land use category. Land use categories are organized in the following fashion:

A. **Intent.** This is a statement of purpose of the category with regard to the development and resource protection policies that are to be carried out in the particular category.

B. **Principal Permitted Uses.** This is a listing of the uses which clearly implement the designated land uses and policies of the category. These uses require approval of a coastal development permit unless they are specifically exempted or categorically excluded. Each principal permitted uses section is divided into primary uses, which may stand alone, and uses allowed only in conjunction with a primary or conditionally permitted use. The principal permitted use is generally not appealable to the Coastal Commission unless it is located in one of the areas listed in Section 22.56.2450 where the Coastal Commission retains appeal jurisdiction. Secondary uses are uses which do not require a conditional use permit, but which are appealable to the Coastal Commission. Coastal development permits for uses which are appealable to the Coastal Commission shall have a public hearing in

accordance with Section 22.56.2380.

C. Uses Subject to Additional Permits. This is a listing of uses which may implement the intent of the category but only under certain circumstances or conditions. These uses may require the approval of conditional use, temporary use or other permits in addition to a coastal development permit or other development approval. The uses in this section are appealable to the Coastal Commission. Coastal development permits for uses which are appealable to the Coastal Commission shall have a public hearing in accordance with Section 22.56.2380.

D. Development Standards. This is a listing of regulations that apply to development within a particular land use category. These regulations relate to height limits, setbacks, lot coverages and densities. The development standards, including height, identified for each land use category are the maximums permitted in the land use category; standards are further restricted, where stated, on a parcel-specific basis according to Sections 22.46.1790 through 22.46.1940. Compliance with these standards will be substantiated through the issuance of coastal development permits. Where a range of height standards are given, the height over the minimum may be approved only if allowed on the site and under the conditions set forth in subsection E of Section 22.46.1060, and only if allowed on the site by Sections 22.46.1790 through 22.46.1940. (Ord. 95-0042 § 1 (part), 1995; Ord. 90-0158 § 1 (part), 1990.)

22.46.1220 Residential III — Intent. Residential III is intended as a medium-density residential category permitting up to 35 dwelling units per net acre. (Ord. 95-0042 § 1 (part), 1995; Ord. 90-0158 § 1 (part), 1990.)

22.46.1230 Residential III — Permitted uses. Property in the Residential III category may be used for:

- A. The following principal permitted use:
 - Multiple-family structures no more than 35 units per net acre.
- B. The following permitted uses:
 - Apartment houses;
 - Bicycle and pedestrian path rights-of-way;
 - Public parks and picnic areas;
 - Townhouses.
- C. The following uses only when in conjunction with a primary use listed in subsection A, a permitted use listed in subsection B above, or with a use listed in Section 22.46.1240 below:
 - Accessory buildings, structures and uses customarily used in conjunction with the primary building or use of the property;
 - Animals, domestic and wild, maintained or kept as pets for personal use as provided in Part 3 of Chapter 22.52;
 - Building materials, storage of, used in the construction of a building or building project, during the construction and 30 days thereafter, including the contractor's temporary office, provided that any lot or parcel of land so used shall be a part of the building project, or on property adjoining the construction site;
 - Grading projects, off-site transport, where not more than 100,000 cubic yards of material are to be transported, subject to the conditions and limitations of Sections 22.56.1752 and 22.56.1753;
 - Signs as provided in Part 10 of Chapter 22.52 and in Section 22.46.1060 of this Specific Plan.

(Ord. 95-0042 § 1 (part), 1995; Ord. 90-0158 § 1 (part), 1990.)

22.46.1240 Residential III — Uses subject to additional permits. Property in the Residential III category may be used for:

A. The following uses provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Access to property lawfully used for a purpose not permitted in Residential III, provided no other practical access to such property is available, and such access will not alter the character of the premises in respect to permitted uses in the Residential III category;
- Visitor- and neighborhood-serving commercial development not exceeding 1,000 square feet, cumulative, for the site, provided:
 1. That parking shall be provided for all uses in excess of 500 square feet,

2. That such uses shall be open to the public and accessible from public roads, view corridors and/or walkways,

3. That signage and hours of operation enhance compatibility with the residential development;

- Grading projects, off-site transport, where more than 100,000 cubic yards of material are to be transported, subject to the conditions and limitations of Sections 22.56.210 and 22.56.230;
- Grading projects, on-site;
- Oil or gas wells and observation facilities;
- Parking for boating-related uses;
- Parking lots, but excluding commercial parking lots where greater than 50 percent of the leasehold's income is from parking fees;
- Parks, playgrounds and beaches, with all appurtenant facilities customarily found in conjunction therewith;
- Publicly owned uses necessary to the maintenance of the public health, convenience or general welfare;
- Signs as provided in Part 10 of Chapter 22.52 and in Section 22.46.1060 of this Specific Plan;
- Visitor-serving commercial uses listed in Sections 22.46.1390 and 22.46.1400 when allowed by the site-specific development guidelines of this Specific Plan.

B. The following uses, provided the specified permit has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Temporary uses as provided in Part 14 of Chapter 22.56.

(Ord. 95-0042 § 1 (part), 1995; Ord. 90-0158 § 1 (part), 1990.)

22.46.1250 Residential III — Development standards. These standards shall apply for all uses in the Residential III category:

- Building height is limited to a maximum of 75 feet;
- Dwelling unit density shall not exceed 35 units per net acre;
- Front and rear yard setbacks shall be a minimum of 10 feet, in addition to the required highway and promenade setback;
- Side yard setbacks shall be a minimum of five feet;

- View corridors, public open space areas and/or accessways required in this Specific Plan may be designed and integrated with the required front, side and rear yard setbacks or located elsewhere on the property if such design will enhance visual and physical access to the shoreline;
- Residential and mixed use shall not reduce the amount of land area devoted to existing visitor-serving, boating, or marine commercial uses:
 - A. With the exception of facilities located on Parcels 1, 54, 56 and 55, which shall be preserved on site, boating facilities may be relocated in conjunction with development so long as the same or larger boating facility is replaced within the marina, and water and/or anchorage access necessary to allow the use to operate is preserved,
 - B. Any project which relocates an existing coastal-dependent boating use, including but not limited to boat launching, boat storage, boater parking and access, shall be phased so that said use is replaced within the Marina before the development which displaces it may commence,
 - C. Visitor-serving uses shown on LUP Map 6, Existing/Proposed Visitor-Serving Facilities, shall be preserved or replaced on-site, as part of redevelopment,
 - D. Other existing recreation, visitor-serving and marine commercial facilities not shown on LUP Map 6 may be relocated in conjunction with development as long as the use is replaced within the marina before the development which displaces it may commence. (Ord. 95-0042 § 1 (part), 1995; Ord. 90-0158 § 1 (part), 1990.)

22.46.1260 Residential IV — Intent. Residential IV is intended as a medium-high density residential category permitting up to 45 dwelling units per net acre. (Ord. 95-0042 § 1 (part), 1995; Ord. 90-0158 § 1 (part), 1990.)

22.46.1270 Residential IV — Permitted uses. Property in the residential IV category may be used for:

- A. The following principal permitted use:
 - Multiple-family structures no more than 45 dwelling units per net acre.
- B. The following permitted uses:
 - Apartment houses;
 - Bicycle and pedestrian path rights-of-way;
 - Public parks and picnic areas;
 - Townhouses.
- C. The following uses only when in conjunction with a primary use listed in subsection A, a permitted use listed in subsection B above, or with a use listed in Section 22.46.1280 below, subject to the same limitations and conditions provided in Section 22.46.1230:
 - Accessory buildings, structures and uses customarily used in conjunction with the primary building or use of the property;
 - Animals, domestic and wild, maintained or kept as pets or for personal use as provided in Part 3 of Chapter 22.52;
 - Building materials, storage of;
 - Grading projects, off-site transport;
 - Signs as provided in Part 10 of Chapter 22.52 and in Section 22.46.1060 of this Specific Plan.

(Ord. 95-0042 § 1 (part), 1995; Ord. 90-0158 § 1 (part), 1990.)

22.46.1280 Residential IV — Uses subject to additional permits. Property in the Residential IV category may be used for:

A. The following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Access to property lawfully used for a purpose not permitted in the Residential IV category;
- Visitor- and neighborhood-serving commercial development not exceeding 1,000 square feet, cumulative, for the site, provided:
 1. That parking shall be provided for all uses in excess of 500 square feet,
 2. That such uses shall be open to the public and accessible from public roads, view corridors and or walkways,
 3. That signage and hours of operation enhance compatibility with the residential development;
- Grading projects, off-site transport, where more than 100,000 cubic yards of material are to be transported, subject to the conditions and limitations of Sections 22.56.210 and 22.56.230;
- Grading projects, on-site;
- Oil or gas wells and observation facilities;
- Parks, playgrounds and beaches, with all appurtenant facilities customarily found in conjunction therewith;
- Parking for boating-related uses;
- Parking lots, but excluding commercial parking lots;
- Publicly owned uses necessary to the maintenance of the public health, convenience or general welfare;
- Signs as provided in Part 10 of Chapter 22.52 and in Section 22.46.1060 of this Specific Plan;
- Visitor-serving commercial uses listed in Sections 22.46.1390 and 22.46.1400 when allowed by the Site-Specific Development Guidelines of this Specific Plan;
- Youth hostels.

B. The following uses, provided the specified permit has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Temporary uses as provided in Part 14 of Chapter 22.56.
(Ord. 95-0042 § 1 (part), 1995; Ord. 90-0158 § 1 (part), 1990.)

22.46.1290 Residential IV — Development standards. These standards shall apply for all uses in the Residential IV category:

- Building height is limited to a maximum of 140 feet;
- Dwelling unit density shall not exceed 45 units per net acre;
- Front and rear yard setbacks shall be a minimum of 10 feet, in addition to the required highway and promenade setbacks;
- Side yard setbacks shall be a minimum of five feet;
- View corridors, public open space areas and/or accessways and emergency access corridors required in this Specific Plan may be designed and integrated with the required front, side and rear yard setbacks or located elsewhere on the property if such design will enhance visual and physical access to the shoreline;
- Residential and mixed use shall not reduce the amount of land area devoted to existing visitor-serving, boating, or marine commercial uses:

A. With the exception of facilities located on Parcels 1, 54, 56 and 55, which shall be preserved on site, boating facilities may be relocated in conjunction with development so long as the same or larger boating facility is replaced within the marina, and water and/or anchorage access necessary to allow the use to operate is preserved,

B. Any project which relocates an existing coastal-dependent boating use, including but not limited to boat launching, boat storage, boater parking and access, shall be phased so that said use is replaced within the Marina before the development which displaces it may commence,

C. Visitor-serving uses shown on LUP Map 6, Existing/Proposed Visitor-Serving Facilities, shall be preserved or replaced on-site, as part of redevelopment,

D. Other existing recreation, visitor-serving and marine commercial facilities not shown on LUP Map 6 may be relocated in conjunction with development as long as the use is replaced within the Marina before the development which displaces it may commence. (Ord. 95-0042 § 1 (part), 1995; Ord. 90-0158 § 1 (part), 1990.)

22.46.1300 Residential V — Intent. Residential V is intended as a high-density residential category permitting up to 75 dwelling units per net acre. (Ord. 95-0042 § 1 (part), 1995; Ord. 90-0158 § 1 (part), 1990.)

22.46.1310 Residential V — Permitted uses. Property in the Residential V category may be used for:

A. The following principal permitted use:

— Multiple-family dwellings no more than 75 dwelling units per net acre.

B. The following permitted uses:

— Apartment houses;

— Bicycle and pedestrian path rights-of-way;

— Public parks and picnic areas;

— Townhouses;

— Youth hostels.

C. The following uses only when in conjunction with a primary use listed in subsection A above, a permitted use listed in subsection B above, or with a use listed in Section 22.46.1320 below, subject to the same limitations and conditions provided in Section 22.46.1230:

— Accessory buildings, structures and uses customarily used in conjunction with the primary building or use of the property;

— Animals, domestic and wild, maintained or kept as pets for personal use as provided in Part 3 of Chapter 22.52;

— Building materials, storage of;

— Grading projects, off-site transport;

— Signs as provided in Part 10 of Chapter 22.52 and in Section 22.46.1060 of this Specific Plan.

(Ord. 95-0042 § 1 (part), 1995; Ord. 90-0158 § 1 (part), 1990.)

22.46.1320 Residential V — Uses subject to additional permits. Property in the Residential V category may be used for:

A. The following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit for:

— Access to property lawfully used for a purpose not permitted in the Residential V category;

- Visitor- and neighborhood-serving commercial development not exceeding 1,000 square feet, cumulative, for the site, provided:
 1. That parking shall be provided for all uses in excess of 500 square feet;
 2. That such uses shall be open to the public and accessible from public roads, view corridors and/or walkways;
 3. That signage and hours of operation enhance compatibility with the residential development.
- Grading projects, off-site transport, where more than 100,000 cubic yards of material are to be transported, subject to the conditions and limitations of Sections 22.56.210 and 22.56.230;
- Grading projects, on-site;
- Oil or gas wells and observation facilities;
- Parking for boating-related uses;
- Parking lots, but excluding commercial parking lots;
- Parks, playgrounds and beaches, with all appurtenant facilities customarily found in conjunction therewith;
- Publicly owned uses necessary to the maintenance of the public health, convenience or general welfare;
- Signs as provided in Part 10 of Chapter 22.52 and in Section 22.46.1060 of this Specific Plan;
- Visitor-serving commercial uses listed in Sections 22.46.1390 and 22.46.1400 when allowed by the Site-Specific Development Guidelines of this Specific Plan.

B. The following uses, provided the specified permit has first been obtained, and while such permit is in force and effect in conformity with the conditions of such permit for:

- Temporary uses as provided in Part 14 of Chapter 22.56.
(Ord. 95-0042 § 1 (part), 1995; Ord. 90-0158 § 1 (part), 1990.)

22.46.1330 Residential V — Development standards. These standards shall apply for all uses in the Residential V category:

- Building height is limited to a maximum of 225 feet;
- Dwelling unit density shall not exceed 75 units per net acre;
- Front and rear yard setbacks shall be a minimum of 10 feet, in addition to the required highway and promenade setback;
- Side yard setbacks shall be a minimum of five feet;
- View corridors, public open space areas and/or accessways required in this Specific Plan may be designed and integrated with the required front, side and rear yard setbacks or located elsewhere on the property if such design will enhance visual and physical access to the shoreline;
- Residential and mixed use shall not reduce the amount of land area devoted to existing visitor-serving, boating, or marine commercial uses:
 - A. With the exception of facilities located on Parcels 1, 54, 56 and 55, which shall be preserved on site, boating facilities may be relocated in conjunction with development so long as the same or larger boating facility is replaced within the Marina, and water and/or anchorage access necessary to allow the use to operate is preserved;
 - B. Any project which relocates an existing coastal-dependent boating use, including but not limited to boat launching, boat storage, boater parking and access,

shall be phased so that said use is replaced within the Marina before the development which displaces it may commence;

C. Visitor-serving uses shown on LUP Map 6, Existing/Proposed Visitor-Serving Facilities, shall be preserved or replaced on-site, as part of redevelopment;

D. Other existing recreation, visitor-serving and marine commercial facilities not shown on LUP Map 6 may be relocated in conjunction with development as long as the use is replaced within the Marina before the development which displaces it may commence. (Ord. 95-0042 § 1 (part), 1995; Ord. 90-0158 § 1 (part), 1990.)

22.46.1340 Hotel — Intent. Hotel is intended as an overnight accommodations/attendant services category. (Ord. 95-0042 § 1 (part), 1995; Ord. 90-0158 § 1 (part), 1990.)

22.46.1350 Hotel — Permitted uses. Property in the Hotel category may be used for:

A. The following principal permitted use:

— Hotel.

B. The following permitted uses:

— Bicycle and pedestrian path rights-of-way;

— Hotels;

— Public parks and picnic areas;

— Motels;

— Youth hostels.

C. The following uses only when in conjunction with a primary use listed in subsection A above, a permitted use in subsection B above, or with a use listed in Section 22.46.1360 below, subject to the same limitations and conditions provided in Section 22.46.1230:

— Accessory buildings, structures and uses customarily used in conjunction with the primary building or use of the property;

— Bars and cocktail lounges, excluding cabarets;

— Building materials, storage of;

— Commercial service concessions offering newspapers, notions, grocery, bookstores, gift shops, florist shops, clothing stores or similar facilities in hotels or motels, where allowed by the Site-Specific Development Guidelines of this Specific Plan, provided:

1. That such facilities are designed and operated for the convenience of the hotel and conference guests and visitors to the Marina and are no more extensive than is necessary to service such development, but in no event totaling more than 1,000 square feet cumulatively;

2. That such uses shall be open to the public and accessible from public roads, plazas, view corridors, and/or walkways;

3. That public entrances to such facilities are visible from public promenades, view corridors, plazas, and streets;

4. That any such facilities that include more than 16 restaurant or fast food seats are considered when calculating the hotel's relationship to the phasing policies in Section 22.46.1090 and/or its parking requirements;

5. That all signs, advertising or identifying such facilities, visible from the street or promenade outside the building shall be approved by the design control board;

6. That any commercial ice cream, coffee or food service development more than 750 square feet be considered when calculating the hotel's parking and/or phasing requirements;

- Conference, banquet and meeting rooms;
- Grading projects, off-site transport;
- Recreation services intended to serve hotel guests, including, but not limited to, pools, saunas, exercise rooms, tennis courts, etc.;
- Restaurants and other eating establishments, where allowed by the site-specific development standards of this Specific Plan;
- Signs as provided in Part 10 of Chapter 22.52 and in Section 22.46.1060 of this Specific Plan.

(Ord. 95-0042 § 1 (part), 1995; Ord. 90-0158 § 1 (part), 1990.)

22.46.1360 Hotel — Uses subject to additional permits. Property in the Hotel category may be used for:

A. The following uses provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Access to property lawfully used for a purpose not permitted in the Hotel category;
- Cabarets, provided that, as a condition of use, such use shall not be located within a 1,000-foot radius of any other adult business, and subject to the provisions of Section 22.56.190;
- Grading projects, off-site transport, where more than 100,000 cubic yards of material are to be transported, subject to the conditions and limitations of Sections 22.56.210 and 22.56.230;
- Grading projects, on-site;
- Nightclubs;
- Oil or gas wells and observation facilities;
- Parking for boating-related uses;
- Parking lots and parking buildings;
- Publicly owned uses necessary to the maintenance of the public health, convenience or general well-fare;
- Restaurants not operating in conjunction with a separate hotel or motel on the same parcel;
- Signs as provided in Part 10 of Chapter 22.52 and in Section 22.46.1060 of this Specific Plan;
- Visitor-serving commercial uses listed in Sections 22.46.1390 and 22.46.1400 when allowed by the Site-Specific Development Guidelines of this Specific Plan.

B. The following uses, provided the specified permit has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Temporary uses as provided in Part 14 of Chapter 22.56.

(Ord. 95-0042 § 1 (part), 1995; Ord. 90-0158 § 1 (part), 1990.)

22.46.1370 Hotel — Development standards. These standards shall apply for all uses in the Hotel category:

- Building height is limited to a maximum of 225 feet;

- Front, rear and side yard setbacks shall be a minimum of 10 feet, in addition to the required highway and promenade setback. View corridors, public open space areas and/or accessways or emergency access corridors required in this Specific Plan may be designed and integrated with the required front, side and rear yard setbacks or located elsewhere on the property if such design will enhance visual and physical access to the shoreline;
- Hotels shall not reduce the amount of land area devoted to existing public parks, boating, or coastal-dependent marine commercial uses:

A. With the exception of facilities located on Parcels 1, 54, 56 and 55, which shall be preserved on site, boating facilities may be relocated in conjunction with development so long as the same or larger boating facility is replaced within the Marina, and water and/or anchorage access necessary to allow the use to operate is preserved;

B. Any project which relocates an existing coastal-dependent boating use, including but not limited to boat launching, boat storage, boater parking and access, shall be phased so that said use is replaced within the Marina before the development which displaces it may commence;

C. Visitor-serving uses shown on LUP Map 6, Existing/Proposed Visitor-Serving Facilities, shall be preserved or replaced on-site, as part of redevelopment;

D. Other existing recreation, visitor-serving and marine commercial facilities not shown on LUP Map 6 may be relocated in conjunction with development as long as the use is replaced within the Marina before the development which displaces it may commence. (Ord. 95-0042 § 1 (part), 1995; Ord. 90-0158 § 1 (part), 1990.)

22.46.1380 Visitor-Serving/Convenience Commercial — Intent. Visitor-Serving/Convenience Commercial is intended as a service-oriented category providing dining facilities, retail sales and personal services for visitors, residents and employees of Marina del Rey. (Ord. 95-0042 § 1 (part), 1995; Ord. 90-0158 § 1 (part), 1990.)

22.46.1390 Visitor-Serving/Convenience Commercial — Permitted uses. Property in the Visitor-Serving/Convenience Commercial category may be used for:

- A. The following principal permitted use:
 - Visitor-serving and convenience retail stores as further defined in subsection 1 below
 - 1. Visitor-serving uses:
 - Amusement rides and devices, including merry-go-rounds, ferris wheels, swings, toboggans, slides, rebound-tumbling and similar equipment operated at one particular location not longer than seven days in any six-month period,
 - Aquariums,
 - Arboretums and horticultural gardens,
 - Arcades,
 - Art galleries,
 - Automobile rental and leasing agencies,
 - Bait and tackle sales and rental,
 - Bakeries,
 - Bar and cocktail lounges, excluding cabarets,

- Bicycle and motor scooter rentals,
- Bicycle and pedestrian path rights-of-way,
- Boat charters,
- Boat rentals,
- Comfort stations,
- Gift shops,
- Ice cream shops,
- Museums,
- Movable snack and souvenir carts,
- Parking lots and parking buildings,
- Parking for boating-related uses,
- Post office,
- Parks, playgrounds and beaches, with all appurtenant facilities customarily found in conjunction therewith,
- Restaurants and other eating establishments, including food takeout. Existing restaurant seats may be recycled according to subsection C5 of Section 22.46.1090. New restaurant seats may be constructed only where stated in the Site-Specific Development Guidelines,
- Skate sales and rentals,
- Stations, bus, railroad and taxi,
- Swimming pools,
- Tourist information centers,
- Youth hostels;
- 2. Convenience commercial uses:
 - Antique shops,
 - Automobile service stations, including incidental repair, washing and rental of utility trailers subject to the provisions of subsection B of Section 22.28.090,
 - Bakery shops, including baking only when incidental to retail sales from the premises,
 - Banks, savings and loans, credit unions and finance companies,
 - Barbershops,
 - Beauty shops,
 - Bicycle shops,
 - Bookstores,
 - Ceramic shops, including manufacturing incidental to retail sales from the premises, provided the total volume of kiln space does not exceed eight cubic feet,
 - Child care centers,
 - Clothing stores,
 - Community centers,
 - Confectionery or candy stores, including making only when incidental to retail sales from the premises,
 - Delicatessens,
 - Dental clinics, including laboratories in conjunction therewith,
 - Dress shops,
 - Drugstores,
 - Dry cleaning establishments, excluding wholesale dry cleaning plants, provided that the building is so constructed and the equipment is so conducted that all noise, vibration, dust, odor and all

other objectionable factors will be confined or reduced to the extent that no annoyance or injury will result to persons or property in the vicinity,

- Florist shops,
- Health food stores,
- Hobby supply stores,
- Jewelry stores,
- Laundries, hand,
- Laundries, self-service,
- Leather goods stores,
- Liquor stores,
- Locksmith shops,
- Markets,
- Medical clinics, including laboratories in conjunction therewith,
- Music stores,
- Newsstands,
- Notion or novelty stores,
- Nurseries, including the growing of nursery stock,
- Pharmacies,
- Photographic equipment and supply stores,
- Photography studios,
- Public parks and picnic areas,
- Real estate offices,
- Retail stores,
- Shoe stores,
- Silver shops,
- Sporting goods stores,
- Stationery stores,
- Tailor shops,
- Tobacco shops,
- Toy stores,
- Yarn and yardage stores.

B. The following uses only when in conjunction with a primary use listed in subsection A above or with a use listed in Section 22.46.1400, subject to the same limitations and conditions provided in Section 22.46.1230:

- Accessory buildings, structures and uses customarily used in conjunction with the primary building or use of the property;
- Building materials, storage of;
- Grading projects, off-site transport;
- Live entertainment, accessory, in a legally established bar, cocktail lounge or restaurant having an occupant load of less than 200 people, where in full compliance with the conditions of Section 22.56.1754;
- On-premises or directional signs as provided in Part 10 of Chapter 22.52 and in Section 22.46.1060 of this Specific Plan, and as approved by the design control board.

(Ord. 95-0058 § 3, 1995; Ord. 95-0042 § 1 (part), 1995; Ord. 90-0158 § 1 (part), 1990.)

22.46.1400 Visitor-Serving/Convenience Commercial — Uses subject to additional permits. Property in the Visitor-Serving/Convenience Commercial category may be used for:

A. The following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Access to property lawfully used for a purpose not permitted in the Visitor-Serving/Convenience Commercial category;
- Amusement rides and devices, including merry-go-rounds, ferris wheels, swings, toboggans, slides, rebound-tumbling and similar equipment for longer than seven days;
- Cabarets, provided that, as a condition of use, such use shall not be located within a 1,000-foot radius of any other adult business, and subject to the provisions of Section 22.56.190;
- Churches, temples or other places used exclusively for religious worship, including customary incidental educational and social activities in conjunction therewith;
- Colleges and universities, including appurtenant facilities, giving ad-

- vanced academic instruction approved by the State Board of Education or recognized accrediting agency, but excluding trade or commercial schools;
- Grading projects, off-site transport, where more than 100,000 cubic yards of material are to be transported, subject to the conditions and limitations of Sections 22.56.210 and 22.56.230;
 - Grading projects, on-site;
 - Health clubs or centers;
 - Hospitals;
 - Live entertainment, accessory, in a legally established bar, cocktail lounge or restaurant having an occupant load of less than 200 people where the conditions of Section 22.56.1754 have not or cannot be met. This provision shall not be construed to authorize the modification of development standards required for establishment of such bar, cocktail lounge or restaurant, except as otherwise provided by Part 2 of Chapter 22.56;
 - Nightclubs;
 - Oil or gas wells and observation facilities;
 - Outdoor display, sales and storage;
 - Publicly owned uses necessary to the maintenance of the public health, convenience or general welfare;
 - Schools, through Grade 12, accredited, including appurtenant facilities, which offer instruction required to be taught in the public schools by the state of California, in which no pupil is physically restrained, but excluding trade schools;
 - Signs as provided in Part 10 of Chapter 22.52 and in Section 22.46.1060 of this Specific Plan;
 - Storage of personal and household items where allowed by the Site-Specific Development Guidelines of this Specific Plan;
 - Theaters and other auditoriums.
- B. The following uses, provided the specified permit has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit for:
- Temporary uses as provided in Part 14 of Chapter 22.56.
(Ord. 95-0042 § 1 (part), 1995; Ord. 90-0158 § 1 (part), 1990.)

22.46.1410 Visitor-Serving/Convenience Commercial — Development standards. These standards shall apply for all uses in the Visitor-Serving/Convenience Commercial category:

- Building height is limited to a maximum of 45 feet;
 - Front, rear and side yard setbacks shall be a minimum of 10 feet in addition to the required highway setback. View corridors, public open space areas and/or accessways or emergency accessways required in this Specific Plan may be designed and integrated with the required front, side and rear yard setbacks or located elsewhere on the property if such design will enhance visual and physical access to the shoreline;
 - Visitor-Serving/Convenience Commercial uses shall not reduce the amount of land area devoted to existing visitor-serving, boating or coastal-dependent marine commercial uses:
- A. With the exception of facilities located on Parcels 1, 54, 55 and 56, which shall be preserved on site, boating facilities may be relocated in conjunction with

development so long as the same or larger boating facility is replaced within the Marina, and water and/or anchorage access necessary to allow the use to operate is preserved;

B. Any project which relocates an existing coastal-dependent boating use, including but not limited to boat launching, boat storage, boater parking and access, shall be phased so that said use is replaced within the Marina before the development which displaces it may commence;

C. Visitor-serving uses shown on LUP Map 6 of the LUP, Existing/Proposed Visitor-Serving Facilities, shall be preserved or replaced on-site, as part of redevelopment;

D. Other existing recreation, visitor-serving and marine commercial facilities not shown on Map 6 of the LUP may be relocated in conjunction with development as long as the use is replaced within the Marina before the development which displaces it may commence. (Ord. 95-0042 § 1 (part), 1995; Ord. 90-0158 § 1 (part), 1990.)

22.46.1420 Marine Commercial — Intent. Marine Commercial is intended as a category which will allow coastal-related and coastal-dependent land and water uses, including storage and repair of boats. (Ord. 95-0042 § 1 (part), 1995; Ord. 90-0158 § 1 (part), 1990.)

22.46.1430 Marine Commercial — Permitted uses. Property in the Marine Commercial category may be used for:

A. The following principal permitted use:

— Boat launching and open storage.

B. The following permitted uses:

— Bait and tackle sales and rental;

— Bicycle and pedestrian path rights-of-way;

— Boat and marine sales and service;

— Boat launching;

— Boat operation, rental, charter and moorage;

— Boat repair, minor, including rigging, sanding and tuneups but excluding spray painting and major engine overhauls;

— Dry boat storage within racks or structures less than 45 feet high;

— Ferries, water taxis, harbor cruises, and other scenic boating;

— Launch hoists;

— Marine gas sales and accessory retail;

— Moorage;

— Parking for boating-related uses;

— Public parks and fishing areas;

— Sales, rental and repair of marine supplies;

— Sale of food, beverages and sundries as a convenience to boaters;

— Schools for teaching boating, sailing and other marine-related activities;

— Transient boating visitor facilities, including docks, showers, restrooms and laundry, but excluding overnight accommodations;

— Wet slips.

C. The following uses only when in conjunction with a primary use listed in subsection A, a permitted use listed in subsection B above or with a use listed in Section 22.46.1440 below, subject to the same limitations and conditions provided in Section 22.46.1230:

- Accessory buildings, structures and uses customarily used in conjunction with the primary building or use of the property;
 - Building materials, storage of;
 - Grading projects, off-site transport;
 - Office uses related to on-site boating activities, including yacht brokerage, marine insurance, marine engineering and design services, provided that the area devoted to such use does not exceed 2,000 square feet, the business conducted in the building is marine or boating-related and accessory to the principal use on the parcel;
 - Signs as provided in Part 10 of Chapter 22.52 and in Section 22.46.1060 of this Specific Plan and approved by the design control board.
- (Ord. 95-0042 § 1 (part), 1995; Ord. 90-0158 § 1 (part), 1990.)

22.46.1440 Marine Commercial — Uses subject to additional permits. Property in the Marine Commercial category may be used for:

- A. The following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit for:
- Access to property lawfully used for a purpose not permitted in the Marine Commercial category;
 - Boat repair, painting and limited manufacturing;
 - Boathouses, rowing clubs and facilities associated with crew racing;
 - Grading projects, off-site transport, where more than 100,000 cubic yards of material are to be transported, subject to the conditions and limitations of Sections 22.56.210 and 22.56.230;
 - Grading projects, on-site;
 - Office uses related to boating activities, including yacht brokerage, marine insurance, admiralty law, marine accountancy, marine engineering and design services, provided that no more than 25 percent of the site is devoted to such uses;
 - Oil and gas wells and observation facilities;
 - Parking lots and parking buildings;
 - Publicly owned uses necessary to the maintenance of the public health, convenience or general welfare;
 - Signs as provided in Part 10 of Chapter 22.52 and in Section 22.46.1060 of this Specific Plan and approved by the design control board;
 - Yacht clubs.
- B. The following uses, provided the specified permit has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit for:
- Temporary uses as provided in Part 14 of Chapter 22.56.
- (Ord. 95-0042 § 1 (part), 1995; Ord. 90-0158 § 1 (part), 1990.)

22.46.1450 Marine Commercial — Development standards. These standards shall apply for all uses in the Marine Commercial category:

- Building height is limited to a maximum of 45 feet, except that dry stack storage uses may be allowed a maximum of 75 feet when allowed by the Site-Specific Development Guidelines;
- Front, rear and side yard setbacks shall be a minimum of five feet, in addition to the required highway and promenade setbacks;

- View corridors, public open space areas and/or accessways required in this Specific Plan may be designed and integrated with the required front, side and rear yard setbacks or located elsewhere on the property if the director finds that such design will enhance visual and physical access to the shoreline;
- Marine Commercial uses shall not reduce the amount of land area devoted to existing visitor-serving, boating or coastal-dependent marine commercial uses:

A. With the exception of facilities located on Parcels 1, 54, 55 and 56, which shall be preserved on site, boating facilities may be relocated in conjunction with development so long as the same or larger boating facility is replaced within the Marina, and water and/or anchorage access necessary to allow the use to operate is preserved;

B. Any project which relocates an existing coastal-dependent boating use, including but not limited to boat launching, boat storage, boater parking and access, shall be phased so that said use is replaced within the Marina before the development which displaces it may commence;

C. Visitor-serving uses shown on Map 6 of the LUP, Existing/Proposed Visitor-Serving Facilities, shall be preserved or replaced on-site, as part of redevelopment;

D. Other existing recreation, visitor-serving and marine commercial facilities not shown on Map 6 of the LUP may be relocated in conjunction with development as long as the use is replaced within the Marina before the development which displaces it may commence;

- Parcels developed with yacht clubs shall reserve a minimum of 50 percent of the land area for boat storage uses.

(Ord. 95-0042 § 1 (part), 1995; Ord. 90-0158 § 1 (part), 1990.)

22.46.1460 Boat Storage — Intent. Boat Storage is intended as a category allowing storage and repair of boats. (Ord. 95-0042 § 1 (part), 1995; Ord. 90-0158 § 1 (part), 1990.)

22.46.1470 Boat Storage — Permitted uses. Property in the Boat Storage category may be used for:

A. The following principal permitted use:

- Boat launching and open storage of boats.

B. The following permitted uses:

- Bicycle and pedestrian path rights-of-way;
- Boat repair, minor, including rigging, sanding and tuneups but excluding spray painting and major engine overhauls;
- Dry boat storage;
- Launch hoist;
- Moorage;
- Parking for boating-related uses;
- Transient boating visitor facilities, including docks and showers;
- Wet slips.

C. The following uses only when in conjunction with a primary use listed in subsection A above, a permitted use listed in subsection B above or with a use listed in Section 22.46.1480 below, subject to the same limitations and conditions provided in Section 22.46.1230:

- Accessory buildings, structures and uses customarily used in conjunction with the primary building or use of the property not exceeding a total of 1,000 square feet or 10 percent of the area of the property, whichever is lesser;
- Bait and tackle sales and rental not exceeding 500 square feet or 10 percent of the area of the property, whichever is lesser;
- Building materials, storage of;
- Grading projects, off-site transport;
- Sale of food, beverages and sundries as a convenience to boaters, not exceeding 500 square feet or 10 percent of the area of the property, whichever is lesser;
- Signs as provided in Part 10 of Chapter 22.52 and in Section 22.46.1060 of this Specific Plan, and approved by the design control board.

(Ord. 95-0042 § 1 (part), 1995; Ord. 90-0158 § 1 (part), 1990.)

22.46.1480 Boat Storage — Uses subject to additional permits. Property in the Boat Storage category may be used for:

A. The following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Access to property lawfully used for a purpose not permitted in the Boat Storage category;
- Boathouses, rowing clubs, and facilities associated with crew racing;
- Dry stack storage buildings;
- Grading projects, off-site transport, where more than 100,000 cubic yards of material are to be transported, subject to the conditions and limitations of Sections 22.56.210 and 22.56.230;
- Grading projects, on-site;
- Oil or gas wells and observation facilities;
- Parking lots and parking buildings;
- Publicly owned uses necessary to the maintenance of the public health, convenience or general welfare;
- Signs as provided in Part 10 of Chapter 22.52 and in Section 22.46.1060 of this Specific Plan.

B. The following uses, provided the specified permit has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Temporary uses as provided in Part 14 of Chapter 22.56.

(Ord. 95-0042 § 1 (part), 1995; Ord. 90-0158 § 1 (part), 1990.)

22.46.1490 Boat Storage — Development standards. These standards shall apply for all uses in the Boat Storage category:

- Building height is limited to a maximum of 25 feet, except that dry stack storage uses may be allowed a maximum of 75 feet when allowed by Site-Specific Development Guidelines;
- Front, rear and side yard setbacks shall be a minimum of five feet, in addition to the required highway setback;
- View corridors, public open space areas and/or accessways required in this Specific Plan may be designed and integrated with the required front, side and rear yard setbacks or located elsewhere on the property if the director

finds that such design will enhance visual and physical access to the shoreline;

- Boat Storage uses shall not reduce the amount of land area devoted to the existing coastal-dependent boating use, including but not limited to boat launching, boat storage, boater parking and public access:

A. With the exception of facilities located on Parcels 1, 54, 55 and 56, which shall be preserved on site, boating facilities may be relocated in conjunction with development so long as the same or larger boating facility is replaced within the Marina, and water and/or anchorage access necessary to allow the use to operate is preserved;

B. Any project which relocates an existing coastal-dependent boating use, including but not limited to boat launching, boat storage, boater parking and access, shall be phased so that said use is replaced within the Marina before the development which displaces it may commence;

C. Visitor-serving uses shown on Map 6 of the LUP, Existing/Proposed Visitor-Serving Facilities, shall be preserved or replaced on-site, as part of redevelopment;

D. Other existing recreation, visitor-serving and marine commercial facilities not shown on Map 6 of the LUP may be relocated in conjunction with development as long as the use is replaced within the Marina before the development which displaces it may commence. (Ord. 95-0042 § 1 (part), 1995; Ord. 90-0158 § 1 (part), 1990.)

22.46.1500 Office — Intent. The Office category is intended to authorize a variety of generalized offices. (Ord. 95-0042 § 1 (part), 1995; Ord. 90-0158 § 1 (part), 1990.)

22.46.1510 Office — Permitted uses. Property in the Office category may be used for:

- A. The following principal permitted use:

- Office buildings.

- B. The following permitted uses:

- Banks, savings and loans;
- Bicycle and pedestrian path rights-of-way;
- Offices, business or professional;
- Public parks and picnic areas;
- Youth hostels.

C. The following uses only when in conjunction with a primary use listed in subsection A above, a permitted use listed in subsection B above, or with a use listed in Section 22.46.1520 below, subject to the same limitations and conditions provided in Section 22.46.1230:

- Accessory buildings, structures and uses customarily used in conjunction with the primary building or use of the property;
- Building materials, storage of;
- Grading projects, off-site transport;
- Public parks and picnic areas;
- Retail commercial, restaurant, personal and business services located on the ground floor only;
- On-site signs as provided in Part 10 of Chapter 22.52 and in Section 22.46.1060 of this Specific Plan and approved by the design control board.

(Ord. 95-0042 § 1 (part), 1995; Ord. 90-0158 § 1 (part), 1990.)

22.46.1520 Office — Uses subject to additional permits. Property in Office category may be used for:

A. The following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Access to property lawfully used for a purpose not permitted in the Office category;
- Grading projects, off-site transport, where more than 100,000 cubic yards of material are to be transported, subject to the conditions and limitations of Sections 22.56.210 and 22.56.230;
- Grading projects, on-site;
- Oil or gas wells and observation facilities;
- Parking for boating-related uses;
- Parking lots and parking buildings;
- Publicly owned uses necessary to the maintenance of the public health, convenience or general welfare;
- Signs as provided in Part 10 of Chapter 22.52 and in Section 22.46.1060 of this Specific Plan.

B. The following uses, provided the specified permit has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Temporary uses as provided in Part 14 of Chapter 22.56. (Ord. 95-0042 § 1 (part), 1995; Ord. 90-0158 § 1 (part), 1990.)

22.46.1530 Office — Development standards. These standards shall apply for all uses in the Office category:

- Building height is limited to a maximum of 45 feet seaward of the loop roads and a maximum of 225 feet on all other parcels;
- Front, rear and side yard setbacks shall be a minimum of 10 feet in addition to the required highway, emergency access and promenade setback;
- View corridors, public open space areas and/or accessways required in this Specific Plan may be designed and integrated with the required front, side and rear yard setbacks or located elsewhere on the property if such design will enhance visual and physical access to the shoreline;
- Office project uses shall not reduce the amount of land area devoted to the existing visitor-serving, boating or marine commercial uses:

A. With the exception of facilities located on Parcels 1, 54, 55 and 56, which shall be preserved on site, boating facilities may be relocated in conjunction with development so long as the same or larger boating facility is replaced within the Marina, and water and/or anchorage access necessary to allow the use to operate is preserved;

B. Any project which relocates an existing coastal-dependent boating use, including but not limited to boat launching, boat storage, boater parking and access, shall be phased so that said use is replaced within the Marina before the development which displaces it may commence;

C. Visitor-serving uses shown on Map 6 of the LUP, Existing/Proposed Visitor-Serving Facilities, shall be preserved or replaced on-site, as part of redevelopment;

D. Other existing recreation, visitor-serving and marine commercial facilities not shown on Map 6 of the LUP may be relocated in conjunction with development as long as the use is replaced within the Marina before the development

which displaces it may commence. (Ord. 95-0042 § 1 (part), 1995; Ord. 90-0158 § 1 (part), 1990.)

22.46.1540 Parking — Intent. Parking is intended as a category which will provide areas for public motor vehicle parking, particularly for visitors to Marina del Rey. (Ord. 95-0042 § 1 (part), 1995; Ord. 90-0158 § 1 (part), 1990.)

22.46.1550 Parking — Permitted uses. Property in the Parking category may be used for:

A. The following principal permitted use:

— Surface public parking lots.

B. The following primary uses:

— Bicycle and pedestrian path rights-of-way;

— Information directories;

— Parking lots and parking buildings up to 45 feet high;

— Parking for boating-related uses;

— Public parks and picnic areas.

C. The following uses only when in conjunction with a primary use listed in subsection A, a permitted use listed in subsection B above, or with a use listed in Section 22.46.1560 below, subject to the same limitations and conditions provided in Section 22.46.1230:

— Accessory buildings, structures and uses customarily used in conjunction with the primary building or use of the property;

— Building materials, storage of;

— Grading projects, off-site transport;

— Signs as provided in Part 10 of Chapter 22.52 and in Section 22.46.1060 of this Specific Plan and approved by the design control board;

— Structures used for fee collection.

(Ord. 95-0042 § 1 (part), 1995; Ord. 90-0158 § 1 (part), 1990.)

22.46.1560 Parking — Uses subject to additional permits. Property in the Parking category may be used for:

A. The following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit for:

— Access to property lawfully used for a purpose not permitted in the Parking category;

— Grading projects, off-site transport, where more than 100,000 cubic yards of material are to be transported, subject to the conditions and limitations of Sections 22.56.210 and 22.56.230;

— Grading projects, onsite;

— Oil or gas wells and observation facilities;

— Publicly owned uses necessary to the maintenance of the public health, convenience or general welfare;

— Signs as provided in Part 10 of Chapter 22.52 and in Section 22.46.1060 of this Specific Plan and approved by the design control board;

— Youth hostels.

B. The following uses, provided the specified permit has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit for:

— Temporary uses as provided in Part 14 of Chapter 22.56.
(Ord. 95-0042 § 1 (part), 1995; Ord. 90-0158 § 1 (part), 1990.)

22.46.1570 Parking — Development standards. These standards shall apply for all uses in the Parking category:

- Heights shall be limited according to parcel specific standards in Section 22.46.1780, in the Site-Specific Development Guidelines of this Specific Plan, but at a maximum, no more than 45 feet in height on moles and seaward of loop roads, and no more than 90 feet in height north of Admiralty Way or adjacent to Lincoln Boulevard;
- Standards shall be as set forth in Part 11, Chapter 22.52 of this Title 22;
- Parking lots shall not reduce the amount of land area devoted to the existing visitor-serving, boating, or marine commercial uses:

A. With the exception of facilities located on Parcels 1, 54, 55 and 56, which shall be preserved on site, boating facilities may be relocated in conjunction with development so long as the same or larger boating facility is replaced within the marina, and water and/or anchorage access necessary to allow the use to operate is preserved;

B. Any project which relocates an existing coastal-dependent boating use, including but not limited to boat launching, boat storage, boater parking and access, shall be phased so that said use is replaced within the Marina before the development which displaces it may commence;

C. Visitor-serving uses shown on Map 6 of the LUP, Existing/Proposed Visitor-Serving Facilities, shall be preserved or replaced on-site, as part of redevelopment;

D. Other existing recreation, visitor-serving and marine commercial facilities not shown on Map 6 of the LUP may be relocated in conjunction with development as long as the use is replaced within the Marina before the development which displaces it may commence. (Ord. 95-0042 § 1 (part), 1995; Ord. 90-0158 § 1 (part), 1990.)

22.46.1580 Public Facilities — Intent. The Public Facilities category is intended to provide areas for public services and facilities other than public right-of-way, parking and open space. (Ord. 95-0042 § 1 (part), 1995; Ord. 90-0158 § 1 (part), 1990.)

22.46.1590 Public Facilities — Permitted uses. Property in the Public Facilities category may be used for:

A. The following principal permitted use:

- Publicly owned facilities.

B. The following permitted uses:

- Administrative offices;

- Fire stations;

- Libraries;

- Police stations;

- Public utility facilities;

- Public parks and picnic areas;

- Rights-of-way for bicycle and pedestrian paths.

C. The following uses only when in conjunction with a primary use listed in subsection A above, a permitted use listed in subsection B above, or with a use

listed in Section 22.46.1600 below, subject to the same limitations and conditions provided in Section 22.46.1230:

- Accessory buildings, structures and uses customarily used in conjunction with the primary building or use of the property;
- Building materials, storage of;
- Grading projects, off-site transport;
- Signs as provided in Part 10 of Chapter 22.52 and in Section 22.46.1060 of this Specific Plan.

(Ord. 95-0042 § 1 (part), 1995; Ord. 90-0158 § 1 (part), 1990.)

22.46.1600 Public Facilities — Uses subject to additional permits. Property in the Public Facilities category may be used for:

A. The following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Access to property lawfully used for a purpose not permitted in the Public Facilities category;
- Grading projects, off-site transport, where more than 100,000 cubic yards of material are to be transported, subject to the conditions and limitations of Sections 22.56.210 and 22.56.230;
- Grading projects, on-site;
- Oil or gas wells and observation facilities;
- Parking for boating-related uses;
- Parking lots and parking buildings;
- Publicly owned uses necessary to the maintenance of the public health, convenience, or general welfare;
- Signs as provided in Part 10 of Chapter 22.52 and in Section 22.46.1060 of this Specific Plan;
- Visitor-serving commercial uses listed in Sections 22.46.1390 and 22.46.1400 when allowed by the Site-Specific Development Guidelines of this Specific Plan.

B. The following uses, provided the specified permit has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Temporary uses as provided in Part 14 of Chapter 22.56.

(Ord. 95-0042 § 1 (part), 1995; Ord. 90-0158 § 1 (part), 1990.)

22.46.1610 Public Facilities — Development standards. These standards shall apply for all uses in the Public Facilities category:

- Building height is limited to a maximum of 45 feet except that theme towers may extend to a maximum of 140 feet unless otherwise restricted by the site-specific guidelines;
- Front, rear and side yard setbacks shall be a minimum of 10 feet in addition to the required highway and promenade setback.

(Ord. 95-0042 § 1 (part), 1995; Ord. 90-0158 § 1 (part), 1990.)

22.46.1620 Open Space — Intent. The Open Space category is intended to provide passive and active recreational opportunities. (Ord. 95-0042 § 1 (part), 1995; Ord. 90-0158 § 1 (part), 1990.)

22.46.1630 Open Space — Permitted uses. Property in the Open Space category may be used for:

A. The following principal permitted use:

- Public parks and picnic areas.

B. The following permitted uses:

- Bicycle and pedestrian path rights-of-way;
- Campgrounds, on a lot or parcel of land having not less than one acre;

- Parks, playgrounds and beaches, with all appurtenant facilities customarily found in conjunction therewith;
- Public promenades;
- Riding and hiking trails, excluding trails for motor vehicles;
- View parks and view areas;
- Visitor-serving concession operations, limited to no more than 500 square feet.

C. The following uses only when in conjunction with a primary use listed in subsection A above or with a use listed in Section 22.46.1640 below, subject to the same limitations and conditions provided in Section 22.46.1230:

- Accessory buildings, structures and uses customarily used in conjunction with the primary building or use of the property;
- Building materials, storage of;
- Grading projects, off-site transport;
- Signs as provided in Part 10 of Chapter 22.52 and in Section 22.46.1060 of this Specific Plan.

(Ord. 95-0042 § 1 (part), 1995; Ord. 90-0158 § 1 (part), 1990.)

22.46.1640 Open Space — Uses subject to additional permits. Property in the Open Space category may be used for:

A. The following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Access to property lawfully used for a purpose not permitted in the Open Space category;
- Grading projects, off-site transport, where more than 100,000 cubic yards of material are to be transported, subject to the conditions and limitations of Sections 22.56.210 and 22.56.230;
- Grading projects, on-site;
- Oil or gas wells and observation facilities;
- Parking for boating-related uses;
- Parking lots, but excluding commercial parking lots;
- Publicly owned uses necessary to the maintenance of the public health, convenience or general welfare;
- Signs as provided in Part 10 of Chapter 22.52 and in Section 22.46.1060 of this Specific Plan;
- Youth hostels, where permitted by Site-Specific Development Guidelines.

B. The following uses, provided the specified permit has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Temporary uses as provided in Part 14 of Chapter 22.56.

(Ord. 95-0042 § 1 (part), 1995; Ord. 90-0158 § 1 (part), 1990.)

22.46.1650 Open Space — Development standards. These standards shall apply for all uses in the Open Space Category:

- No structure over 25 feet in height shall be constructed.

(Ord. 95-0042 § 1 (part), 1995; Ord. 90-0158 § 1 (part), 1990.)

22.46.1660 Water — Intent. Water is intended as a category for recreational use, docking and fueling of boats, flood control, and light marine commercial. (Ord. 95-0042 § 1 (part), 1995; Ord. 90-0158 § 1 (part), 1990.)

22.46.1670 Water — Permitted uses. Property in the Water category may be used for:

A. The following principal permitted use:

- Water-oriented recreational activities, including boating, fishing, rowing, sightseeing, wind surfing.

- B. The following permitted uses:
- Bicycle and pedestrian path rights-of-way;
 - Boat docks, piers;
 - Boating-related equipment storage;
 - Public view areas;
 - Schools for boating, sailing and other marine-related activities in which teaching is done on the water;
 - Wet slips.

C. The following uses only when in conjunction with a primary use listed in subsection A above, a permitted use listed in subsection B above, or with a use listed in Section 22.46.1680 below, subject to the same limitations and conditions provided in Section 22.46.1230:

- Accessory buildings, structures and uses customarily used in conjunction with the primary building or use of the property;
- Signs as provided in Part 10 of Chapter 22.52 and in Section 22.46.1060 of this Specific Plan.

(Ord. 95-0042 § 1 (part), 1995; Ord. 90-0158 § 1 (part), 1990.)

22.46.1680 Water — Uses subject to additional permits. Property in the Water category may be used for:

A. The following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Access to property lawfully used for a purpose not permitted in the Water category;
- Boat fuel docks;
- Boat repair docks;
- Boathouses, rowing clubs and facilities associated with crew racing;
- Docking facilities for charter boats, sightseeing tours, party boats, etc.;
- Oil and gas wells and observation facilities;
- Publicly owned uses necessary to the maintenance of the public health, convenience or general welfare;
- Signs as provided in Part 10 of Chapter 22.52 and in Section 22.46.1060 of this Specific Plan.

B. The following uses, provided the specified permit has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Temporary uses as provided in Part 14 of Chapter 22.56.

(Ord. 95-0042 § 1 (part), 1995; Ord. 90-0158 § 1 (part), 1990.)

22.46.1690 Water — Development standards. These standards shall apply for all uses in the Water category:

- Building height is limited to a maximum of 15 feet;
- Development of new boat slips must be accompanied by adequate parking and land-side facilities, including boater restrooms.

(Ord. 95-0042 § 1 (part), 1995; Ord. 90-0158 § 1 (part), 1990.)

22.46.1700 Waterfront Overlay Zone — Intent. Waterfront Overlay is intended as an overlay land use category applied as a permitted use to residentially and commercially designated waterfront parcels in addition to the other permitted land use category of the site. The overlay is designed to encourage coastal-related and coastal-dependent land uses while increasing development flexibility. The Waterfront Overlay permits the combination of Hotel, Visitor-Serving Convenience Commercial, and Marine Commercial land uses with the primary land use category of a site; mixing of these uses within a structure is also permitted. (Ord. 95-0042 § 1 (part), 1995.)

22.46.1710 Waterfront Overlay Zone — Permitted uses. Property in the Waterfront Overlay Zone may be used for:

- A. The following principal permitted use:
 - The use identified as the principal permitted use on the parcel, subject to the application as designated in the Site-Specific Development Guidelines for that parcel.
- B. The following permitted uses: Hotel, Visitor-Serving Convenience Commercial, Boat Storage, or Marine Commercial, or any use identified as a permitted use on the parcel, subject to the application of permitted land use categories which are designated in the Site-Specific Development Guidelines for that parcel.
- C. Any accessory use listed in subsection C of permitted uses for any of the primary land use categories which are designated in the Site-Specific Development Guidelines for that parcel, provided the use is developed in conjunction with an allowed principal permitted use or permitted use, or an accessory use to a use allowed by Section 22.46.1720 below for which a conditional use permit has been granted. (Ord. 95-0042 § 1 (part), 1995.)

22.46.1720 Waterfront Overlay Zone — Uses subject to additional permits. Property in the Waterfront Overlay Zone may be used for:

- A. Any use listed as a principal permitted use, permitted use, or uses subject to additional permits in the Hotel, Visitor-Serving/Convenience Commercial and Marine Commercial land use categories, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56.
- B. The following uses, provided the specified permit has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit for:
 - Temporary uses as provided in Part 14 of Chapter 22.56. (Ord. 95-0042 § 1 (part), 1995.)

22.46.1730 Waterfront Overlay Zone — Development standards. A. Development standards in the Waterfront Overlay Zone shall be equivalent to the standards of the respective primary land use categories in this chapter. Development permitted by the Waterfront Overlay Zone must be consistent with the development standards of the primary land use category which permits the use. The Site-Specific Development Guidelines shall also apply and shall supersede the land use category standards when the standards differ.

B. A detailed plot plan shall be submitted which accurately shows the location and dimensions of all improvements including streets, walkways, water areas, buildings, parcel lines, landscaped areas, buildings, etc. Multistory buildings and areas of mixed uses shall be indicated. Where applicable, the plans shall indicate the boundary lines of the land use categories located on the subject property; the land area for each category shall be calculated and shown on the plan. A tentative map shall be filed when required by Title 21 of this code. Information shall be submitted which indicates how the proposed development is consistent with the allocation of development in the Development Zone where the parcel resides, as specified in the Site-Specific Development Guidelines.

C. All development shall be carried out consistent with a plot plan submitted with the initial application on the property. The plot plan shall be consistent with the Specific Plan. The plot plan shall cover the entire parcel, and if there is phasing of the project, shall show phasing consistent with the provisions of the Specific Plan.

- Approval of waterfront overlay zone projects shall be based on the findings that a proposed project will provide improved public shoreline access, public recreational use, public views and day use by the general public, without detracting from public recreation facilities, including boat slips;

- Mixed Use projects permitted by the Waterfront Overlay Zone shall not reduce the amount of land area devoted to existing visitor-serving, boating or marine commercial uses:

1. With the exception of facilities located on Parcels 1, 54, 55 and 56, which shall be preserved on site, boating facilities may be relocated in conjunction with development so long as the same or larger boating facility is replaced within the Marina, and water and/or anchorage access necessary to allow the use to operate is preserved;

2. Any project which relocates an existing coastal-dependent boating use, including but not limited to boat launching, boat storage, boater parking and access, shall be phased so that said use is replaced within the marina before the development which displaces it may commence;

3. Visitor-serving uses shown on Map 6 of the LUP, Existing/Proposed Visitor-Serving Facilities, shall be preserved or replaced on-site, as part of redevelopment;

4. Other existing recreation, visitor-serving and marine commercial facilities not shown on Map 6 of the LUP may be relocated in conjunction with development as long as the use is replaced within the Marina before the development which displaces it may commence. (Ord. 95-0042 § 1 (part), 1995.)

22.46.1740 Mixed Use Overlay Zone — Intent. Mixed Use Overlay is intended as an overlay land use category applied to selected parcels in addition to the primary land use category of the site. The overlay is designed to encourage mixed use projects and increase overall development flexibility. The Mixed Use Overlay permits the combination of any land use category with the primary land use category of a site; mixing of uses within a structure is also permitted. (Ord. 95-0042 § 1 (part), 1995.)

22.46.1750 Mixed Use Overlay Zone — Permitted Uses. Property in the Mixed Use Overlay Zone may be used for:

A. The following principal permitted use:

- The use identified as the principal permitted use on the parcel subject to the application as designated in the Site-Specific Development Guidelines for that parcel.

B. The following permitted uses:

- Any use identified as a permitted use on the parcel, subject to the application permitted land use categories which are designated in the Site-Specific Development Guidelines for that parcel.

C. Any accessory use listed in subsection B of permitted uses for any of the primary land use categories which are designated in the Site-Specific Development Guidelines for that parcel, provided the use is developed in conjunction with an allowed principal permitted use or permitted use, or an accessory use to a use allowed by Section 22.46.1760 below for which a conditional use permit has been granted. (Ord. 95-0042 § 1 (part), 1995.)

22.46.1760 Mixed Use Overlay Zone — Uses subject to additional permits. Property in the Mixed Use Overlay Zone may be used for:

A. Any use listed as a principal permitted use, permitted use or uses subject to additional permits in any land use category, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56.

B. The following uses, provided the specified permit has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Temporary uses as provided in Part 14 of Chapter 22.56. (Ord. 95-0042 § 1 (part), 1995.)

22.46.1770 Mixed Use Overlay Zone — Development standards. A. Development standards in the Mixed Use Overlay Zone shall be equivalent to the standards of the respective primary land use categories in this chapter. Development permitted by the Mixed Use Overlay Zone must be consistent with the development standards of the primary land use category which permits the use. The Site-Specific Development Guidelines shall also apply and shall supersede the land use category standards when the standards differ.

B. A detailed plot plan shall be submitted which accurately shows the location and dimensions of all improvements including streets, walkways, water areas, buildings, parcel lines, landscaped areas, buildings, etc. Multistory buildings and areas of mixed uses shall be indicated. Where applicable, the plans shall indicate the boundary lines of the land use categories located on the subject property; the land area for each category shall be calculated and shown on the plan. A tentative map shall be filed when required by Title 21 of this code. Information shall be submitted which indicates how the proposed development is consistent with the allocation of development in the development zone where the parcel resides, as specified in the Site-Specific Development Guidelines.

C. All development shall be carried out consistent with a plot plan submitted with the initial application on the property. The plot plan shall be consistent with the Specific Plan. The plot plan shall cover the entire parcel, and if there is phasing of the project, shall show phasing consistent with the provisions of the Specific Plan.

— Mixed Use projects permitted by the Waterfront Overlay Zone shall not reduce the amount of land area devoted to existing visitor-serving, boating or marine commercial uses:

1. With the exception of facilities located on Parcels 1, 54, 55 and 56, which shall be preserved on site, boating facilities may be relocated in conjunction with development so long as the same or larger boating facility is replaced within the Marina, and water and/or anchorage access necessary to allow the use to operate is preserved;

2. Any project which relocates an existing coastal-dependent boating use, including but not limited to boat launching, boat storage, boater parking and access, shall be phased so that said use is replaced within the Marina before the development which displaces it may commence;

3. Visitor-serving uses shown on Map 6 of the LUP, Existing/Proposed Visitor-Serving Facilities, shall be preserved or replaced on-site, as part of redevelopment;

4. Other existing recreation, visitor-serving and marine commercial facilities not shown on Map 6 of the LUP may be relocated in conjunction with development as long as the use is replaced within the Marina before the development which displaces it may commence. (Ord. 95-0042 § 1 (part), 1995.)

22.46.1780 Site-Specific Development Guidelines — Purpose. A. These guidelines set forth site-specific development standards and guidelines for parcels within the existing Marina. As used in these site-specific guidelines, the word “shall” means a requirement is mandatory whereas the word “may” means the standards are encouraged but not imperative. Development Zones are identified in Exhibit 4, Marina Development Zones (see Exhibit 4 at the end of this Part 3). Exhibits 5 through 19 illustrate the various parcels within each development zone (see Exhibits 5 through 19 set out at the end of this Part 3). Parcel numbers for the existing Marina are those used in lease parcel identification by Los Angeles County. Category boundaries for parcels containing more than one category may be found on the maps included in these site-specific guidelines.

B. Maximum buildouts and land uses are identified for each Development Zone. Certain existing or allocated development may be converted to other uses in the same development zone, consistent with subsection C5 of Section 22.46.1090 of this Specific Plan and the land use category(ies) of the affected parcel(s).

C. Each parcel has an identified primary land use category, required public improvements (if any) and special development considerations. With the exception of Parcel 9, which is under the control of the Los Angeles County department of beaches and harbors, all parcels in Marina del Rey are now developed, and their present use is indicated on pages 21 through 25 of Appendix C, Specifications and Minimum Standards of Architectural Treatment and Construction, of the certified LCP. The additional development potential of a parcel is dependent upon the land use category(ies) of the parcel and the development allocated to the zone in which the parcel resides. Development monitoring shall continuously track the amount of development available in every zone; after an expansion project is approved, the additional development granted as part of the approval shall be deducted from the development available in a project's development zone. The balance will be the development available for future projects in the zone. Once the buildout allocated to a development zone is depleted to a zero development balance, future development in the zone is limited to recycling of uses with no expansions or increased trip generation. Existing uses shall be maintained on parcels residing in zones with a zero development balance, except for development consistent with the conversion provisions of subsection C5 of Section 22.46.1090.

D. Records. The Department of Regional Planning shall maintain a public record, open for public review and inspection, of (1) the amount of redevelopment granted in each development zone, (2) the amount of redevelopment remaining in each zone, and (3) the amount of redevelopment proposed in pending applications in each zone. Copies of this public log shall be forwarded semiannually to the department of beaches and harbors and the California Coastal Commission.

E. Definitions. Maintenance of a use means the existing or similar use, height, floor area or intensity and peak-hour trip generation of a parcel shall remain the same. Required public improvements are those improvements the parcel lessee will be required to make when new development or recycling of uses on the leasehold occurs. Special development considerations refer to special circumstances or conditions which shall be observed at the time of development.

F. All parcels are subject to the phasing requirements outlined in Section 22.46.1090 of this Specific Plan. In addition, all parcels must conform to the Use Restrictions and Development Standards and to these site-specific guidelines. Finally, development on all parcels in the existing Marina is subject to the review of the Design Control Board. As used in these land use restrictions and in the site-specific guidelines, the word "shall" means a requirement is mandatory whereas the word "may" means the standards are encouraged but not imperative. Where site-specific guidelines found in Sections 22.46.1790 through 22.46.1940, or the conditions of approval found in Section 22.46.1190 differ from the land use category regulations and development standards listed in Section 22.46.1200 above, such site-specific standards and conditions of development shall supersede the land use category regulations. If there is a conflict among these development standards, the more restrictive document shall control.

G. It is the intent of this Specific Plan to allow the development of public facility uses as needed to serve the visitors and residents of Marina del Rey. Such uses shall include, but are not limited to, parking, fire, sheriff, beach, library, park, public transportation and other emergency and nonemergency services required for the day-to-day operation of the Marina. (Ord. 95-0042 § 1 (part), 1995; Ord. 91-0004 § 5, 1991; Ord. 90-0158 § 1 (part), 1990.)

22.46.1790 Site-Specific Development Guidelines — By Development Zone.

The following site-specific guidelines shall apply to each respective parcel in Marina del Rey. (Ord. 95-0042 § 1 (part), 1995; Ord. 91-0004 § 6, 1991; Ord. 90-0158 § 1 (part), 1990.)

22.46.1800 Bora Bora Development Zone 1 (Exhibit 5).*

Parcels 1, 3, 112, 113, BR

Development allocation:	513 dwelling units Conversion potential
— Parcel 1	
Categories:	Marine Commercial Water
— Parcel 3	
Categories:	Parking Open Space
— Parcel 112	
Categories:	Residential V Water Waterfront Overlay
— Parcel 113	
Categories:	Residential V Waterfront Overlay
— Parcel BR	
Category:	Open Space

Required public improvements:

- Development shall provide waterfront public pedestrian access consistent with Section 22.46.1150 of this Specific Plan.
- A continuous 28-foot-wide pedestrian promenade shall be provided and maintained along all bulkheads. Seating and landscaping shall be provided along the bulkheads consistent with Section 22.46.1060 of this Specific Plan. New development or intensification on Parcels 112 and 113 shall require reservation of public open space and the construction of a public pedestrian promenade consistent with the 28-foot-wide standard.
- Public vehicular access shall be maintained along Bora Bora Way. No fewer than 10 public parking spaces shall be provided in a landscaped parking area adjacent to the gas dock.
- A small waterfront viewing park not less than 500 square feet in area shall be provided on Parcel 112 in conjunction with Phase II development.
- A small waterfront viewing park not less than 500 square feet in area shall be provided on Parcel 113 on a platform over the bulkhead, in conjunction with Phase II development.
- Park and picnic facilities, including a restroom shall be installed in Parcel 3 in conjunction with new development in the Bora Bora development zone.

Special development considerations:

- New building construction on Parcel 112 shall relate to Bora Bora Way and landscaping shall be enhanced.

- Parcel 1, Parcel 3 — Height category 1: building height not to exceed 25 feet.
- Parcel 112, Parcel 113 — Height category 6: building height not to exceed 225 feet.

(Ord. 2001-0010 § 1, 2001: Ord. 95-0042 § 1 (part), 1995.)

***Editor's Note:** The changes made to this section by Ordinance 2001-0010 shall not take effect until Local Coastal Program Amendment Case No. 98-172-(4) has been certified by the California Coastal Commission pursuant to the provisions of the California Coastal Act of 1976, as amended to date.

22.46.1810 Tahiti Development Zone 2 (Exhibit 6).

Parcels 7, 8, 9, 111

Development allocation: 275 dwelling units
 288 hotel rooms/motel units
 76 boat slips
 Conversion potential

— Parcel 7
 Categories:

Residential III
 Water
 Waterfront Overlay

— Parcel 8
 Categories:

Residential III
 Water
 Waterfront Overlay

— Parcel 9
 Categories:

Hotel
 Water
 Waterfront Overlay

— Parcel 111
 Categories:

Residential III (mole portion)
 Residential V (western portion)
 Water
 Waterfront Overlay

Required public improvements:

- A continuous 28-foot-wide pedestrian promenade shall be provided and maintained along all bulkheads. Seating and landscaping shall be provided along the bulkheads consistent with Section 22.46.1060 of this Specific Plan.

Special development considerations:

- Parcel 7 — Height category 2: Building height not to exceed 45 feet.
- Parcel 8, Parcel 111 (mole portion) — Height category 3: Building height not to exceed 45 feet, unless an expanded view corridor is provided in accordance with Section 22.46.1060 in which case the height shall not exceed a maximum of 75 feet.
- Parcel 9, Parcel 111 (western portion) — Height category 5: Building height not to exceed 140 feet, unless an expanded view corridor is provided in accordance with Section 22.46.1060 in which case the height shall not exceed a maximum of 225 feet.

(Ord. 95-0042 § 1 (part), 1995.)

22.46.1820 Marquesas Development Zone 3 (Exhibit 7).

Parcels 10, 12, 13, FF

Development allocation: 320 dwelling units
 15 KSF retail
 76 boat slips
 Conversion potential

— Parcel 10
Categories: Residential V (western portion)
 Residential III (mole portion)
 Water
 Waterfront Overlay

— Parcel 12
Categories: Residential IV
 Water
 Waterfront Overlay

— Parcel 13
Categories: Residential III
 Water
 Waterfront Overlay

— Parcel FF
Category: Open Space

Required public improvements:

- A continuous 28-foot-wide pedestrian promenade shall be provided and maintained along all bulkheads. Seating and landscaping shall be provided along the bulkheads consistent with Section 22.46.1060 of this Specific Plan.

Special development considerations:

- Parcel FF — Height category 1: Building height not to exceed 25 feet.
- Parcel 12 (mole terminus portion) — Height category 2: Building height not to exceed 45 feet.
- Parcel 10 (mole portion), Parcel 12 (western portion on mole), Parcel 13 (mole portion) — Height category 3: Building height not to exceed 45 feet, unless an expanded view corridor is provided in accordance with Section 22.46.1060 in which case the height shall not exceed a maximum of 75 feet.
- Parcel 10 (nonmole portion) — Height category 5: Building height not to exceed 140 feet, unless an expanded view corridor is provided in accordance with Section 22.46.1060 in which case the height shall not exceed a maximum of 225 feet.
- On Parcel FF, development of uses other than public parking shall be conditioned to provide replacement public parking on-site, or elsewhere in the marina on a one-to-two basis.

(Ord. 95-0042 § 1 (part), 1995.)

22.46.1830 Panay Development Zone 4 (Exhibit 8).*

Parcels 15, 18, 20, 21, 22, GR

Development allocation:

347 dwelling units
 75 congregate care units
 10 KSF retail
 76 boat slips
 Conversion potential

— Parcel 15

Categories:

Residential IV
 Water
 Waterfront Overlay

— Parcel 18

Categories:

Residential III (mole terminus)
 Residential IV (south side of mole road)
 Water
 Waterfront Overlay

— Parcel 20

Categories:

Residential IV
 Water
 Waterfront Overlay

— Parcel 21

Categories:

Marine Commercial
 Water
 Waterfront Overlay

— Parcel 22

Categories:

Hotel
 Waterfront Overlay

— Parcel GR

Category:

Parking

Required public improvements:

- A continuous 28-foot-wide pedestrian promenade shall be provided and maintained along all bulkheads. Seating and landscaping shall be provided along the bulkheads consistent with Section 22.46.1060 of this Specific Plan.

Special development considerations:

- Parcel 18 (mole terminus portion), Parcel 22, Parcel GR — Height category 2: Building height not to exceed 45 feet.
- Parcel 15, Parcel 18 (western portion along mole), Parcel 20, Parcel 21 — Height category 3: Building height not to exceed 45 feet, unless an expanded view corridor is provided in accordance with Section 22.46.1060 in which case the height shall not exceed a maximum of 75 feet.
- Development on Parcel 22 shall provide shadow studies indicating the proposed development will not shadow the public beach on Parcel H between the hours of 9:00 a.m. and 5:00 p.m. after April 15th and before September 15th.
- Deck parking structures may be provided on Parcel GR, limited to 45 feet maximum, consistent with the view and site design standards and requirements of this Specific Plan, including the requirement that any development provide shadow studies indicating the

proposed development will not shadow the public beach on Parcel H between the hours of 9:00 a.m. and 5:00 p.m. after April 15th and before September 15th.

(Ord. 2001-0010 § 2, 2001: Ord. 95-0042 § 1 (part), 1995.)

***Editor's note:** The changes made to this section by Ordinance 2001-0010 shall not take effect until Local Coastal Program Amendment Case No. 98-172-(4) has been certified by the California Coastal Commission pursuant to the provisions of the California Coastal Act of 1976, as amended to date.

22.46.1840 Palawan/Beach Development Zone 5 (Exhibit 9).

Parcels 27, 28, 30, 33, 91, 97, 140, 141, 145, IR, H, JS, NR

Development allocation:

180 dwelling units
 200 hotel rooms/motel units
 42 KSF retail
 410 restaurant seats
 Conversion potential

— Parcel 27

Categories:

Hotel
 Waterfront Overlay

— Parcel 28

Categories:

Residential III
 Water
 Waterfront Overlay

— Parcel 30

Categories:

Marine Commercial
 Water
 Waterfront Overlay

— Parcel 33

Categories:

Visitor-Serving/Convenience Commercial
 Water
 Waterfront Overlay

— Parcel 91

Categories:

Boat Storage
 Water

— Parcel 97

Categories:

Visitor-Serving/Convenience Commercial
 Mixed Use Overlay

— Parcel 140

Categories:

Residential V
 Mixed Use Overlay

— Parcel 141

Category:

Hotel

— Parcel 145

Category:

Hotel

— Parcel IR

Category:

Parking

— Parcel H

Category:

Open Space

— Parcel JS

Category:

Open Space

— Parcel NR

Category:

Parking

Required public improvements:

- A continuous 28-foot-wide pedestrian promenade shall be provided and maintained along all bulkheads. Seating and landscaping shall be provided along the bulkheads consistent with Section 22.46.1060 of this Specific Plan. On Parcel 30, any expansion less than or equal to 10 percent of the floor area existing at the time of the certification of the LCP in 1990 shall require the construction of a public pedestrian promenade, consistent with the 28-foot wide standard, along 50 percent of the length of the bulkhead; any expansion greater than 10 percent of the floor area existing at the time of the certification of the LCP in 1990 shall require the construction of a public pedestrian promenade, consistent with the 28-foot wide standard, along 100 percent of the length of the bulkhead.

Special development considerations:

- Parcels 27, 28, 30, 33, 91, H, IR, JS and NR — Height category 2: Building height not to exceed 45 feet.
- Parcel 140 — Height category 4: Building height not to exceed 140 feet.
- Parcels 141, 145 — Height category 6: Building height not to exceed 225 feet.
- Parcel 97 — Height category 7: Building height with Visitor-Serving/Convenience Commercial not to exceed 45 feet; with the Mixed Use Overlay Zone option, building height not to exceed 140 feet.
- New development shall preserve water views and avoid walling in the public beach. Redevelopment of the public beach parcels shall provide new views to the water from Admiralty Way and Via Marina.
- Parcels 97 and 140 may be developed together as a design unit. In lieu of view corridors, any development on these Parcels 97 and 140 that exceeds 45 feet in height shall provide articulation, landscaping and design details that (1) provide a gateway to the Marina, (2) step back heights adjacent to Washington Street to provide a softened edge next to Venice, and (3) provide street level commercial development adjacent to Washington Street.
- Development shall provide significant landscaping at ground level, particularly at the intersections of Admiralty Way with Palawan Way and Via Marina, to provide a park-like entry character to this high-intensity public use area.
- In no event shall the total area devoted to boat storage, including mast-up storage and dry-stack storage, be decreased within the Palawan/Beach development zone.

(Ord. 95-0042 § 1 (part), 1995.)

22.46.1850 Oxford Development Zone 6 (Exhibit 10).

Parcels 125, 128, 129, OT, P, Q, RR

Development allocation: Fire station expansion
 Conversion potential

— Parcel 125
 Categories: Residential V (western portion)
 Hotel (eastern portion)
 Water
 Waterfront Overlay

— Parcel 128
 Category: Water

— Parcel 129
 Categories: Public Facilities
 Water

— Parcel OT
 Category: Parking

— Parcel P
 Category: Open Space

— Parcel Q
 Category: Open Space

— Parcel RR
 Category: Open Space

Required public improvements:

— A continuous 28-foot-wide pedestrian promenade shall be provided and maintained along all bulkheads. Seating and landscaping shall be provided along the bulkheads consistent with Section 22.46.1060 of this Specific Plan.

— The regional bicycle trail shall be retained or reconstructed as part of any redevelopment affecting these parcels.

Special development considerations:

— Parcel OT — development of uses other than public parking shall be conditioned to provide replacement public parking on-site or elsewhere in the Marina on a one-to-one basis such that there is no net reduction in public parking spaces. An area on the easterly property line of Parcel OT shall be reserved for future construction of a connector from Admiralty Way to Washington Street, if necessary. Height category 4: Building height not to exceed 140 feet.

— Parcel 125 (western portion) — Height category 6: Building height not to exceed 225 feet.

— Parcels 125 (easternmost 300 feet), 129, P, Q, RR — Height category 7: Building height not to exceed 40 feet.

(Ord. 95-0042 § 1 (part), 1995.)

22.46.1860 Admiralty Development Zone 7 (Exhibit 11).

Parcels 40, 94, 130, 131, 132, 133, 134, SS

Development allocation: 200 hotel rooms
 275 restaurant seats
 32 KSF office
 3 KSF library expansion
 Conversion potential

— Parcel 40
 Category: Public Facilities

— Parcel 94
 Category: Parking

— Parcel 130
 Categories: Visitor-Serving/Convenience Commercial
 Waterfront Overlay

— Parcel 131
 Categories: Visitor-Serving/Convenience Commercial
 Waterfront Overlay

— Parcel 132
Categories: Marine Commercial (mole portion)
Hotel (Admiralty Way portion)
Water
Waterfront Overlay

— Parcel 133
Categories: Visitor-Serving/Convenience Commercial
Waterfront Overlay

— Parcel 134
Categories: Office
Waterfront Overlay

— Parcel SS
Category: Open Space

Required public improvements:

- A continuous 28-foot-wide pedestrian promenade shall be provided and maintained along all bulkheads. Seating and landscaping shall be provided along the bulkheads consistent with Section 22.46.1060 of this Specific Plan.
- On Parcel 132, any redevelopment or expansion in excess of 10 percent of the floor area existing at the time of the certification of the LCP in 1990 shall require the construction of a pedestrian promenade, consistent with the 28-foot-wide standard, along 50 percent of the length of the bulkhead; expansion in excess of 20 percent of the floor area existing at the time of the certification of the LCP in 1990 shall require the construction of a public pedestrian promenade, consistent with the 28-foot-wide standard, along 100 percent of the length of the bulkhead.
- The regional bicycle trail shall be retained or reconstructed as part of any redevelopment affecting these parcels.

Special development considerations:

- Parcels 40, 132 (mole portion) — Height category 2: Building height not to exceed 45 feet.
- Parcel 134 — Height category 3: Building height not to exceed 45 feet, unless an expanded view corridor is provided in accordance with Section 22.46.1060 in which case the height shall not exceed a maximum of 75 feet.
- Parcels 132 (nonmole, nonpanhandle portion), 133 — Height category 4: Building height not to exceed 140 feet.
- Parcels 130, 131, 132 (panhandle portion), SS — Height category 7: Building height not to exceed 40 feet.

(Ord. 95-0042 § 1 (part), 1995.)

22.46.1870 Bali Development Zone 8 (Exhibit 12).

Parcels 41, 42, 43, 44, 75, 76, 150, UR

Development allocation: 382 hotel rooms
40 KSF conference center
75 KSF visitor-serving commercial
3 KSF marine science
500 restaurant seats
Ferry terminal site
86 boat slips
Conversion potential

— Parcel 41
Categories: Marine Commercial
Water
Waterfront Overlay

- Parcel 42
Categories: Hotel
Water
Waterfront Overlay
- Parcel 43
Categories: Visitor-Serving/Convenience Commercial
Water
Waterfront Overlay
- Parcel 44
Categories: Marine Commercial (adjacent Admiralty Way)
Boat Storage (southernmost portion adjacent to Admiralty Way)
Visitor-Serving/Convenience Commercial (mole)
Water
- Parcel 75
Categories: Hotel
Mixed Use Overlay
- Parcel 76
Category: Office
- Parcel 150
Category: Office
- Parcel UR
Categories: Marine Commercial

Required public improvements:

- A continuous 28-foot-wide pedestrian promenade shall be provided and maintained along all bulkheads. Seating and landscaping shall be provided along the bulkheads consistent with Section 22.46.1060 of this Specific Plan.
- The regional bicycle trail shall be retained or reconstructed as part of any redevelopment affecting these parcels.

Special development considerations:

- Parcels 42, 43 (mole terminus portion) — Height category 2: Building height not to exceed 45 feet.
- Parcels 41, 43 (mole road portion), 44, UR — Height category 3: Building height not to exceed 45 feet, unless an expanded view corridor is provided in accordance with Section 22.46.1060 in which case the height shall not exceed a maximum of 75 feet.
- Parcels 75, 76, 150 — Height category 6: Building height not to exceed 225 feet.
- On Parcel UR, development of uses other than public parking shall be conditioned to provide replacement public parking on-site or elsewhere in the Marina on a one-to-one basis such that there is no net reduction in public parking spaces. Turf block on-site can be considered for a portion of these spaces.

(Ord. 95-0042 § 1 (part), 1995.)

22.46.1880 Mindanao Development Zone 9 (Exhibit 13).

Parcels 47, 48, 49, 50, 52, 53, 54, 77, 83, EE, GG

Development allocation: 14.5 KSF retail
26 KSF office
Conversion potential

- Parcel 47
Categories: Marine Commercial
Water
Waterfront Overlay
- Parcel 48
Category: Water

- Parcel 49M
Categories: Parking
Water
- Parcel 49R
Categories: Boat Storage
Water
- Parcel 49S
Categories: Boat Storage
Water
- Parcel 50
Category: Visitor-Serving/Convenience Commercial
- Parcel 52
Categories: Public Facilities
Water
- Parcel 53
Categories: Marine Commercial
Water
Waterfront Overlay
- Parcel 54
Categories: Marine Commercial
Water
Waterfront Overlay
- Parcel 77
Categories: Boat Storage
Water
- Parcel 83
Category: Visitor-Serving/Convenience Commercial
- Parcel EE
Categories: Open Space
Water
- Parcel GG
Categories: Public Facilities
Water

Required public improvements:

- A continuous 28-foot-wide pedestrian promenade shall be provided and maintained along all bulkheads.
- On Parcels 53 and 54, said promenade shall only be constructed along the water if determined to be safe, and shall connect the promenade to Fiji Way along the property line between Parcels 52 and 53. Seating and landscaping shall be provided along the bulkheads consistent with Section 22.46.1060 of this Specific Plan.
- The regional bicycle trail shall be retained or reconstructed as part of any redevelopment affecting these parcels.
- Redevelopment on Parcel 47 shall be conditioned to require pedestrian access from Mindanao Way to the pedestrian promenade.

Special development considerations:

- Parcel EE — Height category 1: Building height not to exceed 25 feet.
- Parcels 47, 49M, 49R, 49S, 50, 77 and 83 — Height category 2: Building height not to exceed 45 feet.
- Parcels 52, 53, 54, and GG — Height category 3: Building height not to exceed 45 feet, unless an expanded view corridor is provided in accordance with Section 22.46.1060 in which case the height shall not exceed a maximum of 75 feet, except that boat hoists may exceed this height.
- In no event shall the total area devoted to boat storage, including mast-up storage and dry-stack storage, be decreased within the

Mindanao development zone.
(Ord. 95-0042 § 1 (part), 1995.)

22.46.1890 Fisherman's Village Development Zone 10 (Exhibit 14).

Parcels 55, 56, 61, BB, W

Development allocation: 20 KSF retail
350 restaurant seats
Ferry terminal site
Conversion potential

— Parcel 55
Categories: Marine Commercial
Water
Waterfront Overlay

— Parcel 56
Categories: Visitor-Serving/Convenience Commercial
Water
Waterfront Overlay

— Parcel 61
Categories: Visitor-Serving/Convenience Commercial
Water
Waterfront Overlay

— Parcel BB
Category: Water

— Parcel W
Categories: Parking

Required public improvements:

- A continuous 28-foot-wide pedestrian promenade shall be provided and maintained along all bulkheads. Seating and landscaping shall be provided along the bulkheads consistent with Section 22.46.1060 of this Specific Plan.
- Development adjacent to the new channel entrance for the Area A boat basin shall provide view areas of the main channel and new Marina basin.

Special development considerations:

- Parcels 55, 61 — Height category 2: Building height not to exceed 45 feet.
- Parcels 56, W — Height category 3: Building height not to exceed 45 feet, unless an expanded view corridor is provided in accordance with Section 22.46.1060 in which case the height shall not exceed a maximum of 75 feet.
- Parcels 56 and W may be developed as one unit, provided that public views are maintained and equivalent public parking is reserved and provided in addition to commercial parking.

(Ord. 95-0042 § 1 (part), 1995.)

22.46.1900 Harbor Gateway Development Zone 11 (Exhibit 15).

Parcels 62, 64, 65

Development allocation: 255 dwelling units
34 boat slips
Conversion potential

— Parcel 62
Categories: Public Facilities
Water

— Parcel 64
Categories: Residential V
Water
Waterfront Overlay

- Parcel 65
Categories: Boat Storage
Water

Required public improvements:

- A continuous 28-foot-wide pedestrian promenade shall be provided and maintained along all bulkheads, except Parcel 62 for safety reasons where the accessway shall be routed inland of the sheriff's station and boat hoists. Seating and landscaping shall be provided along the bulkheads consistent with Section 22.46.1060 of this Specific Plan.

Special development considerations:

- Parcels 62, 65 — Height category 2: Building height not to exceed 45 feet.
- Parcel 64 — Height category 4: Building height not to exceed 140 feet.
- Docking facilities may be provided as needed on Parcel 62 for harbor patrol and Coast Guard uses.

(Ord. 95-0042 § 1 (part), 1995.)

22.46.1910 Via Marina Development Zone 12 (Exhibit 16).

Parcels 95, 100, 101, 102, 103, 104, DS, LLS, AL-1, K-6

Development allocation: 530 dwelling units
30 KSF retail
340 restaurant seats
Conversion potential

- Parcel 95
Categories: Visitor-Serving/Convenience Commercial
Mixed Use Overlay
- Parcel 100
Category: Residential V
- Parcel 101
Category: Residential V
- Parcel 102
Category: Residential V
- Parcel 103
Category: Residential V
- Parcel 104
Category: Visitor-Serving/Convenience Commercial
- Parcel DS
Category: Open Space
- Parcel LLS
Category: Public Facilities
- Parcel AL-1
Category: Public Facilities
- Parcel K-6
Category: Residential V

Required public improvements:

- A continuous 28-foot-wide pedestrian promenade shall be provided and maintained along all bulkheads. Seating and landscaping shall be provided along the bulkheads consistent with Section 22.46.1060 of this Specific Plan.

Special development considerations:

- Parcel DS — Height category 1: Building height not to exceed 25 feet.
- Parcels 104, AL-1, LLS — Height category 2: Building height not to exceed 45 feet.
- Parcels 100, 101, 102, 103, K-6 — Height category 6: Building

- height not to exceed 225 feet.
- Parcel 95 — Height category 7: Building height with Visitor-Serving/Convenience Commercial not to exceed 45 feet; with the Mixed Use Overlay Zone option, building height not to exceed 140 feet.
- Any development on Parcel 95 exceeding 45 feet in height shall include street level entrances on Washington Street, internal recreation and commercial facilities.
- Any development on Parcel LLS shall include landscaping along Via Marina.

(Ord. 95-0042 § 1 (part), 1995.)

22.46.1920 North Shore Development Zone 13 (Exhibit 17).

Parcel XT

Development allocation: None

— Parcel XT

Category: Open Space

(Ord. 95-0042 § 1 (part), 1995.)

22.46.1930 Fiji Way Development Zone 14 (Exhibit 18).

Parcels 51, 200

Development allocation: 2 KSF retail

— Parcel 51

Category: Visitor-Serving/Convenience Commercial

— Parcel 200

Category: Public facilities

Special development considerations:

— Parcels 51, 200 — Height category 2: Building height not to exceed 45 feet.

(Ord. 95-0042 § 1 (part), 1995.)

22.46.1940 Reserved. (Ord. 95-0042 § 1 (part), 1995.)

22.46.1950 Coastal improvement fund. A. A coastal improvement fund is established to finance construction of local park facilities in the Marina del Rey area. New park facilities will mitigate the impacts of new residential development on the regional recreational resources of the Marina and adjacent beaches. The fund will be generated by charging a fee per unit for new residential units in the existing Marina.

Each subsequent development application to construct new residential units in Marina del Rey shall contribute its calculated share to the coastal improvement fund to provide funds for construction of local park facilities in Marina del Rey. The coastal improvement fund may be used for projects identified in subsection C of this section.

B. Discussion. Additional residential development will place a burden on the regional recreational resources of the Marina and adjacent areas as new residents utilize these resources to fulfill local recreation needs. Creation and improvement of new park lands and public access areas to serve the new residential population will mitigate the adverse impacts of additional residential development on regional facilities. The coastal improvement fund will provide a mechanism to collect fees to be used for the development of new park and public access facilities in the existing Marina.

The Specific Plan allocates a total of 2,420 additional dwelling units for the existing Marina. The average occupancy for apartment dwelling units in the Marina del Rey area is 1.5 residents per unit, according to the 1990 Census. Based on these figures, residential development is expected to add 3,630 residents to the existing Marina.

The Los Angeles County General Plan establishes a local park standard of four acres per 1,000 population. Application of this standard against the increased population results in a local park need of 14.5 acres in the existing Marina. These acreages are attributed to the new development only and do not include acreages which are part of the local park space deficit for existing development.

Improvement of Parcel FF as a 2-acre park and improvement of Parcel P as a 10.7-acre open space area with public access will create 12.7 acres of new local park space and public amenities in the existing Marina, resulting in a 1.8-acre deficit. Improvement of another 1.8-acre site would fulfill the local park need of new development. However, a more feasible alternative is the improvement of the 12.7 acres (Parcels FF and P) with amenities equal in value to the cost of improving the entire 14.5 acres. This will mitigate local park needs attributable to new development and is preferable to development of another 1.8-acre site.

Improvement of land for local park space will cost \$100,000.00 per acre. This cost includes the improvements identified in subsection (C)(1) of this section. The cost of improvements, therefore, is calculated at the rate of \$100,000.00 per acre, yielding a total cost of \$1,450,000.00 for improvement of 14.5 acres in the existing Marina.

The coastal improvement fund fee is determined as follows: \$1,450,000.00 total funds needed spread over 2,420 residential units results in a cost of \$600.00 per dwelling unit.

C. Use of the Fund. The following uses of the coastal improvement fund will be allowed:

1. Park and public access facilities, including, but not limited to:

- Bicycle paths;
- Community buildings;
- Drinking fountains;
- Interpretive displays;
- Irrigation;
- Jogging paths;
- Landscaping;
- Parking lots;
- Pedestrian promenades;
- Picnic tables and benches;
- Playgrounds;
- Recreation centers;
- Recreational fields;
- Restroom facilities;
- Turf;
- View decks and areas;
- Walkways.

2. Acreage. Funds accumulated by payment of the coastal improvement fund fee from development in the existing Marina shall be used to construct any of the facilities identified in subsection (C)(1) of this section on 12.7 acres of local park land and public access area in the existing Marina identified in this Specific Plan respectively as Parcel FF and Parcel P.

D. Project Credit. Development projects may be credited from payment of the calculated coastal improvement fund fee at the rate of \$2.30 credit for every square foot of improved public open space provided on-site. Improvements qualifying for credit shall be only those identified in section (C)(1) of this section. A contiguous 500 square feet shall be the minimum size open space area to receive credit under this project credit option.

E. Reimbursement. Fee payments made at the rate established herein shall be subject to partial reimbursement, on a pro rata basis, in the event that ultimate park improvement costs fall below those presently calculated. (Ord. 95-0042 § 1 (part), 1995.)

22.46.1960 Youth hostel fund. A. A youth hostel fund will be established to encourage new low-cost overnight accommodations in the Marina del Rey area. The fund will be generated by charging a fee per unit for new hotel units in the existing Marina (Phase II).

Each subsequent development application to construct new hotel rooms in Marina del Rey shall participate in and contribute its fair calculated share to an appropriate financing program to provide funds for youth hostel construction in the Marina area. The youth hostel fund may be used for projects identified in subsection E of this section.

B. Discussion. Low-cost visitor-serving accommodations in Marina del Rey are highly outnumbered by high-cost hotels, condominiums, and apartments. The certified LUP determined that these high-cost accommodations can be mitigated by providing funds to be used for creation of new, lower-cost overnight accommodations in the Marina area. The youth hostel fund responds to the LUP's recreation and visitor-serving facilities policy to provide these accommodations.

Hotel development allowed by Phase I in the existing Marina has already provided approximately \$1,000,000.00 in funds for youth hostel accommodations, including contributions toward a youth hostel under construction in Santa Monica. However, the burden of mitigating high-cost accommodations should not be limited to Phase I development; Phase II hotels, therefore, are required to contribute to the youth hostel fund.

C. Assessment. Each developer who opts to contribute to a youth hostel fund, in lieu of provision of low and moderate cost overnight accommodations on-site, shall contribute the prorated share of the acquisition and construction of a moderate-cost facility. Said contribution shall be at a rate of one-tenth of the current cost of acquisition and construction of one bed and one bed's share of appurtenant supporting facilities including bathrooms and kitchens) per every 10 market rate hotel rooms constructed.

D. Limitations. The fund shall be deposited in a separate interest-bearing account and shall be spent only for the purposes outlined in subsection E of this section. If after a period of five years, the monies have not been spent, the county shall return for an LCP amendment to determine alternative low and moderate cost accommodations.

E. Use of the Fund. The fund shall be expended only on lower-cost overnight accommodations in the Marina del Rey area such as:

- Youth hostels;
- Elder hostels;
- Lower-cost group conference accommodations;
- Campgrounds.

(Ord. 95-0042 § 1 (part), 1995.)

22.46.1970 Coastal improvement fund fee. A. Purpose. The Los Angeles County coastal improvement fund and fee is hereby established to finance construction of local park facilities in existing Marina del Rey. The fund implements recreation and visitor-serving facilities policies set forth in the Marina del Rey Land Use Plan. Implementation of the fund will mitigate the impacts of new residential development on coastal access, visitor-serving and coastal-dependent uses.

B. Coastal Improvement Programs Specified. The Marina del Rey Specific Plan identifies specific facilities which may be financed through the coastal improvement fund to mitigate the impacts of residential development in the existing Marina. The facilities include:

1. Park and public access facilities, including, but not limited to:
 - Bicycle paths;
 - Community buildings;
 - Drinking fountains;
 - Interpretive displays;
 - Irrigation;

- Jogging paths;
- Landscaping;
- Parking lots;
- Pedestrian promenades;
- Picnic tables and benches;
- Playgrounds;
- Recreation centers;
- Recreational fields;
- Restroom facilities;
- Turf;
- View decks and areas;
- Walkways.

2. **Acreage.** Funds accumulated by payment of the coastal improvement fund fee from development in the existing Marina shall be used to construct any of the facilities identified in subsection A of this section on 12.7 acres of local park land and public access area in the existing Marina identified in the Specific Plan respectively as Parcel FF and Parcel P.

C. **Establishment of Fund.** The coastal improvement fund shall be established based upon fees charged for the construction of new residential units anywhere in existing Marina del Rey. Said fees shall be required as a condition of approval for development in the areas specified above; fees shall be collected prior to the issuance of building permits.

D. **Calculation of Fee.** The coastal improvement fund fee shall be based on the calculation of the net increase in residential units. The fee in dollars shall be figured as follows:

Fee = Number of new residential units multiplied by 600.


E. **Use of the Fund.** The fees collected shall be deposited in a separate, interest-bearing account constituting the Los Angeles County coastal improvement fund. Other money which may accrue to the fund from sources other than the fee will similarly be deposited in the Los Angeles County coastal improvement fund. The fund will be administered jointly by the directors of the department of beaches and harbors and regional planning. The fund will be utilized exclusively for financing improvements listed in Section 2.

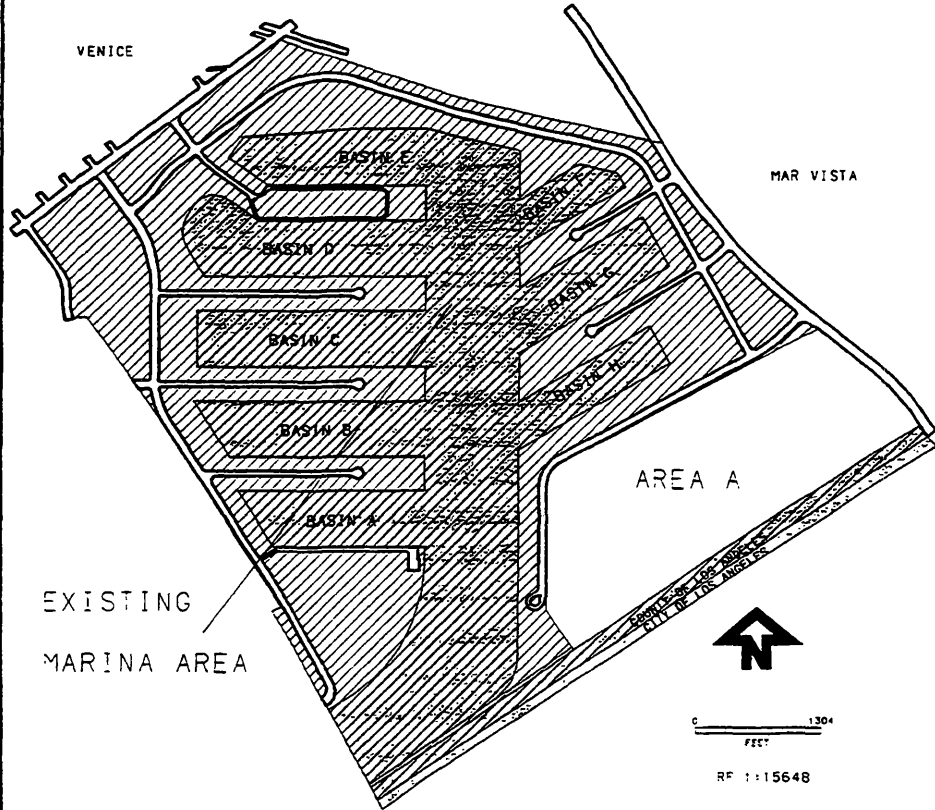
F. **Project Credit.** Development projects may be credited from payment of the calculated coastal improvement fund fee at the rate of \$2.30 credit for every square foot of improved public open space provided on-site. Improvements qualifying for credit shall be only those identified in subsection A of Section 2. A contiguous 500 square feet shall be the minimum size open space area to receive credit under this project credit option.

G. **Reimbursement.** Fee payments made at the rates established herein shall be subject to partial reimbursement, on a pro rata basis, in the event that ultimate park improvement costs fall below those presently calculated. (Ord. 95-0042 § 1 (part), 1995.)

SPECIFIC PLAN (SP) ZONE

MAP 1

 SPECIFIC PLAN (SP) ZONE






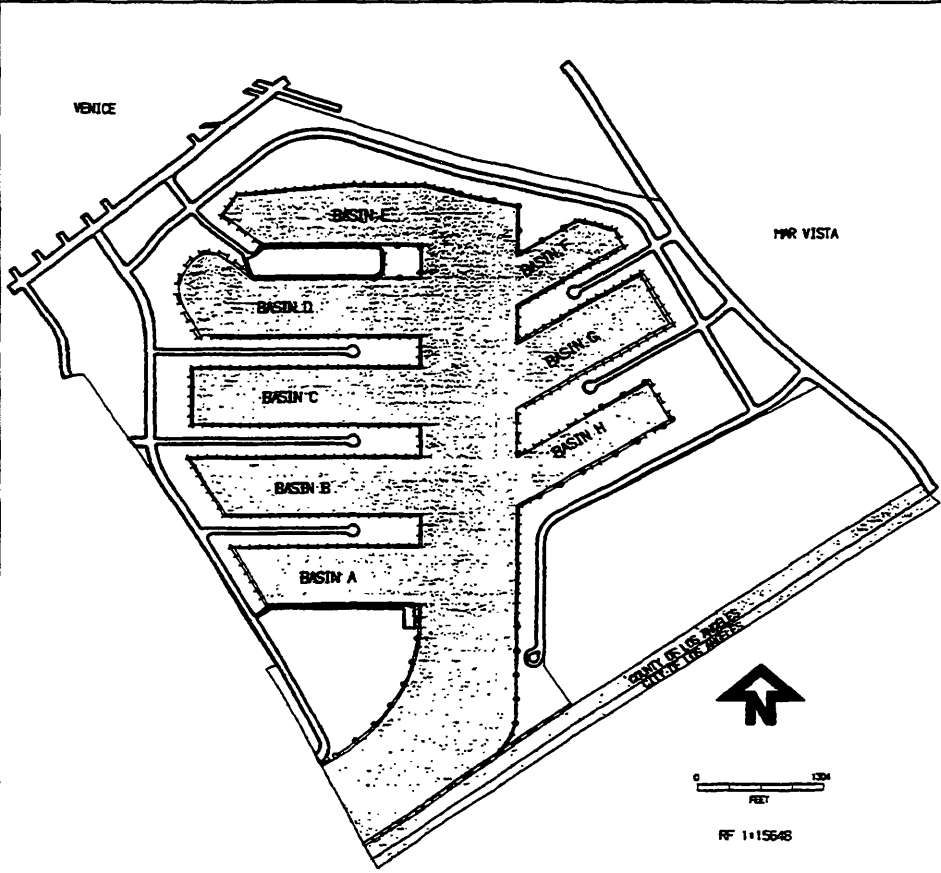
MARINA DEL REY

LOCAL COASTAL PROGRAM

EXISTING SHORELINE ACCESS

MAP 2

-  OPEN TO PUBLIC (PRIVATE LEASEHOLD)
-  OPEN TO PUBLIC (COUNTY LEASEHOLD)
-  RESTRICTED ACCESS



MARINA DEL REY

LOCAL COASTAL PROGRAM

Table 1

**PHASE II DEVELOPMENT POTENTIAL ALLOCATED
BY DEVELOPMENT ZONE**

- | | |
|--|--|
| 1) Bora Bora Development Zone
513 dwelling units | 9) Mindanao Development Zone
14.5 KSF Visitor-Serving
Commercial
26 KSF Office |
| 2) Tahita Development Zone
275 dwelling units
288 hotel rooms
76 boat slips | 10) Fisherman's Village Development
Zone
20 KSF Visitor-Serving Commercial
350 restaurant seats
Ferry terminal site |
| 3) Marquesas Development Zone
320 dwelling units
15 KSF Visitor-Serving Commercial
76 boat slips | 11) Harbor Gateway Development
Zone
255 dwelling units
34 boat slips |
| 4) Panay Development Zone
347 dwelling units
75 congregate care units
10 KSF Visitor-Serving Commercial
76 boat slips | 12) Via Marina Development Zone
530 dwelling units
30 KSF Visitor-Serving Commercial
340 restaurant seats |
| 5) Palawan/Beach Development Zone
180 dwelling units
200 hotel rooms
42 KSF Visitor-Serving Commercial
410 restaurant seats | 13) North Shore Development Zone
Open space, road frontage buffer |
| 6) Oxford Development Zone | 14) Fiji Way Development Zone
2 KSF Visitor-Serving Commercial |
| 7) Admiralty Development Zone
200 hotel rooms
275 restaurant seats
32 KSF Office
3 KSF library expansion | 15) Reserved |
| 8) Bali Development Zone
382 hotel rooms
40 KSF conference center
75 KSF Visitor-Serving Commercial
3 KSF Marine Science Center
500 restaurant seats
Ferry terminal site
86 boat slips | Notes: Noncoastal development may
be converted to Hotel, Visitor-
Serving Commercial or Ma-
rine Commercial uses consis-
tent with the conversion pro-
visions of subsection (C)(6) of
Section 22.46.1090. |

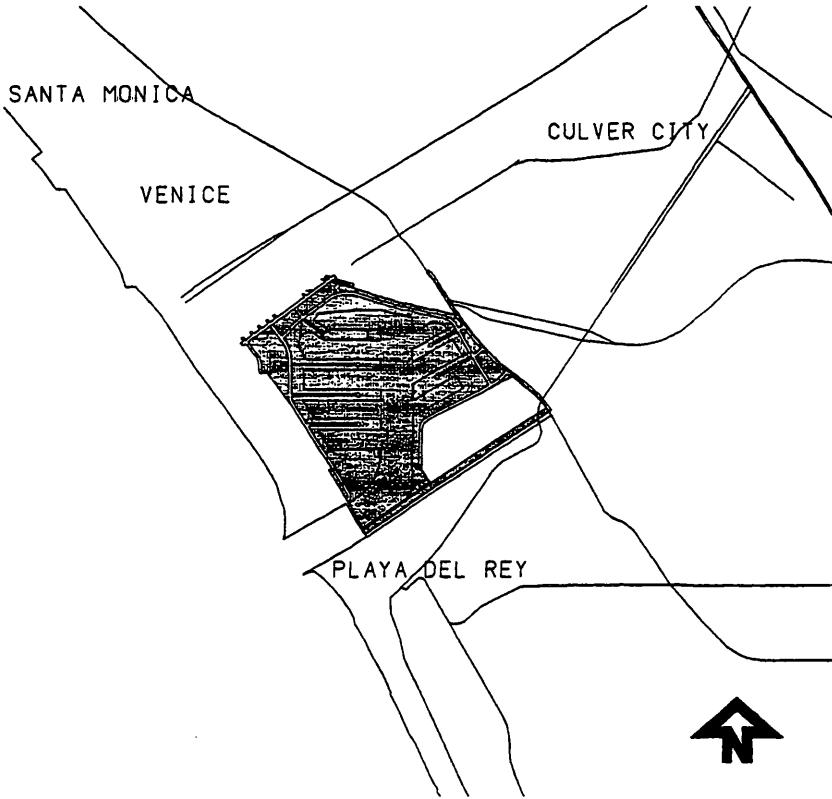
1 KSF = 1,000 square feet of floor area

REGIONAL VICINITY

EXHIBIT 1



COUNTY UNINCORPORATED LAND - MARINA DEL REY LCP

















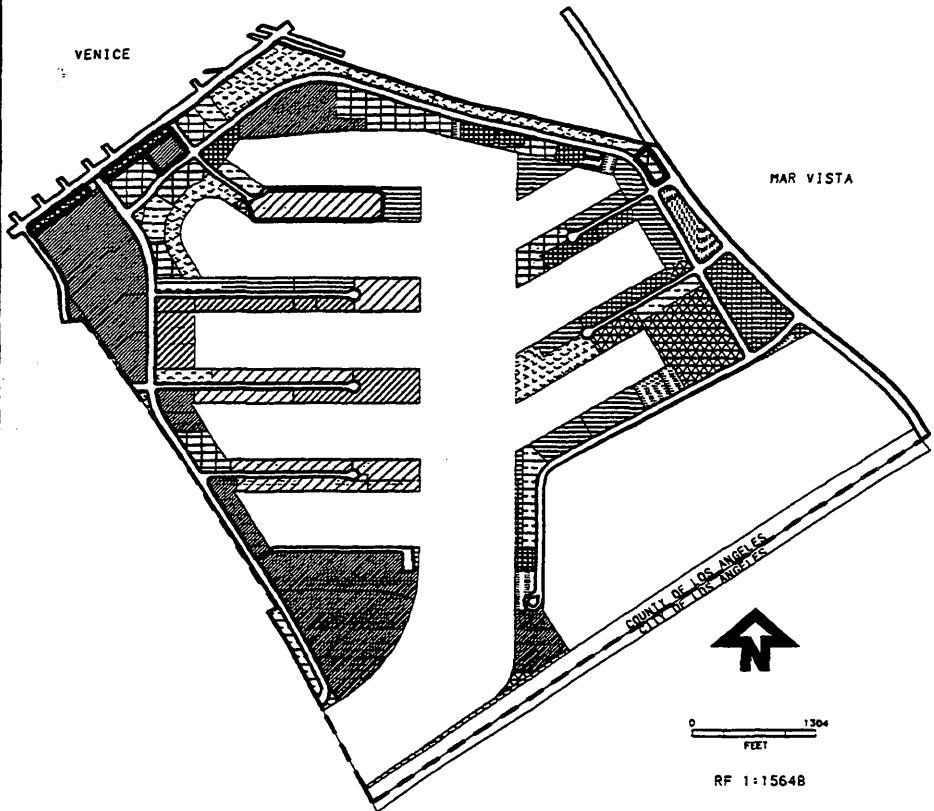
MARINA DEL REY

LOCAL COASTAL PROGRAM

LAND USE PLAN

EXHIBIT 2

	RESIDENTIAL III		MARINE COMMERCIAL		PARKING
	RESIDENTIAL IV		BOAT STORAGE		WATER
	RESIDENTIAL V		OPEN SPACE		WATERFRONT OVERLAY
	HOTEL		PUBLIC FACILITIES		MIXED USE OVERLAY
	OFFICE		VISITOR-SERVING/CONVENIENCE COMMERCIAL		



MARINA DEL REY

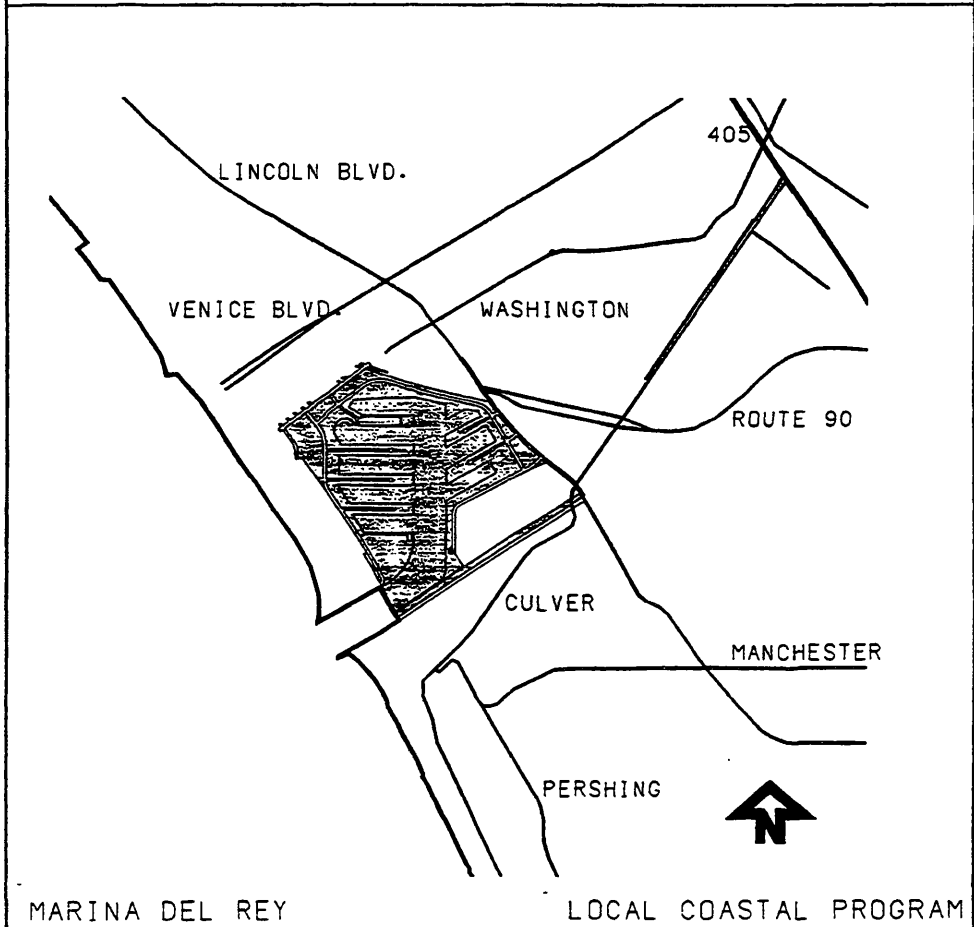
LOCAL COASTAL PROGRAM

REGIONAL CIRCULATION SYSTEM

EXHIBIT 3



COUNTY UNINCORPORATED LAND - MARINA DEL REY LCP



DEVELOPMENT ZONES

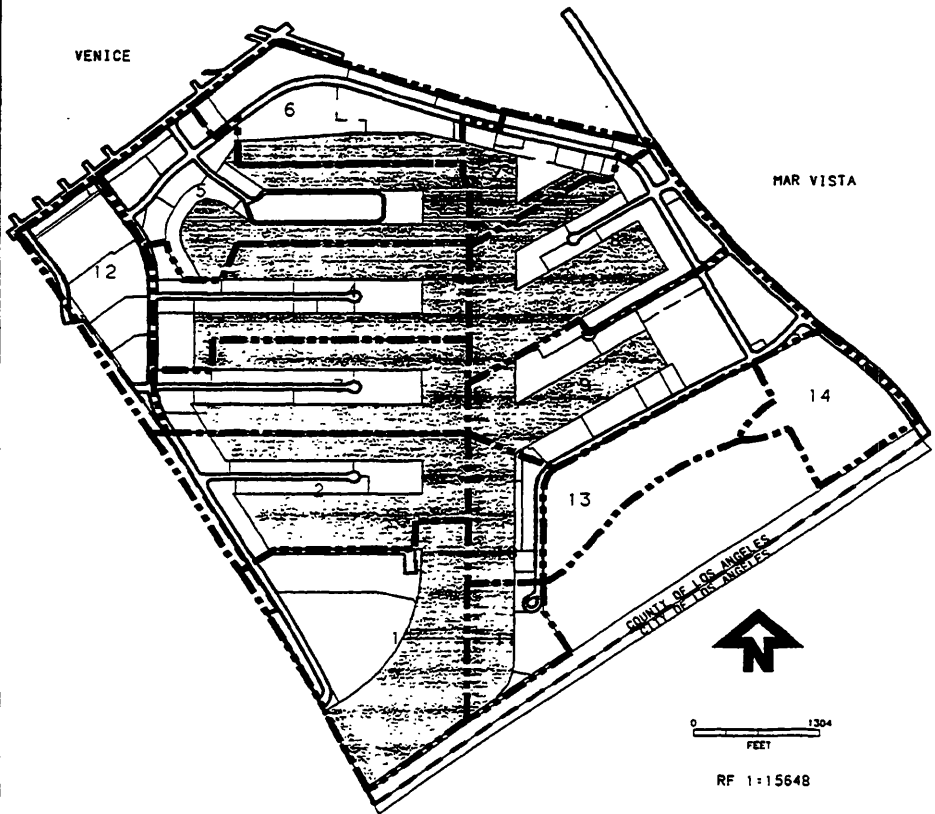
EXHIBIT 4

- 1) BORA BORA
- 2) TAHITI
- 3) MARDUESAS
- 4) PANAY
- 5) PALAWAN/BEACH
- 6) OXFORD
- 7) ADMIRALTY
- 8) BALI

- 9) MINDANAO
- 10) FISHERMAN'S VILLAGE
- 11) HARBOR GATEWAY
- 12) VIA MARINA
- 13) NORTH SHORE
- 14) FIJI WAY



ZONE BOUNDARY

















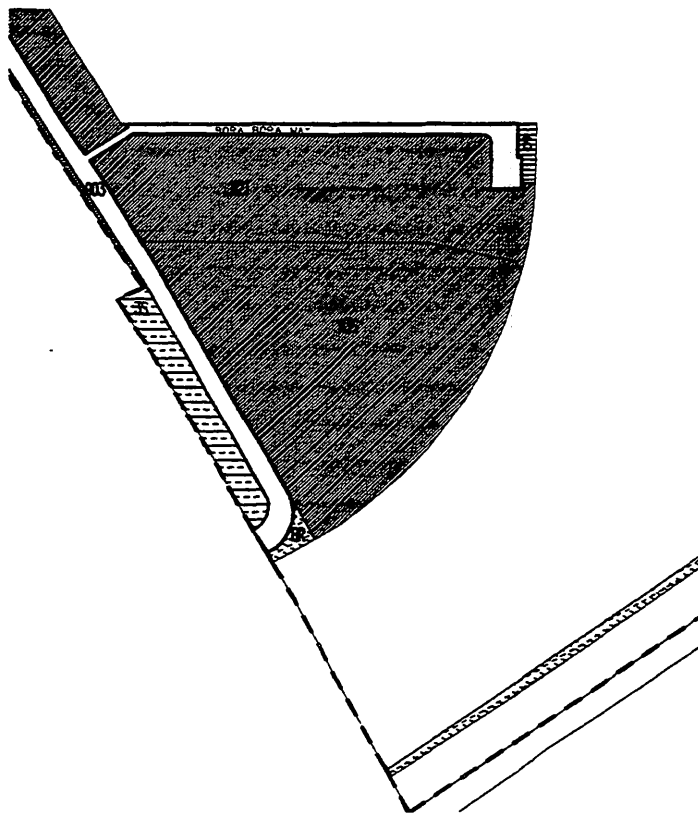
MARINA DEL REY

LOCAL COASTAL PROGRAM

BORA BORA DZ LAND USE

EXHIBIT 5

	RESIDENTIAL III		MARINE COMMERCIAL		PARKING
	RESIDENTIAL IV		BOAT STORAGE		WATER
	RESIDENTIAL V		OPEN SPACE		WATERFRONT OVERLAY
	HOTEL		PUBLIC FACILITIES		MIXED USE OVERLAY
	OFFICE		VISITOR-SERVING/CONVENIENCE COMMERCIAL		

















MARINA DEL REY

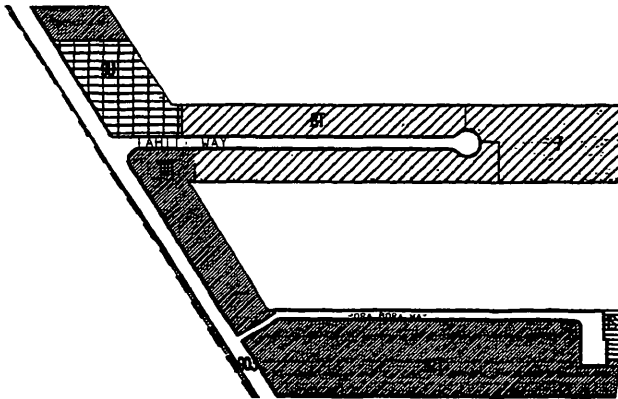
LOCAL COASTAL PROGRAM



TAHITI DZ LAND USE

EXHIBIT 6

	RESIDENTIAL III		MARINE COMMERCIAL		PARKING
	RESIDENTIAL IV		BOAT STORAGE		WATER
	RESIDENTIAL V		OPEN SPACE		WATERFRONT OVERLAY
	HOTEL		PUBLIC FACILITIES		MIXED USE OVERLAY
	OFFICE		VISITOR-SERVING/CONVENIENCE COMMERCIAL		

















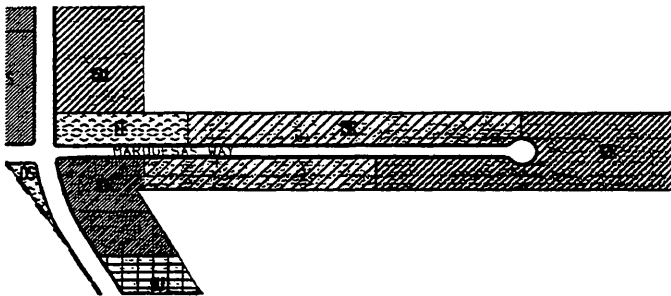
MARINA DEL REY

LOCAL COASTAL PROGRAM

MARQUESAS DZ LAND USE

EXHIBIT 7

	RESIDENTIAL III		MARINE COMMERCIAL		PARKING
	RESIDENTIAL IV		BOAT STORAGE		WATER
	RESIDENTIAL V		OPEN SPACE		WATERFRONT OVERLAY
	HOTEL		PUBLIC FACILITIES		MIXED USE OVERLAY
	OFFICE		VISITOR-SERVING/CONVENIENCE COMMERCIAL		

















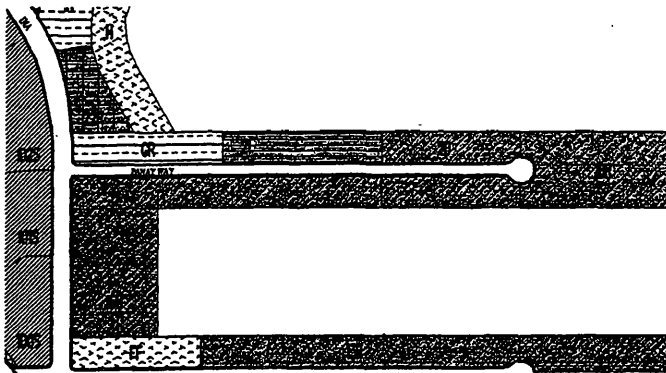
MARINA DEL REY

LOCAL COASTAL PROGRAM

PANAY DZ LAND USE

EXHIBIT 8

	RESIDENTIAL III		MARINE COMMERCIAL		PARKING
	RESIDENTIAL IV		BOAT STORAGE		WATER
	RESIDENTIAL V		OPEN SPACE		WATERFRONT OVERLAY
	HOTEL		PUBLIC FACILITIES		MIXED USE OVERLAY
	OFFICE		VISITOR-SERVING/CONVENIENCE COMMERCIAL		



MARINA DEL REY SPECIFIC PLAN

LOCAL COASTAL PLAN AMENDMENT 98-172-(4)

















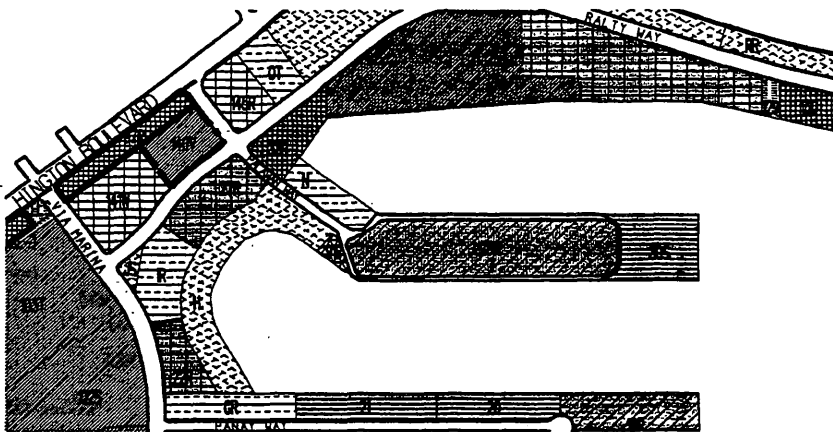
MARINA DEL REY

LOCAL COASTAL PROGRAM

PALAWAN/BEACH DZ LAND USE

EXHIBIT 9

	RESIDENTIAL III		MARINE COMMERCIAL		PARKING
	RESIDENTIAL IV		BOAT STORAGE		WATER
	RESIDENTIAL V		OPEN SPACE		WATERFRONT OVERLAY
	HOTEL		PUBLIC FACILITIES		MIXED USE OVERLAY
	OFFICE		VISITOR-SERVING/CONVENIENCE COMMERCIAL		

















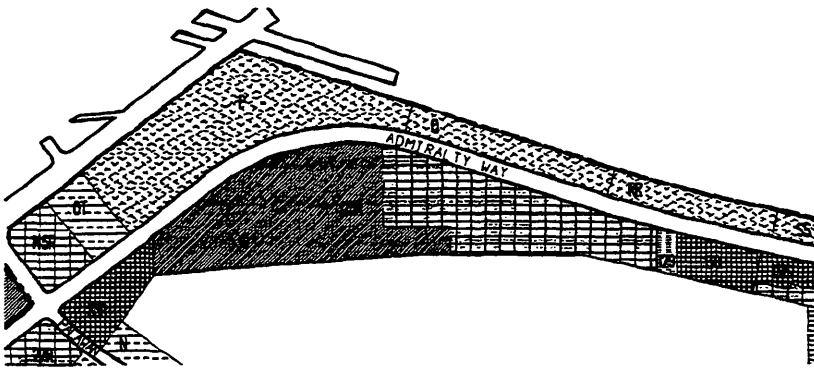
MARINA DEL REY

LOCAL COASTAL PROGRAM

OXFORD DZ LAND USE

EXHIBIT 10

	RESIDENTIAL III		MARINE COMMERCIAL		PARKING
	RESIDENTIAL IV		BOAT STORAGE		WATER
	RESIDENTIAL V		OPEN SPACE		WATERFRONT OVERLAY
	HOTEL		PUBLIC FACILITIES		MIXED USE OVERLAY
	OFFICE		VISITOR-SERVING/CONVENIENCE COMMERCIAL		

















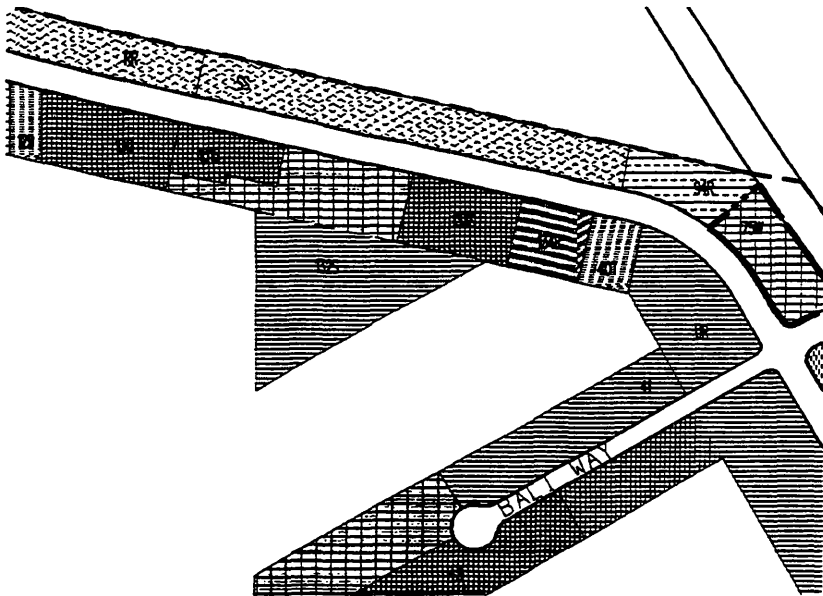
MARINA DEL REY

LOCAL COASTAL PROGRAM

ADMIRALTY DZ LAND USE

EXHIBIT 11

	RESIDENTIAL III		MARINE COMMERCIAL		PARKING
	RESIDENTIAL IV		BOAT STORAGE		WATER
	RESIDENTIAL V		OPEN SPACE		WATERFRONT OVERLAY
	HOTEL		PUBLIC FACILITIES		MIXED USE OVERLAY
	OFFICE		VISITOR-SERVING/CONVENIENCE COMMERCIAL		

















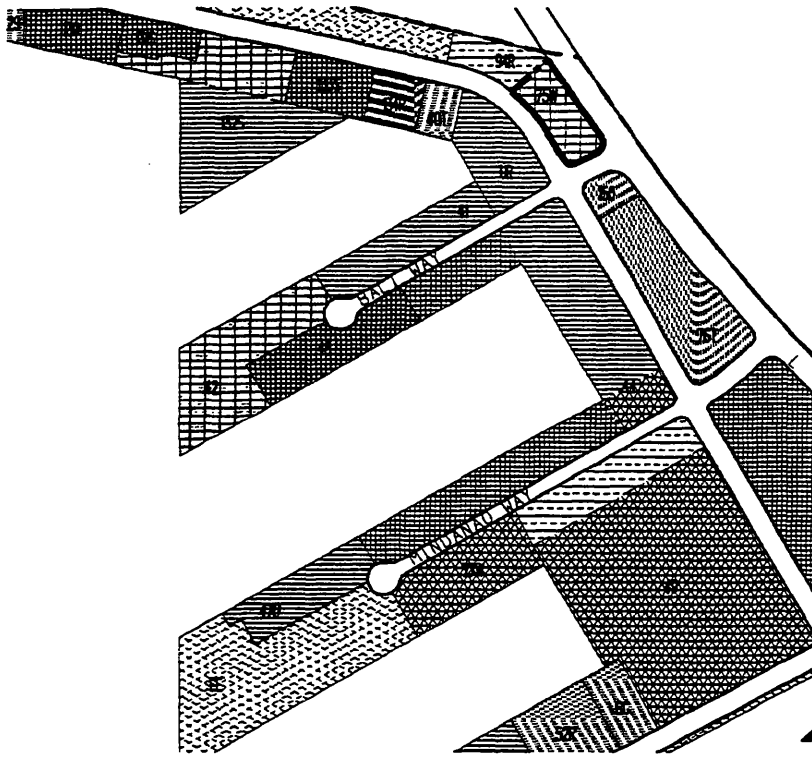
MARINA DEL REY

LOCAL COASTAL PROGRAM

BALI DZ LAND USE

EXHIBIT 12

	RESIDENTIAL III		MARINE COMMERCIAL		PARKING
	RESIDENTIAL IV		BOAT STORAGE		WATER
	RESIDENTIAL V		OPEN SPACE		WATERFRONT OVERLAY
	HOTEL		PUBLIC FACILITIES		MIXED USE OVERLAY
	OFFICE		VISITOR-SERVING/CONVENIENCE COMMERCIAL		

















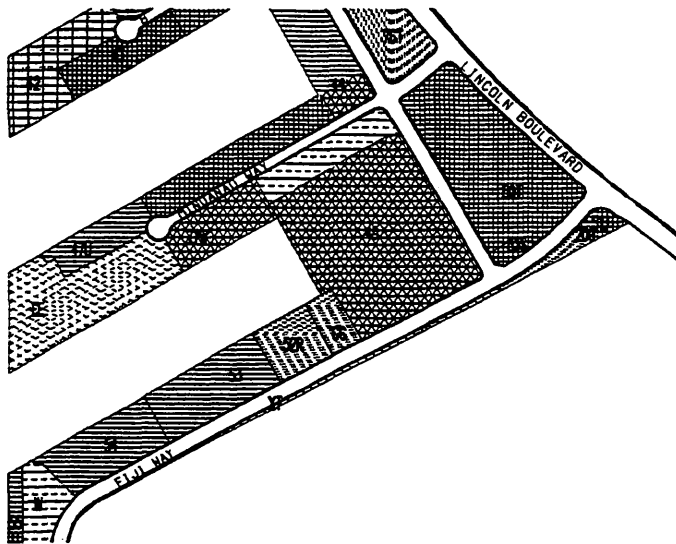
MARINA DEL REY

LOCAL COASTAL PROGRAM

MINDANAO DZ LAND USE

EXHIBIT 13

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	RESIDENTIAL V		OPEN SPACE		WATERFRONT OVERLAY
	HOTEL		PUBLIC FACILITIES		MIXED USE OVERLAY
	OFFICE		VISITOR-SERVING/CONVENIENCE COMMERCIAL		

















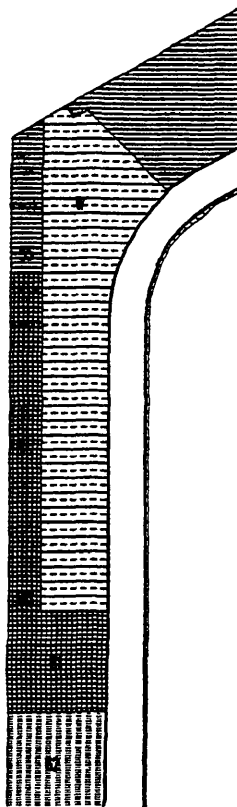
MARINA DEL REY

LOCAL COASTAL PROGRAM

FISHERMAN'S VILLAGE DZ LAND USE

EXHIBIT 14

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	RESIDENTIAL IV		BOAT STORAGE		WATER
	RESIDENTIAL V		OPEN SPACE		WATERFRONT OVERLAY
	HOTEL		PUBLIC FACILITIES		MIXED USE OVERLAY
	OFFICE		VISITOR-SERVING/CONVENIENCE COMMERCIAL		

















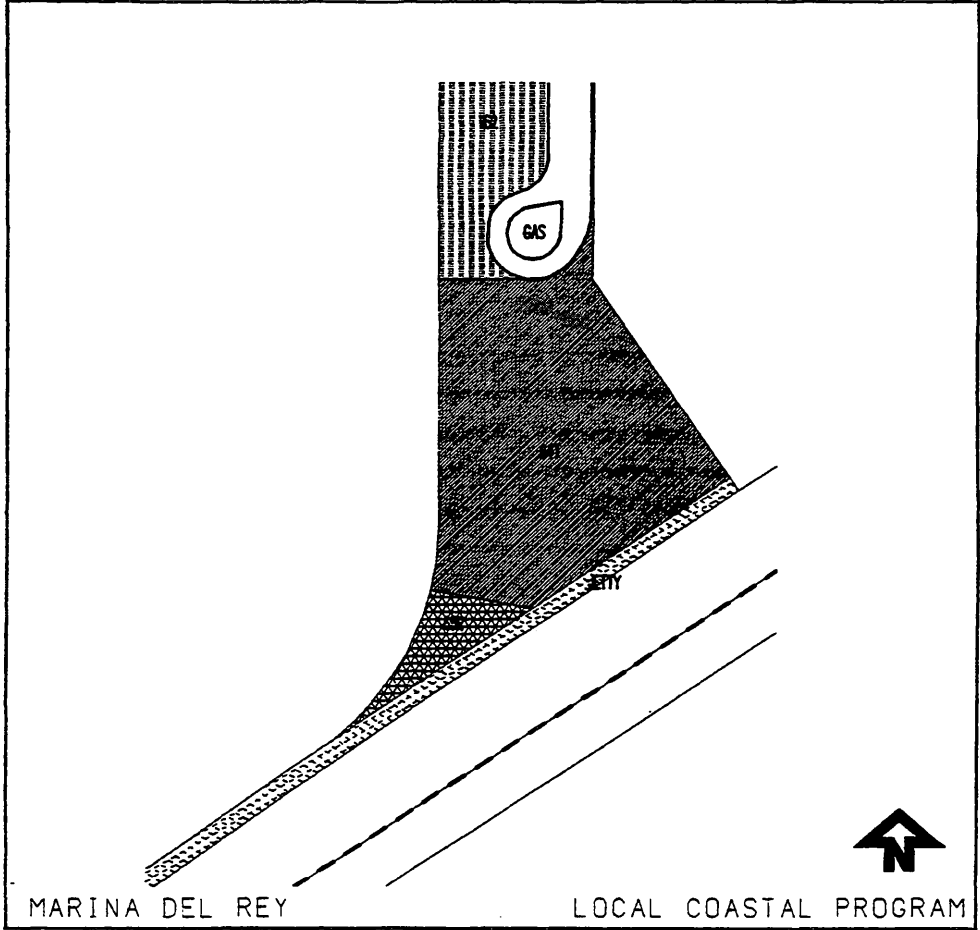
MARINA DEL REY

LOCAL COASTAL PROGRAM

HARBOR GATEWAY DZ LAND USE















EXHIBIT 15

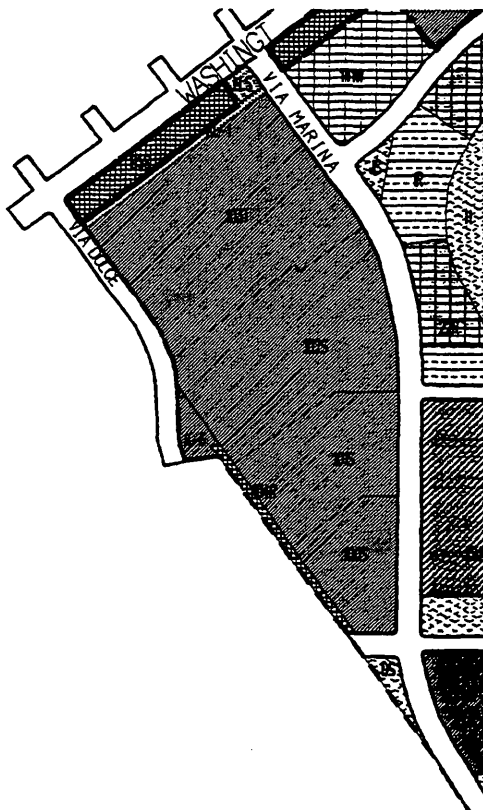
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	RESIDENTIAL IV		BOAT STORAGE		WATER
	RESIDENTIAL V		OPEN SPACE		WATERFRONT OVERLAY
	HOTEL		PUBLIC FACILITIES		MIXED USE OVERLAY
	OFFICE		VISITOR-SERVING/CONVENIENCE COMMERCIAL		



VIA MARINA DZ LAND USE

EXHIBIT 16

	RESIDENTIAL III		MARINE COMMERCIAL		PARKING
	RESIDENTIAL IV		BOAT STORAGE		WATER
	RESIDENTIAL V		OPEN SPACE		WATERFRONT OVERLAY
	HOTEL		PUBLIC FACILITIES		MIXED USE OVERLAY
	OFFICE		VISITOR-SERVING/CONVENIENCE COMMERCIAL		

















MARINA DEL REY

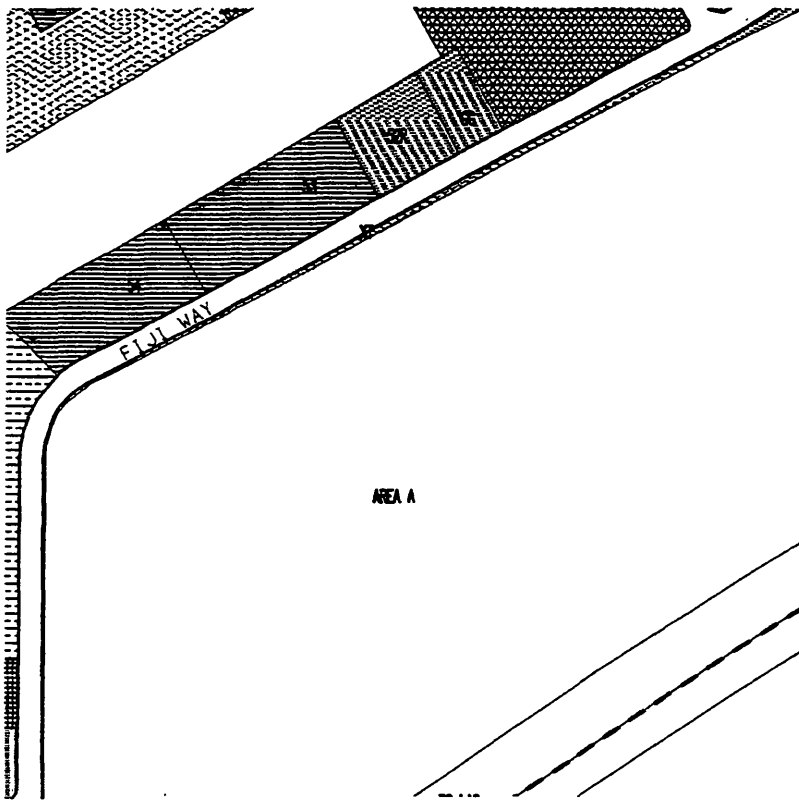
LOCAL COASTAL PROGRAM



NORTH SHORE DZ LAND USE

EXHIBIT 17

	RESIDENTIAL III		MARINE COMMERCIAL		PARKING
	RESIDENTIAL IV		BOAT STORAGE		WATER
	RESIDENTIAL V		OPEN SPACE		WATERFRONT OVERLAY
	HOTEL		PUBLIC FACILITIES		MIXED USE OVERLAY
	OFFICE		VISITOR-SERVING/CONVENIENCE COMMERCIAL		

















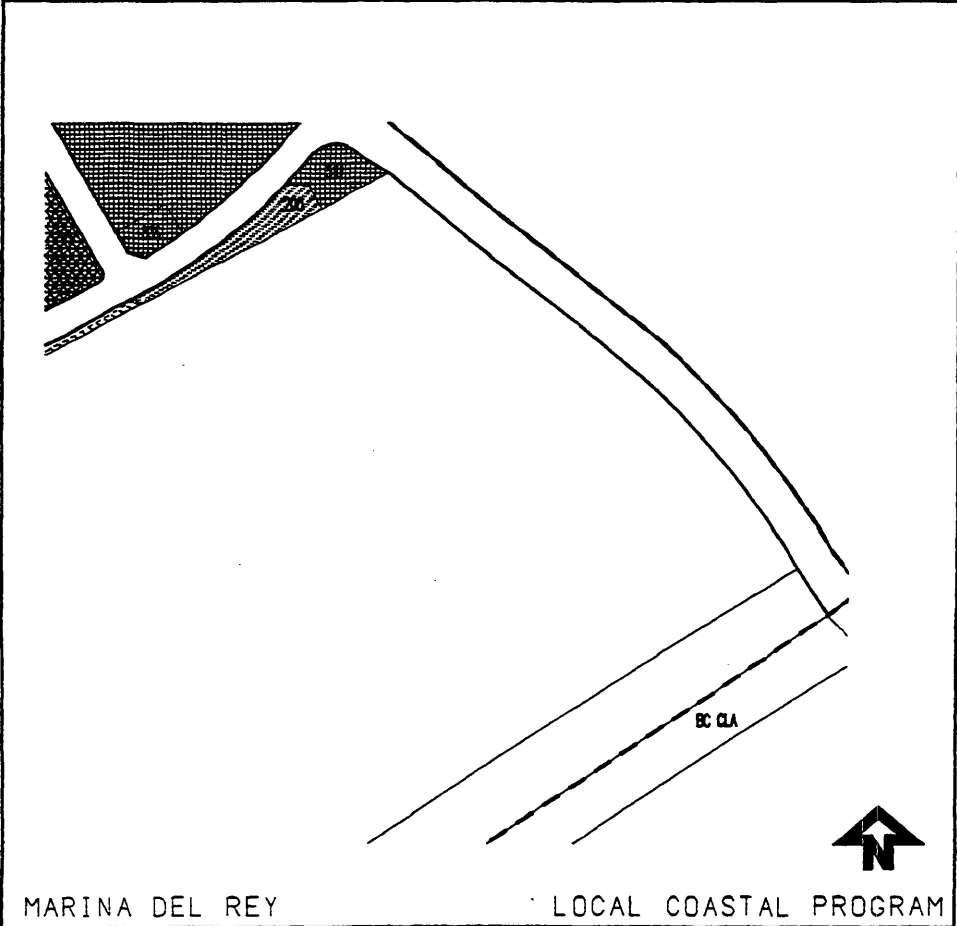
MARINA DEL REY

LOCAL COASTAL PROGRAM

FIJI WAY DZ LAND USE

EXHIBIT 18

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	RESIDENTIAL IV		BOAT STORAGE		WATER
	RESIDENTIAL V		OPEN SPACE		WATERFRONT OVERLAY
	HOTEL		PUBLIC FACILITIES		MIXED USE OVERLAY
	OFFICE		VISITOR-SERVING/CONVENIENCE COMMERCIAL		



MARINA DEL REY

LOCAL COASTAL PROGRAM

Chapter 22.48

YARDS, HIGHWAY LINES AND HIGHWAYS¹³

Parts:

1. General Regulations
2. Yards
3. Road Dedication and Improvement Requirements
4. Parkways and Major and Secondary Highways

Part 1

GENERAL REGULATIONS

Sections:

- 22.48.010 Establishment — Purpose.
22.48.020 Use restrictions.

22.48.010 Establishment — Purpose. In order to provide for adequate open spaces and the admission thereto of light and air, and to provide adequate visibility to the operators of motor and other vehicles along streets, highways and parkways, and at the intersection thereof, the yards provided in Chapter 22.20 through 22.40 of this title, and the yards and highway lines provided for in this chapter, are created and established as part of a comprehensive system of yard and highway lines covering the unincorporated territory of the county. (Ord. 1494 Ch. 4 Art. 1 § 451.1, 1927.)

22.48.020 Use restrictions. A person shall not use any building, structure, equipment or obstruction within any yard or highway line except as hereinafter specifically permitted in this Title 22, and subject to all regulations and conditions enumerated in this title. (Ord. 1494 Ch. 4 Art. 1 § 451.2, 1927.)

Part 2

YARDS

Sections:

- 22.48.030 Chapter 22.44 and 22.48 provisions applicable when.
22.48.040 Yard and lot line location — Determined by director when.
22.48.050 Flag lots.
22.48.060 Front yards — On partially developed blocks.
22.48.070 Front yards — On key lots.
22.48.080 Front yards — On sloping terrain.
22.48.090 Side yards on reversed corner lots adjoining key lots.
22.48.100 Interior side yards on narrow lots.
22.48.110 Rear yards on shallow lots.
22.48.115 Yard requirements — Limited secondary highways.
22.48.120 Projections into yards — Conditions and limitations.

- 22.48.130 Distance between buildings.
- 22.48.140 Accessory buildings — Location and types permitted.
- 22.48.150 Accessory structures and equipment — Location and types permitted.
- 22.48.160 Fences and walls.
- 22.48.170 Trees, shrubs, flowers and other landscaping.
- 22.48.180 Modifications — Authorized.
- 22.48.190 Modification — For public sites.

22.48.030 Chapter 22.44 and 22.48 provisions applicable when. Where a different yard requirement is established by Chapter 22.44 or this Chapter 22.48, it shall supersede the yard requirements contained elsewhere in this Title 22. (Ord. 2001-0079 § 4, 2001: Ord. 1494 Ch. 4 Art. 2 § 452.1, 1927.)

22.48.040 Yard and lot line location — Determined by director when. On corner lots, through lots with three or more frontages, flag lots, and irregularly shaped lots where the provisions of this Title 22 do not clearly establish location of yards and lot lines, the director shall make such determination. (Ord. 1454 Ch. 4 Art. 2 § 452.2, 1927.)

22.48.050 Flag lots. Front, side and rear yards required by this Title 22 shall be established on the main portion of a flag lot exclusive of the access strip; provided, however, that in lieu of such yards, a uniform distance of 10 feet from all lot lines may be substituted. In addition, the access strip shall be maintained clear except for driveways, landscaping, fences or walls, which shall be subject to the same requirements specified for yards on adjoining properties fronting on the same parkway, highway or street. (Ord. 1497 Ch. 4 Art. 2 § 452.3, 1927.)

22.48.060 Front yards — On partially developed blocks. Where some lots or parcels of land in a block are improved or partially improved with buildings, each lot or parcel of land in said block may have a front yard of not less than the average depth of the front yards of the land adjoining on either side. A vacant lot or parcel of land, or a lot or parcel of land having more than the front yard required in the zone, shall be considered for this purpose as having a front yard of the required depth. (Ord. 1494 Ch. 4 Art. 2 § 452.4, 1927.)

22.48.070 Front yards — On key lots. The depth of a required front yard on key lots or parcels of land shall not be less than the average depth of the required front yard of the adjoining interior lot or parcel of land and the required side yard of the adjoining reversed corner lot or parcel of land. (Ord. 1494 Ch. 4 Art. 2 § 452.5, 1927.)

22.48.080 Front yards — On sloping terrain. The required front yard of a lot or parcel of land need not exceed 50 percent of the depth required in a zone where the difference in elevation between the curb level and the natural ground at a point 50 feet from the highway line, measured midway between the side lot lines, is 10 feet or more; or, if there is no curb, where a slope exists of 20 percent or more from the highway line to a point on natural ground 50 feet from said highway line. Measurement in all cases shall be made from a point midway between the side lot lines. (Ord. 1494 Ch. 4 Art. 2 § 452.6, 1927.)

22.48.090 Side yards on reversed corner lots adjoining key lots. Where the front yard of a key lot adjoining a reversed corner lot is less than 10 feet in depth, such reversed corner lot may have a corner side yard of the same depth but not less than five feet. (Ord. 1494 Ch. 4 Art. 2 § 452.7, 1927.)

22.48.100 Interior side yards on narrow lots. Where a lot or parcel of land is less than 50 feet in width, such lot or parcel of land may have interior side yards equal to 10 percent of the average width, but in no event less than three feet in width. (Ord. 1494 Ch. 4 Art. 2 § 452.8, 1927.)

22.48.110 Rear yards on shallow lots. Where a lot or parcel of land is less than 75 feet in depth, such lot or parcel of land may have a rear yard equal to 20 percent of the average depth, but in no event less than 10 feet in depth. (Ord. 1494 Ch. 4 Art. 2 § 452.81, 1927.)

22.48.115 Yard requirements — Limited secondary highways. A. A supplemental yard eight feet wide shall be established in all zones along and contiguous to the highway lines of limited secondary highways; any other yard requirements established in Chapters 22.20 through 22.40 of this title shall be in addition to this requirement.

B. A person shall not use any building or structure within this supplemental yard except for openwork railings or fences which do not exceed six feet in height and except as permitted within a yard by subsections A and D of Section 22.48.150.

C. The supplemental yard requirement established by this section may be modified only by the director of planning pursuant to Part 12 of Chapter 22.56 where topographic features, subdivision plans or other conditions create an unnecessary hardship or unreasonable regulation or make it obviously impractical to require compliance with this requirement. The director shall request a recommendation from the road commissioner prior to modifying the supplemental yard requirement contained in this section. A yard modification shall not be approved unless the written concurrence of the road commissioner has been received. (Ord. 85-0168 § 27, 1985.)

22.48.120 Projections into yards — Conditions and limitations. The following provisions are permitted in required yards subject to the provisions of this ordinance and of the county Building Code set out at Title 26 of this code. Projections specified are permitted only where also authorized by said Building Code.

A. Eaves and cantilevered roofs may project a maximum distance of two and one-half feet into any required yard, provided:

1. That such eaves or cantilevered roofs are not closer than two and one-half feet to any lot or highway line; and
2. That no portion of such eaves or cantilevered roofs are less than eight feet above grade; and
3. That there are no vertical supports or members within the required yard.

B. Fireplace structures, not wider than eight feet measured in the general direction of the wall of which it is a part, buttresses and wing walls may project a maximum distance of two and one-half feet into any required yard, provided:

1. That such structures are not closer than two and one-half feet to any lot or highway line; and

2. That such structures shall not be utilized to provide closets or otherwise increase usable floor area.

C. Uncovered porches, platforms, landings and decks, including access stairs thereto, exceeding an average height of one foot which do not extend above the level of the first floor may project a maximum distance of three feet into required interior side yards, and a maximum distance of five feet into required front, rear and corner side yards, provided:

1. That such structures are not closer than two and one-half feet to any lot or highway line; and

2. That such structures shall not be utilized to provide closets or otherwise increase usable floor area.

C. Uncovered porches, platforms, landings and decks, including access stairs thereto, exceeding an average height of one foot which do not extend above the level of the first floor may project a maximum distance of three feet into required interior side yards, and a maximum distance of five feet into required front, rear and corner side yards, provided:

1. That such porches, platforms, landings and decks shall not be closer than two feet to any lot or highway line; and

2. That such porches, platforms, landings and decks are open and unenclosed; provided, however, that an openwork railing not to exceed three and one-half feet in height may be installed.

D. Rain conductors, spouts, utility-service risers, shut-off valves, water tables, sills, capitals, bases, cornices and belt courses may project a maximum distance of one foot into any required yard.

E. Awnings or canopies may project a maximum distance of two and one-half feet into required interior side yard and five feet into required front, rear and corner side yard, provided:

1. That such awnings or canopies are not closer than two and one-half feet to any lot or highway line; and

2. That such awnings or canopies have no vertical support within such yard; and

3. That such awnings or canopies extend only over the windows or doors to be protected, and for not more than one foot on either side thereof.

F. Water heaters, water softeners and gas or electric meters, including service conduits and pipes, enclosed or in the open, may project a maximum distance of two and one-half feet into a required interior side or rear yard, provided that such structures or equipment are not closer than two and one-half feet to any lot line. Gas meters, if enclosed or adequately screened from view by a structure permitted in the yard, may project a maximum distance of two and one-half feet into a required front or corner side yard, provided that such equipment is not closer than two and one-half feet to any lot or highway line.

G. Stairways and balconies above the level of the first floor may project a maximum distance of two feet into a required interior or corner side yard, or four feet into a required front or rear yard, provided:

1. That such stairways and balconies shall not be closer than three feet to any lot or highway line; and

2. That such stairways and balconies are open and unenclosed; and

3. That such stairways and balconies are not covered by a roof or canopy except as otherwise provided by subsection E of this section.

H. 1. Covered patios, attached to a dwelling unit, may project into a required rear yard, provided:

a. That such patio is not closer than five feet to any lot line; and

b. That not to exceed 50 percent of the required rear yard shall be covered by buildings or other roofed structures except as otherwise provided by subsection D of Section 22.48.140; and

c. That such patio shall remain permanently unenclosed on at least two sides. This provision, however, shall not preclude the placement of detachable screens.

2. A freestanding patio shall be subject to the same requirements as accessory buildings in rear yards as provided by Section 22.48.140.

I. Wall and window mounted air conditioners, coolers and fans may be used in any required yard, provided that such equipment is not closer than two and one-half feet to any lot line. (Ord. 1494 Ch. 4 Art. 2 § 452.9, 1927.)

22.48.130 Distance between buildings. A. Where more than one building is placed on a lot or parcel of land, the following minimum distances shall apply in any zone where front, side and rear yards are required by Title 22:

1. **Distance Between Main Buildings.** A minimum distance of 10 feet shall be required between all main residential buildings established on the same lot or parcel of land.

2. **Distance Between Accessory and Main Buildings.** Except where a greater distance is otherwise required by this Title 22, a minimum distance of six feet shall be required between any main residential building and an accessory building established on the same lot or parcel of land.

3. **Projections Permitted Between Buildings on the Same Lot or Parcel of Land.** The following projections are permitted within the required distance between buildings, provided they are developed subject to the same standards as and not closer to a line midway between such buildings than is permitted in relation to a side lot line within a required interior side yard:

- a. Eaves and cantilevered roofs;
- b. Fireplace structures, buttresses and wing walls;
- c. Rain conductors and spouts, water tables, sills, capitals, cornices, and belt courses;
- d. Awnings and canopies;
- e. Water heaters, water softeners, gas or electric meters, including service conductors and pipes;
- f. Stairways and balconies above the level of the first floor.

B. Uncovered porches, platforms, landings and decks, including access stairs thereto, which do not extend above the first floor are permitted within the required distance between buildings without distance restriction. (Ord. 1494 Ch. 4 Art. 2 § 452.10, 1927.)

22.48.140 Accessory buildings — Location and types permitted. The following accessory buildings are permitted in required yards as provided herein:

A. **Garages or Carports Within Front Yards on Sloping Terrain.** A one-story attached or detached garage or carport may be used within a required front yard on sloping terrain, provided:

1. That the difference in elevation between the curb level and the natural ground at a point 25 feet from the highway line is five feet or more; or where there is no curb, that a slope of 20 percent or more from the highway line to a point on natural ground 25 feet from said highway line exists. Measurement in all cases shall be made from a point midway between the side lot lines; and

2. That such garage or carport is located not closer than five feet to a highway line or closer to a side lot line than is permitted for a main building on such lot or parcel of land; and

3. That such garage or carport does not exceed a height of 15 feet above the level of the centerline of the adjoining street or highway.

B. Garages and Carports in Rear and Side Yards. One-story detached garages and carports may be used within a required interior side and rear yard, provided:

1. That such detached garages and carports are located 75 feet or more from the front lot line; and

2. That where such garages or carports have direct vehicular access to an alley, they shall be located a distance of not less than 26 feet from the opposite right-of-way line of such alley; and

3. That on a corner or reversed corner lot, such garage or carport is located not closer to the highway line than a distance equal to the corner side yard; and

4. That provision is made for all roof drainage to be taken care of on the same property; and

5. That not to exceed 50 percent of the required rear yard shall be covered by buildings or other roofed structures, except as otherwise provided by subsection D of this section.

C. Other Accessory Buildings in Rear Yards. Other one-story accessory buildings permitted in the zone, but excluding detached living quarters, living quarters for servants, or any other building designed or used for living or sleeping purposes, may be used within a required rear yard, provided:

1. That such buildings are not placed within a required side yard; and

2. That such buildings are placed not closer than five feet to any lot line; and

3. That not to exceed 50 percent of the required rear yard shall be covered by buildings or other roofed structures except as otherwise provided by subsection D of this section.

D. Replacement of Open Space. The director may approve buildings or other roofed structures covering in excess of 50 percent of a required rear yard where an equivalent area replacing that area used in excess of 50 percent is substituted elsewhere on the property, provided:

1. That the director determines that the equivalent area substituted is equally satisfactory with regard to usability and location; and

2. That such equivalent area does not exceed 10 percent in grade and has a minimum dimension of not less than 15 feet. Such dimension may include area contained in the required rear or side yard but required yards shall not be included in computing such equivalent replacement area; and

3. A site plan shall be submitted to the director pursuant to the provisions of Part 12 of Chapter 22.56. (Ord. 1494 Ch. 4 Art. 2 § 452.11, 1927.)

22.48.150 Accessory structures and equipment — Location and types permitted. The following structures may be used in required yards subject to the requirements specified herein:

A. Planter boxes and masonry planters are permitted in all required yards not to exceed a height of three and one-half feet.

B. A swimming pool is permitted in a required rear yard provided it is not closer than five feet to any lot line.

C. Guard railings or fences for safety protection around depressed ramps may be placed in any yard, provided:

1. That an open-work railing or fence is used: and
2. That such railing or fence does not exceed a height of three and one-half feet.

D. Driveways, walkways, patio slabs and other areas constructed of concrete, asphalt or similar materials, and wooden decks, may be used in any required yard provided that such structures do not exceed one foot above ground level. This provision shall not exclude the use of steps providing access between areas of different elevation on the same property.

E. Ground-mounted air conditioners, swimming pool pumps, heaters, filters and fans may be used in required rear yards, provided:

1. That such structures or equipment are not closer than two and one-half feet to any lot line; and
2. That such structures or equipment do not exceed a height of six feet measured from the base of the unit.

F. Trash enclosures, movable dog houses and children's play equipment may be used in a required rear yard.

G. Temporary signs advertising the sale, lease or hire of the premises on which the sign is located may be placed within the front or corner side yard if not less than 10 feet from the highway line. All said signs shall comply with the other provisions contained in this Title 22.

H. On-site signs permitted by this Title 22 and attached to a lawfully existing building may extend a maximum of 18 inches into the front or corner side yard. This does not authorize the projection of such signs beyond the right-of-way line established by the highway line.

I. Freestanding signs in Zones C-H and C-1 may be placed in the front yard subject to the other provisions of this Title 22. (Ord. 1494 Ch. 4 Art. 2 § 452.12, 1927.)

22.48.160 Fences and walls. Fences and walls may be erected and maintained in required yards subject to the requirements specified herein:

A. **Front Yards.** Fences and walls within a required front yard shall not exceed a height of three and one-half feet.

B. **Corner Side Yards.** Fences and walls within a required corner side yard shall not exceed three and one-half feet in height where closer than five feet to the highway line, nor exceed six feet in height where five feet or more from said highway line.

C. **Interior Side and Rear Yards.** Fences and walls within a required interior side or rear yard shall not exceed six feet in height; provided, however, that on the street or highway side of a corner lot such fence or wall shall be subject to the same requirements as for a corner side yard.

D. **Retaining Walls.** Retaining walls not to exceed six feet in height are permitted in all yards.

E. **Retaining Walls Topped with Walls or Fences.**

1. Where a retaining wall protects a cut below the natural grade and is located on a front, side or rear lot line, such retaining wall may be topped by a fence or wall of the same height that would otherwise be permitted at the location if no retaining wall existed. Where such retaining wall contains a fill, the height of the retaining wall built to retain the fill shall be considered as contributing to the

permissible height of a fence or wall; providing, however, that in any event an open-work non-view-obscuring fence of three and one-half feet may be erected at the top of the retaining wall for safety protection.

2. Where a wall or fence is located in the required yard adjacent to a retaining wall containing a fill, such wall or fence shall be set back from said retaining wall a distance of one foot for each one foot in height, to a maximum distance of five feet; provided, however, that this does not permit a wall or fence in required yards higher than permitted by this section. The area between such wall or fence and said retaining wall shall be landscaped and continuously maintained in good condition.

F. **Fences and Walls Exempted.** Where a fence or wall exceeding the heights specified is required by any law or regulation of the state of California, a fence or wall not exceeding such required height is permitted.

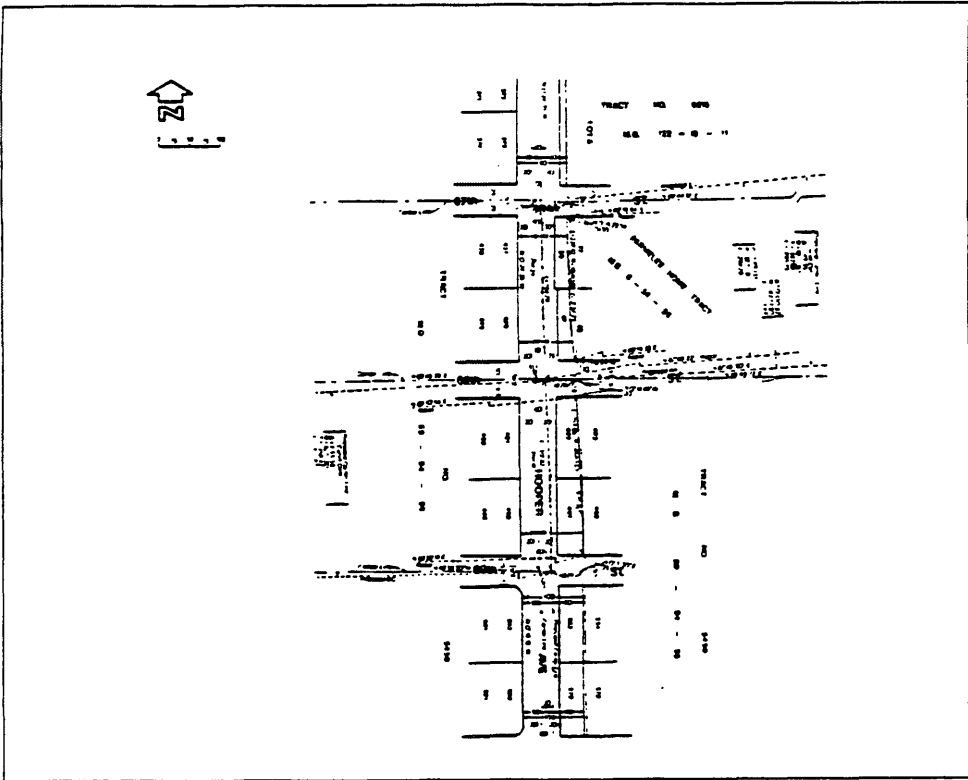
G. **Measurement of Fence and Wall Height.** The height of a fence or wall shall be measured at the highest average ground level within three feet of either side of said wall or fence. In order to allow for variation in topography, the height of a required fence or wall may vary an amount not to exceed six inches; provided, however, that in no event shall the average height of such fence or wall exceed the maximum height specified.

H. Notwithstanding the other provisions of this section, the director may permit fences or walls within any required yard on flag lots to a height not to exceed six feet, pursuant to the provisions of Part 12 of Chapter 22.56. (Ord. 1494 Ch. 4 Art. 2 § 452.13, 1927.)

22.48.170 Trees, shrubs, flowers and other landscaping. Trees, shrubs, flowers and plants may be placed in any required yard, provided that all height restrictions applying to fences and walls shall also apply to hedges planted within yards and forming a barrier serving the same purpose as a fence or wall. (Ord. 1494 Ch. 4 Art. 2 § 452.14, 1927.)

22.48.180 Modifications authorized. The director of planning or the county engineer, without notice or hearing, may grant a modification to yard or setback regulations required by the ordinance codified in this Title 22 or any other ordinance where topographic features, subdivision plans or other conditions create an unnecessary hardship or unreasonable regulation or make it obviously impractical to require compliance with the yard requirements or setback line, except for the supplemental yards established contiguous to limited secondary highways which only may be modified in accordance with Section 22.48.115. The county engineer shall notify the director of planning of all modifications which the county engineer has granted. (Ord. 85-0168 § 28, 1985; Ord. 1494 Ch. 4 Art. 2 § 452.16, 1927.)

22.48.190 Modifications — For public sites. The commission, without notice of hearing, may grant a modification of yard and setback regulations for public sites unless such modification would be incompatible with adjoining development. (Ord. 1494 Ch. 4 Art. 2 § 452.15, 1927.)



Part 3

HIGHWAY LINES

Sections:

- 22.48.200 Established for designated highways and parkways.
 22.48.210 Intersections — Corner cutoff requirements.

22.48.200 Established for designated highways and parkways. In all zones, highway lines are hereby established parallel to the centerline of every parkway, alley, highway and street, as follows:

A. 40 feet from the centerline of every secondary highway, except as otherwise provided herein:

2. Downey Road — 35 feet on the easterly side of the centerline, extending from Whittier Boulevard northerly to 3rd Street, as shown on C.S.B.-2866.

4. Hooper Avenue — increasing in width on the westerly side of the centerline from a minimum of 40 feet at a point 0.54 foot southerly of the centerline of 67th Street, the westerly boundary of said Hooper Avenue, extending southerly along the westerly boundary of Hooper Avenue (60 feet wide), as shown on map of Tract No. 5450, recorded in Book 59, Pages 94 and 95 of Maps, to a maximum of 50 feet at the centerline of 69th Street as shown on the map. (See map preceding.)

Increasing in width at a uniform rate on the easterly side of the centerline from a minimum of 40 feet at a point 0.54 foot southerly of the centerline of 67th Street, southerly to a maximum of 50 feet at the centerline of 69th Street; 50 feet on each side of the centerline extending from the centerline of 69th Street southerly to a point 133.59 feet southerly of the centerline of 75th Street; decreasing in width at a uniform rate from a maximum of 50 feet on each side of the centerline at a point 133.59 feet southerly of the centerline of 75th Street southerly to a minimum of 40 feet on each side of the centerline at a point 62.60 feet southerly of the centerline of 76th Street, as shown on C.S.B.-5140, sheets 1 and 2.

6. Pennsylvania Avenue — 50 feet on the easterly side of the centerline, extending from the northeasterly boundary of the Route 210 (Foothill) Freeway northerly to Altura Avenue; decreasing in width on the easterly side of the centerline from a maximum of 50 feet at Altura Avenue extending northerly along a curve in the easterly boundary having a radius of 1,351.70 feet to a point 122 feet northerly of the northerly line of Altura Avenue (60 feet wide), and continuing northerly along said easterly boundary along a reverse curve having a radius of 1335.70 feet a distance of 119 feet, to a minimum of 40 feet, as shown on C.S.B.-5072, sheet 1, and on the map.

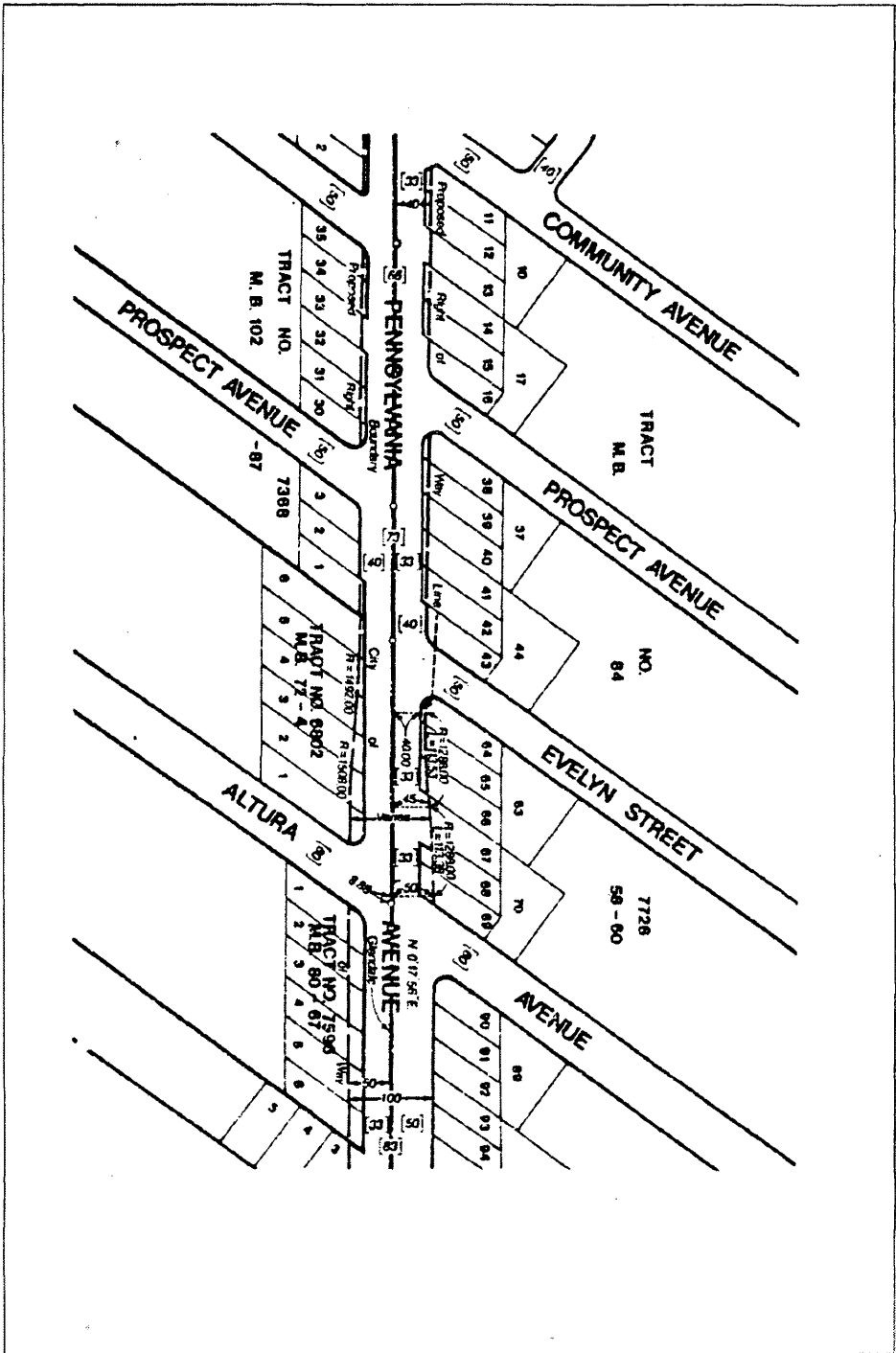
8. 223rd Street — 50 feet on the northerly side of the centerline extending from Vermont Avenue westerly to a point 245 feet westerly of the centerline of Vermont Avenue; 50 feet on the southerly side of the centerline extending from Vermont Avenue westerly to a point 295 feet westerly of the centerline of Vermont Avenue; decreasing in width at a uniform rate on the southerly side of the centerline from a maximum of 50 feet at a point 295 feet westerly of the centerline of Vermont Avenue extending westerly to a minimum of 40 feet at a point 395 feet westerly of the centerline of Vermont Avenue; 42 feet on the northerly side of the centerline extending from Meyler Street westerly to Normandie Avenue, as shown on C.S.B.-793, sheet 1.

B. 50 feet from the centerline of every major highway, except as otherwise provided herein:

1. Arizona-Mednik Avenue — 54 feet on each side of the centerline extending from Telegraph Road northerly to a point 277.49 feet northerly of the centerline of Verona Street; decreasing in width at a uniform rate from a maximum of 54 feet on each side of the centerline, extending from a point 277.49 feet northerly of the centerline of Verona Street northerly to a minimum of 50 feet on each side of the centerline at a point 456.61 feet northerly of the centerline of Verona Street; increasing in width at a uniform rate from a minimum of 50 feet on each side of the centerline extending from a point 201.28 feet northerly of the centerline of Whittier Boulevard northerly to a maximum of 54 feet on each side of the centerline at a point 400.44 feet northerly of the centerline of Whittier Boulevard; 54 feet on each side of the centerline extending from a point 400.44 feet northerly of the centerline of Whittier Boulevard northerly to the centerline of First Street, as shown on C.S.B.-2825, sheets 1 and 2.

2. Atlantic Boulevard — 45 feet on each side of the centerline extending, from Whittier Boulevard northerly to the northeasterly boundary of Tract No. 7192 filed in Book 78, Page 38 of Maps, as shown on C.S.B.-8758.

3. Azusa Avenue — 55 feet on each side of the centerline extending from Francisquito Avenue southerly to Colima Road, excluding all those portions within the cities of West Covina and Industry, as shown on C.S.B.-707, 2949 and 2628.



4. Bouquet Canyon Road — increasing in width at a uniform rate on the westerly side of the centerline from a minimum of 50 feet at a point 1,348.11 feet southerly of the centerline of Soledad Canyon Road northerly to a maximum of 60 feet at a point 827.81 feet southerly of the centerline of Soledad Canyon Road; increasing in width at a uniform rate on the easterly side of the centerline from a minimum of 50 feet at the intersection of the easterly boundary of Bouquet Canyon Road (50 feet from centerline) with the westerly boundary of the Southern Pacific Railroad right-of-way (100 feet wide), extending northerly to a maximum of 60 feet at the intersection of the easterly boundary of proposed Bouquet Canyon Road (60 feet from centerline) with said westerly boundary of the Southern Pacific Railroad right-of-way (100 feet wide); 60 feet on the easterly side of the centerline extending from a point 1,055 feet southerly of the centerline of Soledad Canyon Road northerly to a point 827.81 feet southerly of the centerline of Soledad Canyon Road; 60 feet on each side of the centerline extending from a point 827.81 feet southerly of the centerline of Soledad Canyon Road northerly and northeasterly to a point 165.60 feet southwesterly of the centerline of Alamogordo Road; decreasing in width at a uniform rate on the northwesterly side of the centerline from a maximum of 60 feet at a point 165.60 feet southwesterly of the centerline of Alamogordo Road northeasterly to a minimum of 54 feet at a point 597.55 feet northeasterly of the centerline of Alamogordo Road; 54 feet on the northwesterly side of the centerline extending from a point 597.55 feet northeasterly of the centerline of Alamogordo Road northeasterly to the northeasterly line of the Los Angeles City Aqueduct; 60 feet on the southeasterly side of the centerline extending from a point 165.60 feet southwesterly of the centerline of Alamogordo Road northeasterly to the northeasterly line of the Los Angeles City Aqueduct; 55 feet on each side of the centerline from the northeasterly line of the Los Angeles City Aqueduct northeasterly to a point on the centerline 706.30 feet northeasterly of the southerly line of Section 6, Township 4 North, Range 15 West, as shown on C.S.B.-2771 and C.S.B.-2998, sheets 2 and 3.

5. Civic Center Way — decreasing in width at a uniform rate on each side of the centerline from a maximum of 50 feet at the easterly terminus of the curve westerly of Trauts Road having a curve radius of 604.33 feet, to a minimum of 40 feet at a point 351.32 feet westerly thereof; 40 feet on each side of the centerline extending from a point 351.32 feet westerly of said easterly terminus westerly to the centerline of Vista Pacifica, as shown on C.S.B.-5022, sheets 2 and 3.

6. Colima Road — 60 feet on the southerly and southeasterly side of the centerline extending from Azusa Avenue westerly and southwesterly to the northerly boundary of the city of Whittier; 60 feet on the northerly side of the centerline extending from Azusa Avenue westerly to the easterly boundary of Tract No. 27718, as shown on map recorded in Book 766, Pages 49 and 50 of Maps; 60 feet on the northwesterly side of the centerline extending from a point 186.92 feet northeasterly of the easterly boundary of Tract No. 27176, as shown on map recorded in Book 738, Pages 79 to 81 of Maps, southwesterly to said northerly boundary of the city of Whittier, as shown on C.S.B.-2626, sheets 1 and 2.

7. Del Amo Boulevard — 54 feet on the northerly side of the centerline, extending from Wilmington Avenue easterly to Alameda Street, as shown on C.S.B.-617, sheet 4.

8. Diamond Bar Boulevard — 60 feet on each side of the centerline, extending from a point 977.49 feet southwesterly of the centerline of Pathfinder

Road northeasterly to a point 852 feet northeasterly of the centerline of Grand Avenue; 60 feet on each side of the centerline extending from a point 4,086.26 feet northerly of the centerline of Grand Avenue northerly to the southeasterly boundary of the Route 60 (Pomona) Freeway, as shown on F.M. 20106, sheets 1, 3 and 4.

10. Grand Avenue — 55 feet on each side of the centerline, extending from the easterly boundary of the city of Industry southeasterly to the northwesterly boundary of the Route 60 (Pomona) Freeway, as shown on C.S.B.-2897.

11. Lake Avenue — 40 feet on the easterly side of the centerline, extending from the northerly boundary of the city of Pasadena to Woodbury Road; 45 feet on each side of the centerline extending from Woodbury Road northerly to Altadena Drive, as shown on C.S.B.-2900.

12. Lakes Hughes Road — 55 feet on each side of the centerline extending Castaic Road easterly to Ridge Route, as shown on C.S.B.-5001, sheet 1.

Mednik Avenue — described under Arizona-Mednik Avenue.

13. Paramount Boulevard — 55 feet on each side of the centerline, extending from the northeasterly boundary of the city of Montebello northeasterly to San Gabriel Boulevard, as shown on C.S.B.-3068.

14. Pearblossom Highway — 60 feet on each side of the centerline from Sierra Highway northerly and easterly to the centerline of Fort Tejon Road, as shown on C.S.B.-.5396, and C.S.B.-2859, Sheet 3.

15. Sierra Highway — increasing in width at a constant rate on each side of the centerline from a minimum centerline of the Angeles Forest Highway to a maximum of 60 feet northerly of the centerline of the Angeles Forest Highway, 60 feet on each side of the centerline extending from a point 640.00 feet northerly of the centerline of the Angeles Forest Highway northerly to the centerline of Pearblossom Highway as shown on C.S.B.-.5396, C.S.B.-.5505, and F.M. 120048, Sheets 2 and 3.

16. Slauson Avenue — 47 feet on the southerly side of the centerline extending from Wilmington Avenue westerly to Central Avenue, as shown on C.S.B.-2930.

17. Soledad Canyon Road — 60 feet on the northerly side of the centerline extending from Bouquet Canyon Road easterly to Sierra Highway; 60 feet on the southerly side of the centerline extending from Bouquet Canyon Road easterly to a point 143 feet westerly of the centerline of Vilna Avenue; 53 feet on each side of the centerline extending from Sierra Highway easterly to a point 431.13 feet easterly of the centerline of Sierra Highway; decreasing in width at a uniform rate from a maximum of 53 feet on each side of the centerline at a point 431.13 feet easterly of the centerline of Sierra Highway extending easterly to a minimum of 50 feet on each side of the centerline at a point 682.01 feet easterly of the centerline of Sierra Highway, as shown on C.S.B.-2874, sheets 1, 2 and 3, and F. M. 20254, sheet 5.

18. Valencia Boulevard — 60 feet from centerline on both sides, from Bouquet Canyon Road westerly to a point 411.95 feet westerly of the centerline of Bouquet Canyon Road; decreasing in width at a uniform rate on the northerly side of the centerline, from a maximum of 60 feet at a point 411.95 feet westerly of the centerline of Bouquet Canyon Road, measured along the centerline, to a minimum of 51 feet at a point 375.46 feet westerly of said last-mentioned point, measured along the northerly right-of-way line; decreasing in width at a uniform rate on the southerly side of the centerline, from a maximum of 60 feet at a point 411.95 feet

westerly of the centerline of Bouquet Canyon Road, measured along the centerline, to a minimum of 51 feet at a point 343.01 feet westerly of said last-mentioned point, measured along the southerly right-of-way line; 51 feet from centerline on both sides from said last-mentioned points to a point 448.62 feet northerly of the centerline of Magic Mountain Parkway; increasing in width at a uniform rate from a minimum of 51 feet each side of centerline at a point 448.62 feet northerly of the centerline of Magic Mountain Parkway to a maximum of 55 feet on each side of the centerline at a point 86.62 feet northerly of the centerline of Magic Mountain Parkway; 55 feet from centerline on the easterly and southerly side from a point 86.62 feet northerly of the centerline of Magic Mountain Parkway to a point 106.65 feet westerly of the centerline of Newhall Avenue; 55 feet from centerline on the westerly side from a point 86.62 feet northerly of the centerline of Magic Mountain Parkway; increasing in width at a uniform rate on the northwesterly side of the centerline from a minimum of 55 feet at Magic Mountain Parkway to a point 149.73 feet southerly of the centerline of Magic Mountain Parkway; increasing in width at a uniform rate on the northwesterly side of the centerline from a minimum of 55 feet at a point 149.73 feet southerly of the centerline of Magic Mountain Parkway to a maximum of 63.82 feet at a point 1,015.60 feet southerly and southwestwesterly of the centerline of Magic Mountain Parkway; decreasing in width at a uniform rate on the northerly side of the centerline from a maximum of 63.82 feet at a point 1,015.60 feet southerly and southwestwesterly of the centerline of Magic Mountain Parkway to a minimum of 55 feet at a point 1,881.48 feet southerly, southwestwesterly and westerly of the centerline of Magic Mountain Parkway; 55 feet from centerline on the northerly side from said last-mentioned point to a point 48.68 feet westerly of the centerline of Newhall Avenue; decreasing in width at a uniform rate on the northerly side of the centerline from a maximum of 55 feet at a point 48.68 feet westerly of the centerline of Newhall Avenue to a minimum of 51 feet at a point 434.26 feet westerly of the centerline of Newhall Avenue; decreasing in width at a uniform rate on the southerly side of the centerline from a maximum of 55 feet at a point 106.65 feet westerly of the centerline of Newhall Avenue to a minimum of 51 feet at a point 434.26 feet westerly of the centerline of Newhall Avenue; 51 feet from centerline on both sides from a point 434.26 feet westerly of the centerline of Newhall Avenue to a point 1,572.55 feet easterly of the centerline of the Route 5 (Golden State) Freeway on the northerly side of the centerline (measured along the centerline) and to a point 1,593.10 feet easterly of the centerline of Route 5 (Golden State) Freeway on the southerly side of the centerline (measured along the centerline); increasing in width at a uniform rate from a minimum of 51 feet each side of centerline at said last-mentioned points to a maximum of 55 feet at a point 1,096.17 feet easterly of the centerline of Route 5 (Golden State) Freeway; 55 feet from centerline on both sides from a point 1,096.17 feet easterly of the centerline of Route 5 (Golden State) Freeway westerly to Route 5 (Golden State) Freeway.

C. 1. Parkways, minimum 40 feet from centerline, except as otherwise provided herein:

2. Grand Avenue — 60 feet on the easterly side of the centerline extending from the northwesterly boundary of the city of Walnut northerly to the centerline of Golden Bough Drive; 55 feet on the easterly side of the centerline extending from the centerline of Golden Bough Drive northwesterly to the southerly boundary of the city of West Covina at a point approximately 78 feet southeasterly of the centerline of Virginia Avenue; 60 feet on the westerly side of the centerline

extending from said northwesterly boundary of the city of Walnut northerly to the centerline of Cortez Street; 50 feet on the westerly side of the centerline extending from the centerline of Cortez Street northerly to the centerline of Sunset Hill Drive; 55 feet on the westerly side of the centerline extending from the centerline of Sunset Hill drive northerly to said southerly boundary of the city of West Covina, as shown on C.S.B. 5049, sheets 1 and 2.

3. **Huntington Drive.**

a. As used in this paragraph 3a, "centerline" means the centerline of the northerly roadway of Huntington Drive — 44 feet on the northerly side of the centerline extending from the centerline of Michillinda Avenue westerly to the centerline of Rosemead Boulevard; 51 feet on the northerly side of the centerline extending from the centerline of Rosemead Boulevard westerly to the centerline of Lotus Avenue; 40 feet on the northerly side of the centerline extending from the centerline of Lotus Avenue westerly to a point 50 feet westerly of the centerline of Madre Street; decreasing in width at a uniform rate on the northerly side of the centerline from a maximum of 40 feet at a point 50 feet westerly of the centerline of Madre Street to a minimum of 20 feet at a point 350 feet westerly of the centerline of Madre Street; 20 feet on the northern side of the centerline extending from a point 350 feet westerly of the centerline of Madre Street westerly to a point 639.12 feet easterly of the centerline of El Campo Drive; 51 feet on the northerly side of the centerline extending from a point 639.12 feet easterly of the centerline of El Campo Drive westerly to the centerline of El Campo Drive; 20 feet on the northerly side of the centerline extending from the centerline of El Campo Drive westerly to the centerline of San Gabriel Boulevard, as shown on C.S.B.-2700.

4. **Mulholland Parkway** — 50 feet on each side of the centerline extending from Pacific Coast Highway northerly and easterly to a point 5,847.20 feet westerly of the centerline of Las Virgenes Canyon Road; 60 feet on each side of the centerline extending from a point 5,847.20 feet westerly of the centerline of Las Virgenes Canyon Road easterly to a point 4,780.20 feet westerly of the centerline of Las Virgenes Canyon Road; 50 feet on each side of the centerline extending from a point 4,780.20 feet westerly of the centerline of Las Virgenes Canyon Road easterly and northerly to the southerly boundary of the city of Los Angeles, as shown on C.S.B.-8824, sheets 9, 11, 13, 14; C.S.B.-2836; F.M. 20265, sheets 2, 3, 4; C.S.B.2881; F.M. 11541, sheet 3; F.M. 20235, sheets 1, 2; and C.S.B. 2336, sheets 1, 2, 3, 4.

D. Alleys and streets, one-half the planned ultimate width, pursuant to the standards of Section 21.24.090 of Title 21 of this code, Subdivisions, unless in the opinion of the director, topographic features, subdivision plans, or other conditions create an unnecessary hardship or unreasonable regulation and he deems a lesser width adequate. The director shall designate the distance from the centerline in any case where such ultimate width is not specified.

E. Limited secondary highway, 32 feet from centerline; this may be increased to 40 feet for additional improvements where traffic or drainage conditions warrant. (Ord. 91-0128 § 1, 1991; Ord. 85-0168 §§ 29 and 30, 1985; Ord. 1494 Ch. 4 Art. 3 § 467, 1927.)

22.48.210 Intersections — Corner cutoff requirements. In all zones at the intersections of roads:

A. A person shall not use any building or structure within the area of the curve radii required at the intersections of roads by Section 21.24.110, except as

permitted within a yard by subsection A of Section 22.48.120 and subsections A, D, H and I of Section 22.48.150, and provided that such structures do not constitute a visual obstruction between three and one-half feet and eight feet above the level of the ground.

B. Corner cutoffs, as required in Section 22.48.240 shall be provided as specified in Section 21.24.110 of Title 21 of this code, Subdivisions. (Ord. 85-0168 § 31, 1985; Ord. 1494 Ch. 4 Art. 3 § 468, 1927.)

Part 4

PARKWAYS AND MAJOR AND SECONDARY HIGHWAYS

Sections:

22.48.220 Exceptions to Part 4 applicability.

- 22.48.230 Road dedication and improvement near structures.
- 22.48.235 Major bridge and thoroughfare fees.
- 22.48.240 Dedication standards.
- 22.48.250 Improvements.
- 22.48.260 Agreement to dedicate.
- 22.48.270 Agreement to improve — Contents — Completion of work by county authorized when — Costs.
- 22.48.280 Exemptions — Existing buildings and structures.
- 22.48.290 Modifications authorized when.
- 22.48.300 Variances from standards.

22.48.220 Exceptions to Part 4 applicability. This Part 4 does not apply to the following buildings or structures which, if they comply with all other provisions of this Title 22, may be used without complying with any provision of this Part 4:

- Buildings or structures permitted in Zone R-2.
- Outdoor advertising.
- Accessory agricultural buildings where used primarily for agricultural purposes, including but not limited to: barns, silos, chicken houses, rabbit hutches and roadside stands.
- Oil wells.
- Electrical distribution and transmission substations.
- Water storage tanks, reservoirs and water pumping plants, but excluding offices or maintenance yard facilities.
- Gas measurement, distribution, and meter and control stations.
- Telephone repeater stations.
- Temporary carnivals and revival meetings.
- Other similar uses which, in the opinion of the commission, will not generate a greater volume of traffic than the uses enumerated in this section. (Ord. 1494 Ch. 4 Art. 4 § 491, 1927.)

22.48.230 Road dedication and improvement near structures. Except as otherwise provided in Sections 22.48.220 and 22.48.280, a building or structure shall not be used on any lot or parcel of land any portion of which abuts upon an alley, street or highway unless the one-half of the alley, street or highway which is located on the same side of the centerline as such lot or parcel of land has been dedicated and improved as provided in this Part 4. (Ord. 85-0168 § 33, 1986; Ord. 1469 Ch. 4 Art. 4 § 492, 1927.)

22.48.235 Major bridge and thoroughfare fees. Except as otherwise provided in Section 22.48.280, a building or structure shall not be used on any lot or parcel of land, any portion of which is located within a Bridge or Major Thoroughfare District established pursuant to Section 21.32.200, unless the required district fee has been paid as a condition of issuing a building permit. (Ord. 85-0168 § 34, 1985.)

22.48.240 Dedication standards. Alleys, streets and highways, shall be dedicated to the width from the centerline specified in Section 22.48.200, and including corner cutoffs specified in Section 21.24.110, except that dedication in any case shall

not be required to such an extent as to reduce the area or width of any lot or parcel of land to less than that specified in Section 22.52.130 or 22.52.170. (Ord. 85-0168 § 35, 1986: Ord. 1494 Ch. 4 Art. 4 § 493, 1927.)

22.48.250 Improvements. Before a structure subject to the provisions of this Part 4 may be used, curbs, gutters, sidewalks, base, pavement, street lights, street trees and drainage structures, where required, shall be constructed at the grade and at the location specified by the road commissioner unless there already exists within the present right-of-way, or on property the owner has agreed to dedicate, curbs, gutters, sidewalks, base, pavement, street lights, street trees, or drainage structures which are adequate, and the road commissioner so finds. Sidewalks shall be not less than four feet in width unless the available portion of the highway or street is less, in which case they shall be the width specified by the road commissioner. Curbs, gutters, drainage structures, base, pavement street lights, street trees, and sidewalks shall comply with the standards of the road commissioner. All construction within the existing or proposed road rights-of-way shall be done under provisions of Division 1 of Title 16 of this code, Highway Permits. (Ord. 85-0168 § 36, 1986: Ord. 1494 Ch. 4 Art. 4 § 494, 1927.)

22.48.260 Agreement to dedicate. In lieu of dedication, the road commissioner may accept an agreement to dedicate signed by all persons having any right, title, interest or lien in the property, or any portion thereof, to be dedicated. The signatures on such agreement shall be acknowledged, and the road commissioner shall record such agreement in the office of the county recorder of this county. (Ord. 1494 Ch. 4 Art. 4 § 495, 1927.)

22.48.270 Agreement to improve — Contents — Completion of work by county authorized when — Costs. A. In lieu of the required improvements, the road commissioner may accept from any responsible person a contract to make such improvements. Said improvements shall be completed within the time specified in the agreement to improve, except that the road commissioner may grant such additional time as he deems necessary if, in the opinion of said road commissioner, a good and sufficient reason exists for the delay.

B. Such contract shall be accompanied by a deposit with the board of supervisors of a sum of money or negotiable bonds or savings and loan certificates or shares in an amount which, in the opinion of the road commissioner, equals the cost thereof. If savings and loan certificates or shares are deposited, the owners thereof shall assign such certificates or shares to the county of Los Angeles, and such deposit and assignment shall be subject to all the provisions and conditions of Chapter 4.36 of this code.

C. If the estimated cost of the improvements equals or exceeds \$1,000.00, in lieu of such deposit the applicant may file with the board of supervisors a corporate surety bond guaranteeing the adequate completion of all of the improvements, in a penal sum equal to such estimated cost.

D. Upon the failure of said responsible person to complete any improvement within the time specified in an agreement, the board of supervisors may, upon notice in writing of not less than 10 days served upon the person, firm or corporation signing such contract, or upon notice in writing of not less than 20 days served by registered mail addressed to the last known address of the person, firm or corporation signing such contract, determine that said improvement work or any

part thereof is incomplete, and may cause to be forfeited to the county such portion of deposits or bonds given for the faithful performance of said work, or may cash any instrument of credit so deposited in such amount as may be necessary to complete the improvement work. (Ord. 1494 Ch. 4 Art. 4 § 496, 1927.)

22.48.280 Exemptions—Existing buildings and structures. This Part 4 does not apply to the use, alteration or enlargement of an existing building or structure or the erection of one or more buildings or structures accessory thereto, or both, on the same lot or parcel of land, if the total value of such alteration, enlargement, or construction does not exceed one-half of the current market value of all existing buildings or structures on such lot or parcel of land. (Ord. 1494 Ch. 4 Art. 4 § 497, 1927.)

22.48.290 Modifications authorized when. A. The director of planning may grant a modification to the provisions of this Part 4 and relieve the applicant either from compliance with all or a portion of the provisions thereof if he finds:

1. Property adjoining on both sides of the subject property is developed with lawfully existing buildings or structures which, were they not already existing, would be subject to the provisions of this Part 4, and the requirement to dedicate, pave or improve would require a greater width than is the alley, street or highway abutting the existing buildings or structures on the adjoining properties; or

2. The lot or parcel of land adjoins an alley, street or highway for a distance of 100 feet or more, and only a portion of said lot or parcel of land is to be used for such building or structure or occupied by such use.

B. The road commissioner may grant a modification to the provisions of this Part 4 and relieve the applicant either from compliance with all or a portion of the provisions thereof if he finds:

1. There is in existence or under negotiation a contract between the county and a contractor to install the required improvements; or

2. The road commissioner is unable to furnish grades within a reasonable time; or

3. The required construction would create a drainage or traffic problem; or

4. The construction will be isolated from a continuous roadway which may not be improved for many years; or

5. There are in existence partial improvements satisfactory to the road commissioner, and he deems construction of additional improvements to be unnecessary or constitute an unreasonable hardship. (Ord. 85-0168 § 37, 1986; Ord. 1494 Ch. 4 Art. 4 § 498, 1927.)

22.48.300 Variances from standards. Any person deeming himself aggrieved may apply for a variance from any provision of this Part 4, pursuant to Chapter 22.56, whether he has applied for a modification or not. The provisions of Section 22.48.290 shall constitute additional grounds for a variance from any provisions of this Part 4. (Ord. 1494 Ch. 4 Art. 4 § 499, 1927.)

Chapter 22.52

GENERAL REGULATIONS

Parts:

1. **General Design Requirements**
2. **Area Requirements**
3. **Animals as Pets**
4. **Automobile Dismantling Yards**
5. **Flood Control**
6. **Mobilehome Parks, Recreational and Travel Trailer Parks and Mobilehomes Used by Caretakers**
7. **Outside Storage and Display**
8. **Rubbish Dumps**
9. **Scrap Metal Processing Yards**
10. **Signs**
11. **Vehicle Parking Space**
12. **Self-Service Storage Facilities**
13. **Amateur Radio Antennas**
15. **Non-Commercial Wind Energy Conversion Systems And Temporary Meteorological Towers**
16. **Second Units**
17. **Density Bonuses and Affordable Housing Incentives**

Part 1

GENERAL DESIGN REQUIREMENTS

Sections:

- | | |
|-----------|--|
| 22.52.010 | Use restrictions. |
| 22.52.020 | Average width of lots or parcels. |
| 22.52.030 | Required width of lots or parcels. |
| 22.52.040 | Exceptions to required width. |
| 22.52.050 | Height limits. |
| 22.52.060 | Moving of buildings and structures—Conditions. |
| 22.52.070 | Conversion or alteration of buildings and structures—Conditions. |
| 22.52.080 | Temporary housing in disaster areas. |

22.52.010 Use restrictions. A person shall not use or cause or permit to be used any building, structure, improvement or premises located in any zone described in this Title 22 contrary to the provisions of this title. (Ord. 1494 Ch. 7 Art. 1 § 701.5, 1927.)

22.52.020 Average width of lots or parcels. “Average width” means the average width of a portion of a lot or parcel of land which portion has the required area, or the average width of that portion of an irregularly shaped lot or parcel of land

which portion is determined by the director to be an adequate building site. (Ord. 1494 Ch. 7 Art. 1 § 701.7, 1927.)

22.52.030 Required width of lots or parcels. As used in this Title 22, “required width” means:

A. The average width of a lot which is shown as part of a subdivision recorded as a final map or filed as a Record of Survey Map in accordance with law, except that where a parcel which otherwise would have been shown as one lot is divided into two or more lots because of the city boundary line or a line between land, the title to which is registered under the Land Title Law (Torrens Title) and land the title to which is not so registered in which case the “required width” means the average width of such parcel; or

B. The average width of a lot or parcel of land, the right of possession of which, by virtue of a deed duly recorded, or by a recorded contract of sale, is vested in a person who neither owns nor has the right of possession of any contiguous parcel of property, provided that the deed or contract of sale by which such right of possession was separated has been recorded prior to the adoption by the board of supervisors of the ordinance which imposes the width requirement upon such lot or parcel of land; or

C. The width specified by any legislative restriction except in those cases in which the hearing officer, in approving a tentative map of a subdivision as provided in Title 21 of this code, Subdivisions, finds, pursuant to Section 21.52.010 of Title 21 that such width should be modified; or

D. An average width of 60 feet if the required area is 7,000 square feet or more;

E. An average width of 50 feet where there is a required area and such required area is less than 7,000 square feet. If there is no required area there is no required width. (Ord. 85-0195 § 9 (part), 1985; Ord. 1494 Ch. 7 Art. 1 § 701.8, 1927.)

22.52.040 Exceptions to required width. A. Neither subsection D nor E of Section 22.52.030 applies except in the Lancaster District No. 31 and Palmdale District No. 54, which are zoned by Sections 342 and 365 of Ord. 1494, respectively. (See Section 22.16.230.)

B. Except in the said Lancaster District No. 31 and Palmdale District No. 54, and except where a legislative restriction requires an average width of 60 feet, the average width of a parcel of land created pursuant to either Section 22.52.190 or Section 22.52.200 need not be more than 50 feet even if the required area is 7,000 square feet or greater. (Ord. 1494 Ch. 7 Art. 1 § 701.9, 1927.)

22.52.050 Height limits. A. The height of buildings, except where otherwise provided, shall be determined as follows:

- The total floor area in all the buildings on any one parcel of land shall not exceed 13 times the buildable area of such parcel of land. Cellar floor space, parking floor space with necessary interior driveways and ramps

thereto, or space within a roof structure or penthouse for the housing of building operating equipment or machinery shall not be considered in determining the total floor area within a building.

B. Where any provision of the ordinance codified in this Title 22, or of any other ordinance, requires any front, side or rear yards, or prohibits the occupation of more than a certain portion of a parcel of land by structures, the portion of such parcel of land which may be occupied by structures is the “buildable area” as those words are used in this section. (Ord. 1494 Ch. 7 Art. 1 § 701.1, 1927.)

22.52.060 Moving of buildings and structures—Conditions. No building or structure shall be moved from one lot or premises to another unless such building or structure shall thereupon be made to conform to all the provisions of this Title 22 relative to buildings or structures hereafter erected upon the lot or premises to which such building or structure shall have been moved, and shall be made to conform to the general character of the existing buildings in the neighborhood, or better. (Ord. 1494 Ch. 7 Art. 1 § 701.2, 1927.)

22.52.070 Conversion or alteration of buildings and structures—Conditions. No building or structure existing at the time of the effective date of the ordinance codified in this section, or any amendment thereof, which is designed, arranged, intended for or devoted to a use not permitted in the zone in which such building or structure is located, shall be enlarged, extended, reconstructed, built upon or structurally altered unless the use of such building or structure is changed to a use permitted in the zone in which such building or structure is located. (Ord. 1494 Ch. 7 Art. 1 § 701.3, 1927.)

22.52.080 Temporary housing in disaster areas. Notwithstanding any other provision of this Title 22, where an existing residence is damaged or destroyed by a major disaster, such as fire, flood or earthquake, so declared by the Governor of the state of California during the previous six months, a mobilehome may be used as a residence on the same lot or parcel of land by the owner and his family for a period not to exceed one year. This section authorizes only the temporary replacement of a damaged or destroyed residence and not an increase in the number of living quarters permitted on the property. (Ord. 1494 Ch. 7 Art. 1 § 701.4, 1927.)

Part 2

AREA REQUIREMENTS

Sections:

22.52.100	Required area—Defined.
22.52.102	Required area—For density-controlled development.
22.52.104	Required area—For a housing permit.
22.52.110	Required area—Undersized lots or parcels.
22.52.120	Required area—Reduced by certain public uses—Computation.

- 22.52.130 Required area—Reduced for highways—Conditions.
- 22.52.140 Required width—Reduced by public use—Conditions.
- 22.52.150 Substandard area or width—Restrictions.
- 22.52.160 Area or width requirements—For relocated structures and public uses.
- 22.52.170 Conveyance or division of land—Lot area and width restrictions.
- 22.52.180 Contiguous narrow lots.
- 22.52.190 Undersized lots or parcels—Resubdivision conditions.
- 22.52.200 Underwidth lots or parcels—Resubdivision conditions.
- 22.52.210 Temporary dwellings.
- 22.52.220 Sales—Portions of lots or parcels.
- 22.52.230 Sales—Contracts voidable when.
- 22.52.250 Zones R-1, R-A, RPD, A-1, A-2, and A-2-H—Required area.
- 22.52.260 Zone R-2—Use restrictions on certain undersized lots.
- 22.52.270 Zone R-2—More than one building per lot—Restrictions.
- 22.52.280 Zone R-3—Dwelling unit density.
- 22.52.290 Zone R-4—Dwelling unit density.

22.52.100 Required area—Defined. As used in this Title 22, “required area” means:

A. The area of a lot which is shown as a part of a subdivision for purposes of sale, recorded as a final map or filed as a record of survey map approved as provided in the Subdivision Map Act or as provided in Title 21 of this code, Subdivisions; except that where a parcel which otherwise would have been shown as one lot is divided into two or more lots because of a city boundary line or a line between land the title to which was registered under the Land Title Law (Torrens Title) and land the title to which was not so registered, in which case “required area” means the area of such parcel; or

B. The area of a lot, or parcel of land the right of possession of which, by virtue of a deed duly recorded, or by a recorded contract of sale, is vested in a person who neither owns nor has a right of possession of any contiguous parcel or property; provided, that the deed or contract of sale by which such right of possession was separated has been recorded prior to the adoption by the board of supervisors of the ordinance which imposes the area requirements upon such lot or parcel of land; or

C. 1. Where a number follows the zoning symbol and neither subsection A nor B of this section applies:

a. A gross area, including that portion, if any, subject to a highway easement or other public or private easement where the owner of the servient tenement does not have the right to use the entire surface, of the number of acres shown by such number if such number is less than 100, provided that the portion of the lot or parcel of land not subject to any such easement shall have an area not less than 40,000 square feet if the parcel was established on or after September 22, 1967, or not less than 32,000 square feet if the parcel was established before September 22, 1967.

b. A net area of the number of square feet shown by such number if such number is greater than 100;

2. "Required area" shall not include the access strip of a flag lot extending from the main portion of the lot or parcel of land to the adjoining parkway, highway or street.

D. Where no number follows the zoning symbol and neither A nor B of this section applies, the required area is:

1. In Zones A-2-H, MXD and C-R, the same as in Zone CR-5,
2. In Zones D-2 and A-C, the same as in Zone D-2-1,
3. In Zone A-2, the same as in Zone A-2-10,000,
4. In Zones R-1, R-2, R-3-30U, R-4-50U, R-A, RPD, A-1, R-R, CPD and M-3, the same as in Zone R-1-5000;

E. A lot shown as such on a subdivision for the purpose of lease only does not have the required area unless it complies with subsections B, C or D of this section;

F. The area of a parcel of land created prior to March 4, 1972, for which a certificate of compliance has been granted and for which a director's review has been approved pursuant to the provisions of Section 21.60.060;

G. The area of a parcel of land for which a variance for lot area has been approved pursuant to the provisions of Part 2 of Chapter 22.26 shall be deemed to have the required area. (Ord. 84-0237 § 3, 1984; Ord. 83-0072 § 4, 1983; Ord. 82-0002 § 2, 1982; Ord. 1494 Ch. 7 Art. 2 § 702.1, 1927.)

22.52.102 Required area—For density-controlled development. Notwithstanding the lot area and lot area per dwelling unit requirements established by this Part 2, where a density-controlled development is approved by the hearing officer pursuant to this title, the lot area and/or lot area per dwelling unit requirements specified in the permit shall be deemed the required area and/or required area per dwelling unit established for the lot or parcel of land or the lots and parcels of land where approved. (Ord. 85-0195 § 9 (part), 1985; Ord. 82-0003 § 4 (part), 1982.)

22.52.104 Required area—For a housing permit. Requirements established by this Part 2, where a housing permit for qualified projects, in accordance with Part 17 of Chapter 22.52 and Part 18 of Chapter 22.56, is approved, lot area and/or lot area per dwelling unit requirements specified by said permit shall be deemed the required area and/or required area per dwelling unit established for the lot or parcel of land or the lots and parcels of land where approved. (Ord. 2006-0063 § 21, 2006; Ord. 86-0170 § 5, 1986; Ord. 82-0003 § 7, 1982.)

22.52.110 Required area—Undersized lots or parcels. If, as a result of the normal division of an undersized section of land, a parcel of land would be created having less than the required area, such parcel of land shall be considered as having the required area provided:

- A. That in no event shall more parcels be created under this section than would result from the breakdown of a normal section of land in the same zone; and
- B. That this section shall apply only to parcels of land when division of a normal section would create parcels of land having not less than a minimum gross area of two and one-half acres; and
- C. That the total reduction of all parcels in a division of an undersized section shall not exceed 10 percent; and
- D. That no lot or parcel of land shall be created which contains less than a minimum gross area of two and one-quarter acres; and
- E. That the creation of such parcels shall meet all the requirements of Title 21 of this code, Subdivisions. (Ord. 1494 Ch. 7 Art. 2 § 702.2, 1927.)

22.52.120 Required area—Reduced by certain public uses—Computation.

If a lot or parcel of land has not less than the required area, and after creation of such lot or parcel of land a part thereof is acquired for a public use other than for highway purposes, in any manner including dedication, condemnation or purchase, and if the remainder of such lot or parcel has not less than 80 percent of the area indicated by the number which follows the zoning symbol, such remainder shall be considered as having the required area. If no number follows the zoning symbol, the following numbers shall be deemed to follow the zoning symbol:

- A. The number 5 in Zones A-2-H and C-R;
- B. The number 1 in Zone D-2;
- C. The number 10,000 in Zone A-2;

D. The number 5,000 in Zones R-1, R-2, RPD, R-A, A-1, R-R, CPD and M-3. (Ord. 1494 Ch. 7 Art. 2 § 702.3, 1927.)

22.52.130 Required area — Reduced for highways — Conditions. If a lot or parcel of land has not less than the required area, as defined in Section 22.52.010, and after the creation of such lot or parcel of land a part thereof is acquired for highway purposes exclusively, in any manner including dedication, condemnation or purchase, and if the remainder of such lot or parcel has not less than 75 percent of the required area, then such remainder shall be considered as having the required area, provided the remaining portion of said lot or parcel of land has an area of not less than 2,500 square feet, or an area as is otherwise provided herein. The director, without notice of hearing, may approve a reduction of lot area to 75 percent of the required area where the remaining parcel would have less than 2,500 square feet, but not less than 2,000 square feet, where topographic features, subdivision design or other conditions create an unnecessary hardship or unreasonable limitation making it obviously impractical to comply with the stated minimum. (Ord. 1494 Ch. 7 Art. 2 § 702.4, 1927.)

22.52.140 Required width — Reduced by public use — Conditions. If a lot or parcel of land has not less than the required width, and after the creation of such lot or parcel of land a part thereof is acquired for public use in any manner, including dedication, condemnation or purchase, if the remainder of such lot has an average width of not less than 40 feet, such remainder shall be considered as having the required width. (Ord. 1494 Ch. 7 Art. 2 § 702.5, 1927.)

22.52.150 Substandard area or width — Restrictions. A building or structure shall not be erected, constructed, altered, enlarged, occupied or used in Zones R-1, R-2, R-A, A-1, A-2 or A-2-H on any lot or parcel of land which has less than the required area or the average width of which is less than the required width, except that one single-family residence and such other structures as are permitted in Zone R-1 may be erected, constructed, altered, enlarged, occupied and used on a lot or parcel of land in Zone R-2 the average width of which is not less than the required width and has an area of not less than 2,500 square feet. (Ord. 1494 Ch. 7 Art. 2 § 702.6, 1927.)

22.52.160 Area or width requirements — For relocated structures and public uses. Where a building or structure is lawfully located on property acquired for public use (by condemnation, purchase or otherwise), such building or structure may be relocated on the same lot or parcel of land, although such building or structure is existing as a nonconforming use or although the area or width regulations of this Title 22, or both, cannot be complied with. Where any part of such building or structure is acquired for public use, the remainder of such building or structure may be repaired, reconstructed, or remodeled, with the same or similar kind of materials as used in the existing buildings. (Ord. 1494 Ch. 7 Art. 2 § 702.18, 1927.)

22.52.170 Conveyance or division of land — Lot area and width restrictions. Except a conveyance for public use or as otherwise provided in this Part 2, a person shall not divide any lot or parcel of land, and shall not convey any lot or parcel of

land or any portion thereof, if as a result of such division or conveyance the area or average width of any lot or parcel of land is so reduced, or a lot or parcel of land is created, which lot or parcel of land has an area or average width less than:

A. Sufficient so that the number and type of structures on such resulting lot or parcel of land comply with the provisions of this Part 2; or

B. The required area, or required width, if any portion of such lot or parcel of land is in Zone R-1, R-2, R-3, R-4, R-A, A-1, A-2, A-2-H, C-R, D-2 or M-3;

C. The required area or required width, if any portion of such lot or parcel of land is in Zone RPD or CPD, except as otherwise provided in this section, or by a conditional use permit for a planned residential or commercial development pursuant to Sections 22.20.460 or 22.28.340. (Ord. 1494 Ch. 7 Art. 2 § 702.19, 1927.)

22.52.180 Contiguous narrow lots. A. Where, prior to the territory being zoned R-1, R-2, R-A, A-1, A-2 or A-2-H, lots exist not less than 100 feet deep but less than 50 feet wide, if two or more such contiguous lots, or one or more such contiguous lots and one or more lots also contiguous thereto which have a depth of not less than 100 feet, have a total frontage of not less than 50 feet, such lots may be treated and considered as one parcel.

B. If such parcel is in Zones R-1, R-A, A-1 or A-2, two single-family dwellings may be constructed thereon and so used. If such parcel is in Zone R-2, two single-family dwellings or two two-family dwellings or one single-family dwelling and one two-family dwelling may be constructed thereon and so used. (Ord. 1494 Ch. 7 Art. 2 § 702.13, 1927.)

22.52.190 Undersized lots or parcels — Resubdivision conditions. A. The owner or owners of two or more contiguous lots or parcels of land, one or more of which has an area less than that indicated by the number which follows the zoning symbol, or, if no number follows the zoning symbol, less than five acres if in Zone A-2-H or Zone C-R, or less than 10,000 square feet in Zone A-2, or less than 5,000 square feet in any other zone, may file a map with the director resubdividing such lots or parcels of land into the same number or a lesser number of parcels. The director may approve such map if:

1. The parcel on such map having the smallest area has an area not less than the original lot or parcel of land having the smallest area; and

2. The parcel on such map having the narrowest average width has an average width not less than that of the original lot or parcel having the least average width, except that such average width need not be more than 60 feet if the required area is 7,000 square feet or more and need not be more than 50 feet in other cases;

3. The division made by such map tends to promote the public health, safety, comfort, convenience, general welfare, and other purposes of this Title 22 to a greater extent than the division into the original lots or parcels of land.

B. Each parcel shown on a map approved by the director pursuant to this section shall be deemed to have the required area. (Ord. 1494 Ch. 7 Art. 2 § 702.14, 1927.)

22.52.200 Underwidth lots or parcels — Resubdivision conditions. A. The owner or owners of two or more contiguous lots or parcels of land, one or more of which has an average width of less than 50 feet if the required area is less than 7,000 square feet or of less than 60 feet if the required area is 7,000 square feet or more, may file a map with the director resubdividing such lots or parcels of land into the same or a lesser number of parcels. The director may approve such maps if:

1. The areas of the parcels created by such map are either equal to the required area or could be approved pursuant to Section 22.52.190; and

2. The parcel on such map having the narrowest average width, has an average width not less than that of the original lot or parcel of land having the least average width, except that such average width need not be more than 60 feet if the required area is 7,000 square feet or more and need not be more than 50 feet in other cases; and

3. The division made by such map tends to promote the public health, safety, comfort, convenience, general welfare, and other purpose of this Title 22 to a greater extent than the division into the original lots or parcels of land.

B. Each parcel shown on a map approved by the director pursuant to this section shall be deemed to have the required width. (Ord. 1494 Ch. 7 Art. 2 § 702.15, 1927.)

22.52.210 Temporary dwellings. The provisions of this Part 2 do not prohibit the use for residential purposes of any temporary building on any such lot or parcel of land in Zones R-1, R-2, R-A, A-1, A-2 or A-2-H, pending the construction and completion of a permanent residence building thereon, in the event that such temporary building contains an aggregate floor area of not to exceed 400 square feet and the nearest portion thereof is located 75 feet or more from the front line of such lot or parcel of land, if in Zones R-1, R-A or R-2, or not less than 50 feet from the street or highway upon which such property fronts if in Zones A-1, A-2 or A-2-H, and in the further event that such temporary buildings and each portion thereof is distant not less than 30 feet from the designated site of such permanent building and each portion thereof. (Ord. 1494 Ch. 7 Art. 2 § 702.17, 1927.)

22.52.220 Sales — Portions of lots or parcels. Where a portion of a lot or parcel of land is sold or transferred and as a result of such sale or transfer one or more parcels are created of such an area that the number and locations of the buildings thereon no longer conform to the requirements of this Part 2, then, in the determination of the permissible number and location of any buildings on any other parcel so created by such sale or transfer, the portion sold or transferred and the remainder shall be considered as one parcel. (Ord. 1494 Ch. 7 Art. 2 § 702.16, 1927.)

22.52.230 Sales — Contracts voidable when. Any deed of conveyance, sale or contract to sell made contrary to the provisions of this Part 2 is voidable at the sole option of the grantee, buyer or person contracting to purchase, his heirs, personal representative or trustee in insolvency or bankruptcy within one year after the date of execution of the deed or conveyance, sale or contract to sell, but the deed of conveyance, sale or contract to sell is binding upon any assignee or transferee of the grantee, buyer or person contracting to purchase, other than those above enumerated, and upon the grantor, vendor or person contracting to sell, his assignee, heir or devisee. (Ord. 1494 Ch. 7 Art. 2 § 702.20, 1927.)

22.52.250 Zones R-1, R-A, RPD, A-1, A-2, and A-2-H — Required area. No person shall use any main buildings or structures in Zones R-1, R-A, RPD, A-1, A-2, or A-2-H unless the lot or parcel of land on which they are located has the required area as specified in this Part 2 for each such building or structure. This provision shall not apply to accessory buildings or structures, senior citizen residences, or second units. (Ord. 2004-0012 § 7, 2004; Ord. 83-0006 § 13, 1983.)

22.52.270 Zone R-2 — More than one building per lot — Restrictions. A person shall not erect, construct, occupy, use, alter or enlarge more than one building or structure per required area on any lot or parcel of land in Zone R-2, except:

A. Outbuildings permitted in Zone R-2;

B. One single-family residence, together with outbuildings customary to such use permitted in Zone R-1, if there are no other buildings or structures thereon, may be used:

1. On a lot or parcel of land having the required area,

2. On an area equal to half the required area, but in no event less than 2,500 square feet;

C. A two-family residence, together with outbuildings customary to such use permitted in Zone R-2, if there are no other buildings or structures thereon, may be used on a lot or parcel of land having the required area and an area not less than:

1. 4,000 square feet if no number follows the zoning symbol,

2. The area designated by the number following the zoning symbol.

(Ord. 1494 Ch. 7 Art. 2 § 702.10, 1927.)

22.52.280 Zone R-3 — Dwelling unit density. A. Property in Zone R-3()U developed for any residential use shall not exceed the number preceding the letter U specified in the suffix to the zoning symbol. Such required area per dwelling unit shall not exceed 30 units per net acre.

B. The provisions of Section 22.20.060 shall apply on lots or parcels of land containing fractional parts of an acre. (Ord. 1494 Ch. 7 Art. 2 § 702.11, 1927.)

22.52.290 Zone R-4 — Dwelling unit density A. Property in Zone R-4()U developed for any residential use shall not exceed the number preceding the letter U specified in the suffix to the zoning symbol. Such required area per dwelling unit shall not exceed 50 units per acre.

B. The provisions of Section 22.20.060 shall apply on lots or parcels of land containing fractional parts of an acre. (Ord. 1494 Ch. 7 Art. 2 § 702.12, 1927.)

Part 3

ANIMALS AS PETS*

Sections:

22.52.300 Purpose of Part 3 provisions.

22.52.310 Keeping animals permitted when — Limitations.

22.52.320 Livestock kept as pets — Restrictions generally.

22.52.330 Other animals permitted as pets — Permit required.

22.52.340 Livestock kept as pets — Animals existing as of February 27, 1974.

22.52.350 Livestock kept as pets — Date of nonconformity.

* **Editor's note:** For county provisions on animal health and control, see Title 10 of this code.

22.52.300 Purpose of Part 3 provisions. Regulations governing animals as pets or for the personal use of the family residing on the premises are established in order to provide for the keeping of domestic and wild animals where accessory to the residential

use of property, as opposed to maintenance for commercial purposes. Such regulations presume a reasonable effort on the part of the animal owner to recognize the rights of surrounding neighbors by maintaining and controlling his animals in a safe and healthy manner at a reasonable location, and neither authorize nor legalize the maintenance of any private or public nuisance. (Ord. 1494 Ch. 7 Art. 12 § 712.1, 1927.)

22.52.310 Keeping animals permitted when — Limitations. A person shall not keep or maintain any animal other than those permitted in Sections 22.20.040, 22.20.050, 22.24.040, 22.24.050 or 22.24.160 for personal use in any zone except as hereinafter specifically permitted in this Part 3 and subject to all regulations and conditions enumerated in this Part 3. This section, however, shall not be interpreted to prohibit the keeping of animals for personal use to the extent permitted by commercial provisions in the same zone, subject to the same conditions and restrictions. (Ord. 1494 Ch. 7 Art. 12 § 712.2, 1927.)

22.52.320 Livestock kept as pets — Restrictions generally. A. Domestic and wild animals specified herein may be kept or maintained as pets or for the personal use of members of the family residing on the premises subject to the following restrictions.

B. Lots or parcels of land having, as a condition of use, a minimum area of 15,000 square feet per dwelling unit may keep or maintain the animals listed in Table 1 in the numbers specified, not to exceed one animal per 5,000 square feet:

Table 1

Type of Animal	Number Permitted
Horses, donkeys, mules and other equine, and cattle Sheep and goats	One over nine months of age for each 5,000 square feet of lot area. One over six months of age for each 5,000 square feet of lot area.
Alpacas and llamas	One over six months of age for each 5,000 square feet of lot area.

(Ord. 2006-0019 § 10, 2006; Ord. 1494 Ch. 7 Art. 12 § 712.3, 1927.)

22.52.330 Other animals permitted as pets — Permit required. Animals other than those listed in this Part 3 or in Sections 22.20.040, 22.20.050, 22.24.040, 22.24.050 or 22.24.160 or in numbers greater than those given in Sections 22.20.040, 22.20.050, 22.24.040, 22.24.050 and 22.52.320, or on lots or parcels of land having less than the area required, may be kept or maintained for personal use or as pets provided an animal permit has first been obtained as provided in Part 3 of Chapter 22.56. (Ord. 1494 Ch. 7 Art. 12 § 712.4, 1927.)

22.52.340 Livestock kept as pets — Animals existing as of February 27, 1974. Each lot or parcel of land having a minimum area of 10,000 square feet but less than 15,000 square feet per dwelling unit where horses, donkeys, mules or other equine, cattle, sheep or goats are kept or maintained is hereby granted an animal permit permitting one such animal per 5,000 square feet of lot area, provided:

A. That such animals were kept or maintained as pets or for the personal use of members of the family residing on the premises prior to and on February 27, 1974; and

B. That a notarized affidavit so certifying is filed with the director within 120 days of September 20, 1974, the effective date of ordinance which added the provisions codified in this section. (Ord. 1494 Ch. 7 Art. 12 § 712.7, 1927.)

22.52.350 Livestock kept as pets — Date of nonconformity. In computing the time period within which horses, donkeys, mules or other equine, cattle, sheep and goats kept or maintained as pets or for personal use must be discontinued and removed, pursuant to the provisions of subsection B of Section 22.56.1540, the date such uses became nonconforming shall be deemed to be September 20, 1974, the effective date of the ordinance establishing the provisions codified in this section. (Ord. 1494 Ch. 7 Art. 12 § 712.10, 1927.)

Part 4

AUTOMOBILE DISMANTLING YARDS

Sections:

- 22.52.360 Establishment — Compliance with Part 4 provisions.
- 22.52.370 Development standards.
- 22.52.380 Schedule for compliance.
- 22.52.390 Variance from standards — Application required.

22.52.360 Establishment — Compliance with Part 4 provisions. No automobile dismantling yard or junk and salvage yard shall be established, maintained or extended in any zone unless it complies with the requirements of Part 4 of this chapter. (Ord. 1494 Ch. 7 Art. 9 § 709.1, 1927.)

22.52.370 Development standards. Automobile dismantling and junk or salvage yards shall be subject to the following standards, which are conditions of use:

A. All operations and storage, including all equipment used in conducting such business, other than parking, shall be conducted within an enclosed building, or within an area enclosed by a solid wall or solid fence.

B. Where fences or walls are provided, they shall be developed as provided herein:

1. All fences and walls shall be of a uniform height in relation to the ground upon which they stand, and shall be a minimum of eight feet in height. Where fences or walls exceed a height of 10 feet and are located on street or highway frontages, they shall be set back at least three feet from the lot line. The area between the fence and the lot line shall be fully landscaped according to the specifications described in subsection E of this section.

2. All fences and walls open to view from any public street or highway or any area in a residential, agricultural or commercial zone shall be constructed of the following materials:

- a. Metallic panels, at least .024 inches thick, painted with a "baked on" enamel or similar permanent finish;
- b. Masonry;
- c. Other materials comparable to the foregoing, if approved by the director.

3. Other required fences may be constructed of material other than specified in subsection B2 of this section.

4. All fences and walls shall be constructed in a workmanlike manner and shall consist solely of new materials unless the director approves the substitution of used materials where, in his opinion, such used materials will provide the equivalent in service, appearance and useful life.

5. All fences and walls shall be painted a uniform neutral color, excluding black, which blends with the surrounding terrain and improvements, and shall be maintained in a neat, orderly condition at all times. Such fence or wall shall contain no painted signs or posters except as approved by the director.

6. Any structures which are used as part of the yard boundaries and/or are exposed to view from the street frontage shall be painted to conform with the color of the fencing. The director may approve other appropriate architectural treatment.

C. The entire yard shall be paved with an asphalt surfacing or an oil and aggregate mixture to prevent emission of dust or tracking of mud onto public rights-of-way; provided, however, the director may:

1. Approve other paving materials which provide, in his opinion, the equivalent in service and useful life;

2. Modify such requirements within existing yards in those areas where material is stored and he finds no dust or mud problem would result.

D. That there be parking facilities as required by Part 11 of Chapter 22.52.

E. At least one square foot of landscaping shall be provided for each linear foot of street frontage, and said landscaping shall be developed in accordance with a plot plan which complies with the following criteria:

1. Landscaping shall be distributed along said frontage in accordance with the plot plan approved by the director.

2. No planting area shall have a horizontal dimension of less than three feet.

3. A permanent watering system or hose bibs shall be provided which satisfactorily irrigates all planted areas. When hose bibs are utilized, they shall be so located as to permit the watering of all planted areas with a 50-foot hose.

4. All landscaped areas shall be continuously and properly maintained in good condition.

F. No wrecked or dismantled vehicles, salvage or junk shall be placed or allowed to remain outside of the enclosed yard area.

G. No wrecked or dismantled vehicles, salvage or junk shall be stored at a height greater than that of the surrounding fence or wall unless the land upon which the yard is located is in Zones M-3 or M-4 and such storage above said fence or wall is not within 500 feet of any other zone.

H. Plot and preliminary architectural plans showing the proposed development, improvements, landscaping and other facilities shall be submitted to the director, who shall approve such plans if he finds that they comply with the standards provided in this section.

I. The standards of development for such yards as set forth in this Title 22 shall not relieve the proprietors of such yards from complying with all regulations, laws and ordinances of the county of Los Angeles and the state of California. (Ord. 83-016 1 § 17, 1983; Ord. 1494 Ch. 7 Art. 9 § 709.2, 1927.)

22.52.380 Schedule for compliance. A. All automobile dismantling yards and junk and salvage yards are hereby required to comply with the requirements set forth in Section 22.52.370 in accordance with the following schedule:

1. All storage of dismantled or wrecked vehicles, salvage and junk shall cease to be carried on in any area outside the confines of the fenced or walled area of the yard and above the height of the fence or wall within six months from January 26, 1980, the effective date of the ordinance codified in this Part 4.

2. All other requirements of Section 22.52.370 shall be complied with within two years from January 26, 1980, the effective date of the ordinance codified in this Part 4.

3. Upon a showing of substantial compliance with the provisions of Section 22.52.370, the commission may extend the time for compliance with the requirements set forth in subsection A1 of this section for a period not to exceed six additional months, and may extend the time for compliance with the remaining requirements of Section 22.52.370 for a period not to exceed one additional year.

B. Failure to comply with the requirements of Section 22.52.370 shall be deemed to automatically terminate any existing nonconforming use or conditional use permit authorizing the establishment of an automobile dismantling yard or junk and salvage yard. Compliance with said requirements shall not in and of itself constitute sufficient grounds for the granting of a conditional use permit or the extension thereof. (Ord. 1494 Ch. 7 Art. 9 § 709.3, 1927.)

22.52.390 Variance from standards — Application required. The owner or proprietor of an automobile dismantling yard or junk and salvage yard may apply to the regional planning commission for a variance in those instances where said applicant desires to be relieved of any requirements imposed by Section 22.52.370. (Ord. 1494 Ch. 7 Art. 9 § 709.4, 1927.)

Part 5

FLOOD CONTROL¹⁷

Sections:

- | | |
|-----------|---|
| 22.52.400 | Regulations — Board of supervisors authority. |
| 22.52.410 | Permit — Required when work would create flood hazards. |
| 22.52.420 | Permit — Issuance conditions. |

- 22.52.430 Plans and specifications.
- 22.52.440 Conformity with permit conditions.
- 22.52.450 Permit — Liability limitations.
- 22.52.460 Obstructions prohibited where.
- 22.52.470 Operations along Rio Hondo and San Gabriel Rivers.
- 22.52.480 Hazardous area designated.
- 22.52.485 Los Angeles County Flood Control District to act as consultant.

22.52.400 Regulations — Board of supervisors authority. The board of supervisors may prescribe, by uniform rule or regulation, the minimum course of its excavations or other operations tending to displace the soil; and shall also have the power to prescribe any and all other rules and regulations, uniform in their operation, necessary for the carrying out of the purposes of this Part 5. (Ord. 1494 Ch. 7 Art. 5 § 705.1, 1927.)

22.52.410 Permit — Required when work would create flood hazards. Whenever the board of supervisors of the county of Los Angeles finds that the excavation or quarrying of any rock, sand, gravel or other material in a particular area would create flood hazard or would be otherwise dangerous to the public safety, then before any person excavates or quarries in any part of such area, such person shall first obtain from the chief engineer of the Los Angeles County Flood Control District a permit to do so. (Ord. 1494 Ch. 7 Art. 5 § 705.4, 1927.)

22.52.420 Permit — Issuance conditions. The chief engineer of the Los Angeles County Flood Control District may issue such permit upon the condition that the applicant, before commencing any such excavation and at such other times during such excavation as may be necessary, shall erect such dikes, barriers or other structures as will afford, in the opinion of the chief engineer of the Los Angeles County Flood Control District, either the same protection as if no excavation should be made, or protection adequate to prevent the flow of the floodwaters out of their natural channels. (Ord. 1494 Ch. 7 Art. 5 § 705.5, 1927.)

22.52.430 Plans and specifications. The chief engineer of the Los Angeles County Flood Control District may require the submission of plans and specifications showing the nature of the proposed excavation and dikes, barriers, or other structures. (Ord. 1494 Ch. 7 Art. 5 § 705.6, 1927.)

22.52.440 Conformity with permit conditions. No person may make any excavation within such area except after receiving and in conformity with such a permit. (Ord. 1494 Ch. 7 Art. 5 § 705.7, 1927.)

22.52.450 Permit — Liability limitations. The issuance of such a permit shall not constitute a representation, guarantee or warranty of any kind or nature by the county of Los Angeles or by the Los Angeles County Flood Control District, or by any officer or employee of either thereof, of the practicability or safety of any structure or other plan proposed, and shall create no liability upon, or a cause of action against such public body, officer or employee for any damage that may result from any excavation made pursuant thereto. (Ord. 1494 Ch. 7 Art. 5 § 705.8, 1927.)

22.52.460 Obstructions prohibited where. A. A person shall not place or cause to be placed in the channel or bed of any river, stream, wash or arroyo, or upon any property over which the Los Angeles County Flood Control District has an easement for flood control purposes duly recorded in the office of the county recorder of Los Angeles County, any wires, fence, building or other structure, or any rock, gravel, refuse, rubbish, tin cans or other matter which may impede, retard or change the direction of the flow of water in such river, stream, wash or arroyo, or that will catch or collect debris carried by such water, or that is placed where the natural flow of the stream and floodwaters would carry the same downstream to the damage or detriment of either private or public property adjacent to the said river, stream, wash, arroyo or channel.

B. This section does not supersede or modify the provisions of any other ordinance. (Ord. 1494 Ch. 7 Art. 5 § 705.3, 1927.)

22.52.470 Operations along Rio Hondo and San Gabriel Rivers. A. Every operator of any rock quarry, sand or gravel pit, rock crushing plant, or any apparatus for the excavation or manufacture of rock, sand or gravel, which quarry pit, excavation plant or apparatus is so located as to intercept or obstruct any of the flow of the Rio Hondo or San Gabriel Rivers, shall so conduct all such operations as to always provide a channel of sufficient capacity to bypass 1,000 cubic feet of water per second in each river without the flow entering any such pit, excavation or quarry.

B. This section does not apply to that reach of the Rio Hondo between Santa Fe Dam and Peck Road. (Ord. 1494 Ch. 7 Art. 5 § 705.2, 1927.)

22.52.480 Hazardous area designated. The board of supervisors of the county of Los Angeles finds that the excavation or quarrying of any rock, sand, gravel or other material in the area described as follows:

Beginning at a point in the easterly line of Section 1, T. 1 S., R. 11 W., as shown on a map of the subdivision of Rancho Azusa de Duarte, recorded in Book 6, pages 80 and 82, inclusive, of Miscellaneous Records of Los Angeles County, distant N. 0° 10' 06" W. thereon 1,820.99 feet from the southerly line of said Rancho, as shown on County Surveyor's Map No. B-1215, on file in the office of the Surveyor of Los Angeles County; thence S. 57° 59' 09" W. 7,538.27 feet; thence S. 32° 00' 51" E. 900.00 feet; thence N. 57° 59' 09" E. 6,979.25 feet to a point in said easterly line of Section 1, distant S. 0° 10' 06" E. thereon 1059.48 feet from the point of beginning; thence northerly along said easterly line to the point of beginning;

would create a flood hazard and in other ways be dangerous to the public safety. (Ord. 1494 Ch. 7 Art. 5 § 705.9, 1927.)

22.52.485 Los Angeles County Flood Control District to act as consultant.

A. The Los Angeles County Flood Control District shall act as a consultant to the department of regional planning and consider all applications for a permit, variance, nonconforming use or structure review or zone change relating to flood control and flood hazard identification, avoidance and mitigation in all areas delineated on maps furnished to the department.

B. The District shall provide the department of regional planning with a series of maps delineating areas subject to flood, mud and debris hazards. The maps shall be prepared by the District, shall be based on the best currently available information and shall be updated at least annually.

C. The department of regional planning shall consult with the District with respect to such applications affecting property in the hazard areas delineated on the maps.

D. The District shall prepare written reports of its examination of each application affecting property in the hazard areas delineated on the maps.

E. The reports shall be considered by the department, the regional planning commission and the board of supervisors in acting upon the applications. The actions upon the application shall be supported in writing. (Ord. 1494 Ch. 7 Art. 5 § 705.10, 1927.)

Part 6

MOBILEHOME PARKS, RECREATIONAL AND TRAVEL TRAILER PARKS AND MOBILEHOMES USED BY CARETAKERS

Sections:

- 22.52.500 Mobilehome parks — Applicability of permit conditions.
- 22.52.530 Recreational trailer parks.
- 22.52.540 Travel trailer parks.
- 22.52.550 Mobilehomes used by caretakers.

22.52.500 Mobilehome parks — Applicability of permit conditions. Every conditional use permit for a mobilehome park shall be subject to the conditions contained in this section. The hearing officer, in granting the conditional permit, may impose additional conditions, but may not change or modify any of the following conditions, except as otherwise provided in Part 6 of this chapter and/or pursuant to the provisions of Part 2 (Variances) of Chapter 22.56.

A. Density.

1. The total number of dwelling units within a mobilehome park shall not exceed the number of dwelling units per net acre specified in the zone or in the adopted General Plan, whichever is less.

2. In those zones or General Plan categories where residential densities have not been established the density shall be established by the hearing officer.

3. Density bonuses, as specified in Part 15 of Chapter 22.56, shall apply to mobilehome parks.

B. Single-family and Two-family Mobilehomes. Mobilehomes shall contain not more than one dwelling unit per mobilehome site, except that two-family dwelling units may be allowed in mobilehome parks if located in zones other than R-1 and R-A.

C. Access and Circulation.

1. **Driveway Width and Layout.** Driveways within mobilehome parks shall be designed to conform to the minimum widths specified in Section 21.24.200.

2. Access.

a. No site within the mobilehome park shall have direct vehicular access to a public street bordering the development.

b. At least two access points to a public street or highway shall be provided which can be used by emergency vehicles.

D. Vehicular Parking. Automobile parking spaces in a mobilehome park shall be provided as specified in Part 11 of this chapter.

E. Screening. Public street frontages of a new mobilehome park shall be screened to a height of not less than five feet and not more than eight feet with either a wall, a decorative fence, an opaque hedge of shrubs or trees, or a landscaped berm. Such screening shall be tapered to less than five feet where needed to provide unobstructed visibility for motorists.

F. Signs.

1. Each mobilehome park, including mobilehome parks located in commercial zones, may display only the following signs:

a. One wall-mounted sign not exceeding 20 square feet in sign area, or not more than one freestanding sign not exceeding 20 square feet in sign area or 40 square feet in total sign area to identify the mobilehome park may be located at each principal entrance; and

b. One freestanding sign, not exceeding six square feet in sign area or 12 square feet in total sign area advertising property for sale, lease, or rent, or indicating vacancy status, may be located at each principal entrance; and

c. Temporary subdivision sales, entry and special feature signs shall be allowed as specified in Section 22.52.980; and

d. A directional or informational sign indicating the location of each residence by number shall be located at each principal entrance and at other appropriate locations for use by emergency vehicles, as well as the convenience of guests. The size, location, and number of such signs shall be established by the hearing officer.

2. No source of illumination for any such signs shall be directly visible from adjoining streets or residential property, and no such signs shall be erected within five feet of any exterior property line.

G. Local Park Space Obligations. Local park space, which may be private, shall be provided to serve the mobilehome park, or a fee shall be paid in lieu thereof, as required for subdivisions by Title 21 of this code.

H. Design Principles. In addition to the required development standards contained in the preceding subsections, the mobilehome park should be designed in keeping with following design principles, as applicable:

1. Access.

a. Driveways shall be laid out in a manner to provide safe and convenient access to residences by automobiles, emergency and service vehicles.

b. Principal vehicular access points shall be designed to encourage smooth traffic flow with controlled turning movements and minimum hazards to vehicular or pedestrian traffic. Merging and turnout lanes, traffic signals and/or traffic dividers shall be required where existing or anticipated heavy flows indicate need. In general, driveways shall be designed in such a way as to discourage substantial amounts of through traffic.

2. Walkways and Bikeways. If bikeways and pedestrian ways are provided in mobilehome parks:

a. Walkways to be used by substantial numbers of children as routes to school, bus stops, or other destinations shall be so located and safeguarded as to minimize contacts with normal automotive traffic.

b. If substantial bicycle traffic is anticipated and an internal walkway system is provided away from driveways, bicycle paths shall be incorporated in the walkway system.

c. Driveway crossings shall be held to a minimum of walkways and shall be located and designed to provide safety, and shall be appropriately marked and otherwise safeguarded.

d. Ways for pedestrians and cyclists, appropriately located, designed, and constructed may be combined with other easements and used by emergency, maintenance, or service vehicles, but shall not be used by other automobile traffic.

I. Prohibitions.

1. A recreational vehicle may not be occupied in a mobilehome park, except within an area designated as a travel trailer park developed in accordance with Section 22.52.540.

2. A mobilehome shall not be used for any commercial purpose.

3. A mobilehome shall not support a building.

4. A mobilehome park shall have no conventionally constructed or stud-framed residences or apartment houses, other than one dwelling unit for the use of a caretaker or a manager responsible for maintaining or operating the property.

5. Vehicles shall not be parked within required driveways.

6. There shall be no commercial uses, except those uses approved by the hearing officer and which are necessary to facilitate the operation of the mobilehome park.

J. Travel Trailer Park Within a Mobilehome Park. Where a travel trailer park is located within a mobilehome park, it shall be a separate section of the mobilehome park. Such section shall be so designated and shall be developed pursuant to Section 22.52.540.

K. Other Regulations. Approval of a conditional use permit for a mobilehome park shall not relieve the applicant or his successors in interest from complying with all other applicable statutes, ordinances, rules and regulations, including Title 25 of the state Administrative Code and Part 2.1 of Division 13 of the Health and Safety Code of the state.

L. Renewals. When a mobilehome park, which is constituted only of spaces rented to mobilehomes, has not incurred excessive rent increases and is in substantial compliance with all of the conditions of approval, the permit, at the request of the property owner and upon investigation and verification by the director, may be extended for additional periods of time; each extension shall not exceed five years. Excessive rent increases shall be determined by the Los Angeles County mediation panels, mandatory groups established to formulate nonbinding resolutions to rental disputes.

M. Short-term Renewals for Periods of Conversion. When a mobilehome park, which has been constituted of only rental spaces is in substantial compliance with all conditions of approval and steps have been taken toward conversion to an ownership form of mobilehome park, the permit may be extended for additional periods of time in increments of one year at the request of the property owner and upon investigation and verification by the planning director.

N. Waiver of Time Limits. When a mobilehome park which has been constituted of only rental spaces has completed a conversion to 51 percent owner-occupancy, all time limits established by the original permit may be waived at the request of the property owner and upon investigation and verification by the director.

O. Long-term Leases. All conditional use permits for new mobilehome parks shall require as a condition of approval that all rental agreements have, in bold print not less than one-half inch high, the following statements:

There is no rent control for mobilehome parks in Los Angeles County. Potential residents may wish to secure long-term leases for their own protection.

The department of regional planning shall be provided with a sample copy of the rental agreement prior to occupancy of the mobilehome park. (Ord. 85-0195 § 9 (part), 1985; Ord. 84-0047 § 2, 1984; Ord. 84-0001 § 5, 1984.)

22.52.530 Recreational trailer parks. Every conditional use permit for a recreational trailer park in Zones A1, A-2, D-2, C-R, R-R, O-S and W shall be subject to the following conditions. All of the following conditions shall be deemed to be conditions of every conditional use permit granted for a recreational trailer park, whether or not such conditions are set forth in the conditional use permit. The hearing officer, in granting the conditional use permit may impose additional conditions, but may not change or modify any of the following conditions except as provided by Part 2 of Chapter 22.56:

A. Area. The recreational trailer park shall have, as a condition of use, an area of not less than five acres.

B. Density. The density of the recreational trailer park shall not exceed 30 lots per acre.

C. Minimum Lot Size. No recreational vehicle lot shall have an average area of less than 1,000 square feet.

D. Signs. Signs permitted in Part 10 of Chapter 22.52; provided, however, that in lieu of the business signs provided in such Part 10, one freestanding or roof business sign not exceeding 20 square feet in sign area or 40 square feet in total sign area shall be permitted at a location approved by the hearing officer.

E. Duration of Occupancy. Occupancy by any one occupant and party shall be limited to 90 consecutive days within any six-month period.

F. Prohibitions.

1. No permanent residency shall be permitted within the recreational trailer park except for a caretaker, manager or employees responsible for maintaining and/or operating the property, as permitted by the zone and authorized by the hearing officer as a part of the conditional use permit approval.

2. A recreational trailer park shall have no dwelling units except that of a caretaker, manager or employees responsible for maintaining and/or operating the property, as permitted by the zone and authorized by the hearing officer as a part of the conditional use permit approval.

3. Facilities within the recreational trailer park shall be used only by the occupants of the park except where otherwise authorized by the hearing officer as part of the conditional use permit approval.

4. Recreational vehicle lots shall not be used for any commercial activity by the occupants.

5. There shall be no principal commercial uses within the recreational trailer park except as permitted by the zone and authorized by the hearing officer as part of the conditional use permit approval. This provision does not prohibit accessory uses where authorized by the hearing officer as part of said conditional use permit approval, including, but not limited to, areas for the storage of unoccupied recreational vehicles.

G. Other Regulations. Approval of a conditional use permit for a recreational trailer park shall not relieve the applicant and his successors in interest from complying with all other applicable statutes, ordinances, rules and regulations. (Ord. 85-0195 § 9 (part), 1985; Ord. 82-0249 § 5, 1982; Ord. 1494 Ch. 7 Art. 13 § 713.2, 1927.)

22.52.540 Travel trailer parks. A. Every conditional use permit for a travel trailer park in Zones C-H, C-1, C-2, C-3 and C-M, shall be subject to the conditions set out in this section.

B. All of the following conditions shall be deemed to be conditions of every conditional use permit granted for a travel trailer park, whether or not such conditions are set forth in the conditional use permit. The hearing officer, in granting the conditional use permit, may impose additional conditions, but may not change or modify any of the following conditions except as provided by Part 2 of Chapter 22.56:

1. Density. The density of the travel trailer park shall not exceed 30 lots per acre.

2. Minimum Lot Size. No travel trailer lot shall have an average area of less than 1,000 square feet.

3. Location Within Mobilehome Parks. Where a travel trailer park is located within a mobilehome park, it shall be a separate designated section of the mobilehome park, and shall be so designated.

4. Signs. Signs, as permitted in Part 10 of Chapter 22.52; provided, however, that in lieu of the business signs provided in such Part 10, one freestanding or roof business sign not exceeding 20 square feet in sign area or 40 square feet in total sign area shall be permitted at a location approved by the commission.

5. Duration of Occupancy. Occupancy by any one occupant and party shall be limited to 90 consecutive days in any six month period. (Ord. 85-0195 § 9 (part), 1985; Ord. 1494 Ch. 7 Art. 13 § 713.3, 1927.)

22.52.550 Mobilehomes used by caretakers. Every conditional use permit for a mobilehome for use by a caretaker and his immediate family in Zones A1, A-2, D-2, C-1, C-2, C-3, C-M, CR, R-R, O-S, M-1, M-1 1/2, M-2, M-3 and M-4 shall be subject to the following conditions. All of the following conditions shall be deemed to be conditions of every conditional use permit granted for a mobilehome for use by a caretaker, whether such conditions are set forth in the conditional use permit or not. The hearing officer, in granting the conditional use permit, may impose additional conditions but may not change or modify any of the following conditions:

A. Density. The use of a mobilehome as a residence for a caretaker shall not exceed the density permitted by the Zoning Ordinance set out in Title 22, or the adopted General Plan, whichever is less.

B. Single-unit Mobilehomes. Mobilehomes shall contain not more than one dwelling unit.

C. Placement. The placement of the mobilehome shall be at a location where the erection of residential structures is otherwise permitted.

D. Time Limitation. Such mobilehome shall be removed from the site prior to the end of five years unless a different time period is specified by the hearing officer.

E. Other Regulations. Approval of a conditional use permit for a mobilehome for use by a caretaker shall not relieve the applicant and his successors in interest from complying with all other applicable statutes, ordinances, rules and regulations. (Ord. 85-0195 § 9 (part), 1985; Ord. 82-0249 § 6, 1982; Ord. 1494 Ch. 7 Art. 13 § 713.4, 1927.)

Part 7

OUTSIDE STORAGE AND DISPLAY

Sections:

- 22.52.560 Compliance with Part 7 requirements.
- 22.52.570 Fence or wall required — Exemptions.
- 22.52.580 Time limit for compliance — Variance.
- 22.52.590 Development standards not exclusive.
- 22.52.600 Proposed development — Plan submittal required when.
- 22.52.610 Specifications for fences and walls.
- 22.52.620 Modification of fences or walls — Conditions.
- 22.52.630 Landscaping requirements.
- 22.52.640 Storage restrictions.

22.52.560 Compliance with Part 7 requirements. No property shall be used for outside storage or display of raw materials, equipment or finished products in any industrial zone unless said storage complies with the requirements of this Part 7, which are conditions of use. (Ord. 1494 Ch. 7 Art. 8 § 708.1, 1927.)

22.52.570 Fence or wall required — Exemptions. All outside storage or display open to view from the exterior boundary of the lot or parcel of land upon which it is conducted shall be enclosed by a solid wall or fence as set forth in this Part 7, except that the following uses shall be exempted from this requirement:

- Automobile dismantling yards, junk and salvage yards and scrap metal processing yards, which shall be subject to the requirements of Chapter 22.32 and Part 9 of Chapter 22.52, respectively.
- Automobile service stations, limited to automobile accessories and facilities necessary to dispensing petroleum products only.
- Automobile sales, limited to automobiles and trucks held for sale or rental only.
- Boat sales, limited to boats held for sale or rental only.
- Crops — Field, tree, bush, berry and row, including nursery stock.
- Mobilehome sales.
- Parking lots.
- Recreational vehicle sales.
- Trailer sales and rental, box and utility.

(Ord. 1494 Ch. 7 Art. 8 § 708.2, 1927.)

22.52.580 Time limit for compliance — Variance. All outside storage and display as enumerated in this Part 7 shall cease to be carried on in any area outside

the confines of the fenced or walled area within six months from February 23, 1973, the effective date of the ordinance codified in this Part 7, with the following exceptions:

A. Upon showing of substantial compliance with the provisions of this Part 7, the hearing officer may extend the time for compliance for a period not to exceed one year.

B. The owner or proprietor of a business involving outside storage or display may apply to the hearing officer for a variance in those instances where said applicant desires to be relieved of any requirements imposed by this Part 7 for reasons outlined in Part 2 of Chapter 22.56. (Ord. 85-0195 § 9 (part), 1985; Ord. 1494 Ch. 7 Art. 8 § 708.9, 1927.)

22.52.590 Development standards not exclusive. The standards of development for outside storage and display as set forth in this Title 22 shall not relieve the proprietors of such businesses from complying with all regulations, laws and ordinances of the county of Los Angeles and the state of California. (Ord. 1494 Ch. 7 Art. 8 § 708.8, 1927)

22.52.600 Proposed development — Plan submittal required when. Site and preliminary architectural plans showing the proposed development, improvements, landscaping and other facilities shall be submitted to the director, who shall approve such plans if he finds that they comply with the standards provided in this Part 7. (Ord. 1494 Ch. 7 Art. 8 § 708.7, 1927.)

22.52.610 Specifications for fences and walls. Where a fence or wall is required pursuant to Section 22.52.570, it shall be developed as provided herein:

A. All fences and walls shall be of uniform height in relation to the ground upon which they stand, and shall be a minimum of eight feet and shall not exceed 15 feet in height. Where fences or walls exceed a height of 10 feet and are located on street or highway frontages they shall be set back at least three feet from the property line. The area between the fence and the lot line shall be fully landscaped according to the specifications hereinafter described in Section 22.52.630.

B. All fences and walls open to view from any street or highway or any area in a residential, agricultural or commercial zone shall be constructed of the following materials:

1. Metallic panels, at least .024 inches thick, painted with a "baked on" enamel or similar permanent finish;
2. Masonry;
3. Other materials comparable to the foregoing if approved by the director.

C. Required fences which are not open to view from any street or highway or any area in a residential, agricultural or commercial zone may be constructed of material other than as specified in subsection B of this section if constructed and maintained in accordance with the provisions of this Part 7.

D. All fences and walls shall be constructed in workmanlike manner and shall consist solely of new materials unless the director approves the substitution of used materials where, in his opinion, such used materials will provide the equivalent in service, appearance and useful life.

E. 1. All fences and walls, excluding masonry and approved permanent-finish panels, shall be painted a uniform, neutral color, excluding black, which blends with the surrounding terrain, and improvements shall be maintained in a neat, orderly condition at all times.

2. No portion of the wall or fence shall be used for advertising or display purposes except for the name and address of the firm occupying the premises, and such identification sign shall not consist of an aggregate area in excess of 30 square feet.

F. Any structures which are used as part of the yard boundaries and/or are exposed to view from a street or highway frontage shall be subject to painting, maintenance and sign requirements for fences and walls as provided in subsection E of this section. (Ord. 1494 Ch. 7 Art. 8 § 708.3, 1927.)

22.52.620 Modification of fences or walls — Conditions. A. The director may modify fences or walls not open to view from any street or highway, or any area in a residential, agricultural or commercial zone:

1. Where adjoining property is located in an industrial zone and is developed with another outside storage use; or

2. Where substantial fences, walls or buildings are located adjacent to property lines on surrounding property which serve to enclose such yard as well or better than the wall or fence required herein.

B. Should the use, fence, wall or building providing justification for such modification be removed, such wall or fence shall be provided in compliance with this section within six months from the date of such removal. (Ord. 1494 Ch. 7 Art. 8 § 708.4, 1927.)

22.52.630 Landscaping requirements. A. All required fences or walls which are open to view from any street or highway, or any area in a residential, agricultural or commercial zone, shall be provided with at least one square foot of landscaping for each linear foot of such frontage, and said landscaping shall be developed in accordance with a site plan which complies with the following criteria:

1. Landscaping shall be distributed along said frontage in accordance with the site plan approved by the director.

2. No planting area shall have a horizontal dimension of less than three feet.

3. Landscaping shall be maintained in a neat, clean and healthful condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary.

4. A permanent watering system shall be provided which satisfactorily irrigates all planted areas. Where the watering system consists of hose bibs alone, these bibs shall be located not more than 50 feet apart within the required landscaped area. Sprinklers used to satisfy the requirements of this provision shall be spaced to assure complete coverage of the required landscape area.

B. The director may approve alternative methods of providing landscaping where the criteria provided herein would cause unnecessary hardship or constitute an unreasonable requirement and an alternative plan will, in his opinion, provide as well or better for landscaping within the intent of this provision. (Ord. 1494 Ch. 7 Art. 8 § 708.5, 1927.)

22.52.640 Storage restrictions. All portions of outside storage and display areas shall have adequate grading and drainage and shall be continuously maintained, and all raw material, equipment or finished products stored or displayed pursuant to the provisions of this Part 7:

A. Shall not be stored above the height of the fence or wall within 10 feet of said fence or wall; and

B. Shall be stored in such manner that it cannot be blown from the enclosed storage area; and

C. Shall not be placed or allowed to remain outside the enclosed storage area. (Ord. 1494 Ch. 7 Art. 8 § 708.6, 1927.)

Part 8

RUBBISH DUMPS¹⁹

Sections:

22.52.650 Maintenance — Rat infestation prohibited.

22.52.660 Wetting to prevent dust.

22.52.650 Maintenance — Rat infestation prohibited. Every rubbish dump within the unincorporated territory of the county of Los Angeles shall be maintained in such a manner that rat infestation cannot take place. (Ord. 1494 Ch. 7 Art. 4 § 704.1, 1927.)

22.52.660 Wetting to prevent dust. The owner, proprietor or caretaker of every rubbish dump within the unincorporated territory of the county of Los Angeles shall wet down with water at intervals sufficiently frequent to prevent any dust, all noncombustible material deposited in the dump. (Ord. 1494 Ch. 7 Art. 4 § 704.2, 1927.)

Part 9

SCRAP METAL PROCESSING YARDS

Sections:

22.52.670 Compliance with Part 9 requirements.

22.52.680 Time limit for compliance.

22.52.690 Variances.

22.52.700 Development standards not exclusive.

22.52.710 Proposed development — Plan submittal required.

22.52.720 Operation — Fence, wall or enclosed building required.

22.52.730 Specifications for walls and fences.

22.52.740 Modifications authorized when.

22.52.750 Paving of yards.

22.52.760 Parking requirements.

22.52.770 Landscaping.

22.52.780 Storage limitations.

22.52.670 Compliance with Part 9 requirements. Scrap metal processing yards, as defined in Section 22.08.190, shall not be used in any zone unless they comply with the requirements of Part 9 of this chapter, which are conditions of use. (Ord. 1494 Ch. 7 Art. 6 § 706.1, 1927.)

22.52.680 Time limit for compliance. All scrap metal processing yards are hereby required to comply with the requirements set forth in this Part 9 in accordance with the following schedule:

A. All storage of salvage and junk shall cease to be carried on in any area outside the confines of the fenced or walled area of the yard on December 19, 1969, the effective date of the ordinance codified in this section.

B. All other requirements of this Part 9 shall be complied with not later than December 27, 1970.

C. Upon a showing of substantial compliance with the provisions of this Part 9, the commission may extend the time for compliance with the requirements set forth in subsection B of this section for a period not to exceed one additional year. (Ord. 1494 Ch. 7 Art. 6 § 706.11, 1927.)

22.52.690 Variances. The owner or proprietor of a scrap metal processing yard may apply for a variance in those instances where said applicant desires to be relieved of any requirements imposed by this Part 9. (Ord. 85-0195 § 19, 1985; Ord. 1494 Ch. 7 Art. 6 § 706.12, 1927.)

22.52.700 Development standards not exclusive. The standards of development for such yards as set forth in Title 22 shall not relieve the proprietors of such yards from complying with all regulations, laws and ordinances of the county of Los Angeles and the state of California. (Ord. 1494 Ch. 7 Art. 6 § 706.10, 1927.)

22.52.710 Proposed development — Plan submittal required. Plot and preliminary architectural plans showing the proposed development, improvements, landscaping and other facilities shall be submitted to the director, who shall approve such plans if he finds that they comply with the standards provided in this Part 9. (Ord. 1494 Ch. 7 Art. 6 § 706.9, 1927.)

22.52.720 Operation — Fence, wall or enclosed building required. All operations and storage, including all equipment used in conducting such use, other than parking, shall be conducted within an enclosed building or within an area enclosed by a solid wall or solid fence. (Ord. 1494 Ch. 7 Art. 6 § 706.2, 1927.)

22.52.730 Specifications for walls and fences. Where fences or walls are provided they shall be developed as provided herein:

A. All fences and walls shall be of a uniform height in relation to the ground upon which they stand, and shall be a minimum of eight feet and shall not exceed 15 feet in height. Where fences or walls exceed a height of 10 feet and are located on street or highway frontages, they shall be set back at least three feet from the lot line. The area between the fence and the lot line shall be fully landscaped according to the specifications hereinafter described in Section 22.52.780.

B. All fences and walls open to view from any street or highway or any area in a residential, agricultural or commercial zone shall be constructed of the following materials:

1. Metallic panels, at least .024 inches thick, painted with a "baked on" enamel or similar permanent finish;
2. Masonry;
3. Other materials comparable to the foregoing if approved by the director.

C. Other required fences may be constructed of material other than as specified in subsection B of this section.

D. All fences and walls shall be constructed in workmanlike manner and shall consist solely of new materials unless the director approves the substitution of used materials where, in his opinion, such used materials will provide the equivalent in service, appearance and useful life.

E. All fences and walls, excluding masonry and approved permanent-finish panels, shall be painted a uniform, neutral color, excluding black, which blends with the surrounding terrain, and improvements shall be maintained in a neat, orderly condition at all times. Such fence or wall shall contain no painted signs or posters except as approved by the director.

F. Any structures which are used as part of the yard boundaries and/or are exposed to view from a street or highway frontage shall be subject to painting, maintenance and sign requirements for fences and walls as provided in subsection E of this section. The director may approve other appropriate architectural treatment. (Ord. 1494 Ch. 7 Art. 6 § 706.3, 1927.)

22.52.740 Modifications authorized when. The director may modify fences or walls not exposed to view from any street or highway or any area in a residential, agricultural or commercial zone:

A. Where adjoining property is located within Zones M-2, M-3 or M-4, and is developed with an automobile dismantling yard, junk and salvage yard, scrap metal processing yard, or other open storage use displaying similar characteristics; or

B. Where substantial fences, walls or buildings are located adjacent to property lines on surrounding properties which serve to enclose such yard as well or better than the wall or fence required herein. Should the use, fence, wall or building providing justification for such modification be removed, such wall or fence shall be provided in compliance with this section within six months from the date of such removal. (Ord. 1494 Ch. 7 Art. 6 § 706.4, 1927.)

22.52.750 Paving of yards. A. All areas of the yard open to vehicular passage shall be paved with an asphalt surfacing or an oil and aggregate mixture to prevent emission of dust or tracking of mud onto public rights-of-way; provided, however, the director may approve other paving materials which provide, in his opinion, the equivalent in service and useful life.

B. Areas designated for storage or otherwise restricted to vehicular passage shall be indicated on the plot plan and be so maintained unless surfaced as provided herein. (Ord. 1494 Ch. 7 Art. 6 § 706.5, 1927.)

22.52.760 Parking requirements. That there be parking facilities as required by Part 11 of Chapter 22.52. (Ord. 83-016 1 § 20, 1983.)

22.52.770 Landscaping. A. At least one square foot of landscaping shall be provided for each linear foot of street or highway frontage, and said landscaping shall be developed in accordance with a plot plan which complies with the following criteria:

1. Landscaping shall be distributed along said frontage in accordance with the plot plan approved by the director.
2. No planting area shall have a horizontal dimension of less than three feet.
3. A permanent watering system or hose bibs shall be provided which satisfactorily irrigates all planted areas. When hose bibs are utilized, they shall be so located as to permit the watering of planted areas with a 50-foot hose.
4. All landscaped areas shall be continuously and properly maintained in good condition.

B. In existing yards, the director may approve alternative methods of providing landscaping where the criteria provided herein would cause unnecessary hardship or constitute an unreasonable requirement and an alternative plan will, in his opinion, provide as well or better for landscaping within the intent of this provision. (Ord. 1494 Ch. 7 Art. 6 § 706.7, 1927.)

22.52.780 Storage limitations. A. Salvage or junk:

1. Shall not be placed or allowed to remain outside of the enclosed yard area;
2. May be stored above the height of the fence or wall, provided such storage is not within 10 feet of an exterior lot line.

B. Where the land upon which the yard is located is in Zones M-3 or M-4, and such storage above said fence or wall is not within 500 feet of any other zone, the 10-foot setback shall not apply. (Ord. 1494 Ch. 7 Art. 6 § 706.8, 1927.)

Part 10

SIGNS

Sections:

- 22.52.790 Purpose of Part 10 provisions.
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- 22.52.950 Temporary construction signs.
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- 22.52.970 Special-purpose signs.
- 22.52.980 Temporary subdivision sales, entry and special-feature signs.
- 22.52.990 Prohibited signs designated.

22.52.790 Purpose of Part 10 provisions. It is the purpose of this Part 10 of Chapter 22.52 to establish comprehensive sign regulations for effectively regulating the placement, erection and maintenance of signs in the unincorporated territory of the county. These regulations are intended to provide equitable standards for the protection of property values, visual aesthetics, and the public health, safety and general welfare, while still providing ample opportunities for businesses and the visual advertising industry to operate successfully and effectively. (Ord. 1494 Ch. 7 Art. 7 § 707, 1927.)

22.52.800 Use restrictions. A person shall not use any sign in any zone except as specifically permitted in this Title 22 and subject to all regulations and conditions enumerated in this Title 22. (Ord. 1494 Ch. 7 Art. 7 § 707.1, 1927.)

22.52.810 Exemptions to Part 10 applicability. The provisions of this Title 22 regulating signs shall not apply to the following signs except as otherwise indicated herein:

- A. Official notices issued by any court, public body or public officer;
- B. Notices posted by any public officer in performance of a public duty, or for any person in giving legal notice;
- C. Traffic, directional, warning or informational signs required or authorized by the public authority having jurisdiction;
- D. Official signs used for emergency purposes only;
- E. Permanent memorial or historical signs, plaques or markers;
- F. Public utility signs, provided such signs do not exceed three square feet in area. (Ord. 1494 Ch. 7 Art. 7 § 707.2, 1927.)

22.52.820 General regulations. The following regulations apply to all signs in any zone:

- A. In no case shall a lighted sign or lighting device thereof be so placed or directed so as to permit the beams and illumination therefrom to be directed or beamed upon a public street, highway, sidewalk or adjacent premises so as to cause glare or reflection that may constitute a traffic hazard or nuisance.
- B. Outdoor advertising signs may be either single- or double-faced, except as otherwise provided in this title, provided that if double-faced the distance between the faces of such signs shall not exceed 48 inches.
- C. Signs, except outdoor advertising signs, may be single-, double-, or multi-faced, provided that:
 1. The distance between the faces of any double-faced sign, other than a V-shaped projecting sign, shall not exceed 36 inches; and
 2. The separation between the intersecting faces of any multi-faced sign or a double-faced projecting sign shall not exceed 12 inches.
- D. Any sign located on vacant and unoccupied property, and which was erected for an occupant or business unrelated to the present occupant or business, or any sign which pertains to a time, event or purpose which no longer exists, shall be removed within 90 days after the purpose for or use utilizing such sign has been removed from such property.

E. Any permitted sign may be a changeable-copy sign.

F. All signs shall be designed in the simplest form and lie free of any bracing, angle-iron, guy wires, cables or similar devices.

G. The exposed backs of all signs visible to the public shall be suitably covered, finished and properly maintained.

H. All signs shall be maintained in good repair, including display surfaces, which shall be kept neatly painted or posted.

I. Any sign which does not conform to the provisions of this Title 22 shall be made to conform or shall be removed as provided in subsection B.4 of Section 22.56.1540, except as provided in subsection C of this section.

J. Except where otherwise specifically provided by this title, sign regulations established pursuant to this Part 10 shall not apply to signs within a building, arcade, court or other similarly enclosed area where such signs are not visible to the public without entering such facilities.

K. The height of all signs shall be measured from the highest point of the sign, exclusive of any part of the sign not included in area calculations. (Ord. 1494 Ch. 7 Art. 7 § 707.4, 1927.)

22.52.830 Surface area — Computation. The surface area of any sign face shall be computed from the smallest rectangles, circles and/or triangles which will enclose all words, letters, figures, symbols, designs and pictures, together with all framing background material, colored or illuminated areas, and attention-attracting devices forming an integral part of the overall display, but excluding all support structures, except that:

A. Superficial ornamentation and/or symbol-type appendages of a non-message-bearing character which do not exceed five percent of the surface area shall be exempted from computation; and

B. Wall signs painted on or affixed directly to a building wall, facade or roof, and having no discernible boundary, shall have the areas between letters, words intended to be read together, and any device intended to draw attention to the sign message included in any computation of surface area; and

C. Signs placed in such a manner, or bearing a text, as to require dependence upon each other in order to convey meaning shall be considered one sign and the intervening areas between signs included in any computation of surface area; and

D. Spherical, cylindrical or other three-dimensional signs not having conventional sign faces shall be considered to have two faces and the area of each sign face shall be computed from the smallest three-dimensional geometrical shape or shapes which will best approximate the actual surface area of said faces. (Ord. 1494 Ch. 7 Art. 7 § 707.5, 1927.)

22.52.840 Outdoor advertising signs — Conditions. Outdoor advertising signs may be erected and maintained in Zones M-1, M-1½, M-2, M-3, and M-4 provided a conditional use permit has first been obtained and subject to the following conditions of use:

A. That the total sign face of such signs shall not exceed 800 square feet; and

B. That the height of such signs shall not exceed 42 feet measured from the ground level at the base of the sign; and

C. That such signs having a total sign face of:

1. More than 150 square feet shall not be erected or maintained within:

- a. 500 feet of an outdoor advertising sign having a total sign face greater than 150 square feet, or
 - b. 200 feet of an outdoor advertising sign having a total sign face greater than 80 square feet but not exceeding 150 square feet, or
 - c. 100 feet of any other outdoor advertising sign located on the same side of the street or highway, or
2. More than 80 square feet but not exceeding 150 square feet shall not be erected or maintained within:
 - a. 200 feet of an outdoor advertising sign having a total sign face greater than 80 square feet, or
 - b. 100 feet of any other outdoor advertising sign located on the same side of the street or highway, or
 3. 80 square feet or less shall not be erected or maintained within 100 feet of any outdoor advertising sign located on the same side of the street or highway; and
- D. That such sign shall not be permitted having a message face visible from and within a distance of 660 feet of the edge of right-of-way of a freeway or scenic highway, measured horizontally along a line normal or perpendicular to the centerline of such freeway or scenic highway, if designed to be viewed primarily by persons traveling thereon; and
- E. That such signs shall not be permitted on a roof and that not more than 15 percent of the length of the structure of a freestanding sign shall extend over a roof; and
- F. That such signs shall not be permitted to encroach over public rights-of-way; and
- G. That such signs shall not be permitted within 200 feet of a residential zone located on the same side of the street or highway; and
- H. Tobacco Advertising Prohibited in Certain Areas of the County.*
1. No person shall place or cause to be placed any advertisement for cigarettes or other tobacco products on any outdoor advertising sign within a residential or agricultural zone, or within 1,000 feet of the premises of any school, park, playground, recreational facility, youth center, child care center, entertainment park or church.
 2. This subsection H shall not apply to outdoor advertising signs located on property adjacent to, and designed to be viewed primarily by, persons traveling on a freeway.
 3. The distances specified in this subsection shall be measured in a straight line, without regard to intervening structures, from the nearest point of the outdoor advertising sign to the nearest property line of a use or zone listed above.
 4. "Tobacco product" means any substance containing tobacco leaf, including but not limited to cigarettes, cigars, pipes, tobacco, snuff, chewing tobacco and dipping tobacco.
 5. "School" includes any elementary or secondary school, public or private, attendance at which satisfies the compulsory education laws of the state of California, whether such use is within or outside the unincorporated area of the county.
 6. "Park" means any park, playground or grounds under the control, direction or management of a public entity, whether such use is within or outside the unincorporated area of the county.

7. "Recreational facility" means any recreational center or facility under the control, direction or management of a public entity, whether such use is within or outside the unincorporated area of the county.

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

9. "Church" means a development maintained and used exclusively for religious worship, including customary incidental educational and social activities in conjunction therewith.

10. "Child care center" means a facility, other than a family child care home, in which less than 24-hour-per-day non-medical care and supervision is provided for children in a group setting as defined and licensed under the regulations of the state of California.

For purposes of this subsection, "child care center" shall not include such a facility when it is appurtenant and clearly subordinate to a commercial or industrial activity, established on the same lot or parcel, and operated for the children of the employees of the commercial or industrial activity.

11. This subsection shall be administered and enforced by the department of regional planning. The department shall create and update a detailed map of the county, showing the location and boundaries of all schools, parks, playgrounds, recreational centers and facilities, youth centers, child care centers, entertainment parks and churches, and the corresponding 1,000-foot radii within which tobacco product advertising is prohibited. The department shall also develop guidelines, as appropriate, to ensure proper implementation and enforcement of this subsection. Nothing contained in this subsection shall be interpreted or enforced in such a manner as to constitute a compensable limitation on the use of any advertising display pursuant to Business and Professions Code Section 5412. The department may enter into agreements with appropriate departments to enforce this subsection; and

I. Alcoholic Beverage Advertising Prohibited in Certain Areas of the County.*

1. No person shall place or cause to be placed any advertisement for alcoholic beverages on any outdoor advertising sign within a residential or agricultural zone, or within 1,000 feet of the premises of any school, park, playground, recreational facility, youth center, child care center, entertainment park or church.

2. This subsection I shall not apply to outdoor advertising signs located on property adjacent to, and designed to be viewed primarily by, persons traveling on a freeway.

3. The distances specified in this subsection shall be measured in a straight line, without regard to intervening structures, from the nearest point of the outdoor advertising sign to the nearest property line of a use or zone listed above.

4. "Alcoholic beverage" means any beverage in liquid form that contains not less than one-half of one percent of alcohol by volume and is intended for human consumption.

5. "School" includes any elementary or secondary school, public or private, attendance at which satisfies the compulsory education laws of the state of California, whether such use is within or outside the unincorporated area of the county.

6. "Park" means any park, playground or grounds under the control, direction or management of a public entity, whether such use is within or outside the unincorporated area of the county.

7. "Recreational facility" means any recreational center or facility under the control, direction or management of a public entity, whether such use is within or outside the unincorporated area of the county.

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

9. "Church" means a development maintained and used exclusively for religious worship, including customary incidental educational and social activities in conjunction therewith.

10. "Child care center" means a facility, other than a family child care home, in which less than 24-hour-per-day non-medical care and supervision is provided for children in a group setting as defined and licensed under the regulations of the state of California.

For purposes of this subsection, "child care center" shall not include such a facility when it is appurtenant and clearly subordinate to a commercial or industrial activity, established on the same lot or parcel, and operated for the children of the employees of the commercial or industrial activity.

11. This subsection shall be administered and enforced by the department of regional planning. The department shall create and update a detailed map of the county, showing the location and boundaries of all schools, parks, playgrounds, recreational centers and facilities, youth centers, child care centers, entertainment parks and churches, and the corresponding 1,000-foot radii within which alcoholic beverage advertising is prohibited. The department shall also develop guidelines, as appropriate, to ensure proper implementation and enforcement of this subsection. Nothing contained in this subsection shall be interpreted or enforced in such a manner as to constitute a compensable limitation on the use of any advertising display pursuant to Business and Professions Code Section 5412. The department may enter into agreements with appropriate departments to enforce this subsection; and

J. Advertising Adult Telephone Messages Prohibited in Certain Areas of the County.*

1. No person shall place or cause to be placed any advertisement for live or recorded telephone messages containing any harmful matter, as defined in Section 313 of the Penal Code, on any outdoor advertising sign within a residential or agricultural zone, or within 1,000 feet of the premises of any school, park, playground, recreational facility, youth center, child care center, entertainment park or church.

2. This subsection J shall not apply to outdoor advertising signs located on property adjacent to, and designed to be viewed primarily by, persons traveling on a freeway.

3. The distances specified in this subsection shall be measured in a straight line, without regard to intervening structures, from the nearest point of the outdoor advertising sign to the nearest property line of a use or zone listed above.

4. "School" includes any elementary or secondary school, public or private, attendance at which satisfies the compulsory education laws of the state of California, whether such use is within or outside the unincorporated area of the county.

5. "Park" means any park, playground or grounds under the control, direction or management of a public entity, whether such use is within or outside the unincorporated area of the county.

6. "Recreational facility" means any recreational center or facility under the control, direction or management of a public entity, whether such use is within or outside the unincorporated area of the county.

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

8. "Church" means a development maintained and used exclusively for religious worship, including customary incidental education and social activities in conjunction therewith.

9. "Child care center" means a facility, other than a family child care home, in which less than 24-hour-per-day non-medical care and supervision is provided for children in a group setting as defined and licensed under the regulations of the state of California.

For purposes of this subsection, "child care center" shall not include such a facility when it is appurtenant and clearly subordinate to a commercial or industrial activity, established on the same lot or parcel, and operated for the children of the employees of the commercial or industrial activity.

10. This subsection shall be administered and enforced by the department of regional planning. The department shall create and update a detailed map of the county, showing the location and boundaries of all schools, parks, playgrounds, recreational centers and facilities, youth centers, child care centers, entertainment parks and churches, and the corresponding 1,000-foot radii within which adult telephone messages advertising is prohibited. The department shall also develop guidelines, as appropriate, to ensure proper implementation and enforcement of this subsection. Nothing contained in this subsection shall be interpreted or enforced in such a manner as to constitute a compensable limitation on the use of any advertising display pursuant to Business and Professions Code Section 5412. The department may enter into agreements with appropriate departments to enforce this subsection. (Ord. 2004-0030 §§ 18 — 20, 2004; Ord. 2004-0016 § 4, 2004; Ord. 98-0025 § 1,

1998; Ord. 98-0024 § 1, 1998; Ord. 98-0023 § 1, 1998; Ord. 1494 Ch. 7 Art. 7 § 707.6, 1927.)

***Editor's note:** Ords. 98-0023 — 98-0025, which enacted subsections H—J of Section 22.52.840, are operative on January 10, 1999.

22.52.850 Portable outdoor advertising signs — Conditions. A. Portable outdoor advertising signs may be placed and maintained in conformance with the provisions of Section 22.52.840 as well as the following additional conditions of use:

1. That such signs shall be placed in compliance with the provisions of this Part 10 of Chapter 22.52;
2. That placement of such signs shall not constitute a potential hazard to pedestrian or vehicular traffic, or be placed in any area where the erection of buildings or structures is prohibited;
3. That such signs shall not be placed within a public right-of-way; and
4. That an official site-approval card shall be visibly attached to the sign during its placement at the approved location.

B. No person shall place or grant permission to place a portable outdoor advertising sign unless a site plan approval has been obtained and an official site-approval card is displayed on such sign or trailer. Placement of a portable outdoor advertising sign in violation of this provision shall cause such sign to be deemed a public nuisance. (Ord. 2004-0016 § 5, 2004; Ord. 1494 Ch. 7 Art. 7 § 707.7, 1927.)

22.52.860 Business signs — In agricultural and special purpose zones. Business signs are permitted in Zones A-1, A-2, A-2-H, O-S, SR-D, P-R, B-1, A-C and W subject to the following restrictions:

A. Area Permitted.

1. In Zones A-1, A-2, A-2-H, O-S and W, one business sign, not to exceed 12 square feet in sign area, shall be permitted per lot or parcel of land.
2. In Zones SR-D, P-R and B-1, two business signs, each not to exceed 30 square feet in sign area or 60 square feet in total sign area, shall be permitted per lot or parcel of land.
3. In Zone A-C, one business sign not to exceed six square feet in sign area or 12 square feet in total sign area shall be permitted per lot or parcel of land.

B. Height Permitted.

1. Freestanding business signs shall not exceed a maximum height of 15 feet, measured vertically from ground level at the base of the sign.
2. Wall and projecting business signs shall not extend more than one-third of the height of such signs, or three feet, whichever is less, above the lowest point of a roof or highest point of a parapet wall.
3. a. Roof business signs shall not exceed the following maximum heights:
 - i. In Zones A-1, A-2, A-2-H and A-C, five feet; and
 - ii. In Zones SR-D and P-R, seven feet.
- b. Such heights shall be measured from the highest point of the roof directly under the sign, exclusive of parapet walls or penthouse structures.
- c. No roof business sign shall extend below the lowest point of a roof or the highest point of a parapet wall.

C. Location of Signs.

1. Freestanding business signs shall not:
 - a. Be placed on any property nearer than 25 feet to a lot line, other than one adjoining a street or highway;
 - b. Be placed within a required front or corner side yard nearer than 10 feet to the highway line of the adjacent street, highway or parkway.
2. No projecting business sign shall be placed on any building nearer to the corner of such building than a distance equal to 25 percent of the length of such building wall.

D. Projection Permitted.

1. Wall business signs shall not project more than 18 inches from the building to which they are attached.
2. Freestanding business signs shall not project over the roof of any building or structure.
3. Freestanding, roof and projecting business signs which project over public rights-of-way are subject to the requirements of the Building Code, set out at Title 26 of this code.

E. Movement. Signs shall not rotate, move or simulate motion in any way.

F. Lighting. Signs may be internally or externally lighted provided:

1. That in Zones A-1, A-2, A-2-H, O-S or P-R, no exposed incandescent lamp used shall exceed a rated wattage of 25 watts; and
2. That in Zone A-C, exposed lamps or light bulbs are prohibited.
3. That any continuous or sequential flashing operation is prohibited.

G. Sign Content. In Zone B-1, such signs may relate to business uses in an adjoining zone located on the same lot or parcel of land.

H. Alternative Signing.

1. Where a zone boundary divides a lot or parcel of land so that:

a. A P-R or B-1 Zone separates commercial or industrial property from a street or highway upon which said property would otherwise front, such P-R or B-1 Zone may be considered as a part of the commercial or industrial zone for purposes of determining the number, sign area and location of freestanding business signs permitted on that specific frontage; and/or

b. A P-R or B-1 Zone and a commercial or industrial zone front on the same street or highway, said P-R or B-1 Zone may be considered as a part of the commercial or industrial zone for the purpose of determining the number, sign area and location of freestanding business signs permitted on that specific frontage; provided, however, that such sign or signs shall not be erected in the P-R or B-1 Zone.

2. In all such instances, the signing permitted by this subsection H shall be in lieu of the signing permitted in the P-R or B-1 Zone by this section. (Ord. 83-0044 § 4 (part), 1983; Ord. 820249 § 7, 1982; Ord. 1494 Ch. 7 Art. 7 § 707.8, 1927.)

22.52.870 Business signs — In commercial and industrial zones. Business signs are permitted in Zones C-H, C-1, C-2, C-3, C-M, C-R, R-R, M-1, M-1½, M-2, M-2½, M-3 and M-4, subject to the restrictions set out in Sections 22.52.880 through 22.52.920 of this Part 10. (Ord. 1494 Ch. 7 Art. 7 § 707.9, (part), 1927.)

22.52.880 Wall business signs. A. Area Permitted.

1. Each ground-floor business establishment fronting on and/or oriented toward one or more public street, highway or parkway shall be permitted:

a. In Zones C-H, C-1 and R-R a maximum of two square feet of wall sign area for each one linear foot of building frontage; and

b. In Zones C-2, C-3, C-M, C-R, M-1, M-1½, M-2, M-2½, M-3 and M-4, a maximum of three square feet of wall sign area for each one linear foot of building frontage.

2. Where a ground-floor business establishment fronts only on a parking lot, alley, open mall, landscaped open space or other public way, the exterior building wall facing such parking lot, alley, open mall, landscaped open space or other public way shall be considered a building frontage for purposes of computing permitted wall sign area.

3. A ground-floor business establishment having entrances intended for and regularly utilized by the public on the side of a building not considered to be building frontage by this section shall be permitted one wall sign on each such side, provided the sign does not exceed one-half the sign area permitted on the building frontage of said business. Where a business has more than one building frontage recognized by this section, an average of the permitted sign areas shall be used in computation.

4. Any building containing business establishments which front only on an interior mall having a limited number of entrances, shall be considered a single establishment for the purpose of computing the wall sign area permitted on the exterior walls of such building.

5. In all cases, permitted sign area shall be used only on the side of the building for which it was calculated.

6. In all listed zones, each ground-floor business establishment shall be permitted a minimum sign area of 20 square feet for each building frontage.

7. In all listed zones, each business establishment located on the second floor and facing the street or highway shall be permitted a maximum of 10 square feet of sign area.

8. In all listed zones, each business establishment located on the ground or second floor having no building frontage shall be permitted a maximum of two square feet of sign area facing the street or highway.

B. Steep Sloping Roofs. That portion of any actual or false roof varying 45 degrees or less from a vertical plane may be considered an extension of the building wall for the purpose of wall business-sign placement.

C. Height Permitted. Wall business signs shall not extend above:

1. The highest point, exclusive of any roof structures, of that portion of a false or actual roof having a slope of 45 degrees or less from the vertical plane; or

2. The highest point of a parapet wall, except that such sign may extend one-third of its height or five feet, whichever is less, above a parapet wall, provided that a new parapet line, approximately parallel to the existing parapet line, is established for at least 80 percent of the building frontage; or

3. The lowest point of a sloping roof, except that such sign may extend four feet above the eave line, provided that a new eave line approximately parallel to the existing eave line is established for at least 80 percent of the building frontage.

D. Projection Permitted. Wall business signs shall not project more than 18 inches from the building wall or permanent roofed structure to which they are attached.

E. Lighting. Wall business signs may be internally or externally lighted. (Ord. 1494 Ch. 7 Art. 7 § 707.9(A), 1927.)

22.52.890 Roof and freestanding business signs. A. Frontage. Roof and freestanding business signs shall be permitted on any lot or parcel of land for each street or highway frontage having a continuous distance of 100 feet or more. Such signs shall also be permitted as provided in subsection H of this section.

B. Area Permitted.

1. a. Except as otherwise provided in this section, the maximum roof and freestanding business sign area that shall be permitted for each street or highway frontage or for each combination of frontages considered to be a single frontage under either subsection H1 or H2 is:

i. In Zones C-H, C-1 and R-R, 50 square feet plus one-fourth square foot of sign area for each one foot of street or highway frontage in excess of 100 feet.

ii. In Zones C-2, C-3, C-M, C-R, M-1, M-2, M-3, M-4, M-1½, and M-2½, 150 square feet plus three-fourths square foot of sign area for each one foot of street or highway frontage in excess of 100 feet.

b. Where the locational requirements of this section permit additional freestanding or roof business signs on the same frontage, sign area allocated for each sign may be in any proportion, provided that the sum does not exceed the maximum permitted sign area established herein for a specific frontage or combination of frontages, and that they conform to all other requirements of this section.

2. If a sign has two or more faces, the maximum total sign area that shall be permitted is twice the sign area permitted for that sign.

3. Except for freeway-oriented signs as otherwise provided in this section, permitted freestanding and roof sign area shall be used only for signs oriented to be viewed primarily on and/or along the street or highway frontage or

combination of street or highway frontages from which said permitted area has been calculated.

C. Height Permitted.

1. In Zones C-H, C-1 and R-R:

a. No freestanding business sign shall exceed a maximum height of 30 feet, measured vertically from ground level at the base of the sign; and

b. No roof business sign shall exceed a maximum height of 15 feet, measured vertically from the highest point of the roof directly under the sign, exclusive of parapet walls or penthouse structures.

2. a. In Zones C-2, C-3, C-M, C-R, M-1, M-1½, M-2, M-3, M-4 and M-2½:

i. No freestanding business sign shall exceed a maximum height of 30 feet plus one additional foot in height for each additional 10 square feet of sign area permitted in excess of 100 square feet, to a maximum height of 42 feet, measured vertically from ground level at the base of the sign.

ii. No roof business sign shall exceed a height above the highest point of the roof directly under the sign, exclusive of parapet walls or penthouse structures, equal to the height of the building at that point measured from ground level, but in no case shall the height of the sign exceed 25 feet above the roof at that point.

b. No roof business sign shall extend below the lowest point of a roof or the highest point of a parapet wall.

D. Location of Signs.

1. In Zones C-H, C-1 and R-R, no roof or freestanding business sign shall be located on any property nearer to a lot line, other than one adjoining a street or highway, than a distance equal to 25 feet plus one foot for every one square foot of sign area in excess of 50 square feet.

2. In Zones C-2, C-3, C-M, C-R, M-1, M-1½, M-2, M-3, M-4 and M-2½, no roof or freestanding business sign shall be located on any property nearer to a lot line, other than one adjoining a street or highway, than a distance equal to 25 feet plus one foot for every three square feet of sign area in excess of 150 square feet.

3. In Zones C-H, C-1 and R-R, no roof or freestanding business sign shall be located nearer to any other freestanding or roof business sign on the same frontage on the same lot or parcel of land than a distance equal to 100 feet plus one foot for each one square foot of the largest sign's computed sign area in excess of 25 square feet to a maximum of 200 feet.

4. In Zones C-2, C-3, C-M, C-R, M-1, M-1½, M-2, M-3, M-4 and M-2½, no roof or freestanding business sign shall be located nearer to any other freestanding or roof business sign on the same frontage on the same lot or parcel of land than a distance equal to 100 feet plus one foot for each three square feet of the largest sign's computed area in excess of 75 square feet to a maximum of 200 feet.

E. Projection.

1. Freestanding business signs shall not project over the roof of any building or structure more than one-third of their length.

2. Roof and freestanding business signs which project over public rights-of-way are subject to the requirements of the Building Code, set out at Title 26 of this code.

F. Movement. One rotating or revolving freestanding business sign is permitted per premises, provided that:

1. Such sign may not rotate at a rate of more than six revolutions per minute; and
2. A premises having such a sign may have no other freestanding or roof signs.
3. The permitted area of such sign shall be:
 - a. In Zones C-1, C-H and R-R, 50 square feet plus one-eighth square foot of sign area for each one foot of street or highway frontage in excess of 100 feet; and
 - b. In Zones C-2, C-3, C-M, C-R, M-1, M-1½, M-2, M-3, M-4 and M-2½, 150 square feet plus three-eighths' square foot of sign area for each one foot of street or highway frontage in excess of 100 feet.
 - c. If such sign has two or more faces, the maximum total sign area that shall be permitted is twice the sign area permitted.

G. Lighting. Roof and freestanding business signs may be internally or externally lighted.

H. Exceptions.

1. If a lot or parcel of land is a corner lot, the distances of any two intersecting street or highway frontages may be combined and considered as a single frontage for the purpose of erecting and/or maintaining a roof or freestanding business sign adjacent to the corner formed by the intersecting street or highway frontages, provided that:

- a. The total combined distance of the two street or highway frontages is 100 feet or more; and
- b. Where the locational requirements of this section permit additional freestanding or roof signs on the combined frontage, the sum of the sign areas of all freestanding and roof signs intended to be viewed from each street or highway frontage so combined shall not exceed the maximum permitted sign area established for each such frontage if considered separately; and
- c. No street or highway frontage shall be used in combination as described herein more than once; and
- d. All street or highway frontages not used in combination as described herein shall be considered a separate frontage for purposes of computation; and
- e. Such sign or signs comply with all area, height, projection, movement and locational requirements established elsewhere in this Title 22.

2. If any application for director's review, including a site plan and an architectural sketch of the proposed sign, is first submitted to and approved by the director as provided in Part 12 of Chapter 22.56, the street or highway frontages of two or more contiguous lots or parcels of land may be combined and considered as a single frontage for the purpose of jointly erecting and/or maintaining one roof or one freestanding business sign, provided that:

- a. The combined street or highway frontage is 100 feet or more; and
- b. Such lots or parcels of land share a common street or highway frontage; and
- c. Such sign complies with all area, height, projection, movement and locational requirements established elsewhere in this Title 22; and

d. If one such lot is a corner lot, only frontage along the street or highway common to all lots or parcels of land so combined shall be used in these computations and all other frontages shall be considered separately.

3. a. If an application for director's review, including a site plan and an architectural sketch of the proposed sign, is first submitted to and approved by the director as provided in Part 12 of Chapter 22.56, one freestanding sign may be erected and/or maintained on a lot or parcel of land having less than 100 feet of continuous street or highway frontage, provided that the director, in approving any such application, shall make the following findings in addition to those specified in Section 22.56.1690:

i. That no roof or freestanding business sign currently exists on the subject property; and

ii. That it is not feasible for the applicant to combine the street or highway frontage of said property with the frontage of one or more contiguous properties in order to comply with the minimum frontage requirement pursuant to subsection B1 of Section 22.52.860; and

iii. That surrounding buildings, structures or topographical features would substantially obstruct the visibility of a projecting or wall sign as permitted by Part 10 of Chapter 22.52 for a distance of 100 feet on one or both sides of such sign, measured along the centerline of the street or highway upon which such property fronts; and

iv. That the requested sign is necessary for the effective identification of business located on said premises; and

v. That the requested sign will not obscure or significantly detract from existing legal signing located on surrounding properties; and

vi. That the requested sign does not constitute a detriment to public health, safety and welfare; and

vii. That the requested sign is in compliance with all other provisions of this Title 22.

b. If the obstruction referred to in subsection 3 a iii of this section is a nonconforming sign, the director shall require, as a condition of approval, that the proposed sign be removed no later than the date specified by this Title 22 for removal of the nonconforming sign. Such date for removal shall not be extended except in the instance where the amortization period for said nonconforming sign has been extended by the approval of an application for nonconforming use and structure review. In such instance, the new removal date shall not extend beyond the new amortization period established for said nonconforming sign.

c. The maximum permitted area of such sign shall be in the following ratio:

i. In Zones C-H, C-1 and R-R, one-half square foot of sign area for each one foot of street or highway frontage; and

ii. In Zones C-2, C-3, C-M, C-R, M-1, M-2, M-3, M-4, M-1½ and M-2½, one and one-half square feet of sign for each one foot of street or highway frontage; and

iii. If such sign has two or more faces, the maximum total sign area that shall be permitted is twice the sign area permitted.

4. If an application for director's review, including a site plan and an architectural sketch of the proposed sign or signs, is submitted to the director as provided in Part 12 of Chapter 22.56, the director may approve one or more of the following modifications for freeway-oriented business signs which are located within 660 feet of the edge of the right-of-way of a freeway, measured horizontally along a line normal or perpendicular to the center of such freeway, and within a radius of 1,500 feet of a freeway exit providing access to the premises on which the sign is to be maintained:

a. Modification of the permitted height of one such freestanding or roof business sign per lot or parcel of land to a maximum height of 60 feet, provided the director in approving such modification shall make the following finding in addition to those specified in Section 22.56.1690:

i. That such sign would otherwise not be visible at a lesser height for a distance on the freeway of one-third mile (1,760 feet) preceding the freeway exit providing access to said premises, or for a line-of-sight distance of two-thirds' mile (3,520 feet), whichever is less.

b. Location of one such freestanding business sign per lot or parcel of land to within five feet of an interior lot line and to within 25 feet of a roof business sign or another freestanding business sign on the same or adjoining properties, provided that the director in approving any such modification shall make the following findings in addition to those specified in Section 22.56.1690:

i. That such sign is at least 50 feet from any lot line adjoining a street or highway or 25 feet from a residential zone; and

ii. That all other freestanding and/or roof business signs shall be oriented toward the street or highway frontages from which their permitted areas are calculated; and

iii. That the sum of the sign areas of such sign and all other freestanding and roof business signs shall not exceed the maximum sign area permitted on all street or highway frontages of such lot or parcel of land. (Ord. 1494 Ch. 7 Art. 7 § 707.9(B), 1927.)

22.52.900 Projecting business signs. A. Area Permitted.

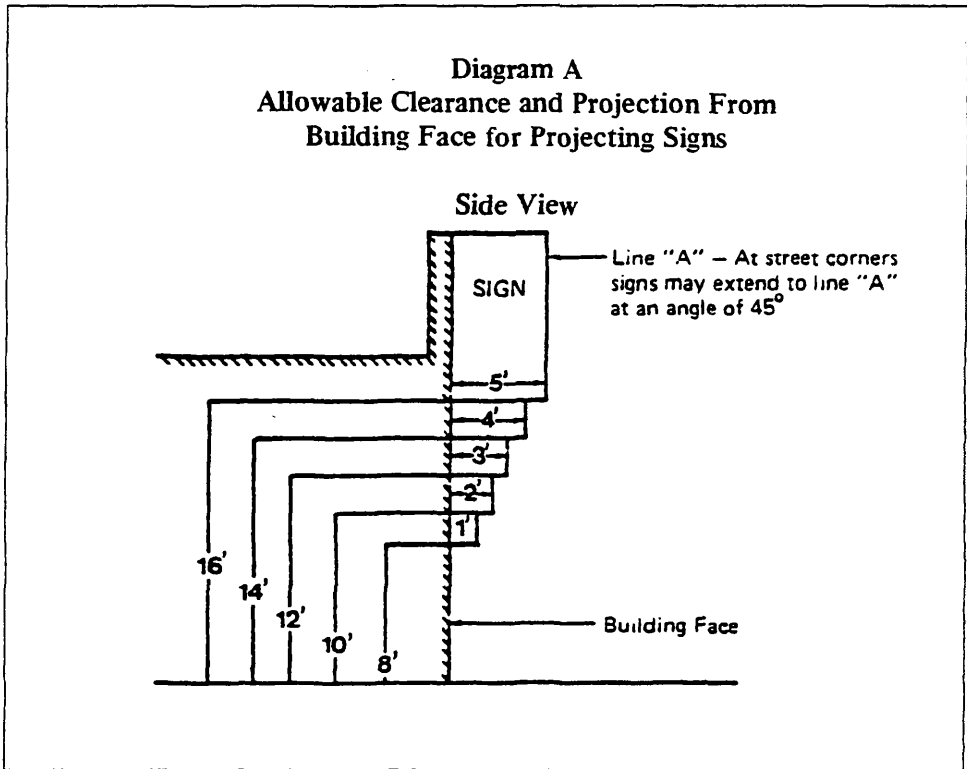
1. Each ground-floor business may substitute projecting business sign area for wall sign area on the basis of one-half square foot of permitted projecting sign area for each one square foot of permitted wall sign area. There shall be a corresponding reduction in the permitted area for wall signs.

2. If a projecting business sign has two or more faces, the maximum total sign area that shall be permitted is twice the sign area permitted for that sign.

3. Permitted sign area shall be used only on the side of the building for which it was calculated, except where permitted at the corner of a building. Where a projecting business sign is located at the corner of two intersecting building frontages, such sign shall not exceed the permitted projecting business sign area of the smallest frontage, and there shall be a corresponding reduction in the permitted projecting business sign area of both frontages.

B. Height Permitted. Projecting business signs shall not extend above:

1. The highest point of a parapet wall, except that such sign may extend one-third of its height or five feet, whichever is less, above a parapet wall, provided that a new parapet line, approximately parallel to the existing parapet line, is established for at least 80 percent of the building frontage; or



2. The lowest point of a sloping roof, except that such sign may extend four feet above the eave line, provided that a new eave line, approximately parallel to the existing eave line, is established for at least 80 percent of the building frontage.

C. Projection Permitted.

1. Projecting business signs shall not project beyond the face of the building in excess of the limitations set forth in Diagram A (see the following pages) provided, however, that signs projecting over public rightsof-way are subject to the requirements of the Building Code, set out at Title 26 of this code.

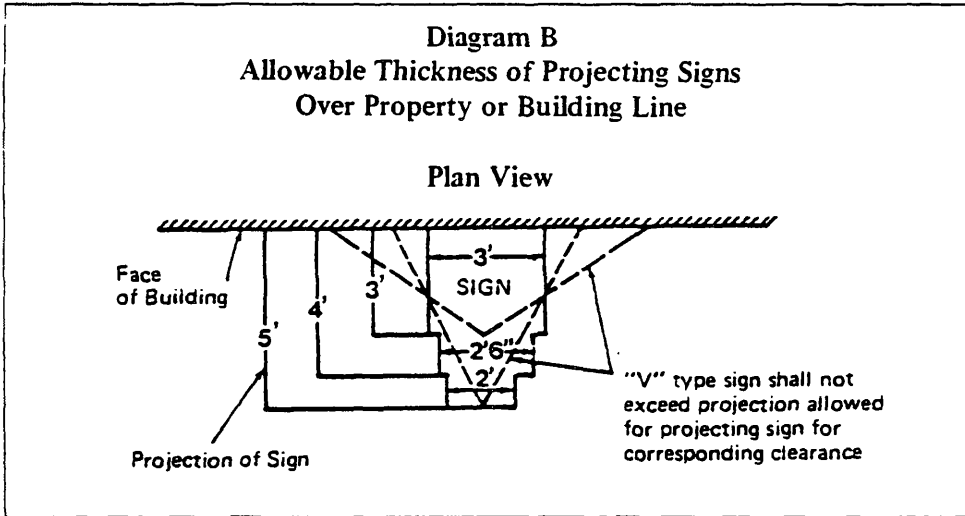
2. Such signs shall not project into any alley or parking area when located below a height of 14 feet, nor shall such sign project more than one foot when located above a height of 14feet over such alley or parking area.

3. The width of a projecting business sign shall not be in excess of the limitations set forth in Diagram B. (See Diagram B on following pages.)

D. Movement. Projecting business signs shall not rotate, move or simulate motion in any way.

E. Location. No projecting business sign shall be:

1. Located on any building nearer to another business establishment located in the same building, or in a separate building if separated by less than 25 feet, than a distance equal to 25 percent of the length of such business establishment; or



2. Located within 50 feet of any other projecting business sign of the same business on any frontage or frontages where such sign is visible; or
3. Located on the same lot or parcel of land as a roof or freestanding business sign of the same business.

F. Lighting. Projecting business signs may be internally or externally lighted. (Ord. 1494 Ch. 7 Art. 7 § 707.9(C), 1927.)

22.52.910 Incidental business signs. A. Each business establishment shall be permitted incidental business signs, provided:

1. That such signs are wall signs or are attached to an existing free-standing sign structure; and
2. That such signs do not exceed three feet in sign area or six square feet in total sign area; and
3. That the sum of the sign areas of all such signs does not exceed 10 square feet.

B. Such signs may be internally or externally lighted, but any continuous or sequential flashing operation is prohibited.

C. This provision shall not be interpreted to prohibit the use of similar signs of a larger size or in greater numbers where otherwise permitted by this Title 22, and computed as part of the sign area permitted for business signs as provided in Sections 22.52.880 through 22.52.920. (Ord. 1494 Ch. 7 Art. 7 § 707.9 (D), 1927.)

22.52.920 Temporary window signs. Each business establishment shall be permitted temporary window signs, provided that such signs do not exceed 25 percent of the area of any single window or of adjoining windows on the same frontage. This provision is not intended to restrict signs utilized as part of a window display of merchandise when such signs are incorporated within such display and located not less than one foot from such windows. (Ord. 1494 Ch. 7 Art. 7 § 707.9(E), 1927.)

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

A. Area Permitted.

1. In Zones R-1, R-2, R-A, A-1, A-2, A-2-H, A-C, O-S, R-R and W, one wall-mounted sign, not to exceed one square foot in sign area, shall be permitted per principal use.

2. In Zones R-3 and R-4, one wall-mounted sign, not to exceed six square feet in sign area, shall be permitted per principal use.

3. In Zones C-H, C-1, C-2, C-3, C-M, C-R, M-1, M-1½, M-2, M-2½, M-3, M-4, SR-D, P-R and W, one wall-mounted sign shall be permitted per principal use provided:

a. Such sign does not exceed six square feet in sign area where located less than 30 feet above ground level, measured at the base of the building below said sign; or

b. Such sign does not exceed two percent of the exterior wall area of the building wall on which it is mounted, excluding penthouse walls, where located more than 30 feet above ground level measured at the base of the building below said sign.

4. This provision shall not be interpreted to prohibit the use of similar signs of a larger size or in greater number where otherwise permitted by this Title 22, and computed as part of the sign area permitted for business signs as provided in Sections 22.52.880 through 22.52.920 of this Part 10.

B. Height Permitted. Such signs shall not extend above the highest point of a parapet wall or the lowest point of a sloping roof.

C. Lighting. Such signs may be internally or externally lighted, provided:

1. That any continuous or sequential flashing operation is prohibited; and

2. That in Zones R-1, R-2, R-3, R-4, R-A, A-1, A-2, A-2-H, O-S, R-R and W, no exposed incandescent lamp used shall exceed a rated wattage of 25 watts;

3. That in Zone A-C exposed lamps or light bulbs are prohibited. (Ord. 83-0044 § 4 (part), 1983; Ord. 82-0249 § 8, 1982; Ord. 1494 Ch. 7 Art. 7 § 707.10, 1927.)

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

A. Area Permitted.

1. In Zones R-1, R-2, R-A, A-1, A-2, A-2-H, A-C, O-S, R-R and W, one wall-mounted or freestanding real estate sign shall be permitted for each street or highway frontage, provided:

a. That such sign does not exceed six square feet in sign area or 12 square feet in total sign area on any street or highway frontage of 100 feet or less; and

b. That such sign does not exceed 32 feet in sign area or 64 square feet in total sign area on any lot or parcel of land having a street or highway frontage greater than 100 feet.

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

a. That such sign does not exceed 12 square feet in sign area or 24 square feet in total sign area on any frontage of 100 feet or less; and

b. That such sign does not exceed 48 square feet in sign area or 96 square feet in total sign area on any lot or parcel of land having a street or highway frontage greater than 100 feet.

3. In Zones C-H, C-1, C-2, C-3, C-M, C-R, M-1, M-1½, M-2, M-2½, M-3, M-4 and B-1, one wall-mounted or freestanding real estate sign shall be permitted for each street or highway frontage, provided:

a. That such sign does not exceed 48 square feet in sign area or 96 square feet in total sign area on any frontage of 100 feet or less; and

b. That such sign does not exceed 48 square feet in sign area plus an additional one-half square foot in sign area for each one foot of street or highway frontage in excess of 100 feet, to a maximum sign area of 100 square feet or an amount equal to twice the permitted sign area in total sign area.

B. Height Permitted.

1. Wall-mounted real estate signs shall not extend above the highest point of a parapet wall or the lowest point of a sloping roof.

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

a. In Zones R-1, R-2, R-3, R-4, R-A, A-1, A-2, A-2-H, A-C, O-S, R-R and W, eight feet measured vertically from ground level at the base of the sign; and

b. In Zones C-H, C-R, C-1, C-2, C-3, C-M, M-1, M-1½, M-2, M-2½, M-3, M-4 and B-1, 16 feet measured vertically from ground level at the base of the sign.

C. Location of Signs.

1. Freestanding real estate signs may be placed in required front yards, provided such signs are located not less than 10 feet from the highway line.

2. Freestanding real estate signs shall not be placed nearer to a lot line, other than one adjoining a street or highway, than 10 feet.

D. Lighting.

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

2. Signs in Zones C-H, C-1, C-2, C-3, C-R, C-M, M-1, M-1½, M-2, M-2½, M-3, M-4 and B-1 may be internally or externally lighted, but any continuous or sequential flashing operation is prohibited.

E. Time Limit. All real estate signs shall be removed from the premises within 30 days after the property has been rented, leased or sold. (Ord. 83-0044 § 4 (part), 1983; Ord. 82-0249 § 9, 1983; Ord. 1494 Ch. 7 Art. 7 § 707.11, 1927.)

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

A. Area Permitted.

1. In Zones R-1, R-2, R-3, R-4, R-A, A-1, A-2, A-2-H, A-C, O-S and W, one wall-mounted or freestanding construction sign shall be permitted for each street or highway frontage, provided:

a. That such sign does not exceed six square feet in sign area or 12 square feet in total sign area on any street or highway frontage of 100 feet or less; and

b. That such sign does not exceed 32 square feet in sign area or 64 square feet in total sign area on any lot or parcel of land having a street or highway frontage greater than 100 feet.

2. In Zones C-H, C-1, C-2, C-3, C-R, C-M, M-1, M-1½, M-2, M-3, M-4, M-2½, B-1, R-R, P-R and SR-D, one wall-mounted or freestanding construction sign shall be permitted for each street or highway frontage, provided:

a. In Zones A-1, A-2, A-C, O-S, R-R and W, six feet measured vertically from the base of the sign; and

b. In all other permitted zones, 12 feet measured vertically from the base of the sign.

D. Location of Signs.

1. In Zones A-1, A-2, A-C, O-S, R-R and W directional and/or informational signs may be located on-site and off-site, provided that where located within a front or corner side yard, such sign shall not be nearer than 10 feet to any street or highway upon which the property fronts; and

2. In all other permitted zones such signs shall be located on-site.

E. Lighting. Directional and/or informational signs may be internally or externally lighted, provided:

1. That any continuous or sequential flashing operation is prohibited; and

2. That in Zones A-1, A-2, O-S, R-R and W, no exposed incandescent lamp used shall exceed a rated wattage of 25 watts;

3. That in Zone A-C, exposed lamps or light bulbs are prohibited. (Ord. 83-0044 § 4 (part), 1983; Ord. 82-0249 § 11, 1982; Ord. 1494 Ch. 7 Art. 7 § 707.13, 1927.)

22.52.970 Special-purpose signs. The following special purpose signs are permitted as provided in this section:

A. Community Identification Signs. If a site plan is first submitted to and approved by the director, as provided in Part 12 of Chapter 22.56, freestanding community identification signs are permitted in any zone at or near the entrance to an unincorporated community or city of the county, subject to the following restrictions:

1. Area Permitted. Such signs shall not exceed 96 square feet in sign area or 192 square feet in total sign area.

2. Height Permitted. Such signs shall not exceed a maximum height of 16 feet, measured vertically from the base of the sign.

3. Lighting. Such signs may be internally or externally lighted, but any continuous or sequential flashing operation is prohibited.

4. Design. Such signs will be architecturally related to the area in which they are located.

B. Civic Organization Signs. If a site plan is first submitted to and approved by the director, as provided in Part 12 of Chapter 22.56, freestanding civic organization signs are permitted in any zone at or near the entrance to an unincorporated community or city of the county, subject to the following restrictions:

1. Area Permitted. Such signs shall not exceed 50 square feet in sign area or 100 square feet in total sign area.

2. Height Permitted. Such signs shall not exceed a maximum height of 15 feet, measured vertically from the base of the sign.

3. Lighting. Such signs shall be unlighted.

4. Design. Such signs shall be architecturally related to the area in which they are located.

C. Bulletin or Special-event Signs. One freestanding or wall-mounted bulletin or special-event sign may be erected and maintained on each lot or parcel of land in any zone developed for a publicly owned, charitable, religious or educational institution subject to the following restrictions:

a. That such sign does not exceed 48 square feet in sign area or 96 square feet in total sign area on any frontage of 100 feet or less; and

b. That such sign does not exceed 48 square feet in sign area plus an additional one-half square foot in sign area for each one foot of street or highway frontage in excess of 100 feet to a maximum sign area of 100 square feet or an amount equal to twice the permitted sign area in total sign area.

B. Height Permitted.

1. Wall-mounted construction signs shall not extend above the highest point of a parapet wall or the lowest point of a sloping roof.

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

a. In Zones R-1, R-2, R-3, R-4, R-A, A-1, A-2, A-2-H, A-C, O-S and W, eight feet measured vertically from the base of the sign; and

b. In Zones C-H, C-1, C-2, C-3, C-R, C-M, M-1, M-1½, M-2, M-3, M-4, M-2½, B-1, R-R, P-R and SR-D, 16 feet measured vertically from the base of the sign.

C. Location of Signs.

1. Construction signs shall be maintained only upon the site of the building or structure under construction, alteration or in process of removal.

D. Lighting.

1. Construction signs in Zones R-1, R-2, R-3, R-4, R-A, A-1, A-2, A-2-H, A-C and O-S shall be unlighted.

2. Construction signs in Zones C-H, C-1, C-2, C-3, C-R, C-M, M-1, M-1½, M-2, M-3, M-4, M-2½, B-1, R-R, P-R and SR-D may be internally or externally lighted, but any continuous or sequential flashing operation is prohibited.

E. Time Limit. All construction signs shall be removed from the premises within 30 days after the completion of construction, alteration or removal of the structure. (Ord. 83-0044 § 4 (part), 1983; Ord. 82-0249 § 10, 1982; Ord. 1494 Ch. 7 Art. 7 § 707.12, 1927.)

22.52.960 Directional and/or informational signs. Free standing or wall-mounted directional and/or informational signs are permitted in Zones A-1, A-2, A-C, O-S, R-R, W, C-1, C-2, C-3, C-M, C-R, M-1, M-1½, M-2, M-3, M-4, M-2½, B-1, P-R and SR-D, subject to the following restrictions:

A. Director's Review. In Zones A-1, A-2, A-C, O-S, R-R and W, site plans shall be submitted to and approved by the director, as provided in Part 12 of Chapter 22.56, prior to the placement of directional and/or informational signs. In addition to the findings required by Section 22.56.1690, approval of such signs shall be contingent upon the additional finding that the geographic location of, or access route to the use identified creates a need for directional and/or information signs not satisfied by other signs permitted by this Title 22.

B. Area Permitted. Directional and/or informational signs shall not exceed 12 square feet in sign area or 24 square feet in total sign area.

C. Heights Permitted.

1. Wall-mounted directional and/or informational signs shall not extend above the highest point of a parapet wall or the lowest point of a sloping roof.

2. Freestanding directional and/or informational signs shall not exceed the following maximum heights:

1. Area Permitted. Such sign shall not exceed 50 square feet in sign area or 100 square feet in total sign area.

2. Height Permitted.

a. A wall-mounted sign shall not extend above the highest point of a parapet wall or the lowest point of a sloping roof.

b. A freestanding sign shall not exceed a maximum height of 15 feet, measured vertically from the base of the sign.

3. Location of Sign. A freestanding sign shall not be located nearer than 25 feet to a lot line which does not adjoin a street or highway.

4. Lighting. Such sign may be internally or externally lighted, provided that no exposed incandescent lamp used shall exceed a rated wattage of 25 watts in any residential or agricultural zone, and that any continuous or sequential flashing operation is prohibited in all zones.

5. Design. Such sign shall be architecturally related to the structure to which it is appurtenant.

D. Fuel Pricing Signs. Fuel pricing signs are permitted for each business offering gasoline or other motor vehicle fuel for sale, subject to the following restrictions:

1. Types of Signs. Such signs shall be separate freestanding signs, panels mounted to freestanding sign structures, or combined freestanding business and fuel pricing signs.

2. Area Permitted.

a. One sign, not to exceed 30 square feet in sign area or 60 square feet in total sign area, shall be permitted for each street or highway frontage.

b. If said business is located on a corner, one sign, not to exceed 30 square feet in sign area or 120 square feet in total sign area, shall be permitted at the corner in lieu of separate signs on each of the intersecting frontages.

c. The area per sign face of a combined freestanding business and fuel pricing sign shall not exceed the sum of the permitted areas per sign face of the two merging signs. Nor shall the business portion of said sign exceed the area per sign face that would be permitted a business sign were it erected separately.

3. Height Permitted.

a. No separate freestanding sign shall exceed 15 feet in height at a corner of 5 feet in height elsewhere. Such height shall be measured vertically from the base of the sign.

b. No combined business and fuel pricing sign, or no business sign to which fuel pricing panels are mounted, shall exceed the maximum permitted height of a freestanding business sign as established in Sections 22.52.880 through 22.52.920 of this Part 10.

4. Location of Sign. No separate freestanding sign shall be located nearer to an existing freestanding sign or to a lot line, other than one adjoining a street or highway, than 25 feet.

5. Lighting. Such signs may be internally or externally lighted.

E. Public Transportation Signs. If a permit is approved by the road commissioner in accordance with Title 16 of this code, public transportation signs are permitted in any zone, subject to the following conditions:

1. Area Permitted. Such signs shall not exceed 24 square feet in sign area or 48 square feet in total sign area.

2. Height Permitted. Such signs shall not exceed a maximum height of seven feet, measured vertically from the ground directly below the sign.

3. Lighting. Such signs may be internally or externally lighted, provided that no exposed incandescent lamp used shall exceed a rated wattage of 25 watts in any residential or agricultural zone, and that any continuous or sequential flashing operation is prohibited in all zones.

4. Design. Such signs shall be approved by the road commissioner.

5. Location. No more than two such signs shall be placed at one location and shall not be erected or maintained within 100 feet of any other such sign or signs located on the same side of the street or highway. The location of all such signs shall be approved by the road commissioner, who shall ensure that their placement will not impair the safety or visibility of motorists, bicyclists, pedestrians and others using public streets and highways. (Ord. 83-0028 § 3, 1983; Ord. 1494 Ch. 7 Art. 7 § 707.14, 1927.)

22.52.980 Temporary subdivision sales, entry and special-feature signs.

Temporary subdivision sales and related entry and special-feature signs are permitted in all zones subject to the following restrictions:

A. Subdivision Sales Signs.

1. Area Permitted. One freestanding subdivision sales sign shall be permitted for each street or highway bordering the tract, provided:

a. That such sign does not exceed 32 square feet in sign area or 64 square feet in total sign area where such tract contains 10 lots or less; and

b. That such sign does not exceed 64 square feet in sign area or 128 square feet in total area where such tract contains 11 to 19 lots; and

c. That such sign does not exceed 96 square feet in sign area plus in additional one-half square foot in sign area for each one foot of street or highway frontage in excess of 500 feet, to a maximum sign area of 180 square feet, or an amount equal to twice the permitted sign area in total sign area, where such tract contains more than 20 lots.

2. Height Permitted.

a. Subdivision sales signs shall not exceed the following maximum heights:

i. Eight feet, measured vertically from ground level at the base of the sign where such sign has a sign area of 64 square feet or less; and

ii. 16 feet, measured vertically from the base of the sign where such sign is 65 square feet or greater in sign area.

b. Where a wall is required as a condition of approval along the street or highway frontage for which such sign is permitted, The director may modify this requirement pursuant to the provisions of Part 12 of Chapter 22.56.

3. Location of Signs. All subdivision sales signs shall be located on the subdivision and shall be oriented to read from the street or highway for which said sign is permitted.

4. Lighting. Subdivision sales signs may be internally or externally lighted, but any continuous or sequential flashing operation is prohibited.

5. Time Limit. Subdivision sales signs shall be maintained only until all the property is disposed of, or for a period of three years from the date of issuance of the first building permit for the subdivision, whichever should occur first. Any structure used for such purpose shall, at the end of such three-year period, be either removed or restored for a use permitted in the zone where located, except that the director may, upon showing of need by the owner of the property, extend the permitted time beyond three years.

6. Text. All text on such signs shall relate exclusively to the subdivision being offered for sale or lease.

B. Subdivision Entry and Special-feature Signs.

1. Director's Review. If a site plan is first submitted to and approved by the director, as provided in Part 12 of Chapter 22.56, the following related signs may be permitted in any subdivision qualifying for subdivision sales signs:

a. Subdivision entry signs as are necessary to facilitate entry into and movement within the subdivision; and

b. Subdivision special-feature signs located in the immediate vicinity of an approved model home and temporary real estate tract office.

2. Area Permitted.

a. Subdivision entry signs shall not exceed 12 square feet in sign area or 24 square feet in total sign area.

b. Special-feature signs shall not exceed six square feet in sign area or 12 square feet in total sign area.

3. Height Permitted. Subdivision entry and special-feature signs shall not exceed a maximum height of eight feet, measured from the base of the sign.

4. Lighting. Subdivision entry and special-feature signs shall be unlighted.

5. Location of Signs. Subdivision entry and special-feature signs shall be located on said subdivision.

6. Time Limit. Subdivision entry and special-feature signs shall have the same time limit as subdivision sales signs approved for the same tract and shall be removed at the end of such period.

C. "Subdivision," as it applies to this section, shall include contiguous units having separate recorded tract numbers developed by the same person. (Ord. 1494 Ch. 7 Art. 7 § 707.15, 1927.)

22.52.990 Prohibited signs designated. The following signs shall be prohibited in all zones:

A. Signs which contain or utilize:

1. Any exposed incandescent lamp with a rated wattage in excess of 40 watts;

2. Any exposed incandescent lamp with an internal metallic reflector;

3. Any exposed incandescent lamp with an external metallic reflector;

4. Any revolving beacon light;

5. Any continuous or sequential flashing operation, other than signs displaying time of day, atmospheric temperature or having programmable electronic messages, in which:

a. More than one-third of the lights are turned on or off at one time, or

b. The operation is located less than 100 feet on the same side of the street or highway from residentially or agriculturally zoned property;

6. Any system for display of time of day, atmospheric temperature or programmable electronic messages in which:

a. The proposed display has any illumination which is in continuous motion or which appears to be continuous motion, or

- b. The message is changed at a rate faster than one message every four seconds, or
 - c. The interval between messages is less than one second, or
 - d. The intensity of illumination changes, or
 - e. The display is located less than 100 feet on the same side of the street or highway from residentially or agriculturally zoned property;
- B. Revolving signs, all or any portion of which rotate at a speed exceeding six revolutions per minute;
 - C. Signs advertising or displaying any unlawful act, business or purpose;
 - D. Devices dispensing bubbles and free-floating particles of matter;
 - E. Any notice, placard, bill, card, poster, sticker, banner, sign, advertising or other device calculated to attract the attention of the public which any person posts, prints, sticks, stamps, tacks or otherwise affixes, or causes the same to be done to or upon any street, right-of-way, public sidewalk, crosswalk, curb, lamp-post, hydrant, tree, telephone pole or lighting system, or upon any fixture of the police or fire alarm system of the county, with the exception of public transportation signs specifically permitted by this Part 10;
 - F. Any strings of pennants, banners or streamers, clusters of flags, strings of twirlers or propellers, flares, balloons, and similar attention-getting devices, including noise-emitting devices, with the exception of the following:
 - 1. National, state, local governmental, institutional or corporate flags, properly displayed,
 - 2. Holiday decorations, in season, used for an aggregate period of 60 days in any one calendar year;
 - G. Devices projecting or otherwise reproducing the image of a sign or message on any surface or object;
 - H. Signs emitting or amplifying sounds for the purpose of attracting attention;
 - I. Portable signs, except as otherwise specifically permitted by this Title 22;
 - J. Temporary signs, except as otherwise specifically permitted by this Title 22. (Ord. 83-0028 § 4, 1983; Ord. 1494 Ch. 7 Art. 7 § 707.3, 1927.)

Part 11

VEHICLE PARKING SPACE

Sections:

- 22.52.1000 Purpose of Part 11 provisions.
- 22.52.1005 Applicability of Part 11 provisions.
- 22.52.1010 Permanent maintenance required.
- 22.52.1020 Ownership of required space.
- 22.52.1030 Width, paving, and slope of driveways.
- 22.52.1040 Difficult or impossible access to parking space — Alternate requirements.
- 22.52.1060 Specifications for development of parking facilities.
- 22.52.1070 Parking for handicapped persons.
- 22.52.1080 Number of spaces required — Fractions
- 22.52.1082 Compact automobile parking spaces.

- 22.52.1083 On-site parking.
- 22.52.1084 Loading areas.
- 22.52.1085 Boat slips.
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- 22.52.1095 Churches, temples and other places of worship.
- 22.52.1100 Commercial areas.
- 22.52.1105 Day care facilities.
- 22.52.1110 Entertainment, assembly and dining.
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- 22.52.1130 Hotels, clubs, fraternity and sorority houses, and dormitories.
- 22.52.1140 Industrial uses.
- 22.52.1150 Mobilehome parks.
- 22.52.1170 Motels.
- 22.52.1173 Private parks.
- 22.52.1175 Public parks.
- 22.52.1177 Racquetball and tennis courts.
- 22.52.1180 Residential uses.
- 22.52.1200 Schools.
- 22.52.1205 Scrap metal processing, automobile dismantling, and junk and salvage yards.
- 22.52.1210 Senior citizen and handicapped persons housing developments.
- 22.52.1220 Uses not specified—Number of spaces required.

22.52.1000 Purpose of Part 11 provisions. It is the purpose of this Part 11 to establish comprehensive parking provisions to effectively regulate the design of parking facilities and equitably establish the number of parking spaces required for various uses. The standards for parking facilities are intended to promote vehicular and pedestrian safety and efficient land use. They are also intended to promote compatibility between parking facilities and surrounding neighborhoods and protect property values by providing such amenities as landscaping, walls and setbacks. Parking requirements are established to assure that an adequate number of spaces are available to accommodate anticipated demand in order to lessen traffic congestion and adverse impacts on surrounding properties. (Ord. 83-0161 § 22, 1983.)

22.52.1005 Applicability of Part 11 provisions. A. The provisions of this Part 11 shall apply at the time that a building or structure is erected, altered, or enlarged to increase floor space, numbers of dwelling units or guestrooms, or the use or occupant load of a building or structure is changed. Alterations, enlargements, increases, additions, modifications or any similar changes to uses, buildings, or structures nonconforming due to parking shall also comply with Part 10 of Chapter 22.56.

B. In the case of mixed uses, the total number of parking spaces required shall be the sum of the requirements for the various uses computed separately.

Required parking spaces for one use shall not be considered as providing required parking spaces for any other use unless allowed by a parking permit approved in accordance with Part 7 of Chapter 22.56.

C. Parking spaces established by this Part 11 shall be improved as required by this Part 11 prior to occupancy of new buildings or structures, or occupancy of a new use in the case of an existing building or structure which has been altered or enlarged in accordance with subsection A of this section.

D. The provisions of this Part 11 shall not apply to property on Santa Catalina or San Clemente Islands or to temporary parking facilities authorized by an approved temporary use permit, except where specifically required by the director.

E. The development standards contained in this Part 11 shall be superseded where a community standards district established pursuant to Part 2 of Chapter 22.44 provides different standards.

F. For qualified projects, as provided in Part 17 of Chapter 22.52 and Part 18 of Chapter 22.56, either of the following shall apply:

1. Notwithstanding the requirements to the contrary specified in Part 11, if requested by the applicant, the development standards described in Section 22.52.1850 shall apply.

2. The development standards described in this Part 11 as waived or modified in accordance with Sections 22.52.1840, 22.52.1850, 22.52.1860, and other sections, as applicable.

G. The provisions of this Part 11 in effect at the time of final approval of applications for conditional use permits, director's review site plan and other similar zoning cases shall apply. Provided however, that as to any pending application which was filed and completed and pursued diligently before June 15, 1983, the applicant may request that the provisions in effect at the time of filing be applied. (Ord. 2006-0063 § 22, 2006; Ord. 83-0161 § 23, 1983.)

22.52.1010 Permanent maintenance required. Parking facilities required by this Part 11 shall be conveniently accessible and permanently maintained as such unless and until substituted for in full compliance with the provisions of this Title 22. (Ord. 83-0161 § 24, 1983; Ord. 1494 Ch. 7 Art. 3 § 703.8, 1927.)

22.52.1020 Ownership of required space. A. Except as provided in subsection B of this section, space required by this Part 11 for parking shall either be owned by the owner of the premises because of the use of which the parking space is required, or the owner of such premises shall have the right to use such space for parking by virtue of a recorded lease for a term of not less than 20 years. Such lease shall require that upon expiration or cancellation, the party using the parking spaces provided by such lease, prior to the effective date of such expiration or cancellation, shall notify the planning director of such event. If the lease is cancelled, expires or is otherwise voided, other parking shall be provided in accordance with this Part 11. If the required parking is not provided for any use covered by the former lease, such use shall be immediately terminated.

B. Ownership, or a 20-year lease of required parking space is not necessary if another alternative is specifically allowed by a parking permit approved in accordance with Part 7 of Chapter 22.56. (Ord. 83-0161 § 25, 1983; Ord. 1494 Ch. 7 Art. 3 § 703.20, 1927.)

22.52.1030 Width, paving, and slope or driveways. Access to one or more parking spaces required by this Part 11 which serve three or more dwelling units shall be developed in accordance with the following:

A. Driveways shall be not less than 10 feet wide.

B. Where this Part 11 requires that such access be paved, the pavement shall be not less than 10 feet in width throughout, except that a center strip over which the wheels of a vehicle will not pass in normal use need not be paved.

C. Unless modified by the director or county engineer because of topographical or other conditions, no portion of a driveway providing access to parking spaces shall exceed a slope of 20 percent. Where there is a change in the slope of

driveway providing such access, it must be demonstrated that vehicles will be able to pass over such change in slope without interference with their undercarriages. (Ord. 83-016 1 § 26, 1983; Ord. 1494 Ch. 7 Art. 3 § 703.5, 1927.)

22.52.1040 Difficult or impossible access to parking space — Alternate requirements. Where vehicular access to any parking space on the same lot or parcel of land as the residential structure to which it would be accessory is not possible from any highway or street due to topographical or other conditions, or is so difficult that to require such access is unreasonable in the opinion of the director or county engineer, such parking space is not required if:

A. Alternate parking facilities approved by either the director or county engineer are provided; or

B. The director or county engineer finds that alternate parking facilities are not feasible. (Ord. 83-0161 § 27, 1983; Ord. 1494 Ch. 7 Art. 3 § 703.6, 1927.)

22.52.1060 Specifications for development or parking facilities. All land used for parking, other than a lot or parcel of land having a gross area of one acre or more per dwelling unit used, designed or intended to be used for residential purposes shall be developed and used as follows:

A. Paving. Where access to a parking space or spaces is from a highway, street or alley which is paved with asphaltic or concrete surfacing, such parking areas, as well as the maneuvering areas and driveways used for access thereto, shall be paved with:

1. Concrete surfacing to a minimum thickness of three and one-half inches, with expansion joints as necessary; or

2. Asphalt surfacing, rolled to a smooth, hard surface having a minimum thickness of one and one-half inches after compaction, and laid over a base of crushed rock, gravel or other similar material compacted to a minimum thickness of four inches. The requirement for said base may be modified if:

a. A qualified engineer, retained to furnish a job-site soil analysis, finds that said base is unnecessary to insure a firm and unyielding subgrade, equal, from the standpoint of the service, life and appearance of the asphaltic surfacing, to that provided if said base were required, and so states in writing, together with a copy of his findings and certification to such effect, or

b. Other available information provides similar evidence; or

3. Other alternative material that will provide at least the equivalent in service, life and appearance of the materials and standards which would be employed for development pursuant to subsection A1 or A2 of this section;

4. The county engineer, at the request of the director, shall review and report on the adequacy of paving where modification of base is proposed under subsection A2, or where alternative materials are proposed under subsection A3. The county engineer may approve such modification or such alternative materials if, in his opinion, the evidence indicates compliance with subsection A2 or A3 as the case may be.

B. 1. Marking of Spaces. Each parking space shall be clearly marked with paint or other similar distinguishable material, except spaces established in a garage or carport having not more than three spaces.

2. Striping for parking spaces may be modified by the director where there is a dual use of the parking facility or where an alternate paving material as described in subsection A3 of this section is used. In approving such modification by site plan the director shall require suitable alternate means of marking the space to insure the required number of spaces is provided.

3. Each compact automobile parking space shall be clearly marked with the words "Compact Only."

C. Wheel Stops. Wheel stops shall be provided for parking lots with a slope of more than three percent, except that the installation of wheel stops is optional for parking stalls oriented at right angles to the direction of slope. Wheel stops are also required on the perimeter of parking lots which are adjacent to walls, fences or pedestrian walkways.

D. Walls.

1. Front Yards. Where parking facilities are located adjacent to the front lot lines, a solid masonry wall not less than 30 inches nor more than 42 inches in height, shall be established parallel to and not nearer than five feet to the front lot line except that:

a. The wall required shall not be nearer to the front lot line than the abutting required front or side yard of property in a residential or agricultural zone for a distance of 50 feet from the common boundary line;

b. Where abutting and adjacent property is in zones other than a residential or agricultural, the director may permit the establishment of the required wall:

i. Closer than five feet to the front property line, and/or

ii. To a height not exceeding six feet pursuant to the provisions of Part 12 of Chapter 22.56 except where a yard is required in the zone.

2. a. Side and Rear Yards. Where parking facilities are located on land adjoining a residential or agricultural zone, a solid masonry wall not less than five feet nor more than six feet in height shall be established along the side and rear lot lines adjoining said zones except that:

i. Where such wall is located within 10 feet of any street, highway or alley and would interfere with the line-of-sight of the driver of a motor vehicle leaving the property on a driveway, or moving past a corner at the intersection of two streets or highways, said wall shall not exceed a height of 42 inches.

ii. Such wall shall not be less than four feet in height above the surface of the adjoining property. If said wall is more than six feet in height above said adjoining property, it shall be set back from the adjoining property line a distance of one foot for each one foot in height above six feet.

3. The director may approve substitution of a decorative fence or wall, or landscaped berm where, in his opinion, such fence, wall or landscaped berm will adequately comply with the intent of this section pursuant to the provisions of Part 12 of Chapter 22.56.

E. Landscaping.

1. Where a wall is required to be set back from a lot line, the area between said lot line and such wall shall be landscaped with a lawn, shrubbery, trees and/or flowers, and shall be continuously maintained in good condition.

2. Where more than 20 automobile parking spaces exist on a lot or parcel of land, areas not used for vehicle parking or maneuvering, or for the movement of pedestrians to and from vehicles, should be used for landscaping. At

least two percent of the gross area of the parking lot shall be landscaped. Landscaping shall be distributed throughout the parking lot, so as to maximize the aesthetic effect and compatibility with adjoining uses. This regulation shall not apply to parking areas on the roofs of buildings, nor to parking areas within a building.

3. All landscaping materials and sprinkler systems shall be clearly indicated on the required site plans.

F. Lighting. Lighting shall be so arranged to prevent glare or direct illumination in any residential or agricultural zone.

G. Slope. Parking lots shall not have a slope exceeding five percent, except for access ramps or driveways which shall not exceed a slope of 20 percent.

H. Design. Parking lots shall be designed so as to preclude the backing of vehicles over a sidewalk, public street, alley or highway. Parked vehicles shall not encroach on nor extend over any sidewalk. Parking spaces shall be designed and striped as shown in Appendix 3 of this Title 22. Modifications to the designs shown in Appendix 3 may be approved by the director provided that such modifications are compatible with the design criteria contained in said appendix.

I. Site Plans. A site plan shall be submitted to the director to insure that said use will properly comply with the provisions of this Title 22 as provided in Part 12 of Chapter 22.56 on director's review. (Ord. 83-0161 §§ 29 — 37, 1983; Ord. 1494 Ch. 7 Art. 3 § 703.21, 1927.)

22.52.1070 Parking for handicapped persons. A. Number required:

1. All nonresidential parking lots accessible to the public, with the exception of parking lots providing 100 percent valet parking with an approved parking permit, shall provide parking spaces designated for use by handicapped persons, in the number indicated by the following table:

Total Number of Parking Spaces	Number of Parking Spaces Required For the Handicapped
1 — 40	1
41 — 80	2
81 — 120	3
121 — 160	4
161 — 300	5
301 — 400	6
401 — 500	7
over 500	1 additional for each 200 additional spaces provided

2. When fewer than five parking spaces are provided, one shall be 14 feet wide and lined to provide a nine-foot parking area and a five-foot loading and unloading area. However, there is no requirement that the space be reserved exclusively or identified for use by the handicapped only.

B. Location. Parking spaces for the physically handicapped shall be located as near as practical to a primary entrance. If only one space is provided, it shall be 14 feet wide and striped to provide a nine-foot parking area and a five-foot loading and unloading area. When more than one space is provided, in lieu of

providing a 14-foot-wide space for each parking space, two spaces can be provided within a 23-foot-wide area striped to provide a nine-foot parking area on each side of a five-foot loading and unloading area in the center. The minimum length of each parking space shall be 18 feet. These parking spaces shall be designed substantially in conformance with the illustration in Appendix 3 of this Title 22.

C. **Encroachment.** In each parking area, a wheel stop or curb shall be provided and located to prevent encroachment of cars over the required width of walkways. Also, the space shall be so located that a handicapped person is not compelled to wheel or walk behind parked cars other than their own. Pedestrian ways which are accessible to the physically handicapped shall be provided from each such parking space to related facilities, including curb cuts or ramps as needed. Ramps shall not encroach into any parking space. However, ramps located at the front of parking spaces for the physically handicapped may encroach into the length of such spaces when such encroachment does not limit a handicapped person's capability to leave or enter their vehicle.

D. **Slopes.** Surface slopes of parking spaces for the physically handicapped shall be the minimum possible and shall not exceed one-quarter inch per foot (2.083 percent slope) in any direction.

E. **Marking.** The surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint, at least three square feet in size.

F. **Vertical Clearance.** Entrances to and vertical clearances within parking structures shall have a minimum vertical clearance of eight feet two inches where required for accessibility to parking spaces for the handicapped. (Ord. 83-0161 § 38, 1983.)

22.52.1080 Number of spaces required — Fractions. When the application of this Part 11 requires a fractional part of a parking space, any such fraction equal to or greater than one-half shall be construed as a whole and fractions less than one-half shall be eliminated. (Ord. 83-0161 § 39, 1983; Ord. 1494 Ch. 7 Art. 3 § 703.22, 1927.)

22.52.1082 Compact automobile parking spaces. Except as otherwise provided in this Part 11, not more than 40 percent of the required number of parking spaces, and any parking spaces in excess of the required number, may be compact automobile parking spaces. Spaces for compacts shall be distributed throughout the parking area. (Ord. 83-0161 § 40, 1983.)

22.52.1083 On-site parking. Except as otherwise provided in this Part 11, specifically approved by the commission in a density controlled development, or unless expressly allowed by a parking permit approved pursuant to Part 7 of Chapter 22.56, every use shall provide the required number of parking spaces on the same lot or parcel of land on which the use is located. For the purposes of this section, transitional parking spaces separated only by an alley from the use shall be considered to be located on the same lot or parcel. (Ord. 83-0161 § 41, 1983.)

22.52.1084 Loading areas. Every nonresidential use shall provide and maintain on-site loading and unloading space as provided herein.

A.

Gross Floor Area		Minimum Number of Loading Spaces Required
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Office

5,000 — 36,000		1 Type A
36,000 +		2 Type A

Commercial

5,000 — 24,000		1 Type A
24,000 — 60,000		2 Type A
60,001 +		3 Type A

Industrial

0 — 18,000		1 Type B
18,001 — 36,000		2 Type C
36,001 — 90,000		3 Type C
90,001 — 150,000		4 Type C
150,001 +		5 Type C

Warehouse

0 — 18,000		1 Type B
18,001 — 36,000		2 Type C
36,001 — 50,000		3 Type C
50,001 — 150,000		4 Type C
150,001 +		5 Type C

B. Minimum specifications for loading space:

	Length	Width	Vertical Clearance
Type A	24 feet	12 feet	
Type B	30 feet	12 feet	
Type C	40 feet	12 feet	14 feet

C. Loading spaces shall be located so that commercial vehicles shall not back onto a public street or alley.

D. All maneuvering operations shall be conducted on-site but not within required vehicle parking spaces.

E. The number of loading spaces required may be modified but not waived by the director of planning in special circumstances involving, but not necessarily limited to, the nature of the use and the design of the project. In no event, however, shall the director require less than one loading space on the subject property.

F. Office and commercial uses with a gross floor area of less than 5,000 square feet may be required to provide one Type A loading space where the director

deems it appropriate in order to prevent traffic congestion in the parking lot or adjacent streets and highways. (Ord. 90-0155 § 1, 1990; Ord. 83-0161 § 42, 1983.)

22.52.1085 Boat slips. Every boat slip shall provide three-quarter parking spaces plus adequate access thereto. (Ord. 83-0161 § 43, 1983.)

22.52.1090 Bowling alleys. Every building containing one or more bowling alleys which are used commercially shall provide three automobile parking spaces plus adequate access thereto for each bowling alley. (Ord. 83-0161 § 44, 1983; Ord. 1494 Ch. 7 Art. 3 § 703.10, 1927.)

22.52.1095 Churches, temples and other places of worship. Every church, temple or other similar place used in whole or in part for the gathering together of persons for worship, deliberation or meditation shall provide, within 500 feet thereof, one parking space for each five persons based on the occupant load of the largest assembly area as determined by the county engineer. (Ord. 83-0161 § 45, 1983.)

22.52.1100 Commercial areas. Except as otherwise provided in this Part 11, every lot or parcel of land which is used for a use permitted in Zone C-3 but not permitted in Zone R-4-()U, except an electrical substation or similar public utility in which there are no offices or other places visited by the public, shall provide an area of sufficient size so that it contains one automobile parking space plus adequate access thereto for each 250 square feet of floor area of any building or structure so used. Except for medical offices, the preceding provisions shall not apply to business and professional offices, which shall instead provide an area of sufficient size so that it contains one automobile parking space plus adequate access thereto for each 400 square feet of floor area of any building or structure so used. (Ord. 92-0026 § 1, 1992; Ord. 90-0155 § 2, 1990; Ord. 88-0156 § 2, 1988; Ord. 83-0161 § 46, 1983; Ord. 1494 Ch. 7 Art. 3 § 703.18, 1927.)

22.52.1105 Day care facilities. A. Every adult day care facility and child care center shall have one parking space for each staff member and any motor vehicle used directly in conducting such use.

B. In addition to the parking required in subsection A of this section, each child care center shall have one parking space for each 20 children for whom a license has been issued by the state of California. Every child care center shall have a specific area designated and marked for off-street dropoff and pickup of the children. (Ord. 2004-0030 § 21, 2004; Ord. 91-0022 § 3, 1991; Ord. 85-0004 § 53, 1985.)

22.52.1110 Entertainment, assembly and dining. A. Except as otherwise provided in this Part 11, every structure used for amusement, assembly, drinking, eating or entertainment shall provide one or more automobile parking spaces:

1. For each three persons based on the occupant load as determined by the county engineer. These uses include but are not limited to:

- a. Conference rooms;
- b. Dining rooms, cafes, cafeterias, coffee shops, nightclubs, restaurants, and other similar uses;
- c. Drinking establishments, bars, cocktail lounges, nightclubs, soda fountains, tasting rooms, taverns, and other similar uses;

- d. Exhibit rooms, stages, lounges, and other similar uses;
- e. Theaters, auditoriums, lodge rooms, stadiums or other places of amusement and entertainment, not otherwise enumerated in this Part 11;
- f. Mortuaries;
- g. Dancehalls, skating rinks, and gymnasiums; and,
- h. Health clubs and centers.

2. For each 250 square feet for an eating establishment selling food for off-site consumption and having no seating or other areas for on-site eating where approved by the director in accordance with Section 22.56.1762.

B. A business establishment, other than that described in subsection A2 of this section, containing a use or uses enumerated in this section shall be subject to a minimum of 10 automobile parking spaces.

C. The parking requirement for that portion of a business described in subsection A of this section that is conducted outside of a building shall be calculated in accordance with the method of determining the occupant load contained in the Building Code (Title 26 of this code). (Ord. 2001-0071 § 1, 2001: Ord. 88-0156 § 3, 1988; Ord. 83-0161 § 48, 1983: Ord. 1494 Ch. 7 Art. 3 § 703.11, 1927.)

22.52.1115 Golf courses. Every golf course shall provide 10 parking spaces per hole plus additional parking for all other buildings with the exclusion of the starter offices, comfort stations and locker-shower rooms. Miniature golf courses are excluded from this section. (Ord. 83-0161 § 49, 1983.)

22.52.1120 Hospitals, convalescent hospitals, adult residential facilities and group homes for children. A. Every hospital shall have two automobile parking spaces, plus adequate access thereto, for each patient bed. The parking may be within 500 feet of the exterior boundary of the lot or parcel containing the main use. At least 25 percent of the required parking shall be reserved and marked for the use of employees only.

B. Outpatient clinics, laboratories, pharmacies and other similar uses shall have one parking space for each 250 square feet of floor area when established in conjunction with a hospital.

C. Every convalescent hospital shall have an amount of automobile parking spaces not less than the number of residents permitted by any license or permit which allows the maintenance of such facility. If employee dwelling units are provided on the premises there shall be, in addition to the automobile parking spaces required for the principal use, the number of automobile parking spaces required by this Part 11 for residential uses.

D. Every adult residential facility and group home for children shall have one automobile parking space for each staff member on the largest shift and one parking space for each vehicle used directly in conducting such use. (Ord. 90-0155 § 3, 1990; Ord. 85-0004 § 54, 1985; Ord. 83-0161 § 50, 1983; Ord. 1494 Ch. 7 Art. 3 § 703.12, 1927.)

22.52.1130 Hotels, clubs, fraternity and sorority houses, and dormitories. Every hotel, club, fraternity house, sorority house, dormitory and similar structure providing guestrooms shall have automobile parking as specified herein:

A. Hotels:

- 1. One parking space for each two guestrooms, and
- 2. One parking space for each suite of guestrooms;

22.52.1130

B. Clubs, fraternity houses, sorority houses, dormitories and similar structures used for living or sleeping accommodations:

1. One parking space for each guestroom,

2. In the case of dormitories, each 100 square feet of floor area shall be considered a guestroom. (Ord. 83-0161 § 51, 1983; Ord. 1494 Ch. 7 Art. 3 § 703.13, 1927.)

22.52.1140 Industrial uses. In connection with any manufacturing or other industrial use in any zone except Zone SR-D, there shall be provided parking space for all vehicles used directly in the conducting of such use and, in addition, not less than one automobile parking space for each two persons employed or intended to be employed on the shift having the largest number of employees, or each 500 square feet of floor area of the building used for such use, whichever is the larger. If the use is considered a warehouse as defined in Section 22.08.230, one parking space shall be provided for each 1,000 square feet of floor area used for warehousing. (Ord. 83-0161 § 52, 1983; Ord. 1494 Ch. 7 Art. 3 § 703.9, 1927.)

22.52.1150 Mobilehome parks. A. Every mobilehome site shall have two standard automobile parking spaces, plus adequate access thereto. Such spaces, if developed in tandem, shall be a minimum of eight feet wide and a total of 36 feet long.

B. In addition, guest parking spaces shall be provided at the ratio of one standard size automobile parking space for each four mobilehome sites.

C. Required parking spaces may be covered or uncovered. (Ord. 83-0161 § 53, 1983; Ord. 1494 Ch. 7 Art. 3 § 703.17, 1927.)

22.52.1170 Motels. Every motel shall have, on the same lot or parcel of land:

A. One parking space for each guest room; and

B. Parking for each dwelling unit in the number required and subject to the same conditions as specified in Section 22.52.1180. (Ord. 1494 Ch. 7 Art. 3 § 703.15, 1927.)

22.52.1173 Private parks. Private parks shall have the same parking requirements and be subject to the same modification provisions as public parks pursuant to Section 22.52.1175. (Ord. 83-0161 § 55, 1983.)

22.52.1175 Public parks. A. Every publicly owned park shall have automobile parking spaces plus adequate access thereto, calculated as follows:

1. For parks of not more than 50 acres:

a. One automobile parking space for each 45 square feet of floor area in the largest assembly area in each building used for public assembly except gymnasiums; plus

b. One automobile parking space for each 100 square feet of floor area in the largest room in each gymnasium; plus

c. One automobile parking space for each 400 square feet of floor area in the remaining area of each building in the park, excluding parking structures, maintenance and utility buildings, and other structures not open to the public; plus

d. One automobile parking space for each one-half acre of developed park area up to 15 acres; plus

e. One automobile parking space for each additional acre of developed park area in excess of 15 acres.

2. For parks of more than 50 acres in area, the number of required parking spaces shall be based on the occupant load of each facility constructed, as

determined by the county engineer using established standards where applicable. Where said standards are not available, the director shall make such determination based on the recommendation of the director of the department of parks and recreation.

B. The director may, without public hearing, approve a modification in the number of automobile parking spaces required by this section, where he finds:

1. That the director of the department of parks and recreation has determined that due to location, size or other factors, anticipated client usage would indicate that a lesser parking requirement is adequate and so recommends; and

2. That elimination of parking spaces in the number proposed will not result in traffic congestion, excessive off-site parking, or unauthorized use of parking facilities developed to serve surrounding property; and

3. That no written protest to the proposed reduction in parking spaces has been received within 15 working days following the date of mailing by the director, of notice of the proposed modification by first class mail, postage prepaid, to all persons whose names and addresses appear on the latest available assessment roll of the county of Los Angeles as owning property within a distance of 500 feet from the exterior boundaries of such park. Such notice shall also indicate that any person opposed to the granting of such modification may express such opposition by written protest to the director within the prescribed 15-day period; and

4. That sufficient land area is reserved to insure that the parking requirements of this section may be complied with should such additional parking be required in the future due to changes in client usage.

C. In all cases where a written protest has been received a public hearing shall be scheduled before the commission. All procedures relative to notification, public hearing and appeal shall be the same as for a conditional use permit. Following a public hearing the commission shall approve or deny the proposed modification, based on the findings required by this section for approval by the director exclusive of written protest. (Ord. 85-0195 § 20, 1985; Ord. 83-0161 § 56, 1983; Ord. 1494 Ch. 7 Art. 3 § 703.16, 1927.)

22.52.1177 Racquetball and tennis courts. Every racquetball, tennis or similar court shall provide two parking spaces per court in addition to the parking requirements for the remainder of the facility. (Ord. 83-0161 § 57, 1983.)

22.52.1180 Residential uses. A. Every single-family residence, two-family residence, apartment house and other structure designed for or intended to be used as a dwelling on a lot or parcel of land having an area of less than one acre per dwelling unit shall have automobile parking as specified herein:

1. Each single-family residence, two covered standard automobile parking spaces per dwelling unit. Each two-family residence, one and one-half covered, plus one-half uncovered standard parking spaces;

2. Each bachelor apartment, one covered parking space per dwelling unit; each efficiency or one-bedroom apartment, one and one-half covered parking spaces per dwelling unit; and, each apartment having two or more bedrooms, one and one-half covered, plus one-half uncovered parking spaces. In addition, parking for apartment houses shall comply with the following provisions:

a. Parking spaces for apartment houses shall be standard size unless compact size spaces are allowed by a parking permit approved pursuant to Part 7 of Chapter 22.56,

b. Guest parking shall be provided for all apartment houses containing 10 or more units at a ratio of one standard parking space for every four dwelling units. These spaces, which may be uncovered, shall be designated, marked and used only for guest parking.

c. At least one accessible parking space shall be assigned to each dwelling unit.

B. Where two spaces are required or reserved for a dwelling unit such spaces may be developed in tandem. The minimum dimensions for such tandem spaces are eight feet wide and a total of 36 feet long for standard spaces and seven and one-half feet wide and a total of 30 feet long for compact spaces.

C. Parking spaces which are required to be covered shall be provided in a garage, carport or other suitable structure located in a place where the erection of such structures is permitted. Uncovered parking spaces, in addition to those specifically allowed by this section, may be developed where specifically allowed by a parking permit approved pursuant to Part 7 of Chapter 22.56.

D. Parking for senior citizen residences shall comply with the provisions of Section 22.56.235.

E. A second unit with fewer than two bedrooms shall have one uncovered standard parking space; a second unit with two or more bedrooms shall have two uncovered standard parking spaces. A parking space provided for a second unit may be located in tandem with a parking space for the single-family residence only if such design is necessary in order to provide the required number of parking spaces for both units, and either space may be accessed from the driveway without moving an automobile parked in the other space. Notwithstanding subsection A1 of this section, if tandem parking is provided, one of the parking spaces for the single-family residence may be uncovered. (Ord. 2004-0012 § 8, 2004; Ord. 83-0161 § 58, 1983.)

22.52.1200 Schools. A. Every building used in whole or in part for an elementary school having no grade above the sixth, shall have, within 500 feet thereof, one automobile parking space for each classroom.

B. Every other building used as a school auditorium of a school in which any pupil is in a grade higher than the sixth shall have, within 500 feet thereof, one automobile parking space for each five persons, based on the occupant load of the largest auditorium or room used for public assembly, as determined by the county engineer. (Ord. 83-0161 § 59, 1983; Ord. 1494 Ch. 7 Art. 3 § 703.2, 1927.)

22.52.1205 Scrap metal processing, automobile dismantling, and junk and salvage yards. A. The following required parking spaces, and adequate access thereto, shall be maintained for each yard; these requirements are in addition to those imposed by Section 22.52.1140:

1. One parking space for each 7,000 square feet of yard area or fraction thereof, up to the first 42,000 square feet;

2. One parking space for each 20,000 square feet of yard area or fraction thereof, in excess of 42,000 square feet;

3. Regardless of size of the yard area, a minimum of three parking spaces shall be provided.

B. The parking spaces required herein shall not be used for the parking of vehicles used directly in the conducting of such use or of renovated, repaired or reassembled vehicles which are owned, operated or in the possession of the proprietor of the yard.

C. The addition of automobile parking spaces on an adjacent lot or parcel of land for purposes of complying with the parking requirements of this section shall not be considered an expansion of the use for purposes of Part 10 of Chapter 22.56.

D. All required parking areas and driveways shall be developed in accordance with this Part 11. (Ord. 83-0161 § 60, 1983.)

22.52.1210 Senior citizen and handicapped persons housing developments.

A. Multiple-family housing developments that are restricted to senior citizens and handicapped persons shall provide one-half parking space for each dwelling unit, subject to the following restrictions:

1. The parking may be covered or uncovered; if uncovered, the screening requirements of subsection L of Section 22.56.1110 must be followed.

2. A deed restriction, covenant or similar document shall be recorded to assure that the occupancy of the units are restricted to senior citizens or handicapped persons.

3. A plot plan shall be submitted to and approved by the director in accordance with Part 12 of Chapter 22.56.

B. Guest parking shall be provided in the ratio of one parking space for each eight units. These spaces shall be marked as guest parking.

C. The parking for senior citizens and handicapped persons housing developments may be further reduced if a parking permit is approved pursuant to Part 7 of Chapter 22.56. (Ord. 83-0161 § 61, 1983.)

22.52.1220 Uses not specified — Number of spaces required. Where parking requirements for any use are not specified, parking shall be provided in an amount which the director finds adequate to prevent traffic congestion and excessive on-street parking. Whenever practical, such determination shall be based upon the requirements for the most comparable use specified in this Part 11. (Ord. 83-0161 § 62, 1983; Ord. 1494 Ch. 7 Art. 3 § 703.19, 1927.)

Part 12

SELF-SERVICE STORAGE FACILITIES

Sections:

22.52.1300 Intent and purpose.

22.52.1310 Area requirements.

22.52.1320 Development standards and requirements.

22.52.1330 Use restrictions and prohibitions.

22.52.1300 Intent and purpose. The purpose of Part 12 is to establish comprehensive provisions to provide self-service storage facilities which are compatible with the communities in which they are located. The minimum development standards for self-service storage facilities are intended to protect property values, aesthetics, and the public health, safety and general welfare. (Ord. 89-0136 § 5 (part), 1989.)

22.52.1310 Area requirements. Every lot or parcel of land used for a self-service storage facility shall contain a minimum required area of one acre, unless the planning agency approves a different required area. (Ord. 89-0136 § 5 (part), 1989.)

22.52.1320 Development standards and requirements. All regulations of the zone in which a self-service storage facility is proposed shall apply, except that the following standards shall take precedence. Every self-service storage facility shall be

subject to the requirements contained in this Part 12, and they shall be deemed to be conditions of every grant. The hearing officer, in granting a conditional use permit, may impose such additional conditions as are deemed necessary to ensure that the permit will be in compliance with Section 22.52.1300. The following conditions may not be modified, except as otherwise provided in this Part 12, or pursuant to the provisions of Part 2 of Chapter 22.56:

A. Access and Circulation.

1. Vehicular ingress and egress shall be limited to one point for each side of the subject property adjoining any street or highway, and shall conform to the fire department standards.

2. In no event shall less than 40 feet of clear, unobstructed driveway depth be provided from the road to the primary access gate or principal entry point of the facility.

3. Interior driveway widths shall be not less than 26 feet unless, due to the irregular shape or configuration of the lot or parcel of land under consideration, the hearing officer specifically authorizes a width less than 26 feet, if in conformity with fire department standards. A driveway providing access to storage units on one side only of the facility shall be not less than 20 feet in width.

B. Parking and Loading Areas.

1. A minimum of two covered parking spaces shall be provided adjacent to the manager's residence.

2. One standard parking space for each 7,000 square feet of gross floor area but not less than three such spaces shall be provided adjacent to the manager's office and shall be made conveniently accessible. Said parking spaces shall also be arranged on the subject property so as not to obstruct any driveways nor adversely affect vehicular ingress and egress to the facility.

3. In addition to the above, one parking space shall be provided adjacent to the manager's residence for use by each additional employee in addition to the manager.

4. If deemed necessary for proper site design, loading areas, in an amount sufficient to ensure that driveways will not be obstructed, shall be provided and be conveniently accessible.

C. Site Design.

1. The architecture of the self-service storage facility, including, but not limited to, fences, walls, gates, buildings and landscaping, shall, to the maximum extent possible, be compatible with the community.

2. Buildings shall be designed, located and screened so that the views of overhead doors and the interior driveways within such facilities are not readily visible from adjacent roads.

3. No door openings for any storage unit shall be visible at ground level from any residentially zoned property.

D. Building Height and Lot Coverage.

1. Building height shall be limited to that which is permitted by the conditional use permit.

2. Total lot coverage by buildings and structures shall not exceed fifty percent.

E. Setbacks.

1. Front yards.

a. All buildings and structures shall be set back a minimum of ten feet from the front lot line, except as otherwise provided herein.

b. Where the subject property adjoins or is adjacent to residentially zoned property, there shall be a setback of not less than twenty feet.

2. Side and rear yards. Said yards shall be as follows only when the facility is adjoining or adjacent to residentially zoned property:

- a. Single-story buildings, a minimum of 10 feet.
- b. Two-story buildings, a minimum of 15 feet.
- c. Three or more story buildings, a minimum of 20 feet.

In all other cases, the required side and rear yard setbacks shall be determined by the development standards of the zone in which the subject property is located.

F. Landscaping and Screening.

1. All areas between required fences and the lot lines shall be fully landscaped with lawn, shrubbery, trees and/or flowers.

2. In addition to subsection (1), for every 20 feet of street frontage of the subject property, not less than one 24-inch boxed tree shall be planted and continuously maintained.

G. Fences and Walls.

1. All fences or walls shall be constructed of materials such as slumpstone masonry, concrete block, wood or other similar materials in order to assure an aesthetic visual effect to passers-by. No chain link fencing shall be permitted.

2. The design and materials used in the construction of fences and walls shall be compatible with the architecture of the buildings of the self-service storage facility and with buildings in the area surrounding the facility.

3. When the facility adjoins a residentially zoned property, a slumpstone masonry or decorative block wall not less than six feet in height shall be constructed along the property line(s).

4. When the facility is across from or adjacent to residentially zoned property, a slumpstone masonry or decorative block wall or wrought iron fence not less than six feet in height shall be constructed along the required setback line.

5. Exterior wall surfaces shall at all times be kept free from graffiti or any other marks of vandalism.

6. No fencing or walls shall be permitted in the required front yard area unless specifically authorized by the hearing officer.

H. Outdoor Storage.

1. The following items, equipment and material may be stored outside of an enclosed building, but only in an area designated for such outside storage on an approved plot plan and, provided further, that such storage is otherwise permitted in the zone in which the self-storage facility is proposed:

- a. Boats;
- b. Campers;
- c. Passenger vehicles as defined in Vehicle Code Section 465;
- d. Recreational vehicles;
- e. Trailers, travel;
- f. Reserved;

2. Outdoor storage shall further comply with the following conditions:

- a. Outdoor storage shall not be visible from any adjoining or adjacent property when viewed at ground level.

- b. Outdoor storage is prohibited within setback areas.

c. Any vehicle or piece of equipment stored shall not be permitted to exceed 15 feet in height, as measured from ground surface.

d. Areas proposed for outdoor storage within the facility shall be clearly indicated on the site plan and approved prior to the use of any such area for outdoor storage.

I. Outdoor Lighting.

1. Outdoor lighting shall be shielded to direct light and glare only onto the self-service storage facility premises. Said lighting and glare shall be deflected, shaded and focused away from all adjoining property.

2. Outdoor lighting shall not exceed an intensity of one foot candle of light throughout the facility.

J. Signs.

1. Signage shall, to the maximum extent possible, be unobtrusive and harmonious with the surrounding area in which the facility is located.

2. No signage shall appear or be permitted on any fences or walls, unless specifically authorized by the hearing officer.

3. No signs, other than ground and monument signs, shall be permitted in the required front yard area, unless specifically authorized by the hearing officer.

4. In no event shall signage be permitted to exceed that which is authorized by the zone in which the facility is located.

K. Other Standards and Requirements.

1. Public Restrooms. A public restroom, as defined in Chapter 13.26 of the Los Angeles County Code, shall be installed and be conveniently located on the subject property for use by customers or tenants. Said public restroom shall include separate facilities for men and women, each with toilets and sinks suitable for use by the handicapped, in accordance with applicable state regulations.

2. Trash Enclosures.

a. All such receptacles shall be placed within a masonry or concrete block enclosure of adequate height to preclude view of the receptacle. Said enclosure shall have a wooden or other type of opaque gate.

b. One four-cubic-yard trash receptacle and surrounding enclosure shall be provided as follows:

i. 0 to 60,000 gross square feet — one receptacle;

ii. Over 60,000 gross square feet — two receptacles.

L. Requirement of Resident Manager.

1. A resident manager shall be required at the facility in a premises having architecture style and exterior finish compatible with the buildings on the subject property.

2. Failure to provide and maintain such a manager to ensure compliance with the provisions of this Part 12 and all applicable ordinances shall constitute grounds for revocation of the conditional use permit and/or shall otherwise constitute a public nuisance. (Ord. 89-0136 § 5 (part), 1989.)

22.52.1330 Use restrictions and prohibitions. A. In addition to those activities and uses which are prohibited in the zone in which the facility is proposed, the following uses and activities are further prohibited, and each such prohibition is a mandatory condition of every approval or permit, which may not be modified except as provided in Part 2 of Chapter 22.56:

1. Water, gas or telephone service to any rental space;

2. The public sale of any item from a rental space or within a self-service storage facility such as, but not limited to, auctions, commercial, wholesale or retail sales, or miscellaneous or garage sales except as otherwise permitted by law;

3. The storage of any caustic, hazardous, toxic or flammable or explosive matter, material, liquid or object;

4. The storage of any matter, material, liquid or object which creates or tends to create obnoxious or offensive dust, odor or fumes;

5. The construction, repair, servicing, renovating, painting or resurfacing of any motor vehicle, boat, trailer or other machine or implement including, but not limited to, furniture, toys, carpets or similar equipment, objects or materials;

6. Any commercial, business, professional, industrial or recreational use or activity;

7. The establishment of a transfer and storage business;

8. The use of any of the required off-street parking spaces as rental spaces;

9. Human habitation of any rental space;

10. Utilization of any prefabricated shipping container on the subject property, unless specifically authorized by the director, hearing officer or the commission.

B. Rental or lease contracts to each individual tenant or lessee shall include clauses in conspicuous print and clear language indicating the prohibition of all the above. (Ord. 89-0136 § 5 (part), 1989.)

Part 13

Amateur Radio Antennas

Sections:

- 22.52.140 Purpose.
- 22.52.141 Definitions.
- 22.52.142 Permitted use.
- 22.52.143 Development standards.
- 22.52.144 Application for permit.
- 22.52.145 Issuance of permit.
- 22.52.146 Notice.
- 22.52.147 Appeal.
- 22.52.148 Appeal fees.
- 22.52.149 Nonconforming antennas.

22.52.14 Purpose. The purpose of this part is to assure that amateur radio antennas are designed and located in a way that avoids hazards to public health and safety and minimizes adverse aesthetic effects, while reasonably accommodating amateur radio communications. (Ord. 95-0017 § 1 (part), 1995.)

22.52.141 Definitions. A. Amateur Radio Antenna. The term "amateur radio antenna" shall mean any antenna, including a whip antenna, which is used for the purpose of transmitting and receiving radio signals in conjunction with an amateur radio station licensed by the Federal Communications Commission.

B. Antenna Structure. The term "antenna structure" refers collectively to

an antenna and its supporting mast or tower, if any.

C. Mast. The term "mast" shall mean a pole of wood or metal, or a tower fabricated of metal, used to support an amateur radio antenna and maintain it at the proper elevation.

D. Whip Antenna. The term "whip antenna" shall mean an antenna consisting of a single, slender, rod-like element, which is supported only at or near its base. (Ord. 95-0017 § 1 (part), 1995.)

22.52.1420 Permitted use. Amateur radio antennas, structures and masts which comply with the development standards specified in Section 22.52.1430 are permitted as an accessory use in all zoning districts. Amateur radio antennas, structures, and masts which do not comply with the development standards specified in Section 22.52.1430 may also be permitted, subject to first securing an amateur radio antenna permit. (Ord. 95-0017 § 1 (part), 1995.)

22.52.1430 Development standards. A. Lowering Device. All amateur radio antenna structures, capable of a maximum extended height in excess of 35 feet (inclusive of tower and mast), with the exception of whip antennas, shall be equipped with a motorized device and mechanical device, each capable of lowering the antenna to the maximum permitted height when not in operation.

B. Permitted Height.

1. The height of an antenna structure shall be measured from natural grade at the point the mast touches, or if extended, would touch, the ground.

2. When in operation, no part of any amateur radio antenna structure shall extend to a height of more than 75 feet above natural grade of the site on which the antenna structure is installed.

3. When not in operation, no part of any amateur radio antenna structure, excepting whip antennas, shall extend to a height of more than 35 feet as measured above natural grade of the site on which the antenna is installed.

C. Number Permitted. One amateur radio antenna structure, and one whip antenna over 35 feet, shall be permitted on each building site.

D. Siting. The antenna structure shall be located on site in a manner which will minimize the extent to which the structure is visible to nearby residents and members of the general public. Antenna structures shall be considered to satisfy this criteria if:

1. No portion of the antenna structure or mast is located within any required setback area; and

2. No portion of the antenna structure or mast is within the front 40 percent of that portion of the building site that abuts a street; and

3. In the event a building site abuts two or more streets, the antenna structure or mast is not located within the front 40 percent of that portion of the building site where primary access is provided to the property, or within 20 feet of any other abutting street or public right-of-way.

E. Installation and Maintenance.

1. All antenna structures shall be installed and maintained in compliance with applicable building standards.

2. All antennas and their supporting structures shall be maintained in good condition.

3. All ground-mounted antennas and their supporting structures shall be permanently installed. (Ord. 95-0017 § 1 (part), 1995.)

22.52.1440 Application for permit. A. The development standards in Section 22.52.1430 may be waived or modified by the issuance of an amateur radio antenna permit, except that no application for a permit shall be filed or accepted if final action has been taken within one year prior thereto by the planning director on an application requesting the same, or substantially the same permit. The application shall be on a form supplied by the planning department and shall be accompanied by the following information, maps and plans:

1. Site plans drawn to scale and dimensioned, showing the proposed location of the antenna structure;
2. Manufacturer's specifications of the antenna structure;
3. Details of footings, guys, and braces;
4. Details of attaching or fixing the antenna structure to the roof, if applicable;
5. Elevations drawn to scale and dimensions so as to fully describe the proposed structure;
6. A statement indicating any mitigation measures proposed to minimize any adverse effects of the antenna or antenna structure. Such measures may include screening, painting, increased setbacks from property lines, and safety devices;
7. A statement of the reasons why strict conformance with the development standards specified in Section 22.52.1430 will unreasonably interfere with the operator's ability to receive or transmit signals, or impose unreasonable costs on the amateur radio operator when viewed in light of the cost of the equipment;
8. A list, certified to be correct by affidavit or by a statement under penalty of perjury, of the names and addresses of all persons who are shown on the latest available assessment roll of the county of Los Angeles as owners of the subject parcel of land and as owning property within a distance of 500 feet from the exterior boundaries of the parcel of land to be occupied by the amateur radio antenna use;
9. Two sets of mailing labels for the above-stated owners within a distance of 500 feet of the parcel of land to be occupied by the antenna;
10. A map drawn to a scale specified by the director indicating where all such ownerships are located;
11. A filing fee equivalent to the fee for site plan review of residential site plans in hillside areas, as prescribed by Section 22.60.100.

B. A copy of the application materials shall be referred by the planning director to the fire department for review and comment prior to issuance of the permit. (Ord. 95-0017 § 1 (part), 1995.)

22.52.1450 Issuance of permit. The planning director shall issue an amateur radio antenna permit if the applicant demonstrates that strict compliance with the development standards specified in Section 22.52.1430 would unreasonably interfere with the applicant's ability to receive or transmit signals, or would impose unreasonable costs on the operation when viewed in light of the cost of the equipment, or that strict compliance with the development standards is not, under the circumstances of the particular case, necessary to achieve the goals and objectives of this part. In granting the permit, the planning director may impose conditions reasonably necessary to accomplish the purposes of this part, provided those conditions do not unreasonably interfere with the ability of the applicant to receive or transmit signals,

or impose unreasonable costs on the amateur radio operator when viewed in the light of the cost of the equipment. (Ord. 95-0017 § 1 (part), 1995.)

22.52.1460 Notice. Notice of the issuance of an amateur radio antenna permit by the planning director shall be given to all owners of real property, as shown on the latest equalized assessment roll, located within five hundred feet of the parcel on which the proposed antenna, structure or mast is to be located and notice shall also be given to any affected homeowner's association registered with the planning department. (Ord. 95-0017 § 1 (part), 1995.)

22.52.1470 Appeal. An applicant for an amateur radio antenna permit, or other interested person, may appeal a decision of the planning director to the planning commission. The appeal must be filed within 30 days after the written notice of the decision of the planning director. The planning commission shall conduct a public hearing on the appeal and the decision of the planning commission shall be final. (Ord. 95-0017 § 1 (part), 1995.)

22.52.1480 Appeal fees. The appellant shall pay the processing fee prescribed by Section 22.60.230. (Ord. 95-0017 § 1 (part), 1995.)

22.52.1490 Nonconforming antennas. Amateur radio antennas, antenna structures, and masts in existence as of the effective date of the ordinance codified in this part may continue to be used without complying with the provisions of this part except as provided in this section and shall be considered a legal nonconforming use. Amateur radio antennas, antenna structures, and masts that are a legal nonconforming use shall comply with the provisions of Section 22.52.1430 to the extent that they are capable of doing so without modification. Existing amateur radio antennas, antenna structures and masts may be enlarged, expanded or relocated only if brought into compliance with the standards of Section 22.52.1430 of this part. In the absence of such compliance of proposed expansion, enlargement or relocation, an amateur radio antenna permit shall be required. (Ord. 95-0017 § 1 (part), 1995.)

Part 15

NON-COMMERCIAL WIND ENERGY CONVERSION SYSTEMS AND TEMPORARY METEOROLOGICAL TOWERS

Sections:

- 22.52.1600 Purpose.
- 22.52.1610 Definitions.
- 22.52.1620 Development standards.
- 22.52.1630 Director's review -- Temporary meteorological towers (Temp Met Towers).
- 22.52.1640 Conditional use permit – Non-commercial wind energy conversion systems (WECS-N).

22.52.1600 Purpose. The purpose of Part 15 is to provide a uniform and comprehensive set of standards, conditions, and procedures for the placement of non-commercial wind energy conversion systems (WECS-N) and temporary meteorological towers (Temp Met Towers) on agriculturally and residentially zoned lots in unincorporated areas of Los Angeles County to encourage the generation of electricity for on-site use, thereby reducing the consumption of electrical power supplied by utility companies. It is the intent of these regulations to assure that such facilities are designed and located in a manner that minimizes visual and safety impacts on the surrounding community, while reducing significant regulatory barriers to the construction of WECS-N and Temp Met Towers. The provisions of this Part 15 shall not apply to WECS-N and Temp Met Towers that were lawfully established prior to the effective date of the ordinance codified in Part 15. (Ord. 2002-0043 § 5 (part), 2002.)

22.52.1610 Definitions. As used in Part 15, the following definitions shall apply:

- A. Guy Wires. Wire or cable used in tension to support a tower.
- B. Tower. The vertical component of a WECS-N that elevates the wind turbine generator and attached blades above the ground, or the vertical component of a Temp Met Tower that elevates the wind measuring devices above the ground.
- C. Wind Turbine Generator. The component of a WECS-N that transforms mechanical energy from the wind into electrical energy. (Ord. 2002-0043 § 5 (part), 2002.)

22.52.1620 Development standards. WECS-N and Temp Met Towers shall be subject to all applicable regulations of the zone in which they are proposed, except that the following standards shall take precedence over regulations of the zone to the extent that they differ from the regulations of the zone.

A. The following shall be deemed to be conditions of approval of every Temp Met Tower and every WECS-N unless specifically modified pursuant to Section 22.52.1640:

- 1. Minimum lot size. The minimum lot or parcel size shall be 0.5 acres.
- 2. Maximum tower height. Tower height shall be measured from the ground to the top of the tower, excluding the wind turbine generator, blades, and wind-measuring devices, as applicable.

a. The tower shall not exceed a height of 35 feet above grade for lots or parcels less than one acre in size.

b. The tower shall not exceed a height of 65 feet above grade for lots or parcels from one acre to less than two acres in size.

c. The tower shall not exceed a height of 85 feet above grade for lots or parcels two acres or greater in size.

3. Location.

a. The minimum distance between a WECS-N or Temp Met Tower, excluding guy wires and their anchors, and any property line or road right-of-way, shall be the distance which is equivalent to the height of the facility, including any wind turbine generator, wind-measuring devices, and the highest vertical extent of any blades, provided that the required distance shall also comply with any applicable fire setback requirements pursuant to section 4290 of the Public Resources Code.

b. No part of a WECS-N or Temp Met Tower shall be located within or over drainage, utility, or other established easements, or on or over property lines.

c. Safe clearance shall be provided between a WECS-N or Temp Met Tower and all structures and trees.

4. Design. A WECS-N or Temp Met Tower must be designed and constructed in accordance with the following:

a. Colors. The colors used in the construction materials or finished surface shall be muted and visually compatible with surrounding development.

b. Lighting. A safety light that meets FAA standards shall be required for all facilities exceeding 50 feet in height, including any wind turbine generator, wind-measuring devices, and the highest vertical extent of any blades. A safety light may also be required on shorter towers. All required lights shall be shielded from adjacent properties, and no other lights shall be placed upon the tower.

c. Climbing Apparatus. All climbing apparatus must be located at least 12 feet above the ground, and the tower must be designed to prevent climbing within the first 12 feet.

5. Signs. One sign, limited to 18 inches in length and one foot in height, shall be posted at the base of the tower; the sign shall include a notice of no trespassing, a warning of high voltage, and the phone number of the property owner to call in the event of an emergency.

6. Compliance with aviation safety standards. The director shall distribute copies of the proposed site plan, elevation plan, and location map to aviation-related regulatory agencies and facilities with flight operations in the vicinity, as determined by the director, such as the Federal Aviation Administration (FAA), County Forester and Fire Warden, County Sheriff, Edwards Air Force Base, and Air Force Plant 42, as applicable. Any comments received within 30 days of distribution will be considered in establishing conditions, as appropriate.

7. Displacement of parking prohibited. The location of a WECS-N or Temp Met Tower shall not result in the displacement of required parking as specified in Part 11 of Chapter 22.52.

8. Maintenance. Facilities shall be maintained in an operational condition that poses no potential safety hazards.

9. Removal. Within six (6) months after the operation of a WECS-N or a Temp Met Tower has ceased or the permit therefor has expired, whichever occurs

first, the permittee shall remove the facility, clear the site of all equipment, and restore the site as nearly as practicable to its condition prior to the installation of the facility. Failure to remove such facility as required above shall constitute a public nuisance. Prior to installation of any such facility, the permittee shall post a performance security, satisfactory to the director of public works, in an amount and form sufficient to cover the cost of the removal of the facility as provided herein. In the event the facility is not so removed within 90 days after the permittee's receipt of notice requiring removal, the county may itself cause the facility to be removed, and the permittee shall be required to pay the county's costs of removal.

B. In addition to the development standards specified in subsection A of this section, the following standards shall be deemed to be conditions of approval of every WECS-N, unless specifically modified pursuant to Section 22.52.1640:

1. Clearance of blade above ground level. No portion of a WECS-N blade shall extend within 20 feet of the ground.

2. Automatic overspeed controls. A WECS-N shall be equipped with manual and automatic overspeed controls to limit the blade rotation speed to within the design limits of the WECS-N.

3. Safety Wires. Safety wires shall be installed on the turnbuckles on guy wires of guyed towers.

4. Noise. Noise from a WECS-N shall not exceed 60 dBA SEL (single event noise level), as measured at the closest neighboring inhabited dwelling, except during short-term events such as utility outages and severe windstorms.

5. Visual Effects.

a. No WECS-N shall be placed or constructed in such a way that it silhouettes against the skyline above any major ridgeline when viewed from any designated major, secondary, or limited secondary highway on the County Highway Plan, from any designated scenic highway, or from any significantly inhabited area, as determined by the director. As used in Part 15, major ridgeline shall mean any ridgeline that surrounds or visually dominates the landscape, as determined by the director, due to its:

i. Size in relation to the hillside or mountain terrain of which it is a part;

ii. Silhouetting appearance against the sky, or appearance as a significant natural backdrop;

iii. Proximity to and visibility from existing development or major transportation corridors; or

iv. Significance as an ecological, historical, or cultural resource, including a ridgeline that provides a natural buffer between communities or is part of a park or trails system.

b. The top of a WECS-N, including the wind turbine generator and the highest vertical extent of the blades, shall be located at least 25 vertical feet below the top of any adjacent major ridgeline, and a WECS-N shall be located at least 100 horizontal feet from any adjacent major ridgeline.

c. Any WECS-N that is placed within the viewshed of a designated Major, Secondary, Limited Secondary, or Scenic Highway shall be assessed for its visual effects, and appropriate conditions relating to siting, buffers, and design of the facility shall be applied.

d. The placement of a WECS-N shall not obstruct views of the ocean from any residence or highway, and shall otherwise conform to the policies and standards of any applicable Local Coastal Plan.

6. Restriction on use of electricity generated by a WECS-N. A WECS-N shall be used exclusively to supply electrical power for on-site consumption, except that when a parcel on which a WECS-N is installed also receives electrical power supplied by a utility company, excess electrical power generated by the WECS-N and not presently needed for on-site use may be used by the utility company in exchange for a reduction in the cost of electrical power supplied by that company to the parcel for on-site use, as long as no net revenue is produced by such excess electrical power. (Ord. 2002-0043 § 5 (part), 2002.)

22.52.1630 Director's review -- Temporary meteorological towers (Temp Met Towers). A. Applicability. The provisions of Part 12 of Chapter 22.56 shall apply to an application for director's review of a Temp Met Tower, except as may be modified by Part 15.

B. Application — Filing information and documents required. In addition to the information, documents, and fee specified in Section 22.56.1680, an application for director's review of a Temp Met Tower shall include:

1. Drawings to scale of the structure, including the tower, base, wind-measuring devices, footings, and guy wires, if any.

2. Six copies of the proposed site plan, elevation plan, and location map depicting the project location on USGS topographic sheets. Additional copies of these materials may be required by the director. On each set of the required site plan and elevation plan, the applicant shall depict the type and location of any safety lights and energy storage devices.

C. Approval by Director. The director shall approve an application for director's review of a Temp Met Tower where the director makes the findings required by Section 22.56.1690 and also finds that the proposed project complies with all of the development standards for Temp Met Towers specified in Section 22.52.1620.

D. Conditions of Approval. In approving an application for director's review of a Temp Met Tower, the director shall impose as conditions all applicable development standards specified in Section 22.52.1620 and any additional conditions the director determines to be necessary to insure that such use will be in accord with the findings specified in subsection C. (Ord. 2002-0043 § 5 (part), 2002.)

22.52.1640 Conditional use permit -- Non-commercial wind energy conversion system (WECS-N). A. Applicability. The provisions of Part 1 of Chapter 22.56 shall apply to an application for a conditional use permit for a WECS-N, except as may be modified by this Part 15.

B. Application — Filing Information and documents required. An application for a conditional use permit for a WECS-N shall contain the following:

1. The information and documents specified in subsection A of Section 22.56.030, including ownership information, mailing labels, and land use maps as specified, except that the applicable radius for the maps and list specified in subsections A.10.a, b, and c shall be 300 feet.

2. Drawings to scale of the structure, including the tower, base, wind turbine generator, blades, footings, guy wires, and associated equipment.

3. Six copies of the proposed site plan, elevation plan, and location map depicting the project location on USGS topographic sheets. Additional copies of these materials may be required by the director. On each set of the required site plan

and elevation plan, the applicant shall depict the type and location of any safety lights and energy storage devices.

4. Evidence satisfactory to the director that the proposed wind turbine generator meets the following standards:

a. The wind turbine generator is certified by a qualified, licensed engineer as meeting the requirements of wind turbine-specific safety and/or performance standards adopted by a national or international standards-setting body, including, but not limited to IEC (International Electric Code) standard 61400-2.

b. The wind turbine generator has a manufacturer's warranty with at least five years remaining from the date the application is filed.

c. The model of equipment proposed has a documented record of at least one year of reliable operation at a site with average wind speeds of at least 12 mph.

5. Where modification of any development standard specified in Section 22.52.1620 is requested, the applicant shall identify the requested modifications and substantiate to the satisfaction of the hearing officer that strict compliance with all required development standards would substantially and unreasonably interfere with establishment of the proposed WECS-N on the subject property and the requested modifications would not be contrary to the intent and purpose of Part 15.

C. Findings. In approving an application for a conditional use permit for a WECS-N, the hearing officer shall make the following findings:

1. The findings specified in Section 22.56.090.

2. That the proposed use complies with all applicable development standards specified in Section 22.52.1620, unless specifically modified as provided herein.

3. If the hearing officer modifies any development standard specified in Section 22.52.1620 at the request of the applicant, that the applicant has substantiated to the satisfaction of the hearing officer that strict compliance with all of the required development standards would substantially and unreasonably interfere with the establishment of any proposed WECS-N on the subject property, and the requested modifications would not be contrary to the intent and purpose of Part 15.

D. Conditions. In approving an application for a conditional use permit for a WECS-N, the hearing officer:

1. Shall impose as conditions all of the applicable development standards specified in Section 22.52.1620, unless specifically modified as provided herein;

2. May impose any additional conditions deemed necessary to insure that such use will be in accord with the findings specified in subsection C.

E. Appeal. Any person dissatisfied with the action of the hearing officer may file an appeal of such action with the commission within 15 days of the date of mailing or hand delivery of the hearing officer's decision. Notwithstanding the provisions of Chapter 22.60, the decision of the commission shall be final and effective on the date of decision. (Ord. 2002-0043 § 5 (part), 2002.)

Part 16

SECOND UNITS

Sections:

- 22.52.1700 Purpose.
- 22.52.1710 Applicability of zone, supplemental district, and specific plan regulations.
- 22.52.1720 Prohibited areas.
- 22.52.1730 Permitted areas.
- 22.52.1740 Use restrictions.
- 22.52.1750 Development standards.
- 22.52.1760 Application for site plan approval.
- 22.52.1770 Application for conditional use permit.

22.52.1700 Purpose. The purpose of this Part 16 is to provide for the development of second units, as defined in Section 22.08.190, in residential and agricultural zones with appropriate development restrictions, pursuant to section 65852.2 of the California Government Code. Nothing in this Part 16 shall preclude the development of multiple single-family residences pursuant to the provisions of Title 21 in lieu of and as an alternative to the procedures set forth in this Part 16 and section 65852.2 of the California Government Code. (Ord. 2004-0012 § 9 (part), 2004.)

22.52.1710 Applicability of zone, supplemental district, and specific plan regulations. All regulations of the zone and any supplemental district or specific plan area in which the second unit is located shall apply, except as follows:

- A. Any such zone, district, or specific plan regulation shall be superseded by a contrary provision in this Part 16 regulating the same matter if the provision of this Part 16 is more restrictive than such regulation;
- B. The parking requirements in subsection E of Section 22.52.1180 shall supersede those of any contrary zone, district, or specific plan regulation;
- C. No zone, district, or specific plan regulation that would require an initial discretionary review or hearing prior to the creation of a second unit shall apply; and
- D. No zone, district, or specific plan regulation that prohibits a second unit shall apply. (Ord. 2004-0012 § 9 (part), 2004.)

22.52.1720 Prohibited areas. A second unit shall be prohibited, if any part of its building site, as defined in Section 21.08.040 of this code, is located as follows:

- A. Within a significant ecological area, as defined in Section 22.08.190, or within an environmentally sensitive habitat area, as shown on the sensitive environmental resources map of the Malibu Land Use Plan;
- B. On land with a natural slope of 25 percent or more; or
- C. Within the boundaries of a noise zone, as described in Section 22.44.350. (Ord. 2004-0012 § 9 (part), 2004.)

22.52.1730 Permitted areas. A second unit shall be permitted in any area that is not prohibited under Section 22.52.1720, provided the applicant obtains one of the following:

A. A site plan approval, as provided in Part 12, Chapter 22.56, if the second unit's building site, as defined in Section 21.08.040 of this code, is located:

1. Outside of a Very High Fire Hazard Severity Zone, as defined in Section 223-V of Title 32 of this code;

2. Within an area that is served by a public sewer system; and

3. Within an area that is served by a public water system; or

B. A conditional use permit, as provided in Part 1, Chapter 22.56, if the second unit's building site, as defined in Section 21.08.040 of this code, does not meet all of the locational criteria described in subsections A.1, A.2, and A.3 of this section.

C. To obtain a site plan approval under subsection A of this section, the applicant shall file an application under Section 22.52.1760; to obtain a conditional use permit under subsection B of this section, the applicant shall file an application under Section 22.52.1770. (Ord. 2004-0012 § 9 (part), 2004.)

22.52.1740 Use restrictions. The following restrictions shall apply to the development of a second unit:

A. A lot or parcel of land upon which a second unit is developed shall contain no more than one single-family residence;

B. No more than one second unit is permitted on any lot or parcel of land;

C. A second unit may not be separately sold from the single-family residence on the same lot or parcel of land, but it may be a rental unit;

D. A second unit applicant shall be an owner-occupant of the single-family residence that is located on the same lot or parcel of land. Thereafter, either the single-family residence or the second unit shall be owner-occupied in perpetuity. The applicant shall record in the office of the county recorder, an agreement to this effect as a covenant running with the land for the benefit of the county of Los Angeles, and the covenant shall also declare that any violation thereof shall be subject to the enforcement procedures of Part 6 of Chapter 22.60;

E. A second unit within an equestrian district shall be located at least 35 feet from any side or rear property line, unless the unit is attached to and entirely within the outside horizontal dimensions of an existing single-family residence; and

F. A second unit shall not be permitted on a lot or parcel of land where there exists any of the following:

1. A mobilehome or residence for use by a caretaker, as defined in Section 22.08.030, and the caretaker's immediate family;

2. A senior citizen residence, as defined in Section 22.08.180; or

3. Detached living quarters, as defined in Section 22.08.040. (Ord. 2004-0012 § 9 (part), 2004.)

22.52.1750 Development standards. A. As used in this section, "urban area" means an area for which the maximum density permitted by this Title 22 or by the adopted general plan, whichever is less, is greater than one dwelling unit per acre; and "rural area" means an area for which the maximum density permitted by this Title 22 or by the adopted general plan, whichever is less, is one dwelling unit or less per acre.

B. A second unit shall be subject to the following development standards:

1. Single-Family Residence Standards. A second unit shall comply with the development standards for a single-family residence set forth in subsection A of Section 22.20.105, except for the width and floor area requirements of subsections A.3 and A.4 of that section;

2. **Street Access.** The lot or parcel of land on which the second unit is located shall take vehicular access from a street or highway with a right-of-way of at least 50 feet in width;

3. **Parking.** Parking for a second unit shall comply with the provisions of subsection E of Section 22.52.1180;

4. **Floor Area.** The floor area requirements for a second unit shall be as follows:

a. The minimum floor area shall be 220 square feet; and

b. The maximum floor area shall vary depending on the location and size of the lot or parcel of land as follows:

i. In urban areas:

(1) 600 square feet, for lots or parcels of land less than 6,000 square feet in size;

(2) 800 square feet, for lots or parcels of land between 6,000 square feet and 7,499 square feet in size;

(3) 1,000 square feet, for lots or parcels of land between 7,500 square feet and 9,999 square feet in size; and

(4) 1,200 square feet, for lots or parcels of land 10,000 square feet or larger in size;

ii. In rural areas: 1,200 square feet;

5. **Height.** The maximum height of a second unit shall be as follows:

a. In urban areas:

i. 17 feet for detached units; and

ii. 20 feet for attached units, with the following exceptions:

(1) Any portion of the structure that is set back more than 20 feet from the front property line may have an additional foot in height for every additional foot of setback, with a maximum of 35 feet in height; and

(2) Any portion of the structure that is set back more than five feet from the side property line may have an additional foot in height for every additional foot of setback, with a maximum of 35 feet in height;

b. In rural areas, 35 feet;

6. **Minimum Lot Size.** The minimum size of a lot or parcel of land on which a second unit is developed shall be:

a. In urban areas, a net area of 5,000 square feet, except that this standard shall not apply to an attached second unit that is added as a second story and is entirely within the outside horizontal dimensions of the existing structure; and

b. In rural areas, a gross area of one acre;

7. **Maximum Lot Coverage.** In urban areas, the maximum lot coverage for all buildings shall be 40 percent; and

8. **Required Yards.** In rural areas, each lot or parcel of land on which a second unit is developed shall have front, side, and rear yards of not less than 35 feet in depth.

C. **Variances.** The development standards in this section may be modified by variance in accordance with the provisions of Part 2 of Chapter 22.56. (Ord. 2004-0012 § 9 (part), 2004.)

22.52.1760 Application for site plan approval. An applicant for a second unit that is located in a permitted area governed by subsection A of Section 22.52.1730 shall submit a site plan and other documentation to substantiate that a proposed second unit complies with the provisions of this Part 16. In addition to the

information and documents required by Section 22.56.1680, the submittal shall include the following:

A. Certifications by public sewer and public water purveyors, that the sewer and water facilities in the area are adequate to meet the demands of the second unit and all other properties served by the same sewer and water facilities;

B. If any portion of an exterior wall of the first story of the second unit will be located more than 150 feet from fire apparatus access, certification by the fire department that there exists a fire apparatus access road, as provided in Section 902.2.1 of Title 32 of this code;

C. Evidence that the applicant is an owner-occupant of the single-family residence located on the same lot or parcel of land on which the second unit is proposed;

D. Elevations of the second unit; and

E. Depiction on the site plan of all existing and proposed structures, driveways, and parking spaces. (Ord. 2004-0012 § 9 (part), 2004.)

22.52.1770 Application for conditional use permit. An applicant for a second unit that is located in a permitted area governed by subsection B of Section 22.52.1730 shall apply for and obtain a conditional use permit. The application for the conditional use permit shall contain, in addition to the materials required by Sections 22.52.1760 and 22.56.030, the following information and documents:

A. Application within a Very High Fire Hazard Severity Zone. For a proposed second unit in a Very High Fire Hazard Severity Zone:

1. Preliminary verification, with conditions as applicable, by the county fire department and county department of public works that the existing single-family residence and second unit will be adequately protected against fire hazard; and

2. For a second unit within 200 feet of a nature preserve, wildlife habitat, park, forest, or similar area, owned by a public agency or non-profit organization, conceptual approval by the county fire department of a fuel modification plan that does not extend into these areas;

B. Application in Area with No Public Sewer System. For a proposed second unit within an area that is not served by a public sewer system, preliminary verification, with conditions as applicable, by the county department of health services that a private sewer system may be installed for the second unit in accordance with the guidelines of that department;

C. Application in Area with No Public Water System. For a proposed second unit within an area that is not served by a public water system, preliminary verification, with conditions as applicable, by the county fire department, county department of public works, and county department of health services that the existing or proposed water supply to the site will be adequate to serve, both the existing single-family residence and the second unit; and

D. All Applications. An assumption of risk, waiver of liability, and covenant not to sue by the applicant and the property owner, if different, and their successors for the county, its agents, officers, and employees, for damages resulting from

approval of, or imposition of conditions on, a conditional use permit pursuant to this section. (Ord. 2004-0012 § 9 (part), 2004.)

Part 17

DENSITY BONUSES AND AFFORDABLE HOUSING INCENTIVES

Sections:

- 22.52.1800 Purpose.
- 22.52.1810 Applicability and exceptions.
- 22.52.1820 Definitions.
- 22.52.1830 Density bonus.
- 22.52.1840 Incentives.
- 22.52.1850 Parking reduction.
- 22.52.1860 Waiver or modification of development standards.
- 22.52.1870 Senior citizen housing option.
- 22.52.1880 Affordable housing option.

22.52.1800 Purpose. The purpose of this Part 17 is to implement state density bonus requirements, as set forth in section 65915 of the California Government Code, as amended, and to increase the production of affordable housing and senior citizen housing that is intended to compliment the communities in which they are located. (Ord. 2006-0063 § 23 (part), 2006.)

22.52.1810 Applicability and exceptions. A. Notwithstanding any provision of this Title 22 to the contrary, the provisions of this Part 17, in conjunction with Part 18 of Chapter 22.56, shall apply in all zones that allow residential uses.

B. Applications deemed complete prior to the effective date of this Part 17 may request that the provisions in effect at the time of filing be applied. The determination in such cases shall be deemed to satisfy the requirements of this Part 17 and Part 18 of Chapter 22.56. (Ord. 2006-0063 § 23 (part), 2006.)

22.52.1820 Definitions. The following definitions apply to this Part 17 and Part 18 of Chapter 22.56:

— “Affordable housing costs” are those amounts set forth in section 50052.5 of the California Health and Safety Code.

— “Affordable rents” are those amounts set forth in section 50053 of the California Health and Safety Code.

— “CDC” means the Los Angeles County Community Development Commission.

— “Child care facility” means a child care center, as defined in Section 22.08.030.

— “Common interest development” is a community apartment project, condominium project, planned development, or stock cooperative, as defined in section 1351 of the California Civil Code.

— “Housing development” means one or more groups of projects for residential units constructed in the planned development of the county, including a subdivision or a common interest development approved by the county and consists of residential units or unimproved residential lots, and either a project to substantially rehabilitate and convert an existing commercial building to residential use or the substantial rehabilitation of an existing multi-family dwelling, as defined in subdivision (d) of section 65863.4 of the California Government Code, where the result of the rehabilitation would be a net increase in available residential units.

— “Housing set-aside” means housing reserved for very low, lower, or moderate income households and for senior citizens, as described in Section 22.52.1830, unless otherwise specified.

— “Incentive” means a reduction in a development standard or a modification of the zoning code, or other regulatory incentive or concession proposed by the developer or county that results in identifiable, financially sufficient, and actual cost reductions.

— “Qualified project” means a housing development that meets the requirements entitling the project to a density bonus, as described in section 65915 of the California Government Code, and Part 17 of Chapter 22.52 and Part 18 of Chapter 22.56.

— “Major bus route” means a bus route with a frequency of service interval of 15 minutes or less during the morning or afternoon peak commute periods.

— “Mass transit station” means a transit stop for a fixed rail system, or a major bus center. A transit station means one that is currently in use or whose location is proposed and for which a full funding contract has been signed by all funding partners, or one for which a resolution to fund a preferred alignment has been adopted by the Los Angeles County Metropolitan Transportation Authority or its successor agency.

— “Senior citizen housing development” means a housing development as defined in section 51.3 of the California Civil Code.

— “Senior citizens” means individuals who are at least 62 years of age, except that for senior citizen housing developments, a threshold of 55 years of age may be used, provided all applicable county, state, and federal regulations are met.

— “Waivers or modifications of development standards” means the waiver or modification of site or construction conditions that apply to a residential development pursuant to any ordinance, general plan element, specific plan, charter amendment, or other local condition, law, policy, resolution, or regulation. (Ord. 2006-0063 § 23 (part), 2006.)

22.52.1830 Density bonus. A. Eligibility. Qualified projects that meet the eligibility requirements set forth in this Section shall be granted density bonuses in the amounts shown in Table A.

1. Requirements.

- a. Affordable housing set-asides.
 - i. The total dwelling units of the qualified project shall be five units or more.
 - ii. Duration of affordability. The owner of the qualified project meeting the requirements of this subsection shall record a document with the county recorder, as described in Section 22.56.2630, and shall be subject to the monitoring procedures, as described in Section 22.56.2640, guaranteeing either of the following:
 - For very low, lower, and moderate (single-family) income housing set-asides, that the relevant affordability criteria will be observed for at least 30 years from the issuance of the certificate of occupancy.
 - For moderate income housing set-asides (common interest developments), that the initial occupants are persons and families of moderate income.
 - iii. The housing set-aside units shall be compatible with the exterior design of other units within the qualified project in terms of appearance, materials and finished quality.
 - b. Senior citizen housing set-asides.
 - i. Senior citizen housing development. The qualified project shall meet the requirements described in section 51.3 of the California Civil Code.
 - ii. Mobilehome park for senior citizens, pursuant to section 798.76 or 799.5 of the Civil Code. The mobilehome park shall be restricted to senior citizens as described in this Part 17. Mobilehome parks shall comply with Section 22.56.890 (A) and (B). Mobilehomes on non-permanent foundations shall also comply with (C) of said section.
 - iii. Duration of age-restriction. The owner of a qualified project meeting the requirements of this subsection shall record a document with the county recorder, as described in Section 22.56.2630, to ensure the age restrictions of the housing set-asides for at least 30 years and in accordance with section 51.3, 798.76, or 799.5 of the California Civil Code.
 - c. Land donations. To receive a density bonus for land donations as provided in section 65915 of the California Government Code, a qualified project must meet the following requirements:
 - i. The developable acreage and zoning classification of the transferred land shall be sufficient to permit the construction of dwelling units affordable to very low income households in an amount not less than 10 percent of the number of dwelling units of the qualified project.
 - ii. The transferred land shall be at least one acre in size or of sufficient size to permit the development of at least 40 units.
 - iii. The applicant shall donate and transfer the land to the CDC no later than the date of approval of the final subdivision map, parcel map, or residential development application.
 - iv. The transferred land shall have the appropriate zoning classification and general plan designation for affordable housing.

v. The transferred land shall be served by adequate public facilities and infrastructure.

vi. The transferred land shall meet the appropriate zoning and development standards to make the development of units set aside for very low income households feasible.

vii. The transferred land shall be located within the unincorporated area of the county and within the boundary of the qualified project, or no more than approximately one-quarter of a mile from the boundary of the qualified project.

viii. The land shall be transferred to the CDC and a deed restriction shall be recorded with the county recorder at the time of dedication, in order to ensure the continued affordability of the units.

ix. A qualified project that donates land and includes affordable housing set-asides, in accordance with this section, shall be eligible for the provisions set forth for affordable housing set-asides. The density bonus for a land donation and for an affordable housing set-aside may be combined, but in an amount not to exceed 35 percent.

d. County Infill Sites Program.

i. The qualified project shall be a participant in the County Infill Sites Program, which is administered by CDC.

ii. Projects that consist of one or four units shall not be eligible for a density bonus.

iii. Duration of affordability. The owner of a qualified project that is a participant in the County Infill Sites Program shall record a document with the county recorder, as described in Section 22.56.2630, guaranteeing that the relevant affordability criteria, as determined by the CDC, will be observed from the issuance of the certificate of occupancy, and shall be subject to the monitoring procedures, as described in Section 22.56.2640.

e. Child care facilities.

i. The household incomes and the percentage of the families whose children attend the child care facility shall correspond with the affordable housing set-aside.

ii. The owner of the qualified project shall record a document with the county recorder, as described in Section 22.56.2630, ensuring that the child care facility shall remain in operation during the term of affordability, as described in this section.

Table A: Density Bonus Eligibility Requirements

Qualified Projects	Minimum Set-Aside		Density Bonus		
			Basic	Additional**	Maximum
Affordable housing set-aside	Very low	5%	20%	1%:2.5%	35%*
	Lower	10%	20%	1%:1/5%	35%*
	Moderate (for-sale only)	10%	5%	1%:1%	35%*
Senior Citizen housing	A senior citizen		20%	N/A	20%

Qualified Projects	Minimum Set-Aside		Density Bonus		
			Basic	Additional**	Maximum
set-aside	housing development A mobilehome park for senior citizens		20%	N/A	20%
Land donation	Very low	10%	15%	1%:1%	35%
County Infill Sites Program (projects of 2 or 3 units pre-bonus)***	N/A		1 unit	N/A	1 unit

* Child care facility. A qualified project that includes an affordable housing set-aside, and also includes a child care facility, shall be granted either an additional bonus in an amount of square feet of residential floor area equal to the amount of square feet in the child care facility that significantly contributes to the economic feasibility of constructing the child care facility, or an additional incentive as described in Section 22.52.1840 (A).

** Additional increases in density bonuses expressed as 'x%.y%' means that with every x% increase in the housing set-aside, the density bonus shall increase by y%.

*** Transfer of density. Where a qualified project that is a participant in the County Infill Sites Program proposes to concurrently develop noncontiguous properties, within the same major planning area as defined in the general plan, or located within a quarter mile of each other, the transfer of density bonuses from one property to another may be approved provided: 1) That the total density bonuses approved shall not exceed that obtained if developed separately; 2) That such properties shall be concurrently developed, and that all affordable housing set-aside units shall be constructed at the same time as or prior to other dwelling units on either site; and 3) That the applicant shall demonstrate the ability to complete the development approved, in terms of ownership or control of the sites.

B. Calculations.

1. Fractional units. In calculating a density bonus or housing set-aside, fractional units shall be rounded up to the next whole number.
2. Total dwelling units. As used in this Part 17, the "total dwelling units" do not include units permitted by a density bonus awarded pursuant to this section, or any other zoning code section granting a greater density bonus. The density bonus shall not be included when calculating the housing set-aside.
3. Lesser density bonus. A reduction in the required minimum housing set-aside shall not be permitted when an applicant requests a lesser density bonus than what is granted in this section.
4. Except as specified otherwise, when more than one housing set-aside category applies, the density bonuses, as described in this section, shall not be cumulative.

C. Permit type. The granting of density bonuses that conform to the requirements of this section is subject to an administrative housing permit, as described in Part 18 of Chapter 22.56. (Ord. 2006-0063 § 23 (part), 2006.)

22.52.1840 Incentives. A. Eligibility. A qualified project that provides an affordable housing set-aside, as described in Section 22.52.1830, shall be granted incentives in the amounts shown in Table B.

Table B: Number of Incentives

Qualified Projects	Incentives			
	One*	Two*	Three*	
Affordable housing set-aside	Very low	5%	10%	15%
	Lower	10%	20%	30%
	Moderate (for-sale only)	10%	20%	30%

* Child care facility: When a qualified project includes a child care facility, the applicant shall receive one additional incentive that significantly contributes to the economic feasibility of constructing the child care facility, or a square footage density bonus, as described in Section 22.52.1830 (A).

B. Menu of incentives. A qualified project that provides an affordable housing set-aside may request incentives, pursuant to subsection A, from the menu of incentives, as shown in Table C.

Table C: Menu of Incentives*

Incentive	Description
Yard/Setback	Up to a 20% modification from side yard/setback requirements. Up to a 35% modification of front and rear yard/setback requirements. All yard/setback modifications shall count as one incentive.
Building Height	Up to a 10ft. increase in height. Where a qualified project shares an adjoining interior side property line with a single family residential property in zone R-1, for every additional foot in height above the maximum allowed in the basic zone, the portion of the building exceeding the basic height limit shall be stepped back an additional foot (and may be determined from a modified yard/setback) from adjoining residential properties, except that roof structures and architectural features may be allowed within the step-back portion up to 42 inches in height.
Stories	An additional story. The building height must conform to either the height requirements of the basic zone or as modified through the use of an on-menu incentive.
Lot Size	Up to 20% modification from lot size requirements. Up to 35% modification from lot size requirements for qualified projects in which 100% of the units are set-aside for very low or lower income households.
Lot Width	Up to 20% modification from lot width requirements. Up to 35% modification from lot width requirements for qualified projects in which 100% of the units are set-aside for very low or lower income households.
Parking	For qualified projects in which 100% of the units are set-aside for very low or lower income households and are within a 1,500 ft. radius of a fully funded mass transit station or bus stop along a major bus route, the following parking rates shall apply: A. Single-family Dwelling Units; Any number of bedrooms: 1.0 parking space/unit. B. Multi-family Dwelling Units; 1. 0 – 1 bedrooms: 0.75 parking space/unit. 2. 2 or more bedrooms: 1.5 parking spaces/unit. Parking may be provided by tandem parking or uncovered parking, but not

Incentive	Description
	onstreet parking. Parking is inclusive of guest and accessible parking spaces.
Density	Up to a 50% density bonus for qualified projects in which 100% of the units are set aside for very low or lower income households.
Fee Waiver	For qualified projects in which 100% of the units are set-aside for very low or lower income households, for-profit developers may be exempted from planning and zoning fees, not including CDC evaluation and monitoring fees or deposits required by Section 22.60.100. (Note: Non-profit developers are already eligible for exemptions from County review fees when projects are formally sponsored by the CDC, and the non-profit fee exemption does not require the use of an incentive.)

* Project prerequisites: To be eligible for on-menu incentives, the qualified project must be outside of a Very Fire Hazard Severity Zone, as defined in Section 223-V of Title 32 of the LA County Code; within an area that is served by a public sewer system; not within a significant ecological area, as defined in Section 22.08.190; not within an environmentally-sensitive habitat area, as shown on the sensitive environmental resources map of the Malibu Land Use Plan; and not on land having a natural slope of 25% or more. Where other discretionary approvals (ie., Plan Amendment, Zone Change, Coastal Development Permit, Conditional Use Permit, etc.) are required to regulate land use, this menu is advisory only.

C. Off-menu incentives. A qualified project that provides an affordable housing set-aside may request incentives, pursuant to subsection (A), not listed on the menu of incentives, which incentives shall be deemed “off-menu” incentives.

D. County Infill Sites Program.

1. A qualified project that is a participant in the County Infill Sites Program shall be eligible for the incentives shown in Table D, as applicable.

Table D: County Infill Sites Program Incentives**

Incentive	Description
Yard/Setback	Up to a 20% modification from side yard/setback requirements. Up to a 35% modification of front and rear yard/setback requirements. In the case of a common wall development, 100% reduction where common walls are at or intersect a common/shared lot line within the project site.
Building Height	Up to a 10ft. increase in height. Where a qualified project shares an adjoining interior side property line with a single family residential property in zone R-1, for every additional foot in height above the maximum allowed in the basic zone, the portion of the building exceeding the basic height limit shall be set back an additional foot (and may be determined from a modified yard/setback) from adjoining residential properties, except that roof structures and architectural features may be allowed within the step-back portion up to 42 inches in height.
Stories	An additional story. The building height must conform to either the height requirements of the basic zone or as modified through the use of an on-menu incentive.
Lot Size	Up to 50% modification from lot size requirements.
Lot Width	Up to 50% modification from lot width requirements.

Incentive	Description
Parking	For qualified projects that are within a 1,500 ft. radius of a fully funded mass transit station or bus stop along a major bus route, the following parking rates shall apply: Single-family dwelling units; Any number of bedrooms: 1.0 parking space/unit; Multi-family dwelling units; 0 – 3 bedrooms: 1.0 parking space/unit; 4 or more bedrooms: 1.5 parking spaces/unit; and Parking may be provided by tandem parking or uncovered parking, but not onstreet parking. Parking is inclusive of guest and accessible parking spaces.

**** Transfer of incentives.** Where a qualified project that is a participant in the County Infill Sites Program proposes to concurrently develop noncontiguous properties, within the same major planning area as defined in the general plan, or located within a quarter mile of each other, the transfer of incentives from one property to another may be approved provided: 1) That the total incentives approved shall not exceed that obtained if developed separately; 2) That such properties shall be concurrently developed, and that all affordable housing set-aside units shall be constructed at the same time as or prior to other dwelling units on either site; and 3) That the applicant shall demonstrate the ability to complete the development approved, in terms of ownership or control of the sites.

2. Off-menu incentives. A qualified project that is a participant in the County Infill Sites Program may request up to three additional off-menu incentives beyond the incentives provided in Table D.

E. Permit type. The granting of on-menu and off-menu incentives that conform to the requirements of this section is subject to an administrative housing permit, as described in Part 18 of Chapter 22.56. (Ord. 2006-0063 § 23 (part), 2006.)

22.52.1850 Parking reduction. A. Eligibility. Notwithstanding any provisions of this Title 22 to the contrary, including those relating to land donations and participants in the County Infill Sites Program pursuant to Section 22.52.1830 (A), qualified projects shall be granted the maximum parking rates described in Table E, which shall apply to the entire project, when requested by the applicant. The granting of a parking reduction shall not count against incentives provided in Section 22.52.1840.

Table E: Parking Rates*

Dwelling Unit Size	Parking Spaces
0-1 bedroom	1 space
2-3 bedrooms	2 spaces
4 or more bedrooms	2.5 spaces

* Parking may be provided by tandem parking or uncovered parking, but not onstreet parking. Parking is inclusive of guest and accessible parking spaces.

B. Calculations. If the total number of parking spaces required results in a fractional number, it shall be rounded up to the next whole number.

C. Permit type. The granting of the parking reduction as described in this section is subject to an administrative housing permit, as described in Part 18 of Chapter 22.56. (Ord. 2006-0063 § 23 (part), 2006.)

22.52.1860 Waiver or modification of development standards. A. Eligibility. Notwithstanding any provisions of this Title 22 to the contrary, including those relating to land donations pursuant to Section 22.52.1830(A), qualified projects shall be granted waivers or modifications of development standards that are necessary to construct qualified projects. The granting of a waiver or modification of development standards shall not count against incentives provided in Section 22.52.1840.

B. Permit type. The granting of waivers or modifications of development standards is subject to a discretionary housing permit, as described in Part 18 of Chapter 22.56. (Ord. 2006-0063 § 23 (part), 2006.)

22.52.1870 Senior citizen housing option. A. Eligibility. A qualified project that provides a senior citizen housing set-aside, in accordance with Section 22.52.1830, may request a greater density bonus, but not to exceed 50 percent, if the senior citizen housing set-aside is at least 50 percent of the project.

1. The senior citizen housing set-aside must meet the requirements for senior citizen housing, as provided in section 51.3, 798.76, or 799.5 of the California Civil Code.

2. For a qualified project meeting the requirements of this subsection, the owner shall record a document with the county recorder, as described in Section 22.56.2630, to ensure the age restrictions of the housing set-aside for at least 30 years and in accordance with section 51.3, 798.76, or 799.5 of the California Civil Code.

B. Permit type. The granting of density bonuses through the senior citizen option is subject to a discretionary housing permit, as described in Part 18 of Chapter 22.56. (Ord. 2006-0063 § 23 (part), 2006.)

22.52.1880 Affordable housing option. A. Eligibility. A qualified project that provides an affordable housing set-aside, in accordance with Section 22.52.1830, may request a greater density bonus and incentives that do not meet the findings specified in Section 22.52.1880.

1. The provisions of this subsection shall not apply to the granting of greater density bonuses as incentives, pursuant to Section 22.52.1840 (C) or (D).

2. Duration of affordability. The owner of a qualified project shall record a document with the county recorder, as described in Section 22.56.2630, guaranteeing that the relevant affordability criteria will be observed for at least 30 years from the issuance of the certificate of occupancy, and shall be subject to the monitoring procedures, as described in Section 22.56.2640.

B. Transfer of density and incentives. Where an applicant proposes to concurrently develop noncontiguous properties, within the same major planning area as defined in the general plan, or located within a quarter mile of each other, the transfer of density bonuses and incentives from one property to another may be

approved provided: (1) that the total density bonuses and incentives approved shall not exceed those which could be obtained if developed separately; (2) that such properties shall be concurrently developed, and that all affordable housing set-aside units shall be constructed at the same time as or prior to other dwelling units on either site; and (3) that the applicant shall demonstrate the ability to complete the housing development approved, in terms of ownership or control of the sites.

C. Permit type. The granting of greater density bonuses and the transfer of density and incentives through the affordable housing option is subject to a discretionary housing permit as described in Part 18 of Chapter 22.56. (Ord. 2006-0063 § 23 (part), 2006.)

Chapter 22.56

CONDITIONAL USE PERMITS, VARIANCES, NONCONFORMING USES, TEMPORARY USES AND DIRECTOR'S REVIEW

Parts:

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2. Variances
3. Animal Permits
4. Cemetery Permits
5. Explosives Permits
6. Mobilehome Permits
7. Parking Permits
8. Subdivision Directional Signs
9. Surface Mining Permits
10. Nonconforming Uses, Buildings and Structures
11. Conditional Use Permits—Modification or Elimination of Conditions
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Part 1

CONDITIONAL USE PERMITS

Sections:

- | | |
|-----------|--|
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| 22.56.020 | Application—Filing. |
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- 22.56.250 Temporary war uses.
- 22.56.255 Townhouse development—Additional regulations.

22.56.010 Conditional use defined—Purpose of permit. A “conditional use,” as defined by this Title 22, means a use which because of characteristics peculiar to it, or because of size, technological process or type of equipment, or because of its location with reference to surroundings, street or highway width, traffic generation or other demands on public services, requires special consideration relative to placement at specific locations in the zone or zones where classified to insure proper integration with other existing or permitted uses in the same zone or zones. Pursuant to Part 1 of Chapter 22.56, such use, depending on the characteristics of the individual site and location within the zone where proposed, may be approved without conditions, or approved with conditions to insure proper integration with other existing or permitted uses in the same zone or zones, or such use may be denied. (Ord. 82-0024 § 7, 1982; Ord. 1494 Ch. 5 Art. 1 § 501.1, 1927.)

22.56.020 Application—Filing. Any person desiring a conditional use permit required by or provided for in this Title 22 may file an application with the director, except that no application shall be filed or accepted if final action has been taken within one year prior thereto by the hearing officer, commission or board of supervisors on an application requesting the same, or substantially the same permit. (Ord. 85-0195 § 11 (part), 1985; Ord. 1494 Ch. 5 Art. 1 § 501.2, 1927.)

22.56.030 Application—Information required. A. An application for a conditional use permit shall contain the following information:

1. Name and address of the applicant and of all persons owning any or all of the property proposed to be used;
2. Evidence that the applicant:

- a. Is the owner of the premises involved, or
 - b. Has written permission of the owner or owners to make such application, or
 - c. Is or will be the plaintiff in an action in eminent domain to acquire the premises involved, or any portion thereof, or
 - d. In the case of a public agency, is negotiating to acquire a portion of the premises involved;
- 3. Location of subject property (address or vicinity);
 - 4. Legal description of the property involved;
 - 5. The nature of the requested use, indicating the business, occupation or purpose for which such building, structure or improvement is to be erected, constructed, altered, enlarged, moved, occupied or used;
 - 6. Indicate the nature, condition and development of adjacent uses, buildings and structures; and

7. Provide a site plan drawn to a scale satisfactory to and in the number of copies prescribed by the director, indicating:

a. The area and dimensions of proposed site for the requested use,
 b. The location and dimensions of all structures, yards, walls, fences, parking and loading facilities, landscaping, and other development features:

8. Indicate the dimensions and state of improvement of the adjoining streets and highways providing access to the proposed site of the requested use;

9. Indicate other permits and approvals secured in compliance with the provisions of other applicable ordinances;

10. With each application, the applicant shall also file:

a. Maps in the number prescribed, and drawn to a scale specified by the director, showing the location of all property included in the request, the location of all highways, streets, alleys and the location and dimensions of all lots or parcels of land within a distance of 500 feet from the exterior boundaries of the subject parcel of land,

b. One copy of said map shall indicate the uses established on every lot and parcel of land shown within said 500-foot radius,

c. A list, certified to be correct by affidavit or by a statement under penalty of perjury pursuant to Section 2015.5 of the Code of Civil Procedure, of the names and addresses of all persons who are shown on the latest available assessment roll of the county of Los Angeles as owners of the subject parcel of land and as owning property within a distance of 500 feet from the exterior boundaries of the parcel of land to be occupied by the use. One copy of said map shall indicate where such ownerships are located,

d. Proof satisfactory to the director that water will be available in quantities and pressures required by the Water Ordinance, set out at Division 1 of Title 20 of this code, or by a variance granted pursuant to said Division 1. The director may accept as such proof a certificate from the person who is to supply water that he can supply water as required by said Division 1 of Title 20, also stating the amount and pressure, which certificate also shall be signed by the forester and fire warden, or a certificate from the county engineer that such water will be available;

e. The director may waive the filing of one or more of the above items;

11. Such other information as the director may require.

B. The accuracy of all information, maps and lists submitted shall be the responsibility of the applicant. (Ord. 90-0134 § 5, 1990; Ord. 1494 Ch. 5 Art. 1 § 501.3, 1927.)

22.56.040 Application — Burden of proof. In addition to the information required in the application by Section 22.56.030 the applicant shall substantiate to the satisfaction of the hearing officer the following facts:

A. That the requested use at the location will not:

1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or

2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or

3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare; and

B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other

development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area; and

C. That the proposed site is adequately served:

1. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate, and

2. By other public or private service facilities as are required. (Ord. 85-0195 § 16 (part), 1985; Ord. 1494 Ch. 5 Art. 1 § 501.4, 1927.)

22.56.050 Application — Fee and deposit. When an application is filed, it shall be accompanied by the filing fee and deposit as required in Section 22.60.100. (Ord. 1494 Ch. 5 Art. 1 § 501.5, 1927.)

22.56.060 Application — Denial for lack of information. The hearing officer may deny, without a public hearing, an application for a conditional use permit if such application does not contain the information required by Sections 22.56.030 and 22.56.040. The hearing officer may permit the applicant to amend such application. (Ord. 85-0195 §§ 13 (part) and 14 (part), 1985; Ord. 1494 Ch. 5 Art. 1 § 501.6, 1927.)

22.56.070 Application — Public hearing required — Exception. In all cases where an application for a conditional use permit is filed, except where the hearing officer grants the permit pursuant to Section 22.56.080 or the director grants the permit pursuant to Section 22.56.085, the hearing officer shall hold a public hearing unless the commission determines to and itself holds a public hearing. In either case, the public hearing shall be held pursuant to the procedure provided in Part 4 of Chapter 22.60. (Ord. 2002-0043 § 6, 2002; Ord. 85-0195 § 21, 1985; Ord. 85-0009 § 7, 1985; Ord. 1494 Ch. 5 Art. 1 § 501.7, 1927.)

22.56.080 Permit — Granted following ex parte consideration — Exceptions. Where the hearing officer finds that the use requested, subject to such conditions as he deems necessary, will comply with the findings required by Section 22.56.090, he may grant such permit without a public hearing except that this section does not apply to an application for the following:

- Airports.
- Amusement and entertainment enterprises and concessions, including all structural devices and contrivances designed and operated for patron participation and pleasure.
- Circus winter quarters.
- Colleges and universities.
- Communication equipment buildings.
- Correctional institutions.
- Day nurseries.
- Earth stations.
- Electrical distribution substations.
- Electric transmission substations.
- Electric generating plants.
- Golf courses, including the customary clubhouse and appurtenant facilities.
- Golf driving ranges.
- Guest ranches.

- Heliports.
 - Helistops.
 - Hospitals.
 - Institutions for the aged, private.
 - Institutions for children, private.
 - Juvenile halls.
 - Land reclamation projects.
 - Landing strips.
 - Mobilehome parks.
 - Motor recreational facilities for the driving, testing and racing of automobiles, dune buggies, motorcycles, trail bikes or similar vehicles, including appurtenant facilities in conjunction therewith.
 - Nudist camps.
 - Oil wells.
 - Outdoor festivals.
 - Parking buildings.
 - Public utility service centers.
 - Race tracks.
 - Radio and television stations and towers.
 - Recreation clubs, private.
 - Rifle, pistol, skeet or trap ranges.
 - Sewage treatment plants.
- (Ord. 85-0195 § 14 (part), 1985; Ord. 1494 Ch. 5 Art. 1 § 501.8, 1927.)

22.56.085 Grant or denial of minor conditional use permit by director. A.

Any person filing an application for a conditional use permit may request the director to consider the application in accordance with this section for the following uses:

- Wind energy conversion system, non-commercial (WECS-N).

B. The purpose of this section is to authorize the director's ex parte consideration of applications that by their nature are limited in scope and impacts.

C. The director shall cause notice of the application to be mailed by first-class mail, postage pre-paid, to all those addresses on the list required by subsection A.10.c of Section 22.56.030 that are within a distance of 300 feet from the exterior boundaries of the parcel of land to be occupied by the requested use, and to such other persons whose property or interests might, in the director's judgment, be affected by the request. The notice shall describe the project and also indicate that any individual may request a public hearing on the application by filing a written request with the director within 15 days after receipt of the notice.

D. Unless at least two requests for a public hearing have been filed with the director as provided in subsection C of this section, the director may grant such permit without a public hearing if the director finds that the use requested, subject to such conditions deemed necessary, will comply with the findings required by Section 22.56.090 and with any applicable requirements of Chapter 22.52, and if he further finds that the impacts of the use requested on safety, facilities and services, and natural resources are minor in nature.

E. The director shall notify the applicant and any persons who filed a timely request for a hearing of his decision. An appeal from the director's decision shall be filed with the hearing officer within 15 days following notification. The decision of the hearing officer may be appealed to the commission. Notwithstanding the

provisions of Section 22.60.210, the decision of the commission shall be final. (Ord. 2002-0043 § 7, 2002.)

22.56.090 Application — Grant or denial — Findings and decision at public hearing. A. The hearing officer shall approve an application for a conditional use permit where the information submitted by the applicant and/or presented at public hearing substantiates the following findings:

1. That the proposed use will be consistent with the adopted general plan for the area. Where no general plan has been adopted, this subsection shall not apply;

2. That the requested use at the location proposed will not:

a. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or

b. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or

c. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare; and

3. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this title, or as is otherwise required in order to integrate said use with the uses in the surrounding area; and

4. That the proposed site is adequately served:

a. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and

b. By other public or private service facilities as are required.

B. The hearing officer shall deny the application where the information submitted by the applicant and/or presented at public hearing fails to substantiate such findings to the satisfaction of the hearing officer. (Ord. 85-0195 § 22, 1985; Ord. 85-0009 § 8, 1985; Ord. 82-0024 § 8 (part), 1982; Ord. 1494 Ch. 5 Art. 1 § 501.9, 1927.)

22.56.100 Permit — Additional conditions imposed when. A. The hearing officer, in approving an application for a conditional use permit, may impose such conditions as he deems necessary to insure that such use will be in accord with the findings required by Section 22.56.090. Conditions imposed by the hearing officer may involve any pertinent factors affecting the establishment, operation and maintenance of the requested use, including, but not limited to:

1. Special yards, open spaces and buffer areas;

2. Fences and walls;

3. Parking facilities, including vehicular ingress and egress and the surfacing or parking areas and driveways to specified standards;

4. Street and highway dedications and improvements, including sidewalks, curbs and gutters;

5. Water supply and fire protection in accordance with the provisions of Division 1 of Title 20 of this code;

6. Landscaping and maintenance of grounds;

7. Regulation of nuisance factors such as noise, vibrations, smoke, dust, dirt, odors, gases, noxious matter, heat, glare, electromagnetic disturbances and radiation;

8. Regulation of operating hours for activities affecting normal neighborhood schedules and functions;

9. Regulation of signs, including outdoor advertising;
10. A specified validation period limiting the time in which development may begin;
11. Provisions for a bond or other surety that the proposed conditional use will be removed on or before a specified date;
12. A site plan indicating all details and data as prescribed in Title 22 of this code;
13. Such other conditions as will make possible the development of the proposed conditional use in an orderly and efficient manner and in general accord with all elements of the general plan and the intent and purpose of this Title 22.

B. The hearing officer may also approve the requested permit contingent upon compliance with applicable provisions of other ordinances. (Ord. 85-0195 § 14 (part), 1985; Ord. 1494 Ch. 5 Art. 1 § 501.12, 1927.)

22.56.110 All zone regulations apply unless permit is granted. Unless specifically modified by a conditional use permit, all regulations prescribed in the zone in which such conditional use permit is granted shall apply. (Ord. 1494 Ch. 5 Art. 1 § 501.22, 1927.)

22.56.140 Expiration date of unused permits. A. A permit issued on or after January 21, 1937, which is not used within the time specified in such permit, or, if no time is specified, within two years after the granting of the permit, becomes null, void and of no effect at all:

1. That in all cases the hearing officer may extend such time for a period of not to exceed one year, provided an application requesting such extension is filed prior to such expiration date. In the case of a nonprofit corporation organized to provide low-income housing for the poor or elderly, the hearing officer may grant an additional one-year extension, provided that an application requesting such extension is filed prior to the expiration of the first such extension;

2. Repealed by Ord. 92-0032;

3. That in the case of a permit for a publicly owned use, no time limit shall apply to utilization of such permit provided that the public agency:

a. Within one year of the date of such approval either acquires the property involved or commences legal proceedings for its acquisition, and

b. Immediately after the acquisition of, or the commencement of legal proceedings for the acquisition of the property, posts such property with signs, having an area of not less than 20 square feet nor more than 40 square feet in area per face indicating the agency and the purpose of which it is to be developed. One such sign shall be placed facing and located within 50 feet of each street, highway or parkway bordering the property. Where the property in question is not bounded by a street, highway or parkway the agency shall erect one sign facing the street, highway or parkway nearest the property;

4. That, in the case of a conditional use permit filed and heard concurrently with a land division, the hearing officer shall specify the limits and extensions to be concurrent and consistent with those of the land division.

B. A conditional use permit shall be considered used, within the intent of this section, when construction or other development authorized by such permit has commenced that would be prohibited in the zone if no permit had been granted. (Ord. 92-0032 § 2, 1992; Ord. 85-0195 § 14 (part), 1985; Ord. 85-0009 § 9, 1985; Ord. 82-0003 § 3, 1982; Ord. 1494 Ch. 5 Art. 1 § 501.17, 1927.)

22.56.150 Expiration following cessation of use. A conditional use permit granted by action of the hearing officer or the commission, shall automatically cease to be of any force and effect if the use for which such conditional use permit was granted has ceased or has been suspended for a consecutive period of two or more years. (Ord. 85-0195 § 10 (part), 1985; Ord. 1494 Ch. 5 Art. 1 § 501.19, 1927.)

22.56.160 Permit does not legalize nuisances. Neither the provisions of this Part 1 nor the granting of any permit provided for in this Part 1 authorizes or legalizes the maintenance of any public or private nuisance. (Ord. 1494 Ch. 5 Art. 1 § 501.20, 1927.)

22.56.170 Continuing validity of permit. A conditional use permit that is valid and in effect, and was granted pursuant to the provisions of this Title 22 shall adhere to the land and continue to be valid upon change of ownership of the land or any lawfully existing building or structure on said land. (Ord. 1494 Ch. 5 Art. 1 § 501.23, 1927.)

22.56.180 Adequate water supply — Criteria. If it appears that the use requested will require a greater water supply for adequate fire protection than does either the existing use or any use permitted without a conditional use permit in the same zone, and will not comply with the provisions of Division 1 of Title 20 of this code, such facts shall be prima facie evidence that such requested use will adversely

affect and be materially detrimental to adjacent uses, buildings and structures and will not comply with the provisions of Section 22.56.090. If the water appeals board grants a variance pursuant to any provision of Chapter 20.12 of said Division 1, permitting the proposed use with the existing or proposed water supply, this section shall not apply. (Ord. 1494 Ch. 1 § 501.11, 1927.)

22.56.195 Alcoholic beverage sales, for either on-site or off-site consumption. Additional Findings Prerequisite to Permit.

A. This section applies to:

1. Establishments that do not currently, but propose to, sell alcoholic beverages, for either on-site or off-site consumption;

2. Establishments that currently sell alcoholic beverages but which propose to change the type of alcoholic beverages to be sold, by changing the type of retail liquor license within a license classification;

3. Establishments that currently sell alcoholic beverages, if the establishment substantially changes its mode or character of operation, which includes, but is not limited to:

a. A 10-percent increase in the floor area devoted to alcoholic

beverage sales or inventory, or

b. A 25-percent increase in facing used for the display of alcoholic beverages; and

4. Establishments which have either been abandoned or discontinued operation for three months.

B. In addition to the findings required pursuant to subsection A of Section 22.56.090, the planning agency shall approve an application for a conditional use permit for alcoholic beverage sales where the information submitted by the applicant, or presented at public hearing, substantiates the following findings:

1. The requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground or any similar use within a 600-foot radius; and

2. The requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity so as not to adversely affect said area; and

3. The requested use at the proposed location will not result in an undue concentration of similar premises; a separation of not less than 500 feet shall not be construed as undue concentration; provided, however, that the planning agency may find that the public convenience or necessity for an additional facility selling alcoholic beverages for off-site consumption, outweighs the fact that it is located within a 500-foot radius of any other facility selling alcoholic beverages for either on-site or off-site consumption, in which case the shelf space devoted to alcoholic beverages shall be limited to not more than five percent of the total shelf space in the establishment; and

4. The requested use at the proposed location will not adversely affect the economic welfare of the nearby community; and

5. The exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood so as to cause blight, deterioration, or substantially diminish or impair property values within the neighborhood. (Ord. 92-0097 § 4, 1992.)

22.56.196 Medical marijuana dispensaries. A. Purpose. This section is established to regulate medical marijuana dispensaries in a manner that is safe, that mitigates potential impacts dispensaries may have on surrounding properties and persons, and that is in conformance with the provisions of California Health and Safety Code section 11362.5 through section 11362.83, inclusive, commonly referred to as the Compassionate Use Act of 1996 and the Medical Marijuana Program.

B. Conditional use permit required. The establishment and operation of any medical marijuana dispensary requires a conditional use permit in compliance with the requirements of this section.

C. Application procedure.

1. County department review. In addition to ensuring compliance with the application procedures specified in Sections 22.56.020, 22.56.030, 22.56.040, 22.56.050, and 22.56.085, the director shall send a copy of the application and

related materials to the department of health services, sheriff's department, business license commission, and all other relevant county departments for their review and comment.

2. Disclaimer. A warning and disclaimer shall be put on medical marijuana zoning application forms and shall include the following:

a. A warning that dispensary operators and their employees may be subject to prosecution under federal marijuana laws; and

b. A disclaimer that the county will not accept any legal liability in connection with any approval and/or subsequent operation of a dispensary.

D. Findings. In addition to the findings required in Section 22.56.090, approval of a conditional use permit for a medical marijuana dispensary shall require the following findings:

1. That the requested use at the proposed location will not adversely affect the economic welfare of the nearby community;

2. That the requested use at the proposed location will not adversely affect the use of any property used for a school, playground, park, youth facility, child care facility, place of religious worship, or library;

3. That the requested use at the proposed location is sufficiently buffered in relation to any residential area in the immediate vicinity so as not to adversely affect said area; and

4. That the exterior appearance of the structure will be consistent with the exterior appearance of structures already constructed or under construction within the immediate neighborhood, so as to prevent blight or deterioration, or substantial diminishment or impairment of property values within the neighborhood.

E. Conditions of Use. The following standards and requirements shall apply to all medical marijuana dispensaries unless a variance is granted pursuant to Part 2 of Chapter 22.56:

1. Location.

a. Dispensaries shall not be located within a 1,000-foot radius of schools, playgrounds, parks, libraries, places of religious worship, child care facilities, and youth facilities, including but not limited to youth hostels, youth camps, youth clubs, etc., and other similar uses.

b. Dispensaries shall not be located within a 1,000-foot radius of other dispensaries.

2. Signs.

a. Notwithstanding the wall sign standards specified in subsection A of Section 22.52.880, dispensaries shall be limited to one wall sign not to exceed 10 square feet in area.

b. Notwithstanding the building identification sign standards specified in subsection A.3 of Section 22.52.930, dispensaries shall be limited to one building identification sign not to exceed two square feet in area.

c. Notwithstanding the provisions of subsection E of Section 22.52.880 and subsection C of Section 22.52.930, dispensary wall and building identification signs may not be internally or externally lit.

d. All dispensaries shall display on their wall sign or identification sign, the name and emergency contact phone number of the operator or manager in letters at least two inches in height.

e. Dispensaries shall post a legible indoor sign in a conspicuous location containing the following warnings:

i. That the diversion of marijuana for non-medical purposes is a violation of state law;

ii. That the use of medical marijuana may impair a person's ability to drive a motor vehicle or operate machinery; and

iii. That loitering on and around the dispensary site is prohibited by California Penal Code section 647(e).

3. Hours of Operation. Dispensary operation shall be limited to the hours of 7:00 a.m. to 8:00 p.m.

4. Lighting.

a. Lighting shall adequately illuminate the dispensary, its immediate surrounding area, any accessory uses including storage areas, the parking lot, the dispensary's front façade, and any adjoining public sidewalk to the director's satisfaction.

b. Lighting shall be hooded or oriented so as to deflect light away from adjacent properties.

5. Graffiti. The owner(s) of the property on which a dispensary is located shall remove graffiti from the premises within 24 hours of its occurrence.

6. Litter. The owner(s) of a property on which a dispensary is located shall provide for removal of litter twice each day of operation from, and in front of, the premises.

7. Alcohol prohibited. Provision, sale, or consumption of alcoholic beverages on the grounds of the dispensary, both interior and exterior, shall be prohibited.

8. Edibles. Medical marijuana may be provided by a dispensary in an edible form, provided that the edibles meet all applicable county requirements. In addition, any beverage or edible produced, provided, or sold at the facility which contains marijuana shall be so identified, as part of the packaging, with a prominent and clearly legible warning advising that the product contains marijuana and that it is to be consumed only with a physician's recommendation.

9. On-site consumption. Medical marijuana may be consumed on-site only as follows:

a. The smoking of medical marijuana shall be allowed provided that appropriate seating, restrooms, drinking water, ventilation, air purification system, and patient supervision are provided in a separate room or enclosure; and

b. Consumption of edibles by ingestion shall be allowed subject to all applicable county requirements.

10. Devices for inhalation. Dispensaries may provide specific devices, contrivances, instruments, or paraphernalia necessary for inhaling medical marijuana, including, but not limited to, rolling papers and related tools, pipes, water pipes, and vaporizers. The above may only be provided to qualified patients or primary

caregivers and only in accordance with California Health and Safety Code section 11364.5.

11. Security. Dispensaries shall provide for security as follows:

a. An adequate and operable security system that includes security cameras and alarms to the satisfaction of the director; and

b. A licensed security guard present at all times during business hours. All security guards must be licensed and possess a valid department of consumer affairs "security guard card" at all times.

12. Cultivation and cuttings. Marijuana shall not be grown at dispensary sites, except that cuttings of the marijuana plant may be kept or maintained on-site for distribution to qualified patients and primary caregivers as follows:

a. The cuttings shall not be utilized by dispensaries as a source for the provision of marijuana for consumption on-site, however, upon provision to a qualified patient or primary caregiver, that person may use the cuttings to cultivate marijuana plants off-site for their own use and they may also return marijuana from the resulting mature plant for distribution by the dispensary.

b. For the purposes of this Section, the term "cutting" shall mean a rootless piece cut from a marijuana plant, which is no more than six inches in length, and which can be used to grow another plant in a different location.

13. Loitering. Dispensaries shall ensure the absence of loitering consistent with California Penal Code section 647(e).

14. Distribution of emergency phone number. Dispensaries shall distribute the name and emergency contact phone number of the operator or manager to anyone who requests it.

15. Minors. It shall be unlawful for any dispensary to provide medical marijuana to any person under the age of 18 unless that person is a qualified patient or is a primary caregiver with a valid identification card in accordance with California State Health and Safety Code section 11362.7.

16. Compliance with other requirements. Dispensaries shall comply with applicable provisions of the California Health and Safety Code section 11362.5 through section 11362.83, inclusive, and with all applicable county requirements.

17. Additional conditions. Prior to approval of any dispensary, the director, hearing officer, or the regional planning commission may impose any other conditions deemed necessary for compliance with the findings specified in subsection D of this section.

18. Release of the county from liability. The owner(s) and permittee(s) of each dispensary shall release the county, and its agents, officers, elected officials, and employees from any injuries, damages, or liabilities of any kind that result from any arrest or prosecution of dispensary owners, operators, employees, or clients for violation of state or federal laws in a form satisfactory to the director.

19. County indemnification. The owner(s) and permittee(s) of each dispensary shall indemnify and hold harmless the county and its agents, officers, elected officials, and employees for any claims, damages, or injuries brought by adjacent or nearby property owners or other third parties due to the operations at the dispensary, and for any claims brought by any of their clients for problems, injuries,

damages or liabilities of any kind that may arise out of the distribution and/or on- or off-site use of marijuana provided at the dispensary in a form satisfactory to the director.

F. Previously existing dispensaries. Notwithstanding the provisions of Part 10 (Nonconforming Uses, Buildings and Structures) of Chapter 22.56, dispensaries determined not to be operating illegally which were established prior to the effective date of this ordinance, shall be brought into full compliance with the provisions of this section within one year of the effective date of the ordinance establishing this section.

G. Liability. The provisions of this Section shall not be construed to protect dispensary owners, permittees, operators, and employees, or their clients from prosecution pursuant to any laws that may prohibit the cultivation, sale, use, or possession of controlled substances. Moreover, cultivation, sale, possession, distribution, and use of marijuana remain violations of federal law as of the date of adoption of the ordinance creating this section and this section is not intended to, nor does it, protect any of the above described persons from arrest or prosecution under those federal laws. Owners and permittees must assume any and all risk and any and all liability that may arise or result under state and federal criminal laws from operation of a medical marijuana dispensary. Further, to the fullest extent permitted by law, any actions taken under the provisions of this section by any public officer or employee of the County of Los Angeles or the County of Los Angeles itself, shall not become a personal liability of such person or the liability of the county. (Ord. 2006-0032 § 4, 2006.)

22.56.200 Building bulk provisions. The building bulk provisions prescribed in the various zones shall not apply to uses permitted by conditional use permit. In granting a conditional use permit, the hearing officer shall prescribe the height limit, maximum lot coverage or floor-area ratio for the use approved. Where the hearing officer fails to specify said height limit, maximum lot coverage or floor-area ratio, those provisions applicable to principal permitted uses in the specific zone shall be deemed to be so specified. (Ord. 85-0195 § 23, 1985; Ord. 1494 Ch. 5 Art. 1 § 501.10, 1927.)

22.56.205 Density-controlled development—Additional regulations. A. Unless otherwise specified as a condition of grant, all standards of development of

the zone in which a density-controlled development is proposed shall be deemed to be conditions of every conditional use permit granted for such development, whether such conditions are set forth in the conditional use permit or not.

B. In approving a conditional use permit for density controlled development, the hearing officer shall impose conditions pertaining to the following, which may not be modified except by Part 2 of Chapter 22.56:

1. The Preservation of Commonly Owned Areas.

a. The hearing officer shall require the permanent reservation of all commonly owned areas. Such reservation shall be by establishment of a homeowners' association, maintenance district or other appropriate means or methods to insure to the satisfaction of the commission the permanent reservation and continued perpetual maintenance of required commonly owned areas.

b. As a means to further insure the reservation of commonly owned areas, the hearing officer shall also require that where lots or parcels of land are sold or otherwise separated in ownership, no dwelling unit shall be sold, conveyed or otherwise alienated or encumbered separately from an undivided interest in any commonly owned areas comprising a part of such development. Such undivided interest shall include either:

i. An undivided interest in the commonly owned areas;

or

ii. A share in the corporation or voting membership in an association owning the commonly owned area, where approved as provided in this Section 22.56.205.

2. Dwelling Unit Type. The hearing officer shall require that all dwelling units be single-family residences unless a townhouse development is requested and approved.

3. Location, Separation and Height of Buildings. The hearing officer shall impose conditions as he deems necessary to govern the location, separation and height of buildings to insure compatible placement on the proposed site and with relationship to the surrounding area. This provision shall not be deemed to permit approval of a greater height than is permitted in the zone where development is proposed.

C. In addition to conditions imposed pursuant to Section 22.56.100, in approving a density-controlled development, the hearing officer may impose conditions pertaining to the following:

1. Location of Automobile Parking Facilities. Where the hearing officer determined that the proposed development will contain design features offering amenities equal to or better than a development plan incorporating required automobile parking facilities on the same lot or parcel of land, such automobile parking may be located on a separate lot or parcel, provided that such automobile parking facility is:

a. In full compliance with all other provisions of Part 11 of Chapter 22.52; and

b. Located on a separate lot or parcel of land under common ownership; and

c. Conveniently located and easily accessible to the dwelling it is intended to serve; and

d. Not greater than 200 feet from the residence it is intended to serve.

2. **Architecture.** The hearing officer may impose conditions governing the suitability of architecture as necessary to integrate the proposed development project within the proposed site and the surrounding area, including appearance of the proposed development from surrounding property.

3. **Yards.** The hearing officer may modify any or all yard requirements of the basic zone wherein a density-controlled development is proposed. In reaching his determination to modify the yard requirements and to what extent the hearing officer shall base its decision on whether such modification will:

a. Encourage design features promoting amenities equal to or better than a development plan incorporating required yards; and

b. Assist in integrating the proposed development in relation to location on the site and its relationship to the surrounding area. Nothing in this subsection shall be construed to prohibit the imposition of yards exceeding the minimum provided in the zone.

4. **Landscaping.** The hearing officer may require a plan for the landscaping of any or all parts of the development be submitted to and approved by the hearing officer in order to insure that the development will be complementary to, and compatible with, the uses in the surrounding area.

5. **Utilities.** The hearing officer may require the applicant to submit to the hearing officer, and it may be made a condition of approval for a density-controlled development, satisfactory evidence that the applicant has made arrangements with the serving utilities to install underground all new facilities necessary to furnish service in the development, (Ord. 85-0195 § 14, 1985; Ord. 82-0003 § 4 (part), 1982.)

22.56.210 Grading project, off-site transport — Requirements for compliance. Grading projects, off-site transport, requiring a conditional use permit shall comply with the following requirements:

A. A grading permit, when required, shall first be obtained as provided in the Building Code set out at Title 26 of this code before the commencement of any grading project, off-site transport.

B. The application for a conditional use permit shall contain statements setting forth the following information, in addition to that required by Section 22.56.030:

1. The names and addresses of all persons owning all or any part of the property from which such material is proposed to be removed from and transported to;

2. The names and addresses of the persons who will be conducting the operations proposed;

3. The ultimate proposed use of the lot or parcel of land;

4. Such other information as the director finds necessary in order to determine whether the application should be granted.

C. The applicant shall submit a map showing in sufficient detail the location of the site from which such material is proposed to be removed, the proposed route over streets and highways, and the location to which such material is to be imported.

D. All hauling as approved under this section shall be restricted to a route approved by the road commissioner.

E. Compliance shall be made with all applicable requirements of other county departments and other governmental agencies.

F. If any condition of this section is violated, or if any law, statute or ordinance is violated, the privileges granted herein shall lapse and such approval shall be suspended.

G. Neither the provisions of this section nor the granting of any permit provided for in this Part 1 authorizes or legalizes the maintenance of a public or private nuisance. (Ord. 1494 Ch. 5 Art. 1 § 501.14, 1927.)

22.56.215 Hillside management and significant ecological areas — Additional regulations. A. 1. Permit Required. Except as specified in subsection C, prior to the issuance of any building or grading permits, the relocation of two or more property lines between three or more contiguous parcels, approval of a minor land division or subdivision, or the commencement of any construction or enlargement of any building or structure on a lot or parcel which is in or partly in an area designated in the county General Plan and related maps as a significant ecological area or within a hillside management area as specified herein, a conditional use permit shall be applied for and approved as provided by this section.

2. A conditional use permit is required in hillside management areas when:

a. The property contains any area with a natural slope of 25 percent or more in an urban hillside management area proposed to be developed with residential uses at a density exceeding the midpoint of the range of densities established by an adopted areawide, community or specific plan covering the areas in which the proposed development is located. Where there is no adopted areawide, community or specific plan, the applicable density range shall be established by the land use element of the General Plan.

b. The property contains any area with a natural slope of 25 percent or more in a nonurban hillside management area proposed to be developed, with residential uses at a density exceeding the low-density threshold established for such property pursuant to subsection E of this section.

B. Intent and Purpose of Regulations.

1. A conditional use permit is required in order to protect resources contained in significant ecological areas and in hillside management areas as specified in the county General Plan from incompatible development, which may result in or have the potential for environmental degradation and/or destruction of life and property. In extending protection to these environmentally sensitive areas, it is intended further to provide a process whereby the reconciliation of potential conflict within these areas may equitably occur. It is not the purpose to preclude development within these areas but to ensure, to the extent possible, that such development maintains and where possible enhances the remaining biotic resources of the significant ecological areas, and the natural topography, resources and amenities of the hillside management areas, while allowing for limited controlled development therein.

C. Exemptions from Permit. Permit exemptions include:

1. Accessory buildings and structures as defined in this title;

2. Additions or modifications to existing residences; provided, however, that such additions or modifications do not increase the number of families that can be housed in said residences;

3. Individual single-family residences where not more than one such residence is proposed to be built by the same person on contiguous lots or parcels of land;

4. In hillside management areas only (these provisions shall not apply where the subject property is also within a significant ecological area):

a. Issuance of building permits pursuant to a final map where project grading has commenced in accordance with an approved grading permit,

b. Development proposals which are so designed that all areas within the project which have a natural slope of 25 percent or greater remain in a completely natural state. the director shall make this determination using the proposed development plan, slope maps and any other material he deems necessary;

5. Final maps and development approvals (permits) related thereto which are in substantial conformance with a tentative map approved or extended by the county of Los Angeles since December 31, 1978, except as California state law may otherwise specify;

6. Complete applications for development proposals which were filed for approval prior to February 5, 1981, except at the specific request of the applicant. This exemption shall also apply to the refiling of applications which were denied solely by reason of Sections 65950 through 65967 of the Government Code and were originally filed prior to February 5, 1981. Any development proposals within this exemption still must be consistent with the county of Los Angeles' adopted General Plan;

7. Property located in both a significant ecological area and a sensitive environmental resource area; provided, however, that this exception applies only to the significant ecological area regulations and does not apply to the provisions related to hillside management.

D. Additional Contents of Application. In addition to the material specified in Section 22.56.030, an application for a conditional use permit for hillside management or significant ecological areas shall contain the following information:

1. In all applications:

a. Panoramic or composite photographs from all major corners of the subject property and from major elevated points within the property;

b. Maps showing the existing topography of the subject property. Commercially available maps may be deemed acceptable:

i. One copy of such map shall identify the locations of all drainage patterns, watercourses and any other physical features which are customarily found on topographical maps prepared by the United States Geological Survey,

ii. A second copy shall delineate all property having a natural slope of 25 to 49.99 percent, and a natural slope of 50 percent or more;

c. A grading plan to a scale satisfactory to the director indicating all proposed grading, including the natural and finished elevations of all slopes to be graded;

d. The following, if the construction of dwelling or other structures are part of the proposed project:

i. Exterior elevation drawings, to a scale satisfactory to the director, indicating proposed building heights and major architectural features, and

ii. Plans for decorative landscaping, showing the location of proposed groundcover areas, shrub mass, and existing and proposed tree locations for common or open space areas not left in a natural state. Such plan shall also include botanical and common names of all planting materials;

2. In hillside management areas, the following additional information:

a. Geology and soil reports indicating active or potentially active faults at and near the proposed site and the stability of the area within the various slope categories used in this section,

b. For proposed residential uses in areas identified as nonurban hillside management areas in the General Plan, the number of acres within the following slope categories, as determined by a licensed civil engineer, licensed land surveyor or a registered geologist:

- i. Zero to 24.99 percent natural slope,
- ii. 25 to 49.99 percent natural slope,
- iii. 50 percent or greater natural slope;

3. In significant ecological areas, the following additional information:

a. Identification and location of the resources constituting the basis for classification of such area as a significant ecological area where not provided by the environmental assessment or the initial study for an environmental document;

b. Proposed natural open areas, buffer areas, or other methods to be used to protect resource areas from the proposed use;

Such other information as the planning director determines to be necessary for adequate evaluation. The planning director may waive one or more of the above items where he deems such item(s) to be unnecessary to process the application.

E. Calculation of Thresholds in Nonurban Hillside Management Areas. Density thresholds for residential uses in nonurban hillside management areas shall be calculated using the analysis of slope categories required by Subsection D2b, as follows:

1. Low-density Threshold. The low-density threshold for a proposed development shall be determined by:

a. Multiplying the number of acres in each of the following slope categories by the density threshold indicated as follows:

- i. One dwelling unit per five acres of land within the zero to 24.99 percent natural slope category,
- ii. One dwelling unit per 10 acres of land within the 25 to 49.99 percent natural slope category,
- iii. One dwelling unit per 20 acres of land within the 50 percent and above natural slope category;

b. The resulting total number of dwelling units obtained by adding all three categories is then divided by the total acreage of the project, obtaining the low-density threshold applicable to such project.

2. Determination if Conditional Use Permit Required. If the density per acre of the proposed development exceeds the low-density threshold of such development obtained in subsection E1 above, a conditional use permit is required.

3. Maximum Density Permitted. The maximum density for a proposed development shall be that permitted by the adopted areawide, community or specific plan for the area in which the proposed development is located. Where there is no adopted areawide, community or specific plan, the maximum density shall be that established by the land use element of the General Plan. However, in no event shall the maximum overall density permitted for a proposed development exceed a total of one dwelling unit per acre for slopes of less than 50 percent, plus one dwelling unit per 20 acres for slopes of 50 percent or greater.

F. Burden of Proof. The application for a conditional use permit-hillside

management and significant ecological areas shall substantiate to the hearing officer the following facts:

1. Hillside Management Areas.

a. That the proposed project is located and designed so as to protect the safety of current and future community residents, and will not create significant threats to life and/or property due to the presence of geologic, seismic, slope instability, fire, flood, mud flow, or erosion hazard, and

b. That the proposed project is compatible with the natural, biotic, cultural, scenic and open space resources of the area, and

c. That the proposed project is conveniently served by (or provides) neighborhood shopping and commercial facilities, can be provided with essential public services without imposing undue costs on the total community, and is consistent with the objectives and policies of the General Plan, and

d. That the proposed development demonstrates creative and imaginative design, resulting in a visual quality that will complement community character and benefit current and future community residents;

2. Significant Ecological Areas.

a. That the requested development is designed to be highly compatible with the biotic resources present, including the setting aside of appropriate and sufficient undisturbed areas, and

b. That the requested development is designed to maintain water bodies, watercourses, and their tributaries in a natural state, and

c. That the requested development is designed so that wildlife movement corridors (migratory paths) are left in an undisturbed and natural state, and

d. That the requested development retains sufficient natural vegetative cover and/or open spaces to buffer critical resource areas from said requested development, and

e. That where necessary, fences or walls are provided to buffer important habitat areas from development, and

f. That roads and utilities serving the proposed development are located and designed so as not to conflict with critical resources, habitat areas or migratory paths.

G. Hearings. In all cases where formal filing for a conditional use permit-hillside management and significant ecological areas is submitted, a public hearing shall be held pursuant to current procedures. In all cases, however, where a conditional use permit-hillside management and significant ecological areas is filed and processed as a single application with a land division case, such public hearings shall be held concurrently.

H. Director's Report.

1. In all cases where a public hearing is required, the director shall prepare a report to the hearing officer containing, but not limited to, the following:

a. Detailed review of the applicant's development proposal, including:

i. Appraisal of measures proposed to avoid or mitigate identified natural hazards, and

- ii. Appraisal of measures taken to protect scenic, biotic and other resources, and
- iii. Recommended changes in the proposed development necessary or desirable to achieve compliance with the findings required by subsection I of this section and the provisions of the General Plan, and
- iv. Recommended conditions to be imposed to insure that the proposed development will be in accord with the findings required by subsection I and the provisions of the General Plan;

b. In cases where the proposed development would impact a significant ecological area and where such information is not included in the environmental document, identification and location of the resources constituting the basis for classification of such area as a significant ecological area.

2. The director, in developing such a report and recommendation, will consult with appropriate agencies and will compile the recommendations and comments of such agencies, including any recommendation of SEATAC. Developments which are located in the Malibu Coastal Zone which are in both a significant ecological area and a sensitive environmental resource area shall be evaluated by the ERB pursuant to the provisions of Part 6 of Chapter 22.44 in lieu of SEATAC to assure the protection of the resources contained in these areas.

I. Findings and Decision. The hearing officer shall not approve an application for a conditional use permit-hillside management and significant ecological areas unless it finds that the proposal is consistent with the General Plan and:

1. In hillside management areas:

a. That the burden of proof set forth in subsection F of this section has been met by the applicant, and

b. That the approval of proposed dwelling units exceeding the number permitted by the low-density threshold for the proposed development in nonurban hillsides or the midpoint of the permitted density range in urban hillsides is based on the ability to mitigate problems of public safety, design and/or environmental considerations, as provided in this section and the General Plan;

2. In significant ecological areas, that the burden of proof set forth in subsection F of this section has been met by the applicant.

J. Conditions. Every conditional use permit-hillside management and significant ecological areas shall be subject to the following conditions. All of the following conditions shall be deemed to be conditions of every conditional use permit-hillside management and significant ecological areas, whether such conditions are set forth in the permit or not. The hearing officer, in granting the conditional use permit-hillside management and significant ecological areas, may impose additional conditions, but may not change or modify any of the following conditions except as otherwise provided herein and/or pursuant to the provisions of Part 2 of Chapter 22.56;

1. Hillside Management Areas.

a. Open Space. Open space shall comprise not less than 25 percent of the net area of a residential development in an urban hillside management area, and not less than 70 percent of the net area of a residential development in a nonurban hillside management area. Subject to the approval of the hearing officer, such open space may include one or more of the following:

- i. Undisturbed natural areas,
- ii. Open space for passive recreation,
- iii. Private yards, provided that certain construction rights

are dedicated,

- iv. Parks and open recreational areas,
- v. Riding, hiking and bicycle trails,
- vi. Landscaped areas adjacent to streets and highways,
- vii. Greenbelts,
- viii. Areas graded for rounding of slopes to contour appearance,
- ix. Such other areas as the hearing officer deems appropriate;

b. **Landscaping.** Where appropriate, a plan for landscaping common or open space areas not to be left in a natural state shall be submitted to and approved by the hearing officer. Where a landscaping plan has not been submitted to the hearing officer as part of this application, said plan shall be submitted to and approved by the director prior to the issuance of any grading or building permit. Appeal of the director's decision shall be as provided in Section 22.56.1750;

c. **Utilities.** The applicant shall submit to the hearing officer, and it shall be made a condition of approval, satisfactory evidence that the applicant has made arrangements with the serving utilities to install underground all new facilities necessary to furnish service in the development. This requirement may be waived where it would cause undue hardship or constitute an unreasonable requirement;

d. **Residential Density.** The hearing officer shall, as a condition of approval, designate the maximum number of dwelling units permitted in a residential development as follows:

i. In urban hillside management areas, a number between the midpoint and the maximum number of dwelling units permitted by the range of densities established by an adopted areawide, community or specific plan covering the areas in which the proposed development is located. Where there is no adopted areawide, community or specific plan, the applicable density range should be established by the land use policy map of the General Plan, but not to exceed the number permitted by this Title 22;

ii. In nonurban hillside management areas, a number between the low-density threshold and the maximum number of dwelling units established for such property pursuant to subsection E of this section, but not to exceed the number permitted by this Title 22;

e. **Architectural Features.** Where not submitted to the hearing officer as part of this application, exterior elevation drawings indicating building heights and major architectural features shall be submitted to and approved by the director prior to the issuance of any building permit. Appeal of the director's decision shall be as provided in Section 22.56.1750.

2. **Significant Ecological Areas.** The hearing officer shall, as a condition of approval, require that the proposed development plan incorporates those measures necessary to protect identified resources and meet the burden of proof described in subsection F of this section. (Ord. 98-0001 § 1, 1998; Ord. 92-0037 § 7, 1992; Ord. 85-0195 § 14 (part), 1985; Ord. 84-0160 § 1, 1984; Ord. 82-0086 § 1, 1982; Ord. 82-0003 § 1, 1982.)

22.56.220 Hotels in Zone R4 — Additional conditions. In addition to conditions imposed pursuant to Section 22.56.100 in approving a conditional use

permit for a hotel in Zone R-4, the hearing officer shall specify the following, which shall be made conditions of such grant:

A. The maximum number of guest rooms and/or suites of guest rooms permitted per net acre, subject to the following criteria:

1. Where the hearing officer finds:

a. That the proposed site is served by one or more major or secondary highways, parkways or local streets having a minimum width of 80 feet, and

b. That such highways, parkways or streets are improved as necessary to carry the kind and quantity of traffic to be generated, and

c. That provisions for access and circulation to adequately accommodate such traffic are provided, the commission may approve a maximum of 75 guest rooms per net acre;

2. Where the hearing officer finds that the proposed site is not served by highways, parkways or local streets having a minimum width of 80 feet, the number of guest rooms approved shall not exceed 50 guest rooms per net acre;

3. In computing the allowable number of guest rooms, each guest suite shall be considered the equivalent of two guest rooms;

4. In any case where the hearing officer fails to specify the total number of guest rooms permitted, it shall be deemed to be 50 per net acre;

B. The number and location of guest rooms and/or suites, if any, permitted to have bar sinks and/or gas, electrical or water outlets designed or intended to be used for cooking facilities, subject to the following criteria which also shall be made conditions of grant:

1. That the design of such hotel including lobbies, service areas, dining and kitchen facilities, location and number of elevators, and other features, indicate that the building is intended to be used for transient occupancy as a hotel rather than as dwelling units for permanent occupancy, and

2. That the applicant indicates that he will operate a facility where at least 90 percent of the guest rooms and suites will be rented or hired out to be occupied on a temporary basis by guests staying 30 days or less, and

3. That the applicant indicates that he will register such hotel with the Los Angeles County tax collector as provided by Chapter 4.72 of this code, Transient Occupancy Tax.

4. In any case where the hearing officer fails to specifically approve such bar sinks and/or gas, electrical or water outlets, they shall be deemed to be prohibited. (Ord. 85-0195 §§ 13 (part) and 14 (part), 1985; Ord. 1494 Ch. 5 Art. 1 § 501.26, 1927.)

22.56.225 Wineries — Additional conditions. A. In approving a conditional use permit for a winery, the hearing officer shall specify the following, which shall be made conditions of such grant in addition to conditions imposed pursuant to Section 22.56.100, except that the hearing officer may modify any of the conditions set forth in subsections (A)(1) through (A)(6) of this section:

1. The winery shall be operated in conjunction with existing vineyards located on the same or adjacent parcels of land owned or leased by the applicant, except that the hearing officer may modify this requirement as long as such parcels are located within five miles of the winery and the winery is not located within one mile of the Santa Monica Mountains National Recreation Area. This distance shall be measured in a straight line, without regard to intervening structures, from the nearest property line of the parcel on which the winery is to be established to the nearest property lines of the vineyards;

2. The subject winery and vineyards shall be located on parcels of land with a combined area of not less than five acres. The area used to calculate this minimum acreage shall not include any portion of a parcel with a slope of 50

percent or more. The applicant shall submit a site plan showing the existing topography of the subject properties and delineate any land with a slope of 50 percent or more;

3. The annual production capacity of the winery shall not exceed 50,000 gallons of wine, of which not less than 50 percent of the wine shall be produced from grapes cultivated on the parcels of land designated on the site plan in satisfaction of subsections (A)(1) and (A)(2) of this section. The annual production capacity and storage limits of the winery shall not exceed those specified in the conditions of the permit;

4. Where approved in the conditional use permit, winery-related incidental visitor-serving uses including, but not limited to, the following may be permitted: (a) the sale of wine produced on the premises; (b) winery tours and wine tasting by appointment only; (c) noncommercial social activities; and (d) noncommercial food service. These visitor-serving uses shall be directly related to and clearly secondary to the winery. Adequate parking, fire protection, water supply, and sanitation facilities for these visitor-serving uses shall be required;

5. Structures for the winery, visitor-serving uses, and/or private waste disposal system shall be located not less than 50 feet from exterior lot lines and 100 feet from any stream banks. They shall be located and designed to minimize adverse impacts to adjoining properties and to minimize water quality impacts to nearby streams, with design features and/or best management practices such as, but not limited to, fences, walls, landscaping, and buffer areas;

6. Amplified sound and/or live music are prohibited;

7. Sound levels of the winery operations and visitor-serving uses shall comply with noise standards for residential properties as specified in Section 12.08.390;

8. Parking and loading shall be provided in accordance with Part 11 of Chapter 22.52;

9. Operating hours of the winery and, where applicable, visitor-serving uses shall be as specified in the conditions of the permit, recognizing the unique requirements of winery operations during the harvest season;

10. Winery operations, visitor-serving uses, and/or private sewage disposal systems shall be conducted in accordance with applicable department of health services, department of public works, and California Regional Water Quality Control Board standards and requirements. In no case shall any waste be treated, stored, or disposed of in a manner that could result in runoff into any surface stream or leach into groundwater; and

11. The conditional use permit shall be contingent upon the applicant obtaining all required permits and complying with all applicable provisions of state and local laws, ordinances, regulations, and policies.

B. In addition to the information required by Section 22.56.030, the application shall contain the following information:

1. Where private waste disposal systems are to be utilized, they shall be adequate to serve the use. The director may accept clearance and/or recommendations from the department of public works, department of health services, and California Regional Water Quality Control Board in satisfaction of this requirement. Such recommendations shall be considered in determining conditions of approval;

2. There shall be sufficient water supply for the use. The director may accept clearance and/or recommendations from the department of public works or the county forester and fire warden in satisfaction of this requirement. Such

recommendations shall be considered in determining conditions of approval; and

3. There shall be no adverse soil erosion or sedimentation impacts on water quality from any building, grading, or excavation. Preliminary geologic/soils reports, drainage, and/or grading plans shall be submitted where required by the director of public works. The director may accept clearances and/or recommendations from the department of public works and California Regional Water Quality Control Board in satisfaction of this requirement. Such recommendations shall be considered in determining conditions of approval. (Ord. 2000-0056 § 7, 2000.)

22.56.230 Off-site transport for public construction — Exemptions from permit requirement. A conditional use permit for grading projects, off-site transport, shall not be required if such use is in conjunction with:

A. Any work of construction or repair by the county or any district of which the board of supervisors of the county is ex officio the governing body; or

B. Construction or repair by the county or such district performed by force account; or

C. Construction, maintenance or repair of any "state water facilities," as defined in Section 12934 of the State Water Code. (Ord. 1494 Ch. 5 Art. 1 § 501.15, 1927.)

22.56.235 Senior citizens residences — Additional conditions. In addition to the conditions imposed pursuant to Section 22.56.100, when approving a conditional use permit for a senior citizen residence, the hearing officer or the commission shall specify the following, which shall be made conditions of each grant. Except for the mandatory conditions imposed by subsections A through E, the commission or the hearing officer, in granting the conditional use permit, may change or modify any other of the conditions contained in this section:

A. Not more than two persons, one of whom is not less than 62 years of age or is a person with a disability as defined in this title, shall live in the senior citizen residence at any one time; and

B. The property owner shall furnish and record an agreement in the office of the county recorder of Los Angeles County, as a covenant running with the land for the benefit of the county of Los Angeles, providing that should the senior citizen residence be occupied in a manner not in conformity with subsection A of this section, the building or portion thereof shall be removed or modified to be in conformance with the provisions of Zone R-1 relating to accessory use; and

C. Every three years following the effective date of the permit, the applicant(s) or his successor(s) in interest shall without individual notice or demand from the planning agency provide the director with an affidavit, made under penalty of perjury, indicating that conditions regarding restrictions on occupancy have been complied with. Said affidavit shall indicate the name(s), age(s), and/or the disabling condition (if disabled) of the occupant(s) of the senior citizen residence. Said affidavit shall be signed by the applicant(s) or his successor(s) in interest, and by the subject resident(s). If an affidavit is not provided within one month of the due date, the permit shall be null and void, and the residence shall be removed or modified to be in conformance with the provisions of Zone R-1 relating to accessory use; and

D. The lot or parcel of land on which a senior citizen residence is to be constructed shall contain a single-family residence as the primary use; and

E. A detached senior citizen residence shall be clearly subordinate to the

principal dwelling on the lot, and shall contain no more than 1,200 square feet of floor area, and shall be separated from the primary residence as specified by Title 26 (Building Code). An attached senior citizen residence shall not exceed 30 percent of the existing floor area of the primary residence; and

F. A senior citizen residence shall be compatible in terms of external appearance with existing residences in the vicinity of the lot or parcel of land on which it is proposed to be constructed; and

G. The lot or parcel of land on which a senior citizen residence is to be located shall be at least 5,000 square feet in area; and

H. A single-family residence located on a lot or parcel of land on which a senior citizen residence is constructed shall comply with the parking requirements specified in Part 11 of Chapter 22.52; and

I. Where a senior citizen residence is to be constructed, one standard-size automobile parking space, which may be uncovered, shall be created to serve such residence. Such parking space shall not be located in the front or side yards, but may be developed in tandem with parking spaces required to serve the primary residence; and

J. A senior citizen residence shall not be constructed on a lot or parcel of land on which an existing caretaker's residence or detached living quarters for guests or servants is located; and

K. Mobilehomes which are to be used as a senior citizens residence shall comply with subsections A and B of Section 22.56.890. Mobilehomes on nonpermanent foundations shall also comply with subsection C of said section. (Ord. 92-0079 § 3, 1992; Ord. 89-0060 § 1, 1989; Ord. 85-0195 § 24, 1985; Ord. 83-0006 § 14, 1983.)

22.56.240 Signs. The sign provisions prescribed in residential, agricultural and watershed (W) zones shall not apply to uses granted by conditional use permit. In granting a conditional use permit, the hearing officer may approve signing which he deems appropriate for such use; provided, however, that no sign or signs may be authorized that would not be permitted in Zone C-1 by the provisions of Part 10 of Chapter 22.52. Where the hearing officer fails to specifically approve such signs, those provisions applicable to principal permitted uses in the specific zone in which the use is located shall be deemed to have been specified. (Ord. 85-0195 § 14 (part), 1985; Ord. 1494 Ch. 5 Art. 1 § 501.24, 1927.)

22.56.245 Sale of beer and wine in conjunction with sale of motor vehicle fuel — Additional conditions. In addition to the conditions imposed pursuant to Section 22.56.100, the following development standards shall be mandatory conditions of such grant:

A. No beer or wine shall be displayed within five feet of the cash register or the front door unless it is in a permanently affixed cooler.

B. No advertisement of alcoholic beverages shall be displayed at motor fuel islands.

C. No sale of alcoholic beverages shall be made from a drive-in window.

D. No display or sale of beer or wine shall be made from an ice tub.

E. No beer or wine advertising shall be located on motor fuel islands and no self-illuminated advertising for beer or wine shall be located on buildings or windows.

F. If the sale of alcoholic beverages between the hours of 10:00 p.m. and 2:00 a.m. is granted as a part of the conditional use permit, employees on duty shall be at least 21 years of age in order to sell beer or wine. (Ord. 92-0097 § 8, 1992; Ord. 89-0115 § 1, 1989.)

22.56.250 Temporary war uses. A. Premises in any zone may be temporarily used for uses necessary to the prosecution of any war in which the United States may be engaged if a conditional use permit for such use is granted pursuant to the provisions of this Part 1, and provided:

1. That the United States is at war declared by the Congress of the United States and engaged in actual physical hostilities; and

2. That such permit shall expire not later than six months after the cessation of such physical hostilities.

B. As used in this section, "cessation of physical hostilities" means a date comparable to November 11, 1918, or August 15, 1945. (Ord. 1494 Ch. 5 Art. 1 § 501.16, 1927.)

22.56.255 Townhouse development — Additional regulations. A. In approving a conditional use permit for a townhouse development, the hearing officer shall specify conditions pertaining to the following, which may not be modified except by Part 2 of Chapter 22.56:

1. **Standards of Zone Apply.** The hearing officer shall require that a townhouse development shall be subject to all standards of the zone in which proposed except as otherwise provided in this section and/or in a conditional use permit in which density-controlled development is requested and approved.

2. **Number of Townhouses.** The hearing officer shall specify the maximum number of townhouses that may be confined within a single building; provided, however, that in the absence of specific approval of a lesser or greater number, not more than six shall be so placed.

3. **Distance Between Buildings and/or Structures.** The hearing officer shall specify the required distance between buildings and/or structures; provided, however, that in the absence of such specification, the distance between buildings and/or structures in a townhouse development shall not be less than 10 feet.

B. In addition to conditions imposed pursuant to Section 22.56.100, in approving a townhouse development, the hearing officer may impose conditions pertaining to the following:

1. **Yards.**

a. The hearing officer may modify any or all yard requirements of the basic zone wherein a townhouse development is proposed. In reaching its determination to modify the yard requirements and to what extent, the hearing officer shall base its decision on whether such modification will:

i. Encourage design features promoting amenities equal to or better than a development plan incorporating required yards, and

ii. Assist in integrating the proposed development in relation to location on the site and its relationship to the surrounding area.

b. Nothing in this subsection shall be construed to prohibit the imposition of yards exceeding the minimum provided in the zone.

2. **Architecture.** The hearing officer may impose conditions governing the suitability of architecture as necessary to integrate the proposed development project within the proposed site and the surrounding area, including appearance of the proposed development from surrounding property. (Ord. 85-0195 § 14 (part), 1985; Ord. 82-0003 § 4 (part), 1982.)

Part 2

VARIANCES

Sections:

22.56.260 Purpose — Conditions for granting variances.

- 22.56.270 Application — Filing.
- 22.56.280 Application — Information required.
- 22.56.290 Application — Burden of proof.
- 22.56.300 Application — Fee.
- 22.56.310 Application — Denial for lack of information.
- 22.56.320 Application — Public hearing required.
- 22.56.330 Application — Grant or denial — Findings required.
- 22.56.340 Imposition of additional conditions authorized when.
- 22.56.350 All zone regulations apply unless variance is granted.
- 22.56.360 Adequate water supply — Criteria.
- 22.56.390 Continuing validity of variances.
- 22.56.400 Expiration date of unused variances.
- 22.56.410 Variance does not legalize nuisances.

22.56.260 Purpose — Conditions for granting variances. The variance procedure is established to permit modification of development standards as they apply to particular uses when practical difficulties, unnecessary hardships, or results inconsistent with the general purposes of this Title 22, develop through the strict literal interpretation and enforcement of such provisions. A variance may be granted to permit modification of:

- A. Building line setbacks, yards, open space and buffer areas;
- B. Height, lot coverage, density and bulk regulations;
- C. Off-street parking spaces, maneuvering areas and driveway width, and paving standards;
- D. Landscaping requirements;
- E. Wall, fencing and screening requirements;
- F. Street and highway dedication and improvement standards;
- G. Lot area and width requirements;
- H. Operating conditions such as hours or days of operation, number of employees, and equipment limitations;
- I. Sign regulations other than outdoor advertising;
- J. Distance-separation requirements mandated by this Title 22. (Ord. 82-0024 § 10, 1982; Ord. 1494 Ch. 5 Art. 2 § 502.1, 1927.)

22.56.270 Application — Filing. Any person desiring any permit required by or provided for in this Title 22 may file an application therefor with the director, except that no application shall be filed or accepted if final action has been taken within one year prior thereto by either the hearing officer or board of supervisors on an application requesting the same, or substantially the same permit. (Ord. 85-0195 § 11 (part), 1985; Ord. 1494 Ch. 5 Art. 2 § 502.2, 1927.)

22.56.280 Application — Information required. An application for a variance shall contain the information required by Section 22.56.030. (Ord. 1494 Ch. 5 Art. 2 § 502.3, 1927.)

22.56.290 Application — Burden of proof. In addition to the information required in the application by Section 22.56.280, the applicant shall substantiate to the satisfaction of the hearing officer the following facts:

A. That there are special circumstances or exceptional characteristics applicable to the property involved, such as size, shape, topography, location or surroundings, which are not generally applicable to other properties in the same vicinity and under identical zoning classification; and

B. That such variance is necessary for the preservation of a substantial property right of the applicant such as that possessed by owners of other property in the same vicinity and zone; and

C. That the granting of the variance will not be materially detrimental to the public welfare or be injurious to other property or improvements in the same vicinity and zone. (Ord. 85-0195 § 16 (part), 1985; Ord. 1494 Ch. 5 Art. 2 § 502.4, 1927.)

22.56.300 Application — Fee. When an application is filed it shall be accompanied by the filing fee as required by Section 22.60.100. (Ord. 1494 Ch. 5 Art. 2 § 502.5, 1927.)

22.56.310 Application — Denial for lack of information. The zoning board may recommend denial, and the hearing officer may deny, without a public hearing, an application for a variance if such application does not contain the information required by Sections 22.56.280 and 22.56.290. The hearing officer may permit the applicant to amend such application. (Ord. 85-0195 § 14 (part), 1985; Ord. 1494 Ch. 5 Art. 2 § 502.6, 1927.)

22.56.320 Application — Public hearing required. In all cases where an application is filed for a variance, the zoning board shall hold a public hearing unless the hearing officer determines to and itself holds a public hearing. In either case, the public hearing shall be held pursuant to the procedure provided by Part 4 of Chapter 22.60. (Ord. 85-0195 § 25, 1985; Ord. 85-0009 § 10, 1985; Ord. 1494 Ch. 5 Art. 2 § 502.7, 1927.)

22.56.330 Application — Grant or denial — Findings required. A. The hearing officer shall approve an application for a variance where the information submitted by the applicant and/or presented at public hearing substantiates the following findings:

1. That because of special circumstances or exceptional characteristics applicable to the property, the strict application of the code deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification; and

2. That the adjustment authorized will not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the property is situated; and

3. That strict application of zoning regulations as they apply to such property will result in practical difficulties or unnecessary hardships inconsistent with the general purpose of such regulations and standards; and

4. That such adjustment will not be materially detrimental to the public health, safety or general welfare, or to the use, enjoyment or valuation of property of other persons located in the vicinity.

B. The hearing officer shall deny the application where the information submitted by the applicant and/or presented at public hearing fails to substantiate

such findings to the satisfaction of the hearing officer. (Ord. 85-0195 § 26, 1985; Ord. 1494 Ch. 5 Art. 2 § 502.8, 1927.)

22.56.340 Imposition of additional conditions authorized when. The hearing officer in approving an application for a variance, may impose such conditions as he deems necessary to insure that the adjustment will be in accord with the findings required by Section 22.56.330. Conditions imposed by the hearing officer may involve any pertinent factors affecting the establishment, operation and maintenance of the use for which such variance is requested, including, but not limited to, those specified in Section 22.56.100. (Ord. 85-0195 § 14 (part), 1985; Ord. 1494 Ch. 5 Art. 2 § 502.10, 1927.)

22.56.350 All zone regulations apply unless variance is granted. Unless specifically modified by a variance, all regulations prescribed in the zone in which such variance is granted shall apply. (Ord. 1494 Ch. 5 Art. 2 § 502.15, 1927.)

22.56.360 Adequate water supply — Criteria. If it appears that the variance requested will require a greater water supply for adequate fire protection than does either the existing use or any use permitted in the same zone without a variance, and will not comply with the provisions of Division 1 of Title 20 of this code, such facts shall be prima facie evidence that such requested variance will adversely affect and be materially detrimental to adjacent uses, buildings and structures and will not comply with the provisions of Section 22.56.330. (Ord. 1494 Ch. 5 Art. 2 § 502.9, 1927.)

22.56.390 Continuing validity of variances. A variance that is valid and in effect, and was granted pursuant to the provisions of this Title 22, shall adhere to the land and continue to be valid upon change of ownership of the land or any lawfully existing building or structure on said land. (Ord. 1494 Ch. 5 Art. 2 § 502.16, 1927.)

22.56.400 Expiration date of unused variances. A variance which is not used within the time specified in such variance, or, if no time is specified, within one year after the granting of the variance, becomes null and void and of no effect except:

A. That in all cases the hearing officer may extend such time for a period of not to exceed one year, provided an application requesting such extension is filed prior to such expiration date. In the case of a nonprofit corporation organized to provide low-income housing for the poor or elderly, the hearing officer may grant an additional one-year extension, provided that an application requesting such extension is filed prior to the expiration of the first such extension;

B. Repealed by Ord. 92-0032. (Ord. 92-0032 § 3, 1992; Ord. 85-0195 § 14 (part), 1985; Ord. 1494 Ch. 5 Art. 2 § 502.11, 1927.)

22.56.410 Variance does not legalize nuisances. Neither the provisions of this Part 2 nor the granting of any permit provided for in this Part 2 authorizes or legalizes the maintenance of any public or private nuisance. (Ord. 1494 Ch. 5 Art. 2 § 502.13, 1927.)

Part 3

ANIMAL PERMITS²¹

Sections:

- 22.56.420 Established — Purpose.
- 22.56.430 Application — Filing.
- 22.56.440 Application — Information required.
- 22.56.450 Application — Burden of proof.
- 22.56.460 Application — Fee and deposit.
- 22.56.470 Application — Notice requirements.
- 22.56.480 Application — Approval or denial — Conditions.
- 22.56.490 Application — Public hearing.
- 22.56.500 Application — Grant or denial — Findings required.
- 22.56.510 Imposition of additional conditions authorized when.
- 22.56.520 Appeal procedures.
- 22.56.530 Effective date of permit.

22.56.420 Established — Purpose. The animal permit is established to permit:

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

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

2. Domestic or wild animals exceeding the number permitted, or on lots or parcels of land having less than the area required, which will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of such site.

B. Rehabilitation facilities for small wild animals which:

1. Will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare; and

2. Will not be materially detrimental to the use, enjoyment, or valuation of property or other persons located in the vicinity of such site. (Ord. 2006-0019 § 11, 2006; Ord. 1494 Ch. 5 Art. 3 § 503.1, 1927.)

22.56.430 Application — Filing. Any person desiring an animal permit provided for in this Title 22, may file an application with the director, except that no application shall be filed or accepted if final action has been taken within one year prior thereto by either the commission or board of supervisors on an application requesting the same, or substantially the same permit. (Ord. 1494 Ch. 5 Art. 3 § 503.2, 1927.)

22.56.440 Application — Information required. A. An application for an animal permit shall contain the following information:

1. The name and address of the applicant and of all persons owning any or all of the property proposed to be used;

2. Evidence that the applicant:

a. Is the owner of the premises involved, or

b. Has written permission of the owner or owners to make such

application;

3. The location of the subject property (address or vicinity);

4. The legal description of the property involved;

5. The type and number of animals requested;
 6. A site plan indicating:
 - a. The area and dimensions of the building or enclosure wherein the animal or animals are to be kept or maintained, as well as the locations and dimensions of all other structures within a distance of 50 feet from the exterior boundaries of such building or enclosure, and
 - b. Site drainage patterns, where appropriate;
 7. A statement specifying plans for waste disposal;
 8. a. A list of the names and addresses of all persons who are shown on the latest available assessment roll of the county of Los Angeles as owners of the subject property and as owning property adjacent to the exterior boundaries of the lot on which the animals are to be maintained,
 - b. Where a public hearing is requested as provided in Section 22.56.480, an additional list of the names and addresses of all persons who are shown on the latest available assessment roll of the county of Los Angeles as owning property within a distance of 500 feet from the exterior boundaries of the lots on which the animals are to be maintained shall be submitted;
 9. Such other information as the director may require.
- B. All of the information submitted by the applicant shall be certified to be correct by a statement under penalty of perjury pursuant to Section 2015.5 of the Code of Civil Procedure. (Ord. 1494 Ch. 5 Art. 3 § 503.3, 1927.)

22.56.450 Application — Burden of proof. In addition to the information required in the application by Section 22.56.440, the applicant shall substantiate to the satisfaction of the director and/or commission the following facts:

- A. That the requested animal or animals at the location proposed will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare; and
- B. That the proposed site is adequate in size and shape to accommodate the animal or animals requested without material detriment to the use, enjoyment or valuation of the property of other persons located in the vicinity of the site. (Ord. 1494 Ch. 5 Art. 3 § 503.4, 1927.)

22.56.460 Application — Fee and deposit. When an application is filed, it shall be accompanied by the filing fee and deposit as required in Section 22.60.100. (Ord. 1494 Ch. 5 Art. 3 § 503.5, 1927.)

22.56.470 Application — Notice requirements. A. In all cases where an application is filed, the director shall cause a notice indicating the applicant's request at the location specified to be forwarded by first class mail, postage prepaid, to:

1. All persons whose names and addresses appear on the latest available assessment roll of the county of Los Angeles as owning property adjacent to the exterior boundaries of the property on which such animals are to be maintained; provided, however, that where the closest point that such animal is to be kept or maintained is 500 feet or more from such adjoining property, this subsection shall not apply;
2. A notice addressed to "occupant" or "occupants" in all cases where the mailing address of any owner of property required to be notified under the provisions of subsection A1 is different than the address of such adjacent property;
3. The director of the department of animal control and the director of the department of health services, requesting their technical opinion relative to the

ability of the applicant to maintain such animals properly as indicated in the application and site plan;

4. Such other persons whose property might in his judgment be affected by such application or permit.

B. Such notice shall also indicate that any individual opposed to the granting of such permit may express such opposition by written protest to the director within 15 days after receipt of such notice. (Ord. 1494 Ch. 5 Art. 3 § 503.6, 1927.)

22.56.480 Application — Approval or denial — Findings. A. The director shall approve an application for an animal permit where no protest to the granting of such permit is received within the specified protest period.

B. The director shall deny an application for an animal permit in all cases where:

1. The report of the department of animal care and control or health services indicates that such animals may not reasonably be maintained as specified in the application; or

2. Two protests are indicated. Protests received from both the owner and the occupant of the same property shall be considered to be one protest for purposes of this section.

C. In all cases where the director denies an application, he shall so inform the applicant, in writing, and in such notice shall also inform him that if within 30 days after receipt of such notice he files such additional information as the director may require and pays an additional fee, the amount of which shall be stated in the notice, a public hearing will be scheduled relative to such matter before the commission. Such additional fee shall be the difference between the fee paid and the fee for public hearing as specified in Section 22.60.100. (Ord. 2006-0019 § 12, 2006; Ord. 85-0195 § 27, 1985; Ord. 1494 Ch. 5 Art. 3 § 503.7, 1927.)

22.56.490 Application — Public hearing. In all cases where a public hearing is requested, the commission shall hold a public hearing pursuant to the procedure provided in Part 4 of Chapter 22.60. (Ord. 85-0195 § 28 (part), 1985; Ord. 1494 Ch. 5 Art. 3 § 503.8, 1927.)

22.56.500 Application — Grant or denial — Findings required. A. The commission shall approve an application for an animal permit where the information submitted by the applicant and/or presented at public hearing substantiates the following findings:

1. That the requested animal or animals at the location proposed will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare; and

2. That the proposed site is adequate in size and shape to accommodate the animal or animals requested without material detriment to the use, enjoyment or valuation of property of other persons located in the vicinity of the site.

B. The commission shall deny the application where the information submitted by the applicant and/or presented at public hearings fails to substantiate such findings to the satisfaction of the commission. (Ord. 85-0195 § 28, 1985; Ord. 1494 Ch. 5 Art. 3 § 503.9, 1927.)

22.56.510 Imposition of additional conditions authorized when. The director or commission, in approving an application for an animal permit:

A. May impose such conditions as are deemed necessary, including those recommended by the departments of animal care and control and health services, to insure that such animals will be kept or maintained in accord with the findings required by Section 22.56.500. Conditions imposed may involve any pertinent factors affecting the keeping or maintenance of the animal or animals for which such permit is requested, including but not limited to those specified in Section 22.56.100.

B. Shall impose the following conditions on applications for rehabilitation facilities for small wild animals:

1. The animals shall be cared for by a licensed rehabilitator who must be a resident of a single-family residence on the subject lot or parcel of land;
2. The animals shall be indigenous to Los Angeles County;
3. The animals shall weigh no more than 30 pounds;
4. Coyotes, bobcats, deer, mountain lions, bears, and other similarly dangerous animals shall not be allowed;
5. The allowable number of animals shall be as follows:
 - a. For lots with at least 10,000 square feet of area, up to 20 animals;
 - b. For lots of 7,500 to 9,999 square feet of area, up to 16 animals;
 - c. For lots of 6,000 to 7,499 square feet of area, up to 12 animals;
 - d. For lots of 5,000 to 5,999 square feet of area, up to 6 animals.

The director or commission, after consultation with the departments of animal care and control and health services, may allow a higher number of animals than the number specified above.

6. The facilities shall only be authorized for as long as the applicant maintains a continuously valid permit and Memorandum of Understanding from the California Department of Fish and Game, or in the case of wild migratory birds, a valid permit from the U.S. Department of Fish and Wildlife. (Ord. 2006-0019 § 13, 2006; Ord. 1494 Ch. 5 Art. 3 § 503.10, 1927.)

22.56.520 Appeal procedures. A. Any person dissatisfied with the action of the director, in cases other than denial of an animal permit as provided in Section 22.56.480, may file an appeal of such action with the commission. Upon receiving a notice of appeal, the commission shall take one of the following actions:

1. Affirm the action of the director; or
2. Refer the matter back to the director for further review with or without instructions; or
3. Set the matter for public hearing before itself. In such case, the commission's decision may cover all phases of the matter, including the addition or deletion of any condition.

B. In rendering its decision, the commission shall not hear or consider any argument or evidence of any kind other than the record of the matter received from the director unless it is itself conducting a public hearing on the matter. (Ord. 1494 Ch. 5 Art. 3 § 503.11, 1927.)

22.56.530 Effective date of permit. The decision of:

A. The director shall become final and effective 15 days after receipt of notice of action by the applicant, provided no request for public hearing has been filed by such applicant or other appeal of the action taken has been filed with the commission within such 15 days following notification; or

B. The commission shall become final and effective 15 days after receipt of notice of action by the applicant, provided no appeal of the action taken has been filed with the executive officer-clerk of the board of supervisors pursuant to Part 5 of Chapter 22.60. (Ord. 1494 Ch. 5 Art. 3 § 503.12, 1927.)

Part 4

CEMETERY PERMITS

Sections:

- 22.56.540 Cemetery defined.
- 22.56.550 Cemetery deemed established when.
- 22.56.560 Permit required.
- 22.56.570 Application — Filing.
- 22.56.580 Application — Information required.
- 22.56.590 Application — Verification and signatures required.
- 22.56.600 Application — Fee and deposit.
- 22.56.610 Application — Public hearings required.

- 22.56.630 Denial of permit — Conditions.
- 22.56.640 Dedication of public highways required when.
- 22.56.650 Repeated applications — Waiting period.
- 22.56.660 Permit assignment and use limitations.
- 22.56.680 Reduction in boundaries.

22.56.540 Cemetery defined. As used in Title 22 of this code "cemetery" means a place for the permanent interment of dead human bodies, or the cremated remains thereof, including a crematory. It may be either a burial park for earth interments, a mausoleum for vault or crypt interments, a columbarium for cinerary interments, or a combination of one or more thereof. (Ord. 1494 Ch. 5 Art. 4 § 504.1, 1927.)

22.56.550 Cemetery deemed established when. A. A cemetery shall be deemed to be established or maintained or extended where the interment of one or more dead human bodies or cremated remains is made in or upon any property, whether or not the same has been duly and regularly dedicated for cemetery purposes under the laws of the state of California, and which at the date the ordinance codified in this Part 4 took effect, was not included within the boundaries of a legally existing cemetery.

B. Any person who makes or causes to be made any interment in or upon such property, and any person having the right of possession of any such property who knowingly permits the interment of a dead body or cremated remains therein or thereupon shall be deemed to have established, or maintained, or extended a cemetery within the meaning of the provisions of Title 22 of this code. (Ord. 1494 Ch. 5 Art. 4 § 504.3, 1927.)

22.56.560 Permit required. A person shall not establish or maintain any cemetery or extend the boundaries of any existing cemetery at any place within the unincorporated territory of the county of Los Angeles without a permit first having been applied for and obtained from the hearing officer. This section does not prevent the maintenance, development and operation within their present boundaries of cemeteries which were legally established on the date the ordinance codified in this Part 4 took effect. (Ord. 85-0195 § 14 (part), 1985; Ord. 1494 Ch. 5 Art. 4 § 504.5, 1927.)

22.56.570 Application — Filing. Any person desiring to obtain a permit required by this Part 4 shall file a written application therefor with the director. (Ord. 1494 Ch. 5 Art. 4 § 504.7, 1927.)

22.56.580 Application — Information required. An application for a permit required by this Part 4 shall set forth in separate paragraphs or in exhibits attached thereto the following information:

A. A list, certified to be correct by affidavit or by statement under penalty of perjury pursuant to Section 2015.5 of the Code of Civil Procedure, of names and addresses of:

1. All persons owning any part of the property proposed to be used as a cemetery, and

2. All persons owning property within a distance of 500 feet of the boundaries of the subject parcel of land, as shown on the latest available assessment

roll of the county of Los Angeles;

B. The names and addresses of the officers and directors of the corporation which will be in charge of the operation of the cemetery;

C. A map showing the exact location, exterior boundaries and legal description of the property which it is proposed to use for a cemetery and the location of all buildings, whether public or private, located within a distance of 500 feet from the exterior boundaries of the subject parcel of land and the location and depth of all wells in said area from which domestic or irrigating water is obtained. The map shall also show the location and names of all roads located within a distance of 500 feet from the exterior boundaries of the said parcel. The map shall further show the elevation in feet above sea level or the highest and lowest points in the said premises, and the width, depth and location of all natural watercourses and artificial drains or conduits for the drainage of stormwater located upon the said parcel and within 2,000 feet from the exterior boundary thereof in any direction;

D. A financial statement of applicant, showing the financial ability of applicant to establish, care for and maintain the proposed cemetery in such a manner as to prevent the same from being a public nuisance;

E. A statement setting forth whether the said cemetery is to be established as a perpetual-care or nonperpetual-care cemetery, and if a perpetual-care fund is to be or has been created, the amount then on hand and the method, scheme or plan of continuing and adding to the same in full details sufficient to show that said cemetery will be maintained so as not to become a public nuisance. (Ord. 90-0134 § 12, 1990: Ord. 1494 Ch. 5 Art. 4 § 504.11, 1927.)

22.56.590 Application — Verification and signatures required. The president and secretary of the corporation which will be in charge of the operation of the proposed cemetery and the owner of the land to be included therein shall sign the application for a permit required by this Part 4. Such persons shall also verify the application as provided by the Code of Civil Procedure of the state of California for the verification of pleadings in civil actions. (Ord. 1494 Ch. 5 Art. 4 § 504.9, 1927.)

22.56.600 Application — Fee and deposit. At the time of filing any application for a permit required by this Part 4, the applicant shall pay to the director the filing fee and deposit as required by Section 22.60.100. (Ord. 1494 Ch. 5 Art. 4 § 504.13, 1927.)

22.56.610 Application — Public hearings required. The hearing officer shall hold a public hearing on an application for a cemetery permit. The public hearing shall be held pursuant to the procedure provided in Part 4 of Chapter 22.60. (Ord. 92-0096 § 3, 1992: Ord. 90-0134 § 13 (part), 1990: Ord. 85-0195 § 14 (part), 1985; Ord. 1494 Ch. 5 Art. 4 § 504.15, 1927.)

22.56.630 Denial of permit — Conditions. A permit may be denied if it is found that:

A. The establishment or maintenance of the proposed cemetery or the extension of an existing cemetery will or may jeopardize or adversely affect the public health, safety, comfort or welfare; or

B. Such establishment, maintenance or extension will or may reasonably be expected to be a public nuisance; or

C. Such establishment, maintenance or extension will tend to interfere with the free movement of traffic or with the proper protection of the public through interference with the movement of police, ambulance or fire equipment, and thus interfere with the convenience of the public or the protection of the lives and property of the public; or

D. That the applicant, through the proposed perpetual-care fund or otherwise, cannot demonstrate adequate financial ability to establish and maintain the proposed cemetery so as to prevent the proposed cemetery from becoming a public nuisance. (Ord. 1494 Ch. 5 Art. 4 § 504.19, 1927.)

22.56.640 Dedication of public highways required when. Before taking final action, the hearing officer, commission or the board of supervisors may require of the applicant any reasonable dedication of public streets or highways through the premises proposed to be used for the proposed cemetery or extension of an existing cemetery so as to prevent the same from jeopardizing the public safety, comfort or welfare, and if the time required by the hearing officer, or the board of supervisors for compliance with such conditions shall elapse without such conditions having been met, the hearing officer, commission or the board of supervisors may deny the permit. (Ord. 85-0195 § 11 (part), 1985; Ord. 1494 Ch. 5 Art. 4 § 504.21, 1927.)

22.56.650 Repeated applications — Waiting period. In the event that the hearing officer, commission or the board of supervisors shall have denied its approval of any application heretofore or hereafter made for any permit provided for in this Part 4, no new or further applications for any such permit shall be made to establish or extend a cemetery upon the same premises, or any portion thereof, as described in such previous applications, until the expiration of one year from and after the date of the denial of such approval. (Ord. 85-0195 § 11 (part), 1985; Ord. 1494 Ch. 5 Art. 4 § 504.23, 1927.)

22.56.660 Permit assignment and use limitations. No permit granted as a result of any such application shall be assignable prior to the actual establishment of such cemetery or extension of any existing cemetery, nor shall, such permit be used by any other person than applicant in the establishment of such cemetery or extension of an existing cemetery. (Ord. 1494 Ch. 5 Art. 4 § 504.25, 1927.)

22.56.680 Reduction in boundaries. Where an application is filed requesting a cemetery permit for a reduction in boundaries of an existing cemetery never used, the applicant may:

A. Substitute a distance of 700 feet for filing and application requirements as provided in the case of minor expansions by subdivisions D1 through D4 of Section 22.56.670: and

B. Delete the information required by subsections D and E of Section 22.56.580. (Ord. 1494 Ch. 5 Art. 4 § 504.29, 1927.)

Part 5

EXPLOSIVES PERMITS**Sections:**

- 22.56.690 Definitions.
- 22.56.700 Applicability of Part 5 provisions.
- 22.56.710 Storage of explosives — Permit requirements.
- 22.56.720 Permit — Application requirements.
- 22.56.730 Temporary storage — Permit granted without hearing when.
- 22.56.740 Application — Public hearing required.
- 22.56.745 Public notification.
- 22.56.750 Application — Notification to county forester and fire warden.
- 22.56.760 Application — Report by county forester and fire warden.
- 22.56.770 Imposition of additional conditions.
- 22.56.780 Approval of permit — Conditions.

22.56.690 Definitions. A. “Explosive” and “explosives,” whenever used in this Title 22, means any substance or combination of substances that is commonly used for the purpose of detonation and which, upon exposure to any external force or condition, is capable of a relatively instantaneous release of gas and heat. These terms shall include, but shall not necessarily be limited to, all of the following:

1. Substances determined to be Class A and Class B explosives, as classified by the United States Department of Transportation;
2. Nitro carbo nitrate substances (blasting agent), as classified by the United States Department of Transportation;
3. Any material designated as an explosive by the State Fire Marshal;
4. Certain Class C explosives, as designated by the United States Department of Transportation, when listed in regulations adopted by the State Fire Marshal.

B. The terms “explosive” and “explosives,” whenever used in this Title 22, shall not include the following:

1. Small arms ammunition of .75 caliber or less when designated as a Class C explosive by the United States Department of Transportation;
2. Fireworks regulated under Part 2 (commencing with Section 12500) of Division 11 of the Health and Safety Code. (Ord. 1494 Ch. 5 Art. 5 § 505.1, 1927.)

22.56.700 Applicability of Part 5 provisions. Nothing contained in this Part 5 of Chapter 22.56 shall apply to any explosive in transit in railway cars or other vehicles, or to any explosive awaiting transportation in or delivery from a railway car or other vehicle, or to the transfer of any such explosive from a car of one railway company to a car of a connecting railway company, provided that the car or other vehicle in which said explosive is being transported, or is awaiting transportation or delivery, shall be kept locked or guarded; and provided further that the time during which such explosive is kept waiting transportation or delivery shall not exceed 24 hours. (Ord. 1494 Ch. 5 Art. 5 § 505.12, 1927.)

22.56.710 Storage of explosives — Permit requirements. No quantity of explosives other than gunpowder in excess of 100 pounds, or gunpowder in excess of 750 pounds, shall be stored or kept in any place, house or building in the county of Los Angeles without a permit therefor from the commission, and unless said explosives are contained in a magazine situated, constructed, operated and maintained in the manner described in Part 1 of Division 11 of the Health and Safety Code. (Ord. 1494 Ch. 5 Art. 5 § 505.2, 1927.)

22.56.720 Permit — Application requirements. Any person proposing to store or keep any quantity of gunpowder in excess of 750 pounds or any other explosives in excess of 100 pounds in any place, house or building in the unincorporated territory of the county of Los Angeles shall file application for a permit with the director, accompanied by the filing fee as required by Section 22.60.100. Such application shall also verify that the applicant has submitted such data as is required by the county forester and fire warden. (Ord. 1494 Ch. 5 Art. 5 § 505.3, 1927.)

22.56.730 Temporary storage — Permit granted without hearing when. If the application is for a permit to store explosives for not more than three months and there is no permit in force for that location, the hearing officer may grant the permit without a public hearing provided:

A. That the applicant has submitted such data as is required to the county forester and fire warden for approval prior to consideration by the hearing officer; and

B. That the county forester and fire warden has indicated his approval in writing stating that such explosives may be safely stored at the proposed location. (Ord. 85-0195 § 14 (part), 1985; Ord. 1494 Ch. 5 Art. 5 § 505.5, 1927.)

22.56.740 Application — Public hearing required. Unless an application is approved pursuant to Section 22.56.730, the hearing officer shall hold a public hearing unless the commission determines to and itself holds a public hearing. The public hearing shall be held pursuant to the procedure provided in Part 4 of Chapter 22.60. (Ord. 85-0195 § 29, 1985; Ord. 85-0009 § 11, 1985; Ord. 1494 Ch. 5 Art. 5 § 505.6, 1927.)

22.56.745 Public notification. If a public hearing is to be conducted pursuant to Section 22.56.740, all persons shown on the latest available assessment roll of the county of Los Angeles as owning property within a distance of 500 feet from the boundaries of the subject parcel of land shall be notified of said public hearing by first class mail, postage prepaid. (Ord. 90-0134 § 6, 1990.)

22.56.750 Application — Notification to county forester and fire warden. The director shall immediately notify the county forester and fire warden of every application for a permit to keep or store explosives. Where a public hearing is to be held, the director shall notify the county forester and fire warden of the time and place thereof. (Ord. 1494 Ch. 5 Art. 5 § 505.7, 1927.)

22.56.760 Application — Report by county forester and fire warden. The county forester and fire warden, within 10 days after receipt of a copy of the

22.56.760

application for a permit, shall furnish to the hearing officer a report thereon as to whether or not in his opinion explosives in the amounts and kinds mentioned in the application can be kept at the place proposed without danger of serious injury to

persons other than those employed in or about the magazine, or to property other than that of the application. (Ord. 85-0195 § 14 (part), 1985; Ord. 1494 Ch. 5 Art. 5 § 505.7, 1927.)

22.56.770 Imposition of additional conditions. The hearing officer shall consider and may impose such conditions as he deems necessary to protect the public health, safety and general welfare, and to prevent material detriment to the property of other persons located in the vicinity of such proposed use. The hearing officer may also approve the permit contingent upon compliance with applicable provisions of other ordinances. (Ord. 85-0195 § 14 (part), 1985; Ord. 1494 Ch. 5 Art. 5 § 505.11, 1927.)

22.56.780 Approval of permit — Conditions. A. At the time and place fixed for the hearing on the application, the hearing officer shall hear the same and any protests thereto, and upon the evidence and other matters brought to its attention during the hearing, including the report of the county forester and fire warden, shall approve such permit where the findings indicate that explosives in the amounts and kinds mentioned in the application can be kept at the place proposed without danger of serious injury to persons other than those employed in or about the magazine, or to property other than that of the applicant.

B. Where no hearing is required, the hearing officer shall make similar findings based upon his investigation or the investigation of his staff, and upon the report of the county forester and fire warden, of the place where it is proposed to keep the explosives. (Ord. 85-0195 § 30, 1985; Ord. 1494 Ch. 5 Art. 5 § 505.10, 1927.)

Part 6

MOBILEHOME PERMITS

Sections:

- 22.56.790 Establishment — Purpose.
- 22.56.800 Application — Filing — Repeated filings.
- 22.56.810 Application — Information and documents required.
- 22.56.820 Application — Burden of proof.
- 22.56.830 Application — Fee.
- 22.56.840 Application — Denial for lack of information.
- 22.56.850 Application — Public hearing required.
- 22.56.860 Application — Conditions for approval.
- 22.56.870 Action by commission — Notice requirements.
- 22.56.890 Mobilehome placement conditions and specifications.
- 22.56.900 Expiration date of unused permits.
- 22.56.910 Period of validity — Extension authorized when — Procedures.
- 22.56.920 Appeal — From director's decision — Procedures.
- 22.56.930 Appeal — Action by commission — Procedures.
- 22.56.940 Appeal — Action by commission — Notice requirements.
- 22.56.950 Director's decision — Effective date.
- 22.56.960 Effective date when an appeal or time extension is filed.
- 22.56.970 Expiration on cessation of use.

22.56.980 Permit does not legalize nuisances.

22.56.790 Establishment — Purpose. The mobilehome permit is established to provide for the individual placement of a mobilehome containing one dwelling unit, in lieu of a single-family residence, on a lot or parcel of land where permitted in the zone, subject to the area requirements of the zone, but in no case less than two and one-half acres. It is the intent of this permit to recognize the modern mobilehome as an alternate source of affordable factory-built housing available from the manufacturer with an exterior similar to conventionally constructed housing. Because many mobilehomes continue to be manufactured with an appearance more characteristic of a motor vehicle, however, the mobilehome permit is intended to insure that mobilehomes so placed are compatible with surrounding uses, that the proposed site is suitable, and that property values are protected through the imposition of appropriate regulations and conditions for placement and maintenance of such mobilehomes. (Ord. 1494 Ch. 5 Art. 12 § 512.1, 1927.)

22.56.800 Application — Filing — Repealed filings. Any person desiring a mobilehome permit, as provided for in this Title 22, may file an application with the director; except that no application shall be filed or accepted if final action has been taken within one year prior thereto by either the hearing officer or board of supervisors on an application for the same or substantially the same permit. (Ord. 85-0195 § 11 (part), 1985; Ord. 1494 Ch. 5 Art. 12 § 512.2, 1927.)

22.56.810 Application — Information and documents required. A. An application for a mobilehome permit shall include the following information and documents:

1. The name and address of the applicant and of all persons owning any or all of the property proposed to be used;
2. Evidence that the applicant:
 - a. Is the owner of the premises involved, or
 - b. Has written permission of the owner or owners to make such application;
3. Location of subject property (address or vicinity);
4. Legal description of property involved;
5. A site plan, drawn to a scale satisfactory to and in the number of copies prescribed by the director, indicating:
 - a. The area and dimensions of the proposed site,
 - b. The proposed location of the mobilehome,
 - c. The location and dimensions of all existing and proposed structures, yards, walls, fences, parking, landscaping and other development features; topography shall also be shown where pertinent to the requested permit,
 - d. The dimensions and state of improvement of the adjoining streets and highways providing access to the proposed site,
 - e. The location and dimensions of all buildings and structures on adjacent lots or parcels of land to a distance specified by the director;
6. Description of the mobilehome to be placed including:
 - a. Year manufactured.
 - b. Model,
 - c. Make,

- d. Motor vehicle license number, if required by state law,
 - e. The number of the insignia of approval issued by the California Department of Housing and Community Development, or of the housing seal from the Department of Housing and Urban Development,
 - f. Length, width and square footage; if manufactured in more than one section or unit, so indicate,
 - g. Photographs of the mobilehome; if a new mobilehome is to be placed for the first time, manufacturer's literature may be substituted for such required photographs if the director finds it adequate for this purpose,
 - h. If the exterior appearance of the mobilehome must be altered to comply with the requirements of this permit, architectural and/or engineering data indicating the alterations proposed and the structural feasibility of such alterations;
7. With each application, the applicant shall also file:
- a. Maps in the number prescribed and drawn to a scale specified by the director, showing the location of all property included in the request, the location of all highways, streets, alleys, and the location and dimensions of all lots or parcels of land within a distance of 500 feet from the exterior boundaries of the parcel of land on which the mobilehome is proposed to be located;
 - b. One copy of said map shall indicate the uses established on every lot or parcel of land shown within said 500-foot radius;
 - c. A list, certified to be correct by affidavit or by a statement under penalty of perjury pursuant to Section 2015.5 of the Code of Civil Procedure, of the names and addresses of all persons who are shown on the latest available assessment roll of the county of Los Angeles as owners of the subject parcel of land and as owning property within a distance of 500 feet from the exterior boundaries of the parcel of land on which such mobilehome is proposed. One copy of said map shall indicate where such ownerships are located;
8. Such other information as the director may require. The director may waive the filing of one or more of the above items where unnecessary to process the application, except that the requirements of subsection 7c may not be waived.

B. The accuracy of all information, maps and lists submitted shall be the responsibility of the applicant. (Ord. 90-0134 § 7, 1990; Ord. 1494 Ch. 5 Art. 12 § 512.3, 1927.)

22.56.820 Application — Burden of proof. In addition to the information required in the application by Section 22.56.810, the applicant of a mobilehome permit shall substantiate to the satisfaction of the hearing officer the following facts:

A. That the requested mobilehome has, or is capable of and will be structurally altered to present, an exterior appearance similar to conventionally constructed housing; and

B. That the exterior appearance of such mobilehome, as manufactured or as structurally altered, will be compatible with surrounding uses at the location proposed for its placement, will not be materially detrimental to the public health, safety or general welfare, or the use, enjoyment or valuation of property of other persons located in the vicinity of the proposed site; and

C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking, landscaping and other developmental features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area; and

D. That the proposed site is adequately served by public and private service facilities as are required. (Ord. 85-0195 § 14 (part), 1985; Ord. 1494 Ch. 5 Art. 12 § 512.4, 1927.)

22.56.830 Application — Fee. When a mobilehome permit application is filed, it shall be accompanied by the filing fee as required in Section 22.60.100. (Ord. 1494 Ch. 5 Art. 12 § 512.5, 1927.)

22.56.840 Application — Denial for lack of information. The hearing officer may deny, without a public hearing, an application for a mobilehome permit if such application does not contain the information required by Sections 22.56.810 and 22.56.820. The hearing officer may permit the applicant to amend such application. (Ord. 85-0195 §§ 13 (part) and 14 (part), 1985; Ord. 1494 Ch. 5 Art. 12 § 512.6, 1927.)

22.56.850 Application — Public hearing required. In all cases where an application for a mobilehome permit is filed, the hearing officer shall hold a public hearing, unless the commission determines to and itself holds a public hearing. In either case, the public hearing shall be held pursuant to the procedure provided in Part 4 of Chapter 22.60. (Ord. 85-0195 § 31 (part), 1985; Ord. 85-0009 § 12, 1985; Ord. 1494 Ch. 5 Art. 12 § 512.7, 1927.)

22.56.860 Application — Conditions for approval. The hearing officer shall not approve an application for a mobilehome permit in lieu of a single-family residence unless he finds that the burden of proof set forth in Section 22.56.820 has been met by the applicant. (Ord. 85-0195 § 31(part), 1985; Ord. 1494 Ch. 5 Art. 12 § 512.8, 1927.)

22.56.870 Action by commission — Notice requirements. The hearing officer shall serve notice of its action upon:

A. The applicant, as required by law for the service of summons or by registered or certified mail, postage prepaid, return receipt requested; and

B. All protestants, by first class mail, postage prepaid, who have provided a mailing address and who have either submitted written objections or appeared at the public hearing. (Ord. 85-0195 § 14 (part), 1985; Ord. 1494 Ch. 5 Art. 12 § 512.10, 1927.)

22.56.890 Mobilehome placement conditions and specifications. Every mobilehome permit shall be subject to the following conditions. All of the following conditions shall be deemed to be conditions of every mobilehome permit granted, whether such conditions are set forth in the mobilehome permit or not. The hearing officer, in granting the mobilehome permit, may impose additional conditions, but may not change or modify any of the following conditions except as otherwise provided by this Part 6 and/or pursuant to the provisions of Part 2 of this Chapter 22.56.

A. Each mobilehome shall have a sloping roof with eave projections of at least 12 inches, constructed with fire-resistant treated wood shake, shingle, asphalt composition roofing, crushed rock, or other material approved by the hearing officer. Such roof must be nonreflective in nature and roll-formed type metal roofing shall not be used.

B. Each mobilehome shall have an exterior siding of wood, metal or other equivalent material approved by the hearing officer. Siding materials used shall be nonreflective in nature.

C. Each mobilehome shall have skirting, constructed of a material designed to correspond to or complement the mobilehome's exterior siding and design, extending from the exterior wall to the ground and fully screening the mobilehome's undercarriage from all directions. Where permissible from the standpoint of drainage and other conditions, as an alternative to a berm serving to screen the undercarriage.

D. Each mobilehome shall have a separate enclosed accessory structure of at least 200 square feet for storage where an enclosed garage is not provided.

E. Landscaping necessary to achieve the same standards of development as are characteristic of the surrounding properties, as specified by the hearing officer, shall be provided.

F. Each mobilehome shall have front, side and rear yards of not less than those required for a conventional single-family residence in Zone R-1 (Section 22.20.120).

G. Each mobilehome shall have a concrete slab or a suitably constructed raised platform or deck at least 200 square feet in area.

H. The exterior of such mobilehome and the lot or parcel of land on which said mobilehome is placed shall be maintained in a neat orderly and presentable condition.

I. Each mobilehome shall bear the insignia of approval issued by the California Department of Housing and Community Development, or the housing seal number from the Department, or the Housing and Urban Development.

J. Each mobilehome shall maintain a current California Vehicle License Registration during the length of its placement in lieu of a single-family residence where required by state law.

K. Each mobilehome shall be removed from the site prior to the end of five years unless a different time period is specified by the hearing officer. Where as a condition of approval a mobilehome must be removed from its site at the end of a specified time period, a building permit shall not be applied for, and a mobilehome shall not be placed on a foundation system.

L. The granting of a mobilehome permit shall not relieve the applicant, his assigns or his successors in interest from complying with all other applicable statutes, ordinances, rules and regulations. (Ord. 85-0195 § 14 (part), 1985; Ord. 1494 Ch. 5 Art. 12 § 512.9, 1927.)

22.56.900 Expiration date of unused permits. A mobilehome permit which is not used within the time specified in the approval, or, if no time is specified, within one year after the granting of such permit, becomes null and void and of no effect except that where an application requesting an extension is filed prior to such expiration date, the hearing officer may extend such time for a period not to exceed

one year. For the purposes of interpreting this Part 6, "used" means the placement of a mobilehome in full compliance with the requirements of such permit. (Ord. 85-0195 § 14 (part), 1985; Ord. 1494 Ch. 5 Art. 12 § 512.12, 1927.)

22.56.910 Period of validity — Extension authorized when — Procedures.

A. Filing of Application. An application requesting a time extension for a mobilehome permit where used may be filed with the director prior to the expiration of such permit, except that no application shall be filed or accepted if final action resulting in a denial of a request for such time extension has been taken within one year prior thereto by the director.

B. Contents of Application. An application for such time extension shall contain the following information:

1. The name and address of the applicant and of all persons owning any or all of the property proposed to be used;

2. Evidence that the applicant:

a. Is the owner of the premises involved, or

b. Has written permission of the owner or owners to make such application;

3. Location of subject property (address or vicinity);

4. The administrative file number (case number) identifying the mobilehome permit for which an extension is requested;

5. A list, certified to be correct by affidavit or by a statement under penalty of perjury pursuant to Section 2015.5 of the Code of Civil Procedure, of the names and addresses of all persons who are shown on the latest available assessment roll of the county of Los Angeles as owners of the subject property and as owning property within a radius of 500 feet from the exterior boundaries of the parcel of land on which the mobilehome is located.

C. Denial of Inadequate Application. The director may deny without further action an application requesting such time extension if such application does not contain the information required by this section. The director may permit the applicant to amend the application.

D. Notification. The director shall cause a notice indicating the applicant's request to be given to all persons whose names and addresses appear on the verified list of property owners required to be submitted by the applicant.

E. Decision by the Director. The director may approve such time extension where the information submitted by the applicant or obtained by investigation of the staff substantiates the following findings:

1. That two protests to the granting of such time extension have not been received within 20 working days following the date of mailing; and

2. That the exterior of such mobilehome and the surrounding grounds are maintained in a neat, orderly and presentable condition in compliance with all conditions of the permit and other applicable statutes, ordinances, rules and regulations; and

3. That the area in the immediate proximity of the lot or parcel of land on which the mobilehome has been placed has not undergone urbanization or other changed circumstances to such an extent as to make the continued placement of said mobilehome incompatible with surrounding uses.

F. Fees. When an application requesting such extension is filed, it shall be accompanied by the fee required in Section 22.60.100.

G. Notice of Director's Action.

1. The director shall serve notice of his action upon:
 - a. The applicant as required by law for the service of summons or by registered or certified mail, postage prepaid, return receipt requested; and
 - b. All protestants by first class mail, postage prepaid, who have provided a mailing address.
2. Where the director has denied such application, such notice shall also inform the applicant that if within 30 days after receipt of such notice he files such additional fee, the amount of which shall be stated in the notice, a public hearing will be scheduled relative to the refile of a mobilehome permit before the commission. Such additional fee shall be the difference between the fee paid and the fee for public hearing for a mobilehome permit as specified in Section 22.60.100. (Ord. 90-0134 § 8, 1990; Ord. 85-0195 § 32, 1985; Ord. 1494 Ch. 5 Art. 12 § 512.13, 1927.)

22.56.920 Appeal — From director's decision — Procedures. A. In cases other than denial of a time extension pursuant to subsection E of Section 22.56.910, any person aggrieved by the action of the director may file an appeal of such action with the secretary of the commission within 15 calendar days after notice of such action is received by the applicant. Such appeal shall contain the following information:

1. The administrative file number (case number) identifying the matter which is being appealed; and
 2. The street address of the premises included in the action of the director or, if no street address, the legal description of the premises.
- B. An appeal fee of \$25.00 shall accompany the filing. (Ord. 1494 Ch. 5 Art. 12 § 512.14, 1927.)

22.56.930 Appeal — Action by commission — Procedures. A. Upon receiving a notice of an appeal, the commission shall take one of the following actions:

1. Affirm the action of the director; or
2. Refer the matter back to the director for further review with or without instructions; or
3. Set the matter for public hearing before itself.

B. In rendering its decision, the commission shall not hear or consider any argument or evidence of any kind other than the record of the matter received from the director, unless it is itself conducting a public hearing on the matter.

C. Where the commission sets the matter for public hearing, it shall approve or deny the appeal based on the provisions of subsection E of Section 22.56.910. (Ord. 1494 Ch. 5 Art. 12 § 512.15, 1927.)

22.56.940 Appeal — Action by commission — Notice requirements. The commission shall serve notice of its action taken pursuant to Section 22.56.930 in the manner specified by Part 4 of Chapter 22.60. (Ord. 1494 Ch. 5 Art. 12 § 512.16, 1927.)

22.56.950 Director's decision — Effective date. The decision of the director shall become final and effective 15 calendar days after receipt of notice of action by the applicant provided no appeal has been filed with the commission pursuant to Section 22.56.920. (Ord. 1494 Ch. 5 Art. 12 § 512.17, 1927.)

22.56.960 Effective date when an appeal or time extension is filed. Where an appeal is filed relative to any mobilehome permit or a time extension granted by the director pursuant to Section 22.56.910, the date of decision by the commission or the board of supervisors of such appeal shall be deemed the date of grant in determining an expiration date. (Ord. 1494 Ch. 5 Art. 12 § 512.18, 1927.)

22.56.970 Expiration on cessation of use. A mobilehome permit granted by the commission as provided in this Part 6, or a time extension granted by the director pursuant to Section 22.56.910 shall automatically cease to be of any force and effect if the use for which such permit was granted has ceased or has been suspended for a consecutive period of two or more years. (Ord. 1494 Ch. 5 Art. 12 § 512.19, 1927.)

22.56.980 Permit does not legalize nuisances. Neither the provisions of this Part 6 nor the granting of a mobilehome permit as provided for in this Part 6 authorizes or legalizes the maintenance of any public or private nuisance. (Ord. 1494 Ch. 5 Art. 12 § 512.20, 1927.)

Part 7

PARKING PERMITS

Sections:

- 22.56.990 Establishment — Purpose.
- 22.56.1000 Application — Filing time.
- 22.56.1010 Application — Information required.
- 22.56.1020 Application — Burden of proof.
- 22.56.1030 Application — Fee and deposit.
- 22.56.1050 Application — Notice requirements.
- 22.56.1060 Application — Findings and decision.
- 22.56.1065 Appeal procedures.
- 22.56.1067 Request for further review.
- 22.56.1070 Agreement to develop following termination of approved use.
- 22.56.1080 Commission decision — Effective date.
- II 22.56.1090 Effective date when an appeal is filed.
- 22.56.1100 All regulations apply unless permit is granted.
- 22.56.1110 Imposition of additional conditions.
- 22.56.1120 Continuing validity of permit.
- 22.56.1130 Termination on cessation of use or occupancy.
- 22.56.1140 Permit does not legalize nuisances.

22.56.990 Establishment — Purpose. A. The parking permit procedure is established to provide an alternative to the parking requirements of Chapter 22.52 in the event that a particular use does not have the need for such requirements.

B. It is the intent to provide more flexibility in the design of particular uses that have special characteristics by reducing the number of parking spaces otherwise required for such uses including:

1. Senior citizens and handicapped persons housing developments where few of the residents will own their own automobiles;

2. Certain uses where parking requirements are based upon floor area of a structure, but bear no relationship to the number of employees, customers, etc., on the premises or the trade conducted;

3. Businesses which provide their employees, customers, or others with positive incentives to use means of transportation other than the automobile.

C. It is the intent to conserve land and promote efficient land use by allowing:

1. The dual or shared use of parking facilities by two or more uses;
2. Tandem parking for nonresidential uses;
3. Compact parking spaces for apartment houses.

D. It is the intent to provide greater flexibility and opportunity to meet the parking requirements by allowing:

1. Off-site parking facilities;
2. The short-term leasing of required parking spaces;
3. Transitional parking for parcels with rear lot lines abutting commercial or industrial zones;
4. Uncovered parking for low and moderate income housing. (Ord. 83-0161 § 64, 1983; Ord. 1494 Ch. 5 Art. 13 § 513.1, 1927.)

22.56.1000 Application — Filing time. Any persons desiring a parking permit provided for in this Part 7 may file an application with the planning director, provided, that no application shall be filed or accepted if final action has been taken within one year prior thereto by the director, commission or board of supervisors on an application requesting the same or substantially the same, permit. (Ord. 83-0161 § 64, 1983; Ord. 1494 Ch. 5 Art. 13 § 513.2, 1927.)

22.56.1010 Application — Information required. Application for a parking permit shall contain the following information:

A. Name and address of the applicant and of all persons owning any or all of the property purposed to be used;

B. Evidence that the applicant:

1. Is the owner of the premises involved, or
2. Has written permission of the owner or owners to make such application, or
3. Is or will be the plaintiff in an action of eminent domain to acquire the premises involved or any portion thereof, or
4. In the case of a public agency, is negotiating to acquire a portion of the premises involved;

C. Location of the subject property (address or vicinity);

D. Legal description of the property involved;

E. The nature of the requested use, indicating the business, occupation or purpose for which such building, structure or improvement is to be occupied or used;

F. The nature, condition and development of adjacent uses, buildings and structures;

G. Two site plans, drawn to a scale satisfactory to and in the number of copies prescribed by the director, indicating:

1. The area and dimensions of the proposed site for the requested use, and

2. On the first site plan, the location and dimensions of all structures, yards, walls, fences, parking and loading facilities, landscaping, and other development features, as if no parking permit is applied for, and

3. On the second site plan, the location and dimensions of all structures, yards, walls, fences, parking and loading facilities, landscaping, and other development features, including any land area reserved to satisfy normal parking requirements should the use or occupancies change, as if the parking permit were granted;

H. The dimensions and state of improvement of the adjoining streets and highways providing access to the proposed site of the requested use;

I. Other permits and approvals secured in compliance with the provisions of other applicable ordinances;

J. With each application the applicant shall also file:

1. Maps, in the number prescribed and drawn to a scale specified by the director, showing the location of all property included in the request, the location of all highways, streets, alleys and the location and dimensions of all lots or parcels of land within a distance of 500 feet from the exterior boundaries of the subject parcel of land, and

2. One copy of said map shall indicate the uses established on every lot and parcel of land shown within said 500-foot radius, and

3. A list, certified to be correct by affidavit or by a statement under penalty of perjury pursuant to Section 2015.5 of the Code of Civil Procedure, of the names and addresses of all persons who are shown on the latest available assessment roll of the county of Los Angeles as owners of the subject parcel of land and as owning property within a distance of 500 feet from the exterior boundaries of the parcel of land to be occupied by the use. One copy of said map shall indicate where such ownerships are located;

K. A description of the unique characteristics of the proposed use and/or special programs which are proposed which reduce the need for the required number of parking spaces or warrant modification of the parking requirements of Part 11 of Chapter 22.52;

L. A vicinity map showing the location of transit lines, park-and-ride facilities, people-movers, bikeways or other similar facilities which provide alternate transportation modes;

M. When a parking permit is proposed for off-site parking, the filing requirements listed in this section shall apply to all parcels under consideration. In addition, the director shall provide notice of the permit and of any public hearing required for such proposal for all parcels independently using the procedures contained in this Part 7 and in Part 4 of Chapter 22.60 of this Title 22; and

N. Such other information as the director may require;

O. The director may waive the filing of one or more of the above items;

P. The accuracy of all information, maps and lists submitted shall be the responsibility of the applicant. (Ord. 90-0134 § 9, 1990; Ord. 83-0161 § 65, 1983; Ord. 1494 Ch. 5 Art. 13 § 513.3, 1927.)

22.56.1020 Application — Burden of proof. In addition to the information required in the application by Section 22.56.1010, the applicant shall substantiate the following facts:

A. That there will be no need for the number of parking spaces required by Part 11 of Chapter 22.52 because:

1. The age and/or physical condition of the residents is such that the use of automobile is unlikely, or

2. The nature of the use is such that there is a reduced occupancy, or

3. The business or use has established a viable transportation program for its employees and/or customers to use transportation modes other than the single-occupant automobile. Such a program shall include positive incentives such as van pools, transit fare subsidies, commuter travel allowances, car pools or bicycle commuter facilities. Where appropriate, proximity to freeways with high-occupancy vehicle (HOV) lanes, bus routes, park-and-ride facilities, people-movers, rapid transit stations, bikeways, or other similar facilities shall be a factor in this consideration, or

4. Sufficient land area is reserved or an alternative arrangement is approved to insure that the parking requirements may be complied with should the use, occupancy, or transportation program change. Such reservation or alternative may be waived for certain senior citizen and handicapped person housing developments where the director finds that it is unnecessary because of the anticipated permanent nature of such use. If required, the reserved land area shall be so located and developed in such a manner that it can be feasibly converted to parking if needed;

B. That there will be no conflicts arising from special parking arrangements allowing shared facilities, tandem spaces or compact spaces because:

1. Uses sharing parking facilities operate at different times of the day or days of the week, or

2. Parking facilities using tandem spaces will employ valets or will utilize other means to insure a workable plan, or

3. Apartment houses using compact spaces for a portion of the required parking have a management program or homeowners' association to assure an efficient distribution of all parking spaces;

C. That off-site facilities, leases of less than 20 years, rear lot transitional parking lots and uncovered residential parking spaces will provide the required parking for uses because:

1. Such off-site facilities are controlled through ownership, leasing or other arrangement by the owner of the use for which the site serves and are conveniently accessible to the main use, or

2. Such leases are written in such a way as to prevent multiple leasing of the same spaces or cancellation without providing alternate spaces; such leases shall contain other guarantees assuring continued availability of the spaces, or

3. Such transitional lots are designed to minimize adverse effects on surrounding properties, or

4. Uncovered parking for low and moderate income residential developments will be appropriately screened and compatible with the surrounding neighborhood;

D. That the requested parking permit at the location proposed will not result in traffic congestion, excessive off-site parking, or unauthorized use of parking facilities developed to serve surrounding property;

E. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, loading facilities, landscaping and other development features prescribed in this Title 22. (Ord. 83-0161 § 66, 1983; Ord. 1494 Ch. 5 Art. 13 § 513.4, 1927.)

22.56.1030 Application — Fee and deposit. When an application is filed, it shall be accompanied by the filing fee and deposit as required in Section 22.60.100. (Ord. 1494 Ch. 5 Art. 13 § 513.5, 1927.)

22.56.1050 Application — Notice requirements. A. In all cases where an application is filed, the director shall cause a notice indicating the applicant's request at the location specified to be forwarded by first-class mail, postage prepaid, to:

1. All persons whose names and addresses appear on the latest available assessment roll of the county of Los Angeles as owning property within a distance of 500 feet from the exterior boundaries of the property on which the permit is filed. A notice shall also be sent in a similar manner to "occupant" at the site address in those cases where the mailing address of any owner of property required to be notified under the provisions of this subsection differs from the site address of such property. In the case of an apartment house, a notice addressed to "occupant" shall be mailed to each dwelling unit; and

2. Such other persons or groups whose property or interests might, in his judgment, be affected by such application or permit.

B. Such notice shall also indicate that any person, opposed to the granting of such permit may express such opposition by written protest to the director within 15 days after receipt of such notice. (Ord. 83-0161 § 68, 1983.)

22.56.1060 Application — Findings and decision. A. The director shall approve an application for a parking permit where the following findings are made:

1. That the applicant has met the burden of proof set forth in Section 22.56.1020; and

2. That no written protest to the proposed parking permit has been received within 15 days after the applicant's receipt of the notice sent by the director pursuant to Section 22.56.1050.

B. The director shall deny the application where the information submitted by the applicant fails to substantiate the findings to his satisfaction.

C. The director shall send a notice of his decision to the applicant and any person requesting notification and anyone who has filed a written protest. Such notice shall indicate that an appeal may be filed pursuant to Section 22.56.1065.

D. The decision of the director shall become final and effective 15 days after receipt of notice of action by the applicant; provided, that neither a written appeal of the action taken has been filed with the commission within such 15 days following notification nor has a further review by the commission of the director's decision been initiated by the board of supervisors, or a member of the board of supervisors.

E. In all cases where a written protest has been received, where the board of supervisors, either individually or collectively, requests, a public hearing shall be scheduled before the hearing officer. In such case all procedures relative to notification, public hearing and appeal shall be the same as for a conditional use permit. Following a public hearing the hearing officer shall approve or deny the proposed modification, based on the findings required by this section for approval by the director exclusive of written protest. (Ord. 83-0161 § 69, 1983.)

22.56.1065 Appeal procedures. A. Any person dissatisfied with the action of the director may file an appeal of such action with the commission within 15 days

of receipt of notification by the applicant. Upon receiving either a notice of appeal or a request of further review initiated by one or more members of the board of supervisors within the appeal period, the commission shall take one of the following actions:

1. Affirm the action of the director; or
2. Refer the matter back to the director for further review with or without instructions; or
3. Set the matter for public hearing. In such case, the commission's decision may cover all phases of the matter, including the addition or deletion of any condition.

B. In rendering its decision, the commission shall not hear or consider any argument or evidence of any kind other than the record of the matter received from the director unless it is itself conducting a public hearing on the matter. (Ord. 85-0195 § 34, 1985; Ord. 83-0161 § 70, 1983.)

22.56.1067 Request for further review. In addition to the procedure for initiation of appeals pursuant to Section 22.60.200, within the appeal period, one or more members of the board of supervisors may request further review by the board of supervisors of a commission action on a parking permit. (Ord. 83-0161 § 70.5, 1983.)

22.56.1070 Agreement to develop following termination or approved use. A. Where a parking permit is approved, the owner of the land shall furnish and record an agreement in the office of the county recorder of Los Angeles County, California, as a covenant running with the land for the benefit of the county of Los Angeles, providing that, should such parking permit terminate, the owner or his successor in interest will develop the parking spaces needed to bring the new use or occupancy into conformance with the requirements of Part 11 of Chapter 22.52 at the time such new use or occupancy is established.

B. Where a parking permit is approved for off-site parking, the agreement shall be recorded on both the lot or parcel of land containing the principal use as well as the lot or parcel of land developed for off-site parking.

C. All agreements shall be reviewed and approved by the planning director and county counsel prior to recordation. (Ord. 83-0161 § 71, 1983; Ord. 1494 Ch. 5 Art. 13 § 513.10, 1927.)

22.56.1080 Commission decision — Effective date. The decision of the commission shall become final and effective 15 days after receipt of notice of action by the owner or operator of such use, provided no appeal of the action taken has been filed with the executive officer-clerk of the board of supervisors pursuant to Part 5 of Chapter 22.60. (Ord. 1494 Ch. 5 Art. 13 § 513.14, 1927.)

22.56.1090 Effective date when an appeal is filed. Where an appeal is filed to any parking permit, the date of decision by the commission or the board of supervisors of such appeal, whichever is later, shall be deemed the date of grant in determining said expiration date. (Ord. 83-0161 § 72, 1983; Ord. 1494 Ch. 5 Art. 13 § 513.12, 1927.)

22.56.1100 All regulations apply unless permit is granted. Unless specifically modified by a parking permit, all regulations prescribed in Part 11 of Chapter 22.52 shall apply. (Ord. 1494 Ch. 5 Art. 13 § 513.15, 1927.)

22.56.1110 Imposition of additional conditions. In approving an application for a parking permit, additional conditions may be imposed as deemed necessary to insure that the permit will be in accord with the findings required by Section 22.56.1060. Conditions imposed may include those in Section 22.56.100 and, in addition, the following conditions shall be imposed, where applicable, unless specifically waived or modified:

A. The required parking spaces for senior citizens and handicapped persons may be reduced to not less than one space for each four dwelling units;

B. Where reduced occupancy is a primary consideration in the approval of a parking permit, the maximum occupant load for such use shall be established;

C. Where special programs are proposed to reduce the parking requirement, they shall be reviewed annually to determine their effectiveness. In the event that such programs are terminated or unsuccessful, the property owner shall supply the required parking;

D. The required parking spaces for all uses other than a senior citizens and handicapped housing development may be reduced to not less than 50 percent of the parking spaces required by Part 11 of Chapter 22.52;

E. Where land is required to be reserved to insure that sufficient area is available to meet the parking requirements, restrictions shall be imposed on such land so that it can feasibly be converted to parking if needed;

F. Where shared parking facilities are approved, operating conditions such as hours or days of operation shall be established for each use sharing the facility;

G. Where tandem parking is proposed for nonresidential uses, there shall be valets or other persons employed to assist in the parking of automobiles. The ratio of valets to parking spaces shall be established. The parking of automobiles by valets on public streets shall be prohibited. Each tandem parking space shall be eight feet wide; the length of the space shall be 18 feet for each automobile parked in tandem. Parking bays shall contain only two parking spaces where access is available from only one end. Bays of four parking spaces may be permitted where access is available from both ends.

H. Where compact parking is proposed for apartments, no more than 40 percent of the required spaces shall be for compact automobiles. A program to manage the distribution of parking spaces shall be approved and operated by the apartment management or a homeowners' association.

I. If off-site automobile parking facilities are proposed, such facilities must be within 400 feet from any entrance of the use to which they are accessory. Parking for employees shall be located within 1,320 feet from the entrance to such use. Directions to such facilities shall be clearly posted at the principal use.

J. Where leasing of parking facilities is proposed for any period less than 20 years, the applicant shall guarantee that the leased spaces are available for his sole use, the lease shall be recorded in the office of the county recorder, and the applicant shall demonstrate that he has the ability to provide the required number of spaces should the lease be cancelled or terminated. Except for the term of the lease, the provisions of subsection A of Section 22.52.1020 relating to leases shall apply. A copy of such lease shall be submitted to the planning director and county counsel for review and approval. Other conditions including, but not limited to, requiring title reports, covenants and bonding may also be imposed where necessary to insure the continued availability of leased parking spaces.

K. Where transitional parking is proposed for lots whose rear lot line adjoins or is separated only by an alley from a commercial or industrial zone, no access is permitted from the parking facility to the street on which the lot fronts. The parking facility shall be developed in accordance with the standards of Part 11 of Chapter 22.52 and Section 22.20.090, unless specifically waived or modified by the parking permit. The hours and days of operation shall be established to prevent conflicts with adjoining less restrictive uses, and the facility shall be secured to prevent unauthorized use during times when the facility is closed.

L. Where uncovered parking is proposed for low and moderate income housing, the following setback and screening provisions, shall be complied with:

1. Uncovered parking spaces shall not be located in the required front, side, corner side or rear yards except in those places where garages or carports are permitted in accordance with Part 2 of Chapter 22.48.

2. Uncovered parking spaces shall be screened by a six-foot high solid fence or wall or by a three-foot wide planting strip along the sides of the parking space if the space is located within 10 feet of any property line.

a. Landscaping material in the planting strip shall consist of evergreen trees and/or shrubs of such size, spacing and character that they form an opaque screen five to six feet high within two years of planting. This landscaping must be continuously maintained.

b. Such buffering by walls, fences or landscaping is optional where the lots or parcels of land adjoining the uncovered parking area are developed with parking facilities, either covered or uncovered.

3. Uncovered parking spaces will be permitted only for those units actually designated for low or moderate income housing.

M. In the event that any applicant and/or property owner is unable to comply with the provisions of the parking permit, the use for which permit has been granted shall be terminated, reduced, or removed unless some other alternative method to provide the required parking is approved by the director.

N. The parking permit shall be granted for a specified term where deemed appropriate. (Ord. 83-0161 § 73, 1983; Ord. 1494 Ch. 5 Art. 13 § 513.9, 1927.)

22.56.1120 Continuing validity of permit. A parking permit that is valid and in effect, and was granted pursuant to the provisions of this Title 22, shall adhere to the land and continue to be valid upon change of ownership of the land or any lawfully existing building or structure on said land. (Ord. 1494 Ch. 5 Art. 13 § 513.16, 1927.)

22.56.1130 Termination on cessation of use or occupancy. An approved parking permit shall terminate and cease to be in effect at the same time the principal use or occupancy for which such permit is granted terminates. (Ord. 1494 Ch. 5 Art. 13 § 513.11, 1927.)

22.56.1140 Permit does not legalize nuisances. Neither the provisions of this Part 7 nor the granting of any permit provided for in this Part 7 authorizes or legalizes the maintenance of any public or private nuisance. (Ord. 1494 Ch. 5 Art. 13 § 513.13, 1927.)

Part 8

SUBDIVISION DIRECTIONAL SIGNS

Sections:

- 22.56.1150 Definitions.
- 22.56.1160 Permit requirements generally.
- 22.56.1170 Application — Additional information required.
- 22.56.1180 Application — Fee.
- 22.56.1190 Approval — Term and conditions.
- 22.56.1200 Hearing officer approval — Filing of deposit and agreement.
- 22.56.1210 Development standards.
- 22.56.1220 Combining signs for separate developments — Conditions.
- 22.56.1230 Removal or relocation of signs required when.

22.56.1150 Definitions. As used in this Part 8 of Chapter 22.56:

A. "Subdivision development" means a subdivision located wholly or partially within the county, a final map of which was recorded prior to the date on which an application for a conditional use permit for a subdivision directional sign pursuant to the provisions of this Part 8 was filed.

B. "Subdivision directional sign" means a temporary single or double-faced sign used for the purpose of providing travel directions to one subdivision development offered for public sale for the first time. (Ord. 1494 Ch. 5 Art. 6 §§ 506.1 and 506.2, 1927.)

22.56.1160 Permit requirements generally. A. Except as otherwise provided in this Part 8, all procedure relative to application, notification, public hearing and appeals governing conditional use permits for subdivision directional signs shall be the same as for other conditional use permits provided in Part 1 of this chapter.

B. Each application shall be for one subdivision directional sign only. (Ord. 1494 Ch. 5 Art. 6 § 506.3, 1927.)

22.56.1170 Application — Additional information required. In addition to the information required by Section 22.56.030, an application for a subdivision directional sign shall contain the following information;

A. An exact quotation of the message to be placed upon the sign;

B. A list of all previously approved subdivision directional signs for the same subdivision development, whether existing or not;

C. The name of the owner of the sign and the owner of the land on which the sign is to be placed;

D. The signatures of both the owner of the sign and the applicant, or their designated representative. Such designated representative shall be appointed only as a result of a letter of authorization and a copy of such letter shall be attached to the application. (Ord. 1494 Ch. 5 Art. 6 § 506.4, 1927.)

22.56.1180 Application — Fee. When an application is filed it shall be accompanied by the filing fee as required by Section 22.60.100. (Ord. 1494 Ch. 5 Art. 6 § 506.5, 1927.)

22.56.1190 Approval — Term and conditions. A. In addition to the requirements of Section 22.56.090, the hearing officer shall find that such subdivision directional sign will comply with the development standards required by Section 22.56.1210.

B. Approval of such sign may be for a period of not to exceed one year; provided, however, that the hearing officer, where evidence is submitted to its satisfaction that a continuing need for travel directions to the subdivision development for which such sign was approved exists, may extend such permit for not more than one year if the applicant files a request for such extension prior to the expiration of his original permit. Only one extension may be granted. (Ord. 85-0195 § 35, 1985; Ord. 1494 Ch. 5 Art. 6 § 506.8, 1927.)

22.56.1200 Hearing officer approval — Filing of deposit and agreement. A. The hearing officer shall require as a condition of approval with each application the deposit of the sum of \$175.00 or savings and loan certificates in the same amount as provided in Chapter 4.36 of this code, and an agreement signed by the applicant, the owner of the sign and the owner of the property on which the sign is to be placed, by which such persons agree that the county may enter upon the land upon which the sign is located and remove it, if such sign is not removed and the site thereof restored to a neat and orderly condition within five days after the termination of the permit. The said applicant and owners also shall agree that if such sign is not so removed by them within said five days and the site restored, the county may retain the deposit or savings and loan certificates as liquidated damages.

B. Any applicant may, in lieu of filing a separate deposit with each application, file a single cash deposit or savings and loan certificates in the amount of \$ 3,000.00 to cover all of his applications for subdivision directional signs approved pursuant to this Part 8. A rider showing the administrative file number (permit number) and such other information as may be necessary to readily identify each application covered by such deposit shall be filed. (Ord. 85-0195 § 14 (part), 1985; Ord. 1494 Ch. 5 Art. 6 § 406.10, 1927.)

22.56.1210 Development standards. All subdivision directional signs shall comply with the following regulations:

A. The written and illustrative messages shall be the same as quoted in the application and as shown on the plot plan except as otherwise permitted by the hearing officer, and shall be limited to necessary travel directions, the name of the land development project to which it pertains, a characteristic trademark or insignia, and other such information describing the character of the development as may be specifically approved by the hearing officer; provided, however, that such information shall be auxiliary to the sign's primary purpose of providing travel directions. The sign shall not contain any other advertising.

B. Such signs shall not exceed a height or width in excess of 20 feet and shall not have an area in excess of 180 square feet per face.

C. An unobstructed open space shall be maintained to a height of eight feet below the sign except for structural supports. Where topographic features create an unnecessary hardship or unreasonable regulation or make it obviously impractical to require compliance with the provisions of this subsection, the hearing officer may, without notice or hearing, modify this requirement.

D. The sign shall be located not less than 500 feet from any other subdivision directional sign.

E. No additions, tags, streamers or appurtenances may be added to an approved sign.

F. Not more than four single- or double-faced signs pertaining to the same subdivision development may be used at the same time.

G. Such signs shall be used and located within four miles from the exterior boundary of the subdivision development to which they relate.

H. Such signs shall not be located within the right-of-way of any highway, parkway, street or alley or along established and existing freeways which have been designated as freeway routes by the Division of Highways of the state of California or along scenic highways.

I. Identification shall be placed on such sign indicating the permit number, sign, owner and expiration date.

J. Where the distance between the faces of a double-faced sign is more than 24 inches, such faces shall be considered two separate signs.

K. All exposed backs of such signs visible to the public shall be suitably covered in order to conceal the structure and be properly maintained. (Ord. 85-0195 § 14 (part), 1985; Ord. 1494 Ch. 5 Art. 6 § 506.9, 1927.)

22.56.1220 Combining signs for separate developments — Conditions. The hearing officer may, where an applicant concurrently files applications for conditional use permits for subdivision directional signs pertaining to more than one subdivision development, modify the standards contained in subsections C and D of Section 22.56.1210 to permit the grouping or combining of two or more signs providing travel directions to different developments. Such two or more separate signs may be grouped together in one structure or may be consolidated into one sign where in the hearing officer's opinion such grouping or combining helps to reduce visual clutter and distraction. (Ord. 85-0195 § 14 (part), 1985; Ord. 1494 Ch. 5 Art. 6 § 506.12, 1927.)

22.56.1230 Removal or relocation of signs required when. If a highway, parkway, street or alley is widened so that the location of the sign is included in the right-of-way, the owner, at no expense to the county shall either remove such sign or relocate it outside of the new right-of-way. (Ord. 1494 Ch. 5 Art. 6 § 506.11, 1927.)

Part 9

SURFACE MINING PERMITS

Sections:

- 22.56.1240 Establishment — Purpose.
- 22.56.1250 Permit and reclamation plan required.
- 22.56.1260 Exemptions to Part 9 requirements.
- 22.56.1270 Application — Information and documents required.
- 22.56.1280 Application — Filing time — Plans for existing operations.
- 22.56.1290 Reclamation plan — Information and documents required.
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- 22.56.1340 Application or plan — Notification of filing.
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- 22.56.1380 Development standards for mining operations.
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- 22.56.1440 Periodic review of permit conditions and reclamation plan.
- 22.56.1450 Reclamation plan — Amendments.
- 22.56.1460 Fees.
- 22.56.1470 Appeal procedure.
- 22.56.1490 Expiration date.

22.56.1240 Establishment — Purpose. A. The surface mining permit is established to regulate surface mining and reclamation of mined lands in compliance with the California Surface Mining and Reclamation Act of 1975, Division 11, Chapter 9, Public Resources Code, beginning with Section 2710.

B. It is the intent in regulating surface mining activities to insure that:

1. The production and conservation of minerals is encouraged while addressing concerns relating to recreation, watershed, wildlife, range and forage, and aesthetic enjoyment during and after mining operations; and

2. Adverse effects on the environment, including air pollution, impedece of groundwater movement and water quality degradation, damage to wildlife habitat, flooding, erosion and excessive noise are prevented or mitigated; and

3. Mined lands are returned to a usable condition readily adaptable for alternative land uses, with no residual hazards to public health or safety; and

4. Consistency is achieved with the mineral resources management policies of the Los Angeles County General Plan. (Ord. 92-0032 § 4, 1992; Ord. 1494 Ch. 5 Art. 11 § 511.1, 1927.)

22.56.1250 Permit and reclamation plan required. Except as specified in Section 22.56.1260, a person shall not use any property within the unincorporated area of Los Angeles County for surface mining operations unless a surface mining permit is first obtained and a reclamation plan is approved as provided by this Part 9 of Chapter 22.56. (Ord. 1494 Ch. 5 Art. 11 § 511.2, 1927.)

22.56.1260 Exemptions to Part 9 requirements. The provisions of this Part 9 are not applicable to any of the following activities or situations:

A. Excavations or grading conducted for farming or on-site construction or for the purpose of restoring land following a flood or other natural disaster;

B. Surface mining operations that are required by federal law in order to protect a mining claim if such operations are conducted solely for that purpose;

C. Prospecting for, or the extraction of, minerals for commercial purposes

and the removal of overburden in total amounts of less than 1,000 cubic yards in any one location of one acre or less;

D. Any surface mining operation for which a valid, unexpired zone exception was granted prior to November 23, 1970, or for which a valid conditional use permit is in full force and effect, or which was lawfully established in Zone Q, provided that such operation shall remain in compliance with and subject to all limitations and conditions imposed by such former grant or zone, and provided further that all reclamation plans, interim management plans and financial assurances shall be obtained or provided as required by this Title 22 and the Public Resources Code, Division 2, Chapter 9 beginning with Section 2710. (Ord. 92-0032 § 5, 1992; Ord. 82-0106 § 4, 1982; Ord. 1494 Ch. 5 Art. 11 § 511.3, 1927.)

22.56.1270 Application — Information and documents required. An application for a surface mining permit shall include the following information and documents:

A. The names and addresses of the applicant and the mining operator, if different, and of any persons designated by the applicant as his agents for service of process;

B. The names and addresses of all persons owning a possessory and/or mineral interest in any or all of the property to be used for mining operations;

C. The location of the subject property (address or vicinity);

D. The legal description of the property involved;

E. The nature and extent of the proposed surface-mining operations, including the anticipated quantity and type of minerals to be extracted, the method of extraction and processing, and the equipment to be used;

F. The nature, condition and development of adjacent uses, buildings and structures;

G. A site plan, drawn to a scale satisfactory to and in the number of copies prescribed by the director, indicating:

1. The area and dimensions of the proposed mining site,

2. The location and dimensions of all topographic features of such lands,

3. The location and dimensions of all existing and proposed buildings and structures, including roads, railroads, fences, gates, walls, parking and loading facilities, and signs, on the site,

4. The location and dimensions of proposed processing, storage and ponding areas,

5. The location of all existing and proposed roads intended to provide access to major or secondary highways and parkways,

6. The location, width and grade of all easements or rights-of-way on or adjacent to the property,

7. The location of all areas on the property subject to inundation or flood hazard and the locations, width and directions of flow of all watercourses and flood control channels which may be affected by the mining operations,

8. Existing elevations of the site in contours of 25-foot intervals,

9. Typical cross-sections showing the extent of overburden, extent of mineral deposits, and the existing groundwater level;

H. The proposed date for the commencement of and an estimated time schedule for the completion of mining operations. If the mining operation is to be

accomplished in phases, the time schedule shall indicate the estimated beginning and completion of such operations for each phase;

I. The operating practices proposed to be used to minimize noise, dust, air contaminants and vibration;

- J. The methods to be used to prevent pollution of surface or underground water;
- K. A detailed description of the manner in which mining wastes and related contaminants will be controlled and disposed of during mining operations;
- L. The disposition of overburden or top soils;
- M. A reclamation plan, as provided in this Part 9, for all lands covered by this permit;
- N. Such other information as the director and/or commission may require. The director may waive the filing of one or more of the above items where unnecessary to process the application. (Ord. 1494 Ch. 5 Art. 11 § 511.6, 1927.)

22.56.1280 Application — Filing time — Plans for existing operations. A. Any person desiring a surface mining permit as provided for in this Title 22 may file an application with the director, except that no application shall be filed or accepted if final action has been taken within one year prior thereto by either the hearing officer or board of supervisors on an application for the same or substantially the same permit. In all cases, the required reclamation plan shall accompany the surface mining permit application.

B. In any case of existing surface mining operations as described in subsection D of Section 22.56.1260, the required reclamation plan may be filed with the director without an application for a surface mining permit. Such reclamation plans shall be filed no later than one year from January 26, 1980, the effective date of the ordinance codified in this provision. (Ord. 85-0195 § 11 (part), 1985; Ord. 1494 Ch. 5 Art. 11 § 511.5, 1927.)

22.56.1290 Reclamation plan — Information and documents required. A. The reclamation plan shall be applicable to a specific property or properties and shall be based upon the character of the surrounding area and such characteristics of the property as the type of overburden, vegetation, soil stability, topography, geology, climate, stream characteristics and principal mineral commodities.

B. All reclamation plans shall contain the following information and documents:

1. The estimated time schedule for the beginning and completion of reclamation activities. If the mining operation is to be accomplished in phases, the time schedule shall indicate the estimated beginning and completion of reclamation activities for each phase;
2. An estimate of the cost of completion of reclamation activities, computed at current cost at the time proposed in the time schedule submitted for completion of the reclamation plan;
3. A description of the existing vegetation at and surrounding the site;
4. A general description of the geology of the surrounding area and a detailed description of the geology at the reclamation site;
5. A description of the proposed use or potential uses of land after reclamation, and evidence that all owners of a possessory interest in the land have been notified of the proposed use or potential uses;
6. A description of the manner in which reclamation, adequate for the proposed use or potential uses, will be accomplished, including:
 - a. The manner in which mining wastes and related contaminants will be controlled and disposed of;

b. The manner in which affected streambed channels and streambanks will be rehabilitated to a condition minimizing erosion and sedimentation;

7. An assessment of the effect of implementation of the reclamation plan on future mining in the area;

8. A statement by the applicant that he accepts responsibility for reclaiming mined lands in accordance with the approved reclamation plan;

9. A statement by the applicant that he accepts responsibility for all completed reclamation work for a period of two years or such greater period as deemed necessary by the hearing officer to assure the permanency of all features of the reclamation plan. This subsection shall not apply to normal maintenance and repairs unrelated to the reclamation work on public facilities where dedicated to and accepted by the county of Los Angeles;

10. Such other information as the hearing officer and/or director may require. The director may waive the filing of one or more of the above items where unnecessary to process the application.

C. Where reclamation plans are not filed as a part of a surface mining permit, such plan shall be accompanied by an application for separate reclamation plan approval which contains the following information:

1. The names and addresses of the applicant and the mining operator, if different, and of any persons designated by the applicant as his agents for service of process;

2. The names and addresses of all persons owning a possessory and/or mineral interest in any or all of the property to be used for mining operations;

3. A statement indicating the reason under Section 22.56.1260 why a surface mining permit is not required. Include any identifying conditional use permit or zone exception case numbers.

4. The requirements of subsections C, D, E, F, G and H of Section 22.56.1270. (Ord. 85-0195 § 14 (part), 1985; Ord. 1494 Ch. 5 Art. 11 § 51 1.7, 1927.)

22.56.1300 Application — Burden of proof. In addition to the information required in the application by Section 22.56.1270, the applicant of a surface mining permit shall substantiate to the satisfaction of the hearing officer the following facts:

A. That the requested surface mining operation conducted at the location proposed will not adversely affect the health, safety or welfare of persons residing in the surrounding area or otherwise endanger or constitute a menace to the public health, safety or general welfare; and

B. That adverse ecological effects resulting from surface mining operations will be prevented or minimized; and

C. That the proposed site is adequately served by streets or highways of sufficient width and improved as necessary to facilitate the kind and quantity of traffic surface-mining operations will or could generate; and

D. That the proposed site for surface mining operations is consistent with the General Plan for Los Angeles County. (Ord. 85-0195 § 14 (part), 1985; Ord. 1494 Ch. 5 Art. 11 § 511.8, 1927.)

22.56.1310 Application or plan — Fee and deposit. When a surface mining permit application or reclamation plan is filed, it shall be accompanied by the filing fee and deposit as required in Section 22.60.100. (Ord. 1494 Ch. 5 Art. 11 § 511.9, 1927.)

22.56.1320 Application or plan — Denial for lack of information. The hearing officer may deny, without a public hearing, an application for a surface mining permit and/or a reclamation plan if such application or plan does not contain the information required by Sections 22.56.1270, 22.56.1290 and 22.56.1300. The hearing officer may permit the applicant to amend such application. (Ord. 85-0195 §§ 13, 14 (part), 1985; Ord. 1494 Ch. 5 Art. 11 § 511.10, 1927.)

22.56.1330 Application or plan — Public hearing required. In all cases where an application for a surface mining permit and/or reclamation plan is filed, the hearing officer shall hold a public hearing unless the commission determines to and itself holds a public hearing. In either case, the public hearing shall be held pursuant to the procedure provided in Part 4 of Chapter 22.60. (Ord. 85-0195 § 36, 1985; Ord. 85-0009 § 13, 1985; Ord. 1494 Ch. 5 Art. 11 § 511.11, 1927.)

22.56.1340 Application of plan — Notification of filing. The director of planning shall furnish a copy of each submitted application for a surface mining permit, reclamation plan and proposal for financial assurance to the State Geologist and the Director of Public Works. The director of planning shall notify the State Department of Transportation of a request for a surface mining permit, if notification of the Department of Transportation is required pursuant to Section 2770.5 of the Public Resources Code. (Ord. 92-0032 § 6, 1992; Ord. 85-0195 § 14 (part), 1985; Ord. 1494 Ch. 5 Art. 11 § 511.12, 1927.)

22.56.1350 Application or plan — Protection of proprietary information. Applications for surface mining permits, reclamation plans and other documents submitted pursuant to this Part 9 are public records, unless it can be demonstrated to the satisfaction of the hearing officer that the release of such information, or part thereof, would reveal production, reserves or rate of depletion entitled to protection as proprietary information. The hearing officer shall identify such proprietary information as a separate part of the application. Proprietary information shall be made available only to the State Geologist and to persons authorized in writing by both the mining operator and the applicant or his successor in interest. (Ord. 85-0195 § 14 (part), 1985; Ord. 1494 Ch. 5 Art. 11 § 511.13, 1927.)

22.56.1360 Application — Findings prerequisite to approval. A. The hearing officer shall not approve an application for a surface mining permit unless he finds that the burden of proof set forth in Section 22.56.1300 and the requirements for reclamation plan approval set forth in Section 22.56.1410 have been met by the applicant.

B. Repealed by Ord. 92-0032. (Ord. 92-0032 § 7, 1992; Ord. 85-0195 §§ 14 (part), 37, 1985; Ord. 1494 Ch. 5 Art. 11 § 511.14, 1927.)

22.56.1365 Annual report. The mine operator shall submit annually to the director of public works copies of all reports required pursuant to Section 2207 of the Public Resources Code. (Ord. 92-0032 § 8, 1992.)

22.56.1370 Imposition of additional conditions authorized when. In approving an application for a surface mining permit, the hearing officer may impose such conditions as it deems necessary to insure that the permit will be in accord with the findings required by Section 22.56.1360 and the requirements of

Section 22.56.1380. These conditions may involve any pertinent factors affecting the establishment, operation and maintenance of surface mining operations including but not limited to:

- A. Off-street parking for equipment and for the cars of employees;
- B. Screening and/or landscaping to assure integration with surrounding areas;
- C. Regulation of signs;
- D. The surfacing of parking areas and roads;
- E. Days of operation;
- F. The following factors for which standards are established in Section 22.56.1380:

- 1. Setbacks,
- 2. Hours of operation,
- 3. Fencing,
- 4. Grading benches,
- 5. Regulation of noise, dust, bright lights, smoke, vibrations, dirt and odors. (Ord. 85-0195 § 14 (part), 1985; Ord. 1494 Ch. 5 Art. 11 § 511.15, 1927.)

22.56.1380 Development standards for mining operations. Unless the hearing officer deems otherwise, and so specifies in the permit, surface mining operations shall comply with Section 3503 of Title 14 of the California Code of Regulations and be conducted in accordance with the following requirements:

A. Slopes.

1. No excavation shall be permitted that creates a temporary slope steeper than one foot horizontally to one foot vertically. The county engineer or the chief engineer of the Flood Control District, whichever agency has jurisdiction, may require that excavations be made with a cut face more flat in slope than the above slope requirements if he deems it necessary for slope stability and public safety at any time.

2. Temporary slopes shall not be created that will interfere with the construction of finished slopes conforming to the requirements of the reclamation plan.

3. Slopes affecting off-site property shall meet the requirements of Chapter 70 of Title 26 of the County Code.

B. Erosion and Sedimentation Control.

1. Measures shall be taken to prevent erosion of adjacent lands by waters discharged from the site of mining operations and the off-site discharge of sediment. Such measures may include the revegetation of slopes and the construction of properly designed retarding basins, settling ponds and other water treatment facilities, ditches and diking.

2. No discharge of sediment into off-site bodies of water shall be permitted that will result in higher concentrations of silt than existed in such water prior to surface mining operations.

3. Stockpiles of overburden and minerals shall be managed to minimize water and wind erosion.

4. The removal of vegetation and overburden in advance of surface mining shall be kept to a minimum.

C. Water Quality Control. Mining operations shall be conducted in accordance with applicable standards of the Regional Water Quality Control Board or any other agency with jurisdiction over water quality.

D. **Protection of Fish and Wildlife Habitat.** All reasonable and practicable measures shall be taken to protect the habitats of fish and wildlife during surface mining operations.

E. **Runoff and Flood Control.** Surface mining operations shall be conducted in such a manner as to prevent or minimize flooding and/or alteration of the natural drainage system.

F. **Setbacks.**

1. No surface mining operation or structure shall be located within 50 feet of any public street or highway or any lot or parcel of land in other than the applicant's ownership unless the written consent of the owner in fee of such property is first secured and recorded in the Los Angeles County recorder's office, and except where the contiguous property is currently or intermittently being mined in the same manner.

2. No surface mining operation or structure shall be located within 100 feet of any stream bed, flood control channel, reservoir, water conservation facility, area within an adopted Flood Protection District or area designated as an Area of Special Flood Hazard, without first obtaining the approval of the chief engineer of the Los Angeles County Flood Control District or the county engineer, whichever agency has jurisdiction. Where approval is requested, a comprehensive flood-hazard analysis evaluating the effect surface-mining operations will have on drainage and erosion on adjacent property shall also be submitted.

G. **Insurance Requirements.**

1. Before commencing surface mining operations, the owner or operator shall secure insurance to the extent of \$100,000.00 against liability in tort arising from the production, activities or operations incidental thereto conducted or carried on under or by virtue of any law or ordinance, and such insurance shall be kept in full force and effect during the period of such operations.

2. This insurance requirement is separate and independent from any bonding requirement which may be required by the hearing officer to assure the completion of the operator's reclamation plan as required in Section 22.56.1410 of this Part 9.

H. **Control of Dust, Vibrations, Smoke, Dirt, Odors and Bright Lights.**

1. All activities of mining and processing minerals shall be conducted in a manner such that dust, vibrations, smoke, dirt, odors and bright lights do not exceed levels compatible with uses of adjacent lands.

2. All private roads shall be wetted while being used, or shall be oiled or hard-surfaced and maintained in order to prevent the emanation of dust. All private access roads leading off any public street or highway shall be paved with asphalt or concrete surfacing not less than three inches in thickness for the first 50 feet of said access road.

I. **Boundary Markers.** The outer boundaries of all property used or intended to be used for surface mining operations shall be posted within 90 days following the effective date of such mining permit, and permanently thereafter, with signs displaying the message "SURFACE MINING" in letters not less than four inches in height, and in letters not less than one inch in height, the message "This property may be used at any time for the extracting and processing of rock, sand, gravel, decomposed granite, clay and similar materials, by Ordinance No. 1494, County of Los Angeles." Such signs shall be posted not more than 500 feet apart, with signs placed at each change in direction of boundary lines of the property, and displayed in such a manner as to give reasonable notice to passersby of the message contained

thereon.

J. **Hours of Operation.** All operations shall be restricted to the hours between 6:00 a.m. and 10:00 p.m., except in cases of public emergency, or whenever any reasonable or necessary repairs to equipment are required to be made.

K. **Salvage of Topsoil.** Unless otherwise specified in the reclamation plan, all topsoil removed in surface mining operations shall be stored at the site of mining operations and shall be used in future reclamation of the site.

L. **Benches.** Benches shall be provided wherever necessary to control drainage on slopes, or to provide for access, or for public safety as determined by the hearing officer on the recommendation of the county engineer.

M. **Fencing.** Prior to the commencement of any surface mining operation, the area to be used for such operations shall be enclosed with a fence as required by Chapter 11.48 of this code. Such fencing may be limited to the area currently being used for such operations; provided, however, that the operation shall be continuously enclosed as excavation progresses.

N. **Explosives.** Storage of explosives for use in surface mining operations shall be subject to Part 5 of this Chapter 22.56. (Ord. 92-0032 § 9, 1992; Ord. 85-0195 § 14 (part), 1985; Ord. 1494 Ch. 5 Art. 11 § 511.16, 1927.)

22.56.1390 Uses authorized by permit. Where a surface mining permit has been obtained pursuant to this Part 9 and while such permit is in full force and effect in conformity with the conditions of such permit, said property shall be used exclusively for surface mining operations and the following specific uses:

A. The stockpiling of rock, sand and gravel, and other minerals, including the installation, maintenance or operation of rock-crushing plants or apparatus:

B. Batching plants or mixing plants for either portland cement or asphaltic concrete, except where specifically prohibited as a condition of such permit;

C. Any use permitted in the zone, subject to the limitations and conditions set forth therein, provided the hearing officer specifically authorizes such use in the permit;

D. Accessory uses to mining operations and processing of minerals. (Ord. 85-0195 § 14 (part), 1985; Ord. 1494 Ch. 5 Art. 11 § 511.4, 1927.)

22.56.1400 Idle mine operations. A. Within 90 days of a surface mining operation becoming idle, as defined in this Title 22 and in Section 2727.1 of the Public Resources Code, the mine operator shall submit an interim management plan to the director of planning for review and approval as required in Section 2770(h) of the Public Resources Code.

B. Before submitting the plan to the director of planning for review, the mine operator shall request an inspection of the site by the department of public works. Upon notification of the results of the inspection, the operator shall submit a plan indicating what measures will be necessary for the protection of adjacent properties, environmental resources and the general public for review and approval.

C. The interim management plan shall be reviewed and acted upon in accord with the procedures set forth in Section 2770 of the Public Resources Code and upon adoption shall be an amendment to the approved reclamation plan.

D. Required financial assurances shall remain in effect during the period the surface mining operation is idle. Posting shall be maintained as provided in subsection I of Section 22.56.1380.

E. The interim management plan may remain in effect for a period not to

exceed five years, at which time the director of planning in accordance with Section 2770 of the Public Resources Code shall do one of the following:

1. Renew the interim management plan for a period not to exceed five years, if the director of planning finds that the surface mining operator has complied fully with the interim management study;

2. Require the surface mining operator to commence reclamation in accordance with the approved reclamation plan.

F. Notwithstanding any provision of this Title 22 or of an entitlement granted pursuant to this Title 22, unless review of an interim management plan is pending before the hearing officer or the Regional Planning Commission or an appeal is pending before the board of supervisors, a surface mining operation which after January 1, 1991, remains idle for over one year after becoming idle without obtaining approval of an interim management plan shall be considered abandoned and the operator shall commence and complete reclamation in accordance with the approved reclamation plan. (Ord. 92-0032 § 10, 1992; Ord. 85-0195 § 14 (part), 1985; Ord. 1494 Ch. 5 Art. 11 § 511.17, 1927.)

22.56.1410 Reclamation plan — Findings prerequisite to approval. A.

1. The hearing officer shall approve a reclamation plan if the hearing officer finds, based upon substantial evidence in the record, that the plan conforms to the requirements of Sections 2772, 2773 and 2773.1 of the Public Resources Code, Section 3501 and 3503 of Title 14 of the Code of Regulations and the provisions of this Title 22 and, further, that the mined lands will be reclaimed so that they are readily adaptable for uses consistent with the general plan.

2. Should the hearing officer take an action which is at variance with a recommendation or objection raised by the State Geologist, the hearing officer's findings shall address, in detail, why the specific comment or objection was not accepted.

B. In approving a reclamation plan, the hearing officer:

1. Shall require such changes to the plan and impose such conditions as are necessary to conform the plan to requirements of the applicable state and County Codes, including provision of financial assurances and annual adjustments of such assurances as required by said act and regulations;

2. Shall establish a schedule for beginning and completion of all reclamation activities, which schedule shall, at the discretion of the hearing officer, be based upon times certain or upon milestone events, or a combination of both;

3. Shall establish a schedule for annual inspections of reclamation activities pursuant to the provisions of Section 2772(b) of the Public Resources Code;

4. Shall establish a schedule for periodic review of the reclamation plan at intervals of not less than 10 years, said review to be conducted as provided in Section 22.56.1440;

5. Shall require as a condition of approval financial assurances in accordance with Section 2773.1 of the Public Resources Code;

6. Shall require that the mine operator file a covenant against the property with the county recorder containing the following statement before commencing operation of a new surface mine or, in the case of an existing mine as described in subsection D of Section 22.56.1260, within 30 days following notice of approval:

This property is subject to Reclamation Plan (enter case number), requiring, together with other conditions, the completion of a reclamation program before use of the property for a purpose other than surface mining, except as otherwise provided in said plan. Agents of the County of Los Angeles and the State of California may enter upon such land to enforce reclamation plan and to effect reclamation, subject to compliance with applicable provisions of law.

The hearing officer may require modification of the reclamation plan or impose such conditions that the hearing officer deems necessary to insure that the plan is in accord with the requirements of Section 22.56.1420. (Ord. 92-0032 § 12, 1992.)

22.56.1415 Financial assurances. A. Each mine operator shall provide and maintain financial assurances for completion of reclamation of disturbed lands in compliance with the approved reclamation plan and Section 2773.1 of the Public Resources Code and the administrative regulations adopted pursuant to said Section 2773.1.

B. At the time of each annual inspection, and as provided by Section 2770 of the Public Resources Code, the director of public works shall establish the amount of financial assurance required pursuant to the approved reclamation plan and state law and regulations.

C. In the case of a new mine or of an idle mine which is to be reactivated after not having been worked since January 1, 1976, the financial assurance shall be tendered to the county before commencement of mining operations. The director of public works shall establish the amount of such assurance based upon the estimated amount of disturbed lands after the first full year of mining.

D. The director of public works shall notify the mine operator of the amount of assurance in person or by certified mail, with copies sent to the director of planning and the State Geologist.

E. For ongoing mining operations the assurance shall be tendered to the county within 60 days of receipt by the mine operator of notice of the amount of the assurance from the director of public works.

F. Forfeiture of the financial assurances shall be subject to the provisions of Section 2772.1 of the Public Resources Code and all proceeds from the forfeited financial assurances shall be used to conduct and complete reclamation in accordance with the approved reclamation plan. (Ord. 92-0032 § 13, 1992.)

22.56.1420 Reclamation activities — Specifications. Unless otherwise specified in the approved reclamation plan, the reclamation of mined lands shall be carried out in accordance with the following requirements:

A. Concurrent Reclamation.

1. The reclamation of mined lands shall occur as soon as practical following completion of mining operations at successive locations within the mining site as required by the schedule in the approved reclamation plan.

2. The reclamation of lands affected by surface mining operations shall be completed within one year of the completion of mining operations on such lands.

B. Disposal of Overburden and Mining Waste.

1. Permanent piles or dumps of overburden and waste rock placed on the land shall be made stable, shall not restrict natural drainage without provision

for diversion, and shall have an overall smooth or even profile subject to the satisfaction of the county engineer or the chief engineer of the Los Angeles County Flood Control District, whichever agency has jurisdiction. Where practical, such permanent piles or dumps shall be located in the least visible location at the mining site.

2. Old equipment and inert mining wastes shall be removed or buried subject to the approval of the hearing officer.

3. Toxic materials shall be removed from the site or permanently protected to prevent leaching into the underlying groundwater, to the satisfaction of the Los Angeles County health department.

4. Overburden and mining waste placed beneath the existing or potential groundwater level which will reduce the transmissivity or area through which water may flow shall be confined to an area approved by the county engineer.

C. Revegetation.

1. All permanently exposed lands that have been denuded by mining operations shall be revegetated to provide ground cover sufficient to control erosion from such lands.

2. All plantings shall be established and maintained in good horticultural condition. The revegetation shall be able to survive under natural conditions, with native species used whenever possible.

3. Revegetation methods shall take into account the topography and existing growth patterns and mixes of flora present at and adjacent to the site of mining operations in order to create a more natural appearance. Plantings shall avoid rigid, geometric patterns and shall utilize natural scatterings.

D. Resoiling.

1. Resoiling measures shall take into consideration the quality of soils which may be required to sustain plant life pursuant to any revegetation that the hearing officer may require in its approval of the applicant's reclamation plan.

2. Coarse, hard material shall be graded and covered with a layer of finer material or weathered waste. A soil layer shall then be placed on this prepared surface. Where quantities of available soils are inadequate to provide cover, native materials shall be upgraded to the extent feasible for this purpose.

E. Final Slopes.

1. Final slopes shall be engineered and contoured so as to be geologically stable, to control the drainage therefrom, and to blend with the surrounding topography where practical. On the advice of the county engineer, the hearing officer may require the establishment of terrace drains to control drainage and erosion.

2. Final slopes shall not be steeper than two feet horizontal to one foot vertical (2:1) unless the applicant can demonstrate to the hearing officer satisfaction that a steeper slope will not:

a. Reduce the effectiveness of revegetation and erosion control measures where they are necessary; and

b. Be incompatible with the alternate future uses approved by the commission for the site; and

c. Be hazardous to persons that may utilize the site under the alternate future uses approved for the site.

F. Drainage, Erosion and Sediment Control.

1. Any temporary stream or watershed diversion shall be restored to its state prior to any surface mining activities unless the hearing officer deems

otherwise based on recommendations from the chief engineer of the Los Angeles County Flood Control District.

2. Stream bed channels and stream banks affected by surface mining shall be rehabilitated to a condition which would minimize erosion and sedimentation.

3. Revegetation and regrading techniques shall be designed and executed so as to minimize erosion and sedimentation. Drainage shall be provided to natural outlets or interior basins designed for water storage, with such basins subject to the approval of the chief engineer of the Los Angeles County Flood Control District or the county engineer, whichever agency has jurisdiction. In addition, final excavation shall eliminate potholes and similar catchments so as to prevent potential breeding areas for mosquitoes.

4. The final grading and drainage of the site shall be designed in a manner to prevent discharge of sediment above natural levels existent prior to mining operations.

5. Silt basins which will store water during periods of surface runoff shall be equipped with sediment control and removal facilities and protected spillways designed to minimize erosion when such basins have outlet to lower ground.

6. No condition shall remain after reclamation which will or could lead to degradation of groundwater quality below applicable standards to the Regional Water Quality Control Board or any other agency with jurisdiction over water quality.

G. Backfilling and Grading.

1. Subject to the approval of the county engineer, backfilled and graded areas shall be compacted to avoid excessive settlement and to the degree necessary to accommodate anticipated future uses.

2. Materials used in the refilling shall be of a quality suitable to prevent contamination and/or pollution of groundwater. If materials for backfilling and grading are obtained from an area other than the site of surface mining operations, such materials shall be included and the approximate quantities identified in the applicant's reclamation plan.

H. Reservoirs, ponds, lakes or any body of water created as a feature of the reclamation plan shall be approved by the chief engineer of the Los Angeles County Flood Control District and by the Los Angeles County health department. (Ord. 85-0195 § 14 (part), 1985; Ord. 1494 Ch. 5 Art. 11 § 511.19, 1927.)

22.56.1430 Establishment of new principal use — Restrictions. No new principal use shall be established on any property for which a reclamation plan has been approved unless all reclamation required therein has been completed, except as otherwise provided herein. Where concurrent reclamation is approved pursuant to subsection A of Section 22.56.1420, the hearing officer may approve the establishment of a new principal use upon completion of each phase of the reclamation plan. (Ord. 1494 Ch. 5 Art. 11 § 511.26, 1927.)

22.56.1435 Administration and inspections. A. The director of public works shall conduct such inspections of idle and active surface mines as are required by the terms or conditions of any entitlement, regulation or law, including this Title 22 and the Public Resources Code, Division 2, Chapter 9, beginning with Section 2710, and shall make such additional inspections as the director of public works

deems necessary to enforce the terms or conditions of any such entitlement, regulation or the applicable state and County Codes.

B. The department of public works shall report its findings to the mine operator and to the State Geologist, as required by law, and shall report to the director of planning or to other persons or agencies where the director of public works deems it necessary to make such additional notification. (Ord. 92-0032 § 14, 1992.)

22.56.1440 Periodic review of permit conditions and reclamation plan. The periodic review of the conditions contained in surface mining permits and approved reclamation plans, as provided in Sections 22.56.1370 and 22.56.1420, respectively, shall be conducted by the hearing officer in accordance with the schedule adopted at the time such permits or plans were approved. The hearing officer, in his review, shall hold one or more public hearings pursuant to the procedure provided in Part 4 of this Chapter 22.60, and shall consider such new or changed circumstances as physical development near the mining site and improved technological innovations in the field of reclamation which may significantly improve the reclamation process. Modified permits or reclamation plans shall be binding upon the operator and all successors, heirs and assigns of the applicant. (Ord. 85-0195 §§ 14 (part), 39, 1985; Ord. 1494 Ch. 5 Art. 11 § 511.21, 1927.)

22.56.1450 Reclamation plan — Amendments. Amendments to an approved reclamation plan, including attendant time schedules, may be submitted to the hearing officer at any time, detailing proposed changes from the original plan. Amendments to an approved reclamation plan shall be approved in the manner prescribed for approval of a reclamation plan. (Ord. 85-0195 § 14 (part), 1985; Ord. 1494 Ch. 5 Art. 11 § 511.20, 1927.)

22.56.1460 Fees. The applicant/operator shall pay to the county the actual cost incurred by the department of public works in conducting inspections and/or reviews pursuant to the provisions of this Part 9. Such cost shall be computed using actual hours expended by staff multiplied by the most current applicable hourly rates, approved by the county auditor-controller, that are available at the time that costs are assessed. (Ord. 92-0032 § 15, 1992.)

22.56.1470 Appeal procedure. An applicant whose request for a surface mining permit to conduct mining operations has been denied, or any person who is aggrieved by the granting of a permit to conduct mining operations in an area of statewide or regional significance may, within 15 days following denial of an appeal, also appeal to the State Mining and Geology Board as provided in Section 2775 of the California Surface Mining and Reclamation Act of 1975. (Ord. 85-0195 § 40, 1985; Ord. 1494 Ch. 5 Art. 11 § 511.23, 1927.)

22.56.1490 Expiration date. The hearing officer may establish an expiration date for a surface mining permit. Where no expiration date is specified in the permit, the permit shall terminate and cease to be in effect at the time a new principal use is established on the subject property or upon being deemed abandoned, as provided in Section 22.56.1400, whichever occurs first. (Ord. 92-0032 § 17, 1992.)

Part 10

NONCONFORMING USES, BUILDINGS AND STRUCTURES

Sections:

- 22.56.1500 Definitions.
- 22.56.1510 Regulations applicable.
- 22.56.1520 Public uses — Additions and alterations authorized when.
- 22.56.1530 Public utilities — Additions and alterations authorized when.
- 22.56.1540 Termination conditions and time limits.
- 22.56.1550 Review of amortization schedule or substitution of use.

22.56.1500 Definitions. As used in Part 10 of this Chapter 22.56 the expressions “Type I, Type II, Type III, Type IV and Type V building” are used as defined in Part V, Chapter 17 of Ordinance 2225, the County Building Code, set out in Title 26 of this code. (Ord. 1494 Ch. 5 Art. 9 § 509.3, 1927.)

22.56.1510 Regulations applicable. The following regulations shall apply to all nonconforming uses and to all buildings or structures nonconforming due to use and/or standards as specified herein:

A. Continuation. A nonconforming use or a building or structure nonconforming due to use and/or standards may be continuously maintained provided there is no alteration, enlargement or addition to any building or structure; no increase in occupant load; nor any enlargement of area, space or volume occupied by or devoted to such use, except as otherwise provided in this Title 22.

B. Additions to a Nonconforming Use or a Building or Structure Nonconforming Due to Use and/or Standards. This section does not authorize the extension, expansion, or enlargement of the area of land or the area within a building or structure devoted to a nonconforming use, or the alteration, enlargement of, or addition to a building or structure nonconforming due to use and/or standards, or permit the addition of land, buildings, or structures used in conjunction with a nonconforming use or a building or structure nonconforming due to use and/or standards except:

1. To the extent required by a subsequently enacted or subsequently adopted law, ordinance or regulation, and the director so finds. Such additions as are permitted by this subsection shall not be construed to extend the termination date of the subject nonconforming use, or a building or a structure nonconforming due to use.

2. Additions may be made to a building nonconforming due to use and/or standards which is designed for and used as a residence without requiring any additional parking space or driveway paving; provided, that such additions neither increase the number of dwelling units in such structure, nor occupy the only portion of an area which can be used for required parking space or access thereto. Notwithstanding the foregoing, a second unit in compliance with Part 16 of Chapter 22.52 may be developed on a lot or parcel of land containing a single-family residence nonconforming due to standards, provided that where the single-family residence is nonconforming due to parking standards, sufficient parking shall be provided to ensure that both the single-family residence and the second unit comply with the applicable provisions of Section 22.52.1180.

C. Additions to a Building or Structure Nonconforming Due to Standards. Additions may be made to a building or structure nonconforming due to standards

which is not in violation of any provisions of this Title 22 and is nonconforming only because it does not meet the following standards of development as provided herein:

1. Yards, provided such addition or expansion is developed pursuant to the yard requirements of this title;

2. Building height limits, but not including floor area ratio or maximum lot coverage provisions, provided such addition or expansion is developed pursuant to the height requirements of this title;

3. Parking facilities including width of access and paving, improvement, number of spaces and landscaping of parking areas; provided, that parking spaces for such addition, increase in occupant load or expansion shall be developed pursuant to the provisions of Part 11 of Chapter 22.52. Such addition or expansion shall not occupy the only portion of an area which can be used for the required parking space or access thereto. Where the number of parking spaces provided prior to such addition is sufficient to comply with said Part 11 of Chapter 22.52 after such expansion, the existing development of such parking facilities shall be deemed to comply with this subsection;

4. Such additions as are permitted by this subsection shall not be construed to authorize the modification of any provision of this title nor extend the termination date of the subject nonconforming use.

D. Conforming Uses in a Building or Structure Nonconforming Due to Standards Other Than Parking. A building or structure nonconforming due to standards other than parking may be occupied by any use permitted in the zone in which it is located, subject to the limitations and conditions governing such use as specified in the zone.

E. Conforming Uses in a Building or Structure Nonconforming Due to Parking. A building or structure nonconforming due to parking standards may be occupied by any use permitted in the zone in which it is located subject to the limitations and conditions governing such use as specified in the zone; provided, that:

1. The use has the same or lesser parking requirement as the existing or previous use; or

2. If the use has a greater requirement than the existing or previous use, a sufficient number of additional parking spaces is developed to accommodate the increased amount of space required by the new use.

F. Buildings or structures, for which a valid building permit has been issued prior to the effective date, or operative date where later, of the ordinance codified herein, or any amendments thereto, making such building or structure nonconforming due to use and/or standards, may be completed and used in accordance with the provisions of this title, provided:

1. That such construction or the proposed use of such building or structure under construction is not in violation of any other ordinance or law at said effective or operative date; and

2. That such building or structure is completed within:

a. One year from said effective or operative date, if two stories or less in height and not more than 70,000 square feet in floor area, except that one additional month shall be permitted for each 15,000 square feet in excess of said 70,000 square feet,

b. One and one-half years from said effective or operative date, if three to six stories in height and not more than 100,000 square feet in floor area, except that one additional month shall be permitted for each 15,000 square feet in excess of said 100,000 square feet,

c. Two years from said effective or operative date if seven stories or more in height and not more than 150,000 square feet in floor area except that one additional month shall be permitted for 15,000 square feet in excess of said 150,000 square feet;

3. That such building or structure is completed in accordance with the plans and specifications on which such building permit was issued.

G. Repair of Damaged or Partially Destroyed Buildings or Structures Nonconforming Due to Use and/or Standards. Any building or structure nonconforming due to use and/or standards which is damaged or partially destroyed may be restored to the condition in which it was immediately prior to the occurrence of such damage or destruction, provided:

1. That the cost of reconstruction does not exceed 50 percent of the total market value of the building or structure as determined by:

a. The current assessment roll immediately prior to the time of damage or destruction, or

b. A narrative appraisal prepared by a certified member of a recognized professional appraiser's organization; provided, that such appraisal is first submitted to and approved by the director. Submission of an appraisal shall be at the option of the applicant. In verifying the accuracy of the appraisal submitted, the director may request additional supporting information from the applicant and/or conduct his own investigation including a request for technical assistance from any source which in his opinion can contribute information necessary to complete such evaluation. Further, the director may also obtain an independent narrative appraisal of the applicant's property in order to verify the accuracy of the appraisal submitted by the applicant. Where a discrepancy exists between the applicant's appraisal and the appraisal prepared pursuant to the director's request the director may at his discretion determine the market value of the applicant's property based on the evidence submitted and his decision is final; provided, that the applicant shall first have the opportunity to file additional information to substantiate the accuracy of the appraisal submitted by him. Where the director undertakes his own investigation and/or requests that an independent appraisal be prepared as provided herein, the applicant shall pay to the county the actual cost of conducting such investigation and/or the appraisal. Value shall be determined by the use of the assessment roll in all instances where an appraisal prepared pursuant to this subsection is not approved by the director. Such costs shall not include the land or any factor other than the building or structure itself; and

2. That all reconstruction shall be started within one year from the date of damage and be pursued diligently to completion.

H. Maintenance of Buildings or Structures Nonconforming Due to Use. When maintenance or routine repairs within any 12-month period exceed 25 percent of the current market value of a building or structure nonconforming due to use, or a building or structure nonconforming due to standards which is subject to termination by operation of law as specified in subsection B of Section 22.56.1520, such building or structure shall be made to conform to the requirements for new buildings or structures as specified by this Title 22. This provision does not apply to additions permitted by this part or to Section 22.52.160. Market value shall be determined by the method specified in subsection G of this section.

I. Limitation on Additional Development. No new use, building or structure shall be developed on any lot or parcel of land containing a nonconforming use or a

building or structure nonconforming due to use and/or standards unless the following conditions prevail:

1. That each existing and proposed use, building or structure, including appurtenant structures, improvements and open space, will be located on a lot or parcel of land having the required area as provided in Part 2 of Chapter 22.52; and

2. That such lot or parcel of land can be divided into smaller lots or parcels of land each of which when considered as a separate lot or parcel of land will contain not less than the required area; and

3. That each such lot or parcel of land so divided into smaller lots or parcels of land will comply with the requirements of this title as to the number and location of structures.

J. The provisions of this section shall not be construed to extend the termination date of such nonconforming uses, buildings and structures. (Ord. 2004-0012 § 10, 2004; Ord. 83-0161 §§ 74 — 76, 1983; Ord. 1494 Ch. 5 Art. 9 § 509.1, 1927.)

22.56.1520 Public uses — Additions and alterations authorized when. Any publicly owned nonconforming use or building or structure nonconforming due to use and/or standards, including but not limited to, schools, colleges, parks, libraries, fire stations, sheriff stations and other public sites, may be added to, extended, or altered if such additions, extensions, or alterations do not extend beyond the boundaries of the original site established prior to the time approval was required. Nothing in this Title 22 pertaining to nonconforming due to use and/or standards

shall be construed to require the termination, discontinuance or removal of such uses, buildings or structures except as provided in Section 22.56.1770. (Ord. 1494 Ch. 5 Art. 9 § 509.4, 1927.)

22.56.1530 Public utilities — Additions and alterations authorized when.

Any building or structure of a public utility made nonconforming by the provisions of this Title 22, including equipment or other facilities necessary for operating purposes, but excluding offices, service centers or yards, may be added to, extended or altered; provided, there is no change in use or enlargement of the original site established prior to the time such approval was required. Nothing in this title pertaining to nonconforming uses or buildings and structures nonconforming due to use and/or standards shall be construed to require the termination, discontinuance or removal of such uses, buildings or structures except as provided in Section 22.56.1770. (Ord. 1494 Ch. 5 Art. 9 § 509.5, 1927.)

22.56.1540 Termination conditions and time limits. The following regulations shall apply to all nonconforming uses and buildings and structures nonconforming due to use, and to buildings and structures nonconforming due to standards as specified in this section.

A. Termination by Discontinuance. Discontinuance of a nonconforming use or of the use of a building or structure nonconforming due to use and/or standards as indicated herein shall immediately terminate the right to operate or use such nonconforming use, building or structure, except when extended as otherwise provided in this Title 22:

1. Changing a nonconforming use to a conforming use;
2. Removal of a building or structure nonconforming due to use and/or standards;
3. Discontinuance of a nonconforming use or use of a building or structure nonconforming due to use for a consecutive period of two or more years;
4. Discontinuance of the use of a building or structure nonconforming due to standards, in those cases where such building or structure is subject to termination by operation of law as specified in subsection B2, for a consecutive period of two or more years.

B. Termination by Operation of Law. Nonconforming uses and buildings or structures nonconforming due to use, and those buildings or structures nonconforming due to standards enumerated in this section, shall be discontinued and removed from their sites within the time specified in this section, except when extended or revoked as otherwise provided in this title:

1. In the case of nonconforming uses and buildings or structures nonconforming due to use:
 - a. Where the property is unimproved, one year,
 - b. Where the property is unimproved except for buildings or structures of a type for which Ordinance 2225 (set out at Title 26 of this code) does not require a building permit, three years,
 - c. Where the property is unimproved except for buildings or structures which contain less than 100 square feet of gross floor area, or where such buildings or structures have a total market value of \$500.00 or less as reflected by the current assessment roll, three years,
 - d. Outdoor advertising signs and structures, five years,

e. Where a nonconforming use is carried on in a conforming structure, five years except where the provisions of subsection c apply,

f. In other cases, 20 years from the effective date or operative date where later of the ordinance or amendment thereto establishing said nonconforming status, and for such longer time so that the total life of the structure from the date of construction, based on the type of construction as defined by the Building Code (set out at Title 26 of this Code), will be as follows:

i. Type IV and Type V buildings used as:

(A). Three-family dwellings, apartment houses and other buildings used for residential occupancy, 35 years,

(B). Stores and factories, 25 years,

(C). Any other building not herein enumerated, 25 years,

ii. Type III buildings used as:

(A). Three-family dwellings, apartment houses, offices and hotels, 40 years,

(B). Structures with stores below and residences, offices or a hotel above, 40 years,

(C). Warehouses, stores and garages, 40 years,

(D). Factories and industrial buildings, 40 years,

iii. Type I and Type II buildings used as:

(A). Three-family dwellings, apartment houses, offices and hotels, 50 years,

(B). Theaters, warehouses, stores and garages, 50 years,

iv. Factories and industrial buildings, 50 years,

g. Where the property is developed as a mobilehome park, which is constituted only of spaces rented to mobilehomes, then the length of time shall be as specified by this subsection B1 except where an extension has been approved pursuant to subsection L of Section 22.52.500;

2. In the case of buildings or structures nonconforming due to standards, signs as follows:

a. Signs as prohibited by Section 22.52.990, 90 days,

b. All other signs and sign structures except outdoor advertising signs, 10 years.

C. Exception. The termination periods enumerated in this section shall not apply to one-family and two-family dwellings. (Ord. 92-0001 § 1, 1992; Ord. 84-0047 § 3, 1984; Ord. 1494 Ch. 5 Art. 9 § 509.2, 1927.)

22.56.1550 Review of amortization schedule or substitution of use. A.

Request for Review.

1. An application may be filed with the director:

a. Requesting extension of the time within which a nonconforming use or building or structure nonconforming due to use, or due to standards where applicable, must be discontinued and removed from its site as specified in subsection B of Section 22.56.1540 or subsection A of Section 22.64.050, or

b. Requesting substitution of another use permitted in the zone in which the nonconforming use is first permitted where a building or structure is vacant despite efforts to insure continuation of a nonconforming use and is so constructed that it may not reasonably be converted to or used for a use permitted in the zone in which it is located, or

c. Requesting repairs of one-family and two-family dwellings in excess of those provided for in subsection G of Section 22.56.1510;

2. The director may accept such filing either before or after the date of expiration of such nonconforming use, building or structure.

B. Application and Procedure. Except as specifically provided in this section, the application and all procedure relative to notification, public hearing and appeals shall be the same as for a conditional use permit. In the instance where final action was taken to deny a nonconforming use, building or structure review prior to amendment of the facts required for approval adopted by Ordinance 12271, effective December 26, 1980, the one-year restriction on reapplication shall not apply.

C. Burden of Proof. In addition to the information required in the application, the applicant shall substantiate to the satisfaction of the hearing board the following facts:

1. That to require cessation of such use, building or structure would impair the property rights of any person to such an extent as to be an unconstitutional taking of property; and/or

2. That such use, building or structure does not now and will not during the extension period requested:

a. Adversely affect the health, peace or welfare of persons residing or working in the surrounding area, or

b. Be materially detrimental to the use, enjoyment or valuation of the property of other persons located in the vicinity of the site, or

c. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

D. Findings and Decision. The hearing officer shall not approve an application for a nonconforming use, building or structure review unless he finds the burden of proof set forth in subsection C of this section has been met by the applicant.

E. Conditions. The hearing officer, in approving an application for a nonconforming use and structure review may impose conditions he deems necessary to insure that the approval will be in accord with the findings required. Conditions imposed by the hearing officer may involve any pertinent factors affecting the establishment, operations, and maintenance of the uses, buildings or structures requested including, but not limited to those specified in Section 22.56.100. (Ord. 92-0001 § 2, 1992; Ord. 85-0195 § 41, 1985; Ord. 1494 Ch. 5 Art. 9 § 509.6, 1927.)

Part 11

CONDITIONAL USE PERMITS — MODIFICATION OR ELIMINATION OF CONDITIONS

Sections:

22.56.1600	Intent and purpose.
22.56.1610	Application — Filing and payment of fee.
22.56.1620	Application — Notice requirements.
22.56.1630	Grant or denial of application.
22.56.1640	Notification of decision.
22.56.1650	Appeal procedures.
22.56.1655	Effective date of decision.

22.56.1600 Intent and purpose. This Part 11 is established to provide procedures and requirements for the modification or elimination of certain conditions of a previously approved conditional use permit without the filing of an application for a new conditional use permit, where such modification or elimination of conditions will not result in a substantial alteration or material deviation from the terms and conditions of the previously approved conditional use permit and is necessary to allow the reasonable operation and use previously granted. (Ord. 99-0070 § 1 (part), 1999.)

22.56.1610 Application — Filing and payment of fee. Any person desiring to modify or eliminate any condition(s) of a previously approved conditional use permit may file an application with the director, except that no application shall be filed or accepted within one year of final action on the same or substantially the same application or within one year of final action on the conditional use permit. The application shall contain the information required by Section 22.56.030, and it shall be accompanied by a filing fee as required by Section 22.60.100. (Ord. 99-0070 § 1 (part), 1999.)

22.56.1620 Application — Notice requirements. A. Upon the filing of an application to modify or eliminate any condition(s) of a previously approved conditional use permit, the director shall cause notice of the application to be mailed by first class mail, postage prepaid, to all addresses on the list required by subsection A10c of Section 22.56.030, and to such other persons whose property or interests might, in the director's judgment, be affected by the request.

B. The director shall also cause notice of the application to be published once in a newspaper of general circulation in the county of Los Angeles available in the community in which the subject property is located.

C. The applicant shall post notice of the application on the subject property in accordance with the specifications of subsections A through E of Section 22.60.175.

D. The notice shall indicate the nature of the requested application, the case number, and such other information which the director deems necessary to inform interested persons of the request. The notice shall indicate that any person may oppose the granting of the application by written protest to the director within 15 days after receipt of such notice. Protests received from the owner and any occupant of the same real property shall be considered to be one protest. (Ord. 99-0070 § 1 (part), 1999.)

22.56.1630 Grant or denial of application. A. The hearing officer shall approve an application to modify or eliminate any condition(s) of a previously approved conditional use permit only upon a finding by the hearing officer that (1) not more than one protest to the granting of the application is received within the specified protest period; and (2) the information submitted by the applicant substantiates the following findings:

1.. That the burden of proof for the conditional use permit as modified has been satisfied as required by Section 22.56.040,

2. That approval of the application will not substantially alter or materially deviate from the terms and conditions imposed in the granting of the previously approved conditional use permit, and

3. That approval of the application is necessary to allow the reasonable operation and use granted in the conditional use permit.

B. In all other cases the hearing officer shall deny the application.

C. In approving an application, the hearing officer may impose additional condition(s) deemed necessary to insure that the modification or elimination of any condition will be in accord with the requirements of subsection A of this section.

D. Notwithstanding the foregoing, the hearing officer shall not modify or eliminate a condition specified as mandatory in this Title 22 or a condition which may only be modified pursuant to the provisions of Part 2 of Chapter 22.56. (Ord. 99-0070 § 1 (part), 1999.)

22.56.1640 Notification of decision. The director shall provide notice of the hearing officer's action to the applicant and to any person who filed a written protest accompanied by a mailing address. Such notice shall be made by first class mail, postage prepaid, or may be hand delivered when appropriate. If the application is denied, such notice shall also inform the applicant that the Zoning Ordinance permits the filing of an application for a new conditional use permit to request the modification or elimination of any condition(s) of a previously approved conditional use permit. The additional fee required for the filing of such application shall be the difference between the fees initially paid and the fee required for a conditional use permit, if such application is filed within one year after the hearing officer's denial. (Ord. 99-0070 § 1 (part), 1999.)

22.56.1650 Appeal procedures. Any person dissatisfied with the action of the hearing officer may file an appeal of such action with the commission within 15 days of the date of mailing or hand delivery of the hearing officer's decision. (Ord. 99-0070 § 1 (part), 1999.)

22.56.1655 Effective date of decision. A. The decision of the hearing officer shall become final and effective 15 days after the date of mailing or hand delivery of such decision, provided that no appeal of the action has been filed with the commission within such 15 days.

B. The decision of the commission on an appeal shall be final and effective on the date of decision and shall not be subject to further administrative appeal. (Ord. 99-0070 § 1 (part), 1999.)

Part 12

DIRECTOR'S REVIEW — PROCEDURES

Sections:

- 22.56.1660 Establishment — Purpose.
- 22.56.1670 Director — Powers designated.
- 22.56.1680 Application for review — Information and documents required.
- 22.56.1690 Determination — Principles and standards for consideration.
- 22.56.1700 Director's review — Hearing officer review where concurrently filed.
- 22.56.1710 Grading project, off-site transport — Public construction exceptions.
- 22.56.1720 Time limit for decision.
- 22.56.1730 Notification requirements.
- 22.56.1740 Director's review — Expiration where not used.

- 22.56.1750 Appeal procedure.
- 22.56.1751 Portable outdoor advertising signs.
- 22.56.1752 Grading project, off-site transport — Conditions for compliance.
- 22.56.1753 Grading project, off-site transport — Public construction exceptions.
- 22.56.1754 Director's review — Accessory live entertainment.
- 22.56.1755 Single-family residence development standards — Findings for modification.
- 22.56.1756 Lot line adjustments.
- 22.56.1757 Director's review — Large family child care homes.
- 22.56.1758 Domestic violence shelters — Standards.
- 22.56.1759 Domestic violence shelters — Compliance with standards.
- 22.56.1760 Homeless shelters — Principles and standards.
- 22.56.1761 Director's review — Historic vehicle collection — Standards and conditions.
- 22.56.1762 Director's review — Procedure for minor deviations in required parking requirements — When permitted.
- 22.56.1763 Director's review — Winery — Standards and conditions.
- 22.56.1764 Director's review — Shared water wells.

22.56.1660 Establishment — Purpose. A. Director's review is established to facilitate substantiation and corroboration of facts and testimony vital to the administration of Title 22 of this code and is required or may be used for:

1. Determination of whether or not a proposed development will properly comply with the provisions and development standards prescribed in this title or as prescribed by the hearing officer, commission or director;
2. Consideration of lot line adjustments;
3. Indication of compliance, or plans and intentions to comply with the regulations and standards prescribed in this title.

B. Where a site plan is required in an application for a permit, variance, nonconforming use or structure review, said site plan shall be considered a part of said application and shall not require separate approval under the provisions of this Part 12. (Ord. 87-0038 § 3, 1987; Ord. 85-0195 § 42, 1985; Ord. 1494 Ch. 5 Art. 8 § 508.1, 1927.)

22.56.1670 Director — Powers designated. The director may:

- A. Require a site plan for any use, development of land, structure, building or modification of standards that involves the approval of the director;
- B. Require such other forms and documents as are necessary to determine compliance with the provisions of this title or any conditions that may be specified in granting an approval of the requested use, development or modification;
- C. Require such supplemental information or material as may be necessary, including revised or corrected copies of any site plan or other document previously presented. (Ord. 1494 Ch. 5 Art. 8 § 508.2, 1927.)

22.56.1680 Application for review — Information and documents required. Any application for director's review shall contain the following information and such other information and documents as are required by the director:

- A. Name and address of the applicant and of all persons owning any or all of the property proposed to be used;

- B. Evidence that the applicant:
1. Is the owner of the premises involved, or
 2. Has written permission of the owner or owners to make such application, or

3. Is or will be the plaintiff in an action in eminent domain to acquire the premises involved, or any portion thereof, or

4. In the case of a public agency, is negotiating to acquire a portion of the premises involved;

C. Location of subject property (address or vicinity);

D. Legal description of property;

E. Proposed facility or use;

F. A site plan drawn to a scale satisfactory to and in the number of copies prescribed by the director, indicating the use, location and size of all buildings and structures, yards, driveways, access and parking areas, landscaping, walls or fences, and other similar features;

G. Such other data, including plans, drawings, diagrams or pictures, as may be required to determine compliance with the provisions of this Title 22;

H. A fee for a site plan review as specified in subsection A of Section 22.60.100. (Ord. 82-0130 § 5, 1982; Ord. 81-0005 § 9, 1981; Ord. 1494 Ch. 5 Art. 8 § 508.3, 1927.)

22.56.1690 Determination — Principles and standards for consideration.

The director, in acting upon any site plan offered for review as provided in this title, shall either approve, approve with conditions, or deny the proposed use, development or modification as requested in the application and as indicated in the required site plan based on the following principles and standards:

A. That the use, development of land and/or application of development standards is in compliance with all applicable provisions of this Title 22;

B. That the use, development of land and/or application of development standards, when considered on the basis of the suitability of the site for the particular use or development intended, is so arranged as to avoid traffic congestion, insure the protection of public health, safety and general welfare, prevent adverse effects on neighboring property and is in conformity with good zoning practice;

C. That the use, development of land and/or application of development standards is suitable from the standpoint of functional developmental design. (Ord. 1494 Ch. 5 Art. 8 § 508.4, 1927.)

22.56.1700 Director's review — Hearing officer review where concurrently filed. When an application is filed for a permit or variance concurrently with an application for a use subject to director's review and approval as provided by this title, the hearing officer may consider and approve such application for director's review and approval concurrently with such permit or variance. The hearing officer in making their findings shall consider each case individually as if separately filed. (Ord. 85-0195 § 14 (part), 1985; Ord. 81-0005 § 13, 1981.)

22.56.1710 Grading project, off-site transport — Public construction exceptions. Director's review and approval for grading project, off-site transport shall not be required if such use is in conjunction with:

A. Any work of construction or repair by the county or any district of which the board of supervisors of the county is ex officio the governing body; or

B. Construction or repair by the county or such district performed by force account; or

C. Construction, maintenance or repair of any "state water facilities," as defined in Section 12934 of the State Water Code. (Ord. 1494 Ch. 5 Art. 8 § 508.10, 1927.)

22.56.1720 Time limit for decision. If the director takes no action on a site plan within 90 days from the date of filing, it shall constitute a denial of such site plan. (Ord. 81-0005 § 11 (part), 1981; Ord. 1494 Ch. 5 Art. 8 § 508.6, 1927.)

22.56.1730 Notification requirements. The director shall notify the applicant of a request for a site plan approval of the action taken on the application, by first class mail, postage prepaid, or other means deemed appropriate by the commission. Such notification may also be hand delivered to the applicant when appropriate. (Ord. 81-0005 § 11 (part), 1981; Ord. 1494 Ch. 5 Art. 8 § 508.7, 1927.)

22.56.1740 Director's review — Expiration where not used. An approved site plan which is not used within the time specified in the approval, or if no time is specified, within one year after the granting of such approval, becomes null and void and of no effect, except that where an application requesting an extension is filed prior to such expiration date, the director may extend such time for a period of not to exceed one year. (Ord. 81-0005 § 12 (part), 1981.)

22.56.1750 Appeal procedure. An appeal may be made by the applicant in the event that he is dissatisfied with the action taken by the director on a site plan. Such appeal shall be filed with the commission within 10 days following notification. The decision of the commission shall be final. (Ord. 1494 Ch. 5 Art. 8 § 508.8, 1927.)

22.56.1751 Portable outdoor advertising signs. The director shall, upon approval of a site plan for the maintenance of portable outdoor advertising signs, issue an official site approval card for each approved sign and require as a condition of such approval that the card be visible and attached to the sign or its trailer during its placement at the specified location. (Ord. 81-0005 § 10, 1981; Ord. 1494 Ch. 5 Art. 8 § 508.5, 1927.)

22.56.1752 Grading project, off-site transport — Conditions for compliance. Grading projects, off-site transport, subject to director's review and approval shall comply with the following requirements:

A. A grading permit, when required, shall first be obtained as provided in the Building Code, set out at Title 26 of this code, before the commencement of any grading project.

B. The application to the director shall contain statements setting forth the following information in addition to that required by Section 22.56.1680:

1. The names and addresses of all persons owning all or any part of the property from which such material is proposed to be removed from and transported to;
2. The names and addresses of the person or persons who will be conducting the operations proposed;
3. The ultimate proposed use of the lot or parcel of land;
4. Such other information as the director finds necessary in order to determine whether the application should be granted.

C. The applicant shall submit a map showing in sufficient detail the location of the site from which such material is proposed to be removed, the proposed route over streets and highways, and the location to which such material is to be imported.

D. All hauling as approved under this section shall be restricted to a route approved by the road commissioner.

E. Compliance shall be made with all applicable requirements of other county departments and other governmental agencies.

F. If any condition of this section is violated, or if any law, statute or ordinance is violated, the privileges granted herein shall lapse and such approval shall be suspended.

G. Neither the provisions of this section nor approval provided for in this Part 12 authorizes or legalizes the maintenance of a public or private nuisance. (Ord. 81-0005 § 12 (part), 1981; Ord. 1494 Ch. 5 Art. 8 § 508.9, 1927.)

22.56.1753 Grading project, off-site transport — Public construction exceptions. Director's review and approval for grading project, off-site transport, shall not be required if such use is in conjunction with:

A. Any work of construction or repair by the county or any district of which the board of supervisors of the county is ex officio the governing body; or

B. Construction or repair by the county or such district performed by force account; or

C. Construction, maintenance or repair of any "state water facilities," as defined in Section 12934 of the State Water Code. (Ord. 81-0005 § 12 (part), 1981; Ord. 1494 Ch. 5 Art. 8 § 508.10, 1927.)

22.56.1754 Director's review — Accessory live entertainment. A. Live entertainment shall comply with all of the following standards and limitations which shall be considered mandatory conditions for approval as an accessory use:

1. That the principal use shall provide the total number of automobile parking spaces required by Section 22.52.1110; and

2. That access and egress to such automobile parking facilities shall be located so as to attenuate or eliminate the impact of traffic on residential development in the immediate vicinity; and

3. That such automobile parking facilities shall provide all walls required by subsection D of Section 22.52.1060; and

4. That such automobile parking facilities shall be in accordance with the provision for lighting contained in subsection F of Section 22.52.1060; and

5. That such automobile parking facilities shall comply with all of the other requirements contained in Part 11 of Chapter 22.52; and

6. That the principal use shall not be a nonconforming use in the zone wherein it is located. A principal use legally operating pursuant to a variance or in a building or structure, nonconforming due to standards, shall not be deemed to comply with the above specified requirements for purposes of this section, unless and until the principal use is in compliance with subsections A1, A2, A3 and A4 of this section.

B. The director shall approve an application for accessory live entertainment in all cases where the application and site plans submitted by the applicant indicate to the satisfaction of the director that they are in full compliance with this section.

C. In all cases where the site plans submitted by the applicant indicate that said plans are not or cannot be in full compliance with this section, the director shall deny such application and shall inform the applicant in writing of such action. Said notices of denial shall also inform the applicant that the Zoning Ordinance contains provisions permitting the filing of a conditional use permit regulating accessory live entertainment in a legally existing bar, cocktail lounge or restaurant where the requirements of Section 22.56.1754 have not or cannot be met. (Ord. 81-0005 § 14, 1981.)

22.56.1755 Single-family residence development standards — Findings for modification. The director shall approve, with or without conditions, a request for modification of the development standards contained in Section 22.20.105 where:

- A. The findings contained in Section 22.56.1690 can be made; and
- B. The finding that such modification would not be materially detrimental to the use, enjoyment, or value of property of other persons which is located in the vicinity of the residential site can be made; and
- C. Any of the following findings can be made:
 1. That such modification would be architecturally compatible with existing residences in the surrounding neighborhood, or
 2. That a proposed alteration or addition to an existing single-family residence will be a continuation of its existing architectural style, or
 3. That such modification is needed for safety reasons to comply with other applicable codes, laws, ordinances, rules, and regulations, or
 4. That the site of the proposed single-family residence is sufficiently remote or screened so as to preclude the proposed modification from having a detrimental effect upon the surrounding area. (Ord. 82-0130 § 6, 1982.)

22.56.1756 Lot line adjustments. A. A lot line adjustment between two or more existing adjacent parcels, where the land taken from one parcel is added to an adjacent parcel and where a greater number of parcels than originally existed is not thereby created, shall conform to the provisions of this section.

B. In addition to the principles and standards contained in Section 22.56.1690, a lot line adjustment shall also comply with the following:

1. The lot design, frontage, access and similar standards shall be consistent with applicable provisions contained in Title 21.
2. Any change in access, lot configuration or orientation of structures, easements or utilities to lot lines will not, in the opinion of the director, result in any burden on public services or materially affect the property rights of any adjacent owners.
3. The parcels to be adjusted are eligible for unconditional certificates of compliance under the provisions of the Subdivision Map Act and this title.
4. The adjusted parcel configurations will be in accord with established neighborhood lot design patterns and will not violate any statute, ordinance, regulation or good planning practice.
5. If any of the parcels to be adjusted are improved with a structure requiring a building permit, the applicant shall provide an inspection report from the building and safety division of the department of public works certifying that changes in lot lines will not violate any ordinances or regulations administered by that department. The department of public works shall collect any fees required for this service.

6. If the subject property lies within the boundaries of the coastal zone, as defined in Section 30103 of the Public Resources Code, a coastal development permit shall be required pursuant to Part 17 Chapter 22.56 of this Title 22.

C. If the adjustment is approved, the director shall record a certificate of compliance containing the descriptions of the parcels as they will exist after adjustment. If the request is denied, the director shall report this in writing to the applicant, citing the reasons for denial.

D. The lot line adjustment shall be reflected in a deed or record of survey which shall be recorded by the applicant. (Ord. 89-0147 § 2, 1989; Ord. 87-0038 § 4, 1987.)

22.56.1757 Director's review — Large family child care homes. A. An application for a large family child care home shall contain the information as required in Section 22.56.1680, except that the applicant need not comply with subsection B of that section, and shall substantiate to the satisfaction of the director the applicable findings required by subsections C.1 and C.2 of this section.

B. The director shall cause notice of the proposed use to be mailed, as specified in subsection C.3 of this section. The notice shall describe the proposed facility and the proposed modification(s) to the standards cited in Section 22.20.021, as well as state that any person opposed to the granting of such modification may submit a written protest to the director within the prescribed 15-day period.

C. The director may, without public hearing, approve a modification of the requirements contained in subsections A.1 and A.2 of Section 22.20.021 where he finds:

1. For a modification of the requirements contained in subsection A.1 of Section 22.20.021, that said modification will not result in traffic congestion, excessive off-site parking, or unauthorized use of parking facilities developed to serve surrounding property.

2. For a modification of the requirements contained in subsection A.2 of Section 22.20.021, that said modification will not result in traffic congestion and that the proposed facility is necessary to serve the needs of children not met in existing nearby large family child care homes.

3. That no written protest to the proposed modification has been received within 15 working days following the date of mailing by the director of notice of the proposed modification by first class mail to all owners and occupants of the subject property and of all properties within a comparable proximity to the proposed facility as those properties described in subsection A.2 of Section 22.20.021, as determined by the director.

D. In all cases where a timely written protest to the proposed modification has been received a public hearing shall be scheduled before the hearing officer. Notification shall be as provided for in subsection C.3. All procedures relative to public hearing and appeal shall be the same as for a conditional use permit. Following a public hearing, the hearing officer shall approve or deny the proposed modification, based on the findings required by this section for approval by the director exclusive of written protest. (Ord. 2004-0030 § 22, 2004; Ord. 91-0022 § 4, 1991.)

22.56.1758 Domestic violence shelters — Standards. In addition to the standards described in Section 22.56.1690, domestic violence shelters shall comply with all of the following standards and limitations:

A. That not more than 30 adult residents, not including staff, be allowed at one time, if such shelter is located on a lot or parcel of land of less than two acres; and

B. That the number of required vehicle storage spaces, plus adequate access thereto, shall be determined by the director for each shelter, in an amount adequate to prevent excessive on-street parking, and with such factors as the number of adult beds to be provided by the shelter, the anticipated number of employees on the largest shift, and the distance from the closest transit stop taken into consideration. In no case shall the number of required vehicle storage spaces be less than the number of such spaces required for an adult residential facility specified by subsection D of Section 22.52.1120. The required parking may be located within 500 feet of the exterior boundary of the lot or parcel of land on which the shelter is sited;

C. That the land uses and developments in the immediate vicinity of the subject site will not constitute an immediate or potential hazard to occupants of the shelter. (Ord. 88-0005 § 3, 1988.)

22.56.1759 Domestic violence shelters — Compliance with standards. In all cases where the site plans submitted by the applicant indicate that such plans are not, or cannot be, in full compliance with Section 22.56.1758, the director shall deny such application, and shall inform the applicant in writing of such action. Said notice of denial shall also inform the applicant that the zoning ordinance contains provisions permitting the application for a conditional use permit for adult residential facilities. (Ord. 88-0005 § 4, 1988.)

22.56.1760 Homeless shelters — Principles and standards. In addition to the principles and standards described in Section 22.56.1690, homeless shelters shall comply with the following standards:

A. That there is not an over-concentration of homeless shelters in the surrounding area; and

B. That not more than 30 persons, exclusive of staff, will be permitted on the site, if the proposed shelter is located on a lot or parcel of land of less than one acre; and

C. That the land uses and developments in the immediate vicinity of the site will not constitute an immediate or potential hazard to occupants of the shelter; and

D. That the number and arrangement of parking spaces to be provided on the subject property are sufficient to mitigate any adverse impacts on persons or properties in the surrounding area; and

E. That the proposed shelter is capable of and will meet all operation and maintenance standards set forth in Title 25 of the California Code of Regulations, relating to shelters. (Ord. 91-0062 § 3, 1991.)

2. Photographs of existing vineyards, as designated on the site plan, and the total area of said vineyards;

3. Plans for the proposed crushing, processing, bottling, and storage facilities, and where applicable, private waste disposal and parking facilities; and

4. Estimate of: (a) annual production capacity; (b) quantity of grapes cultivated on the parcels of land designated on the site plan; (c) quantity and source of grapes to be imported from other areas; and (d) wine storage capacity.

D. The application shall also contain the information required in subsection B of Section 22.56.225.

E. The director shall deny the application in all cases where:

1. Two protests to the granting of the application are received. Protests received from both the owner and the occupant of the same property shall be considered to be one protest for purposes of this section; or

2. Where the applicant has not met all required standards and conditions of the site plan approval.

F. In all cases where the director denies an application, the director shall so inform the applicant in writing of such action. Said notice of denial shall also inform the applicant that the zoning ordinance contains provisions permitting the filing of a conditional use permit for a winery which is not in full compliance with the requirements of this section. (Ord. 2000-0056 § 8, 2000.)

22.56.1764 Director's review — Shared water wells. A. Application. In addition to submitting the information required by Section 22.56.1680, an applicant for a shared water well shall submit the following for purposes of a director's review:

1. The legal description of each lot that will share the well.

2. A detailed statement of:

a. The number and location of the dwelling units that will share the well and each of their existing and proposed uses. For purposes of determining the number of dwelling units that will share the well:

i. A primary unit, second unit, caretaker's residence (either conventional or mobile home), and a senior citizens residence shall each be considered one dwelling unit; and

ii. A detached living quarters for use by temporary guests or domestic staff, and an attached living quarters for guests or domestic staff without a kitchen shall not be considered a dwelling unit.

b. The amount of water that will be available to each dwelling unit that will share the well and the intended uses for the water.

3. A list, certified by affidavit or statement under penalty of perjury, of the names and addresses of all persons who are shown on the latest available assessment roll of the County of Los Angeles as owners of the lots that will share the well and as owning property within a distance of 1,000 feet from the exterior boundaries of these lots.

4. Two sets of mailing labels for the above-stated owners.

5. A map drawn to a scale specified by the director indicating where all such ownerships are located.

6. Site plan. For each lot containing a dwelling unit that will share the well, a site plan containing a depiction of the following:

a. The lot's property lines.

b. The rights-of-way of all public and private streets adjoining the lot.

c. The location of all existing and proposed dwelling units and other structures and land uses on the lot.

d. The location and depth of all existing and proposed infrastructure for water and sewers on the lot, including, but not limited to, the infrastructure for:

- i. Existing wells, including abandoned wells;
- ii. Newly proposed wells; and
- iii. Existing and proposed sewage and/or waste disposal

systems.

e. Existing and proposed easements covering any portion of the lot.

7. Water test results. Test results for boring, chemical constituent, and bacteriology showing, to the satisfaction of the county department of health services, the adequacy of groundwater depth, well yield, water flow, and water quality to service the dwelling units that will share the well.

8. Access easement. An access easement prepared by a licensed attorney, licensed surveyor, or registered civil engineer, showing, to the satisfaction of the county departments of health services, fire, and public works, that access to the shared water well, and its related pumps, tanks, and pipes, has been granted to the owners of the dwelling units that will share the well.

9. Covenant. A covenant prepared by a licensed attorney, signed by the owners of all of the dwelling units that will share the well, setting forth, to the satisfaction of the county departments of health services, fire, and public works:

a. The information described in subsections A.1 and A.2 of this Section.

b. The procedures for modifying and amending the covenant.

c. That the owner of the lot that contains the shared water well has agreed to:

i. Ensure a continuous flow of water to all dwelling units that will share the well;

ii. Submit a bacteriology report to the county department of health services every three years following the director's approval of the shared well, prepared by a registered civil engineer, registered engineering geologist, or certified hydrologist with hydrology-related experience, describing the quality of the water from the shared water well; and

iii. Submit a report to the county department of health services and/or other appropriate county department every three years following the director's approval of the shared well, prepared by a California-registered geologist or registered engineer holding a valid class A general engineering contractor C-57 or C-61(D-21) license, certifying that the shared water well is fully operational.

d. That each owner of a lot that will share the well has agreed to ensure that the water from the shared water well will be used exclusively to serve those dwelling units described in the application for the shared well.

e. That the applicant will obtain all necessary permits and approvals from the county departments of health services, fire, and public works.

10. Documentation regarding assumption of risk. A document prepared by a licensed attorney, and satisfactory to the county, demonstrating that all owners of the dwelling units that will share the well and all successors, assigns, and tenants of such owners agree to assume all risks, waive all liability, covenant not to sue, and indemnify the county, its agents, officers, and employees for any damages resulting

from the county's approval of and/or imposition of conditions on the application and/or the subsequent use of the shared water well by such persons.

11. Any other information the director deems necessary to make a determination on the pending application.

12. In his/her review, the director may waive any of the requirements set forth in subsections A.1 through A.10 above, provided he/she obtains an approval for such waiver from the county departments of health services, fire, and public works.

B. Environmental Review. An application for a director's review for a shared water well shall be considered a discretionary project as that term is defined in the California Environmental Quality Act, California Public Resources Code, Division 13.

C. Application Processing Procedures.

1. Notice. The director shall send a written notice that an application for a shared water well has been filed to all property owners shown on the list described in subsection A.3, above, and to such other persons who, in the director's judgment, might be affected by the proposal, including, but not limited to, members of interested homeowners' associations and civic organizations. The notice shall be sent by first-class mail, postage prepaid, and shall describe the proposal, informing the recipient that written comments may be submitted to the director for consideration within 15 days after receipt of such notice.

2. Distribution of the application. The director shall send copies of the application and all of its related materials to the county departments of health services, fire, and public works for their formal review and conceptual approval.

3. Director's decision.

a. Notwithstanding the principals and standards in Section 22.56.1690 that otherwise apply to a director's review, the director may approve an application for a shared water well if he/she finds that the shared water well:

i. Will not be materially detrimental to the affected aquifer/water table level(s);

ii. Will not be materially detrimental to the use, enjoyment, or value of the properties adjacent to the properties where the subject dwelling units are located;

iii. Will not induce significant growth in the area surrounding the shared water well; and

iv. Will not have a significant adverse effect on public services, facilities, and roads in the area surrounding the shared water well.

b. The director may impose any such condition on the application that he/she deems appropriate to ensure that the use of the shared water well will be consistent with these findings and will further the objectives of all other provisions of this section, including, but not limited to, conditions requiring that:

i. Prior to the construction of the shared well, the applicant shall obtain all necessary permits and approvals from the county departments of health services, fire, and public works; and

ii. Prior to the use of the shared well, the documents described in subsections A.8, A.9, and A.10, above, shall be recorded in the office of the county department of registrar-recorder/county clerk and that such recorded documents shall constitute covenants running with the land for the benefit of the county.

c. In making a decision on the application, the director shall consider any written comments that he/she receives from the persons notified pursuant to subsections C.1 and C.2, above.

4. Notice of director's decision. Notice of the director's decision shall be sent by first-class mail, postage prepaid, to the applicant, to all persons who submitted written comments on the application, and to any other person requesting notification of the director's decision, including, but not limited to, members of interested homeowners' associations and civic organizations. Such notice shall inform the recipient that the director's decision may be appealed in accordance with the provisions of subsection C.5 below.

5. Appeal of director's decision. The decision of the director may be appealed pursuant to the provisions of Chapter 22.60, Part 5, where, for purposes of those provisions, the director's decision shall be treated like a hearing officer's decision. Notwithstanding sections 22.60.170 and 22.60.240.B, the appellate body may, in its discretion, set the matter for a public hearing pursuant to Chapter 22.60, Part 4. (Ord. 2005-0055 § 4, 2005.)

Part 13

MODIFICATIONS AND REVOCATIONS

Sections:

- 22.56.1780 Grounds for modifications or revocations — Hearing officer authority.
- 22.56.1782 Nonconforming uses and structures — Additional grounds.
- 22.56.1784 Commercial or industrial uses.
- 22.56.1785 Hearings — Initiation.
- 22.56.1790 Hearings — Notice requirements.
- 22.56.1800 Hearings — Continuance.
- 22.56.1810 Notice of action taken by hearing officer.

22.56.1780 Grounds for modifications or revocations — Hearing officer authority. After a public hearing as provided for in this Part 13, the hearing officer may revoke or modify any nonconforming use, or revoke or modify any permit, variance or other approval which has been granted by the hearing officer, the board of supervisors or the commission, pursuant to either the provisions of this Title 22 or of any ordinance superseded by this title on any one or more of the following grounds:

- A. That such approval was obtained by fraud;
- B. That the use for which such approval was granted is not being exercised;
- C. 1. That the use for which such approval was granted has ceased or has been suspended for one year or more;

2. This subsection does not apply to a surface mining operation for which a valid permit is in full force and effect or for which a valid, unexpired zone exception was granted prior to November 23, 1970, or which was lawfully established in former Zone Q, provided such operation complies with the requirements of Section 22.56.1400 for intermittent mining operations and if from the cessation of use the outer boundaries of the premises have been continuously posted with signs as described in subsection I of Section 22.56.1380;

D. Except in case of a dedicated cemetery, that any person making use of or relying upon the permit, variance or other approval is violating or has violated any conditions of such permit, variance or other approval, or that the use for which the permit, variance or other approval was granted is being, or recently has been, exercised contrary to the terms or conditions of such approval, or in violation of any statute, ordinance, law, or regulation;

E. Except in the case of a dedicated cemetery, that the use for which the approval was granted is so exercised as to be detrimental to the public health or safety, or so as to be as nuisance.

F. In all cases where the director determines that it is in the public interest or where the board of supervisors, either individually or collectively, requests, a public hearing shall be scheduled before the commission. In such case all procedures relative to notification, public hearing and appeal shall be the same as for a conditional use permit. Following a public hearing the commission shall approve or deny the proposed modifications and/or revocation, based on the findings required by this section. (Ord. 91-0062 § 4 (part), 1991; Ord. 86-0145 § 2, 1986; Ord. 85-0195 § 43, 1985; Ord. 1494 Ch. 5 Art. 10 § 510.1, 1927.)

22.56.1782 Nonconforming uses and structures — Additional grounds. In addition to the grounds for revocation or modification contained in Section 22.56.1780, a nonconforming use or structure may be revoked or modified after a public hearing if the hearing officer finds:

A. That the condition of the improvements, if any, on the property are such that to require the property to be used only for these uses permitted in the zone where it is located would not impair the constitutional rights of any person;

B. That the nature of the improvements are such that they can be altered so as to be used in conformity with the uses permitted in the zone in which such property is located without impairing the constitutional rights of any person. (Ord. 91-0062 §§ 4 (part), 5, 1991; Ord. 85-0195 § 14 (part), 1985; Ord. 1494 Ch. 5 Art. 10 § 510.2, 1927.)

22.56.1784 Commercial or industrial uses. A. It is the purpose of this section to provide a just and equitable method to be cumulative with any other remedy available for the abatement of certain nuisance activities. These include existing land uses which have become public nuisances or are being operated or maintained in violation of any other provision of law.

B. Regardless of any other provision of this title to the contrary, the planning commission may recommend to the board of supervisors the modification, discontinuance or removal of a commercial or industrial use if the commission finds that as operated or maintained, such use:

1. Jeopardizes or endangers the public health or safety of persons residing or working on the premises or in the surrounding area; or
2. Constitutes a public nuisance; or
3. Has resulted in repeated nuisance activities including but not limited to, disturbances of the peace, illegal drug activity, public drunkenness, drinking in public, harassment of passersby, gambling, prostitution, sale of stolen goods, public urination, theft, assaults, batteries, acts of vandalism, loitering, excessive littering, illegal parking, loud noises in late night or early morning hours, traffic violations, curfew violations, lewd conduct or police detentions and arrests; or
4. Violates any provision of any county, state, or federal regulation, ordinance or statute.

C. The planning commission shall give notice to the record owner and the lessee of the real property affected to appear at a public hearing at a time and place fixed by the planning commission, and show cause why the use, building, or structure should not be modified, discontinued, or removed as the case may be.

D. After such notice and hearing as are required by Part 4 of Chapter 22.60, the planning commission shall recommend approval or denial of the modification or discontinuance, or removal of the subject use, building or structure. As part of any such recommendation, the planning commission shall recommend such conditions as the commission deems appropriate, including those necessary to protect the surrounding property or neighborhood, to eliminate, lessen, or prevent any detrimental effect thereon, or assure compliance with other applicable provisions of law. Conditions imposed may include the establishment of amortization schedules, and may affect the establishment, maintenance, or operation of the subject commercial or industrial use and any related uses, buildings or structures.

E. Any such recommendation will be supported by written findings, including a finding that the action does not impair the constitutional rights of any person. However, the planning commission may recommend that a use be discontinued or a building or structure removed only upon finding that (1) prior governmental efforts to cause the owner or lessee to eliminate the problems associated with the premises have failed (examples include formal action by law enforcement, building and safety, or zoning officials); and (2) that the owner or lessee has failed to demonstrate, to the satisfaction of the planning commission, the willingness and ability to eliminate the problems associated with the premises.

F. The commission shall serve a notice of its action in the manner prescribed by Section 22.60.190.

G. After receipt of the commission's recommendation, the board of supervisors shall hold a public hearing and shall give notice of such public hearing pursuant to the procedure set forth in Part 4 of Chapter 22.60; provided, however, that if the planning commission has recommended against the approval of a modification, the board shall not be required to take further action and the action

of the commission shall become final unless an interested party requests a hearing by the board of supervisors by filing a written request with the executive officer of the board within five days after the commission files its recommendation with the board of supervisors.

H. The board of supervisors may approve, modify or disapprove the recommendation of the commission, and its action to modify or revoke shall be supported by the written findings prescribed in subsection E of this section.

I. The board of supervisors shall serve a notice of its action in the manner prescribed by Section 22.60.190.

J. It shall be unlawful to violate or fail to comply with any requirement or condition imposed by final action of the board of supervisors pursuant to this section. Such violation or failure to comply shall constitute a violation of this title and shall be subject to the same penalties as any other violation of this title.

K. Hearings on modifications or revocations undertaken pursuant to this section may be initiated:

1. If the board of supervisors instructs the commission to set the matter for a hearing and recommendation; or

2. Upon the initiative of the commission. (Ord. 95-0059 § 1, 1995.)

22.56.1785 Hearings — Initiation. Hearings on revocations or modifications of permits, variances or nonconforming uses or structures may be initiated:

A. If the board of supervisors instructs the hearing officer or the commission to set the matter for a public hearing; or

B. Upon the initiative of the commission. (Ord. 91-0062 § 4 (part), 1991; Ord. 85-0195 §§ 10 (part) and 11 (part), 1985; Ord. 1494 Ch. 5 Art. 10 § 510.3 1927.)

22.56.1790 Hearings — Notice requirements. Notice of a public hearing on a revocation or modification shall be provided as follows:

A. To the same persons and in the same manner as required for a public hearing before the hearing officer pursuant to Section 22.60.174; and

B. By such other additional means that the hearing officer deems necessary. (Ord. 85-0195 § 14 (part), 1985; Ord. 85-0009 § 16, 1985; Ord. 1494 Ch. 5 Art. 10 § 510.4, 1927.)

22.56.1800 Hearings — Continuance. If for any reason the testimony of any case set for public hearing cannot be completed on the appointed day, the chairman of such hearing may, before adjournment or recess, publicly announce the time and place at which said hearing will be continued, and no further notice thereof shall be required. (Ord. 1494 Ch. 5 Art. 10 § 570.5, 1927.)

22.56.1810 Notice of action taken by hearing officer. Notice of the action taken by the hearing officer shall be provided in accordance with the provisions of Section 22.60.190. (Ord. 85-0195 § 14 (part), 1985; Ord. 1494 Ch. 5 Art. 10 § 510.6, 1927.)

Part 14

TEMPORARY USE PERMITS

Sections:

- 22.56.1830 Purpose.
- 22.56.1835 List of temporary uses.
- 22.56.1840 Application — Filing.
- 22.56.1850 Application — Contents.
- 22.56.1860 Burden of proof.
- 22.56.1870 Fees required.
- 22.56.1880 Director's findings and determination.
- 22.56.1885 Procedure for extended time periods.
- 22.56.1890 Conditions of issuance.
- 22.56.1900 Parking facilities — Conditions.
- 22.56.1910 Notice service procedure.
- 22.56.1920 Certain uses on county property — Board authority.
- 22.56.1925 Movie on-location filming.

22.56.1830 Purpose. The temporary use permit is established to recognize that certain temporary activities may be appropriate at specific locations but would be inappropriate on a permanent basis. The intent in establishing the temporary use

permit procedure is to provide a mechanism to regulate specified short-term land use activities to avoid or mitigate adverse effects or incompatibility between such short-term land uses activities and the surrounding area where these temporary activities are proposed. (Ord. 99-0071 § 7, 1999; Ord. 1494 Ch. 5 Art. 14 § 514.1, 1927.)

22.56.1835 List of temporary uses. The following temporary uses may be established with a valid temporary use permit:

- Carnivals, exhibitions, fairs, festivals, pageants and religious observances sponsored by a public agency or a religious, fraternal, educational or service organization directly engaged in civic, charitable or public service endeavors conducted for no more than six weekends or seven days during any 12-month period except where a longer time period is approved pursuant to Section 22.56.1885. "Weekend" means Saturday and Sunday, but national holidays observed on a Friday or Monday may be included. This provision shall not include outdoor festivals and tent revival meetings.
- Movie on-location filming for a period of time to be determined by the Director.
- Outside display or sales of goods, equipment, merchandise or exhibits, in a commercial zone, conducted not more than once during any 30-day period nor more than four times during any 12-month period with each time not exceeding one weekend or three consecutive calendar days, provided that all goods, equipment and merchandise are the same as those sold or held for sale within the business on the lot or parcel of land where the outside display and sales are proposed. This provision shall not permit the outside storage of goods, equipment, merchandise or exhibits except as otherwise may be provided by this Title 22.

(Ord. 99-0071 § 8, 1999; Ord. 88-0022 § 1, 1988; Ord. 83-0069 § 1, 1983; Ord. 83-0007 § 6, 1983.)

22.56.1840 Application — Filing. Any person desiring a temporary use permit as provided for in this Title 22 may file an application with the director, except that no application shall be filed or accepted if final action has been taken within six months prior thereto by either the director or the hearing officer to deny an application for the same or substantially the same permit. (Ord. 1494 Ch. 5 Art. 14 § 514.2, 1927.)

22.56.1850 Application — Contents. A. An application for a temporary use permit shall include the following information and documents:

1. The name and address of the applicant and the operator of the temporary use, if different, and of any persons designated by the applicant as his agents for service of process;
2. The name and address of all persons owning a possessory interest in any or all of the property to be used for the temporary use;
3. Evidence that the applicant of a temporary use permit:
 - a. Is the owner of the lot or parcel of land involved, or
 - b. Has written permission of the owner or owners to make such application;
4. The location of the subject property (address of vicinity);

5. The legal description of the property involved;
 6. The legal name of the organization that is conducting or sponsoring such temporary use and such other material as may be necessary to determine eligibility to file;
 7. The precise nature of the temporary use requested;
 8. A site plan of the proposed temporary use drawn to a scale satisfactory to, and in the number of copies prescribed by the director, indicating:
 - a. The area and dimensions of the proposed temporary use site,
 - b. The location, area and hours of operation for each activity associated with the temporary use permit,
 - c. The locations and dimensions of all existing and proposed temporary buildings and structures including roads, streets, highways, parking and loading facilities, and signs, on the site where the temporary use is requested,
 - d. The location of all existing roads intended to provide access to major or secondary highways and parkways,
 - e. The location and method of computation of the total sign area for all temporary signage proposed,
 - f. Where necessary to process an application, the location of alternative parking;
 9. The operating practices proposed to be used by the operator to mitigate noise, dust, air, contaminants, garbage, and vibration associated with and as a result of the proposed temporary use;
 10. Evidence that other permits and approvals required in compliance with the provisions of other applicable ordinances have been applied for or secured;
 11. Such other information as the director may require.
- B. An application for a temporary use permit filed pursuant to Section 22.56.1885 shall include, in addition to the information required by subsection A above, the following material:
1. A map showing all property ownership within a 500-foot radius from the boundaries of the parcel of land proposed to be used;
 2. Two sets of mailing labels for all ownerships shown on the map required above and for all occupants, as necessary to comply with Section 22.56.1885 A1b;
 3. A map showing all land uses within a 500-foot radius from the boundaries of the parcel of land proposed to be used.
- C. The director may waive the filing of one or more of the above items where unnecessary to process the application of a temporary use permit. (Ord. 99-0071 § 9, 1999; Ord. 90-0134 § 10, 1990; Ord. 83-0069 § 2, 1983; Ord. 1494 Ch. 5 Art. 15 § 514.3, 1927.)

22.56.1860 Burden of proof. In addition to the information required in the application by Section 22.56.1850, the applicant of a temporary use permit shall substantiate to the satisfaction of the director the following facts:

- A. That the operation of the requested use at the location proposed and within the time period specified will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare; and
- B. That the proposed site is adequate in size and shape to accommodate such temporary use without material detriment to the use, enjoyment or valuation of the property of other persons located in the vicinity of the site; and
- C. That the proposed site is adequately served by streets or highways having

sufficient width and improvements to accommodate the kind and quantity of traffic that such temporary use will or could reasonably generate; and

D. That, with respect to an application for outside display or sales, all goods, equipment and merchandise shall be the same as those sold or held for sale within the business on the lot or parcel of land where the outside display and sales are proposed.

(Ord. 99-0071 § 10, 1999; Ord. 1494 Ch. 5 Art. 14 § 514.4, 1927.)

22.56.1870 Fees required. When a temporary use permit application is filed, it shall be accompanied by the filing fee as required in Section 22.60.100. (Ord. 1494 Ch. 5 Art. 14 § 514.5, 1927.)

22.56.1880 Director's findings and determination. A. The director shall not approve an application for a temporary use permit unless he finds that the burden of proof set forth in Section 22.56.1860 has been met by the applicant. In addition, the director shall also find:

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

2. That approval of a temporary use permit will not result in the use of a lot or parcel of land for a cumulative time period in excess of the maximum time period such temporary use may be authorized during any 12-month period, except where a longer period is specifically approved in accordance with the provisions of Section 22.56.1885;

3. That, with respect to an application for the outside display or sales of goods, equipment, merchandise or exhibits, not more than 20 percent of the area designated for parking required by Part 11 of Chapter 22.52 for the established business shall be used in connection with the outside display or sales.

B. The director shall deny an application for a temporary use permit where the information submitted by the applicant and/or obtained by investigation of the staff fails to substantiate such findings. (Ord. 99-0071 § 11, 1999; Ord. 83-0069 § 3, 1983; Ord. 1494 Ch. 5 Art. 14 § 514.6, 1927.)

22.56.1885 Procedure for extended time periods. Where an application for a temporary use permit for an extended time period is filed, these procedures shall be followed:

A. Notification.

1. The director shall cause a notice indicating the applicant's request at the location specified to be forwarded to:

a. The applicant by registered or certified mail, postage prepaid, return receipt requested;

b. All persons whose names and addresses appear on the latest available assessment roll of the county of Los Angeles as owning property within a distance of 500 feet from the exterior boundaries of the parcel of land on which the permit is filed, by first class mail, postage prepaid. A notice shall also be sent in a similar manner to "occupant" at the site address in those cases where the mailing address of any owner of property required to be notified under the provisions of this subsection differs from the site address of such property; and

c. Such other persons whose property might, in his judgment,

be affected by such application or permit, by first class mail, postage prepaid.

2. Such notice shall also indicate that any individual opposed to the granting of such permit may file a written protest with the director within 15 days after receipt of such notice by the applicant.

B. Action.

1. The director shall, without public hearing, approve an application for a temporary use permit for an extended time period when:

a. The applicant has met the burden of proof set forth in Section 22.56.1860 and the director can make the findings required by Section 22.56.1880; and

b. A written protest to the proposed temporary use permit has been received within 15 days after receipt of the notice by the applicant, and the director determines that the concerns raised in such protest are not of general community interest and can be adequately mitigated through the imposition of conditions.

2. The director shall deny the application without public hearing where the information submitted by the applicant fails to substantiate the burden of proof and the required findings.

3. In all cases where a written protest has been received and the director determines that the concerns raised are of general community interest, the applicant shall be notified in writing. Such notification will also inform the applicant that within 30 days after receipt of such notice he may request a public hearing before the director by filing any additional information that the director may require and by paying an additional fee, the amount of which shall be stated in the notice. At the expiration of the 30-day period:

a. The director shall deny an application where the applicant has not requested a public hearing; or

b. A public hearing shall be scheduled before the director. All procedures relative to notification, publication and conducting the public hearing shall be the same as for a conditional use permit. Following a public hearing the director shall approve or deny the proposed application, based on the findings required by this Part 14.

4. The director shall send a notice of the action to the applicant, any person requesting notification, and anyone who has filed a written protest. Such notice shall:

a. Indicate that an appeal may be filed with the commission pursuant to this section; and

b. Be sent in accordance with the provisions of subsection A1 of this section.

5. The decision of the director shall become final and effective 15 days after receipt of notice of action by the applicant, provided no written appeal of the action taken has been filed with the commission within such appeal period.

C. Appeal.

1. Any person dissatisfied with the action of the director, may file an appeal with the commission within 15 days after receipt of notification by the applicant. Upon receiving a notice of appeal, the commission shall take one of the following actions:

a. Affirm the action of the director; or

b. Refer the matter back to the director for further review with or without instructions; or

c. Set the matter for public hearing. In such case, the commission's decision may cover all phases of the matter, including the addition or deletion of any condition. The public hearing shall be held pursuant to the procedure provided in Part 4 of Chapter 22.60.

2. In rendering its decision, the commission shall not hear or consider any argument or evidence of any kind other than the record of the matter received from the director unless it is itself conducting a public hearing on the matter.

3. The decision of the commission shall be final and conclusive.

D. **Effective Date.** Where an appeal is filed on a temporary use permit for an extended time period, the date of decision by the commission on such appeal shall be deemed the date of grant in determining said expiration date.

E. Notwithstanding the above provisions, a temporary use permit for the outside display or sales of goods, equipment, merchandise or exhibits in commercial zones shall not be authorized for an extended time period. (Ord. 99-0071 § 12, 1999; Ord. 90-0134 § 11, 1990; Ord. 85-0009 § 17, 1985; Ord. 83-0069 § 4, 1983.)

22.56.1890 Conditions of issuance. A. In approving an application for a temporary use permit, the director may impose such conditions as he deems necessary to insure that the permit will be in accord with the findings required by Sections 22.56.1860 and 22.56.1880. These conditions may involve any pertinent factors affecting the operation of such temporary event or use including but not limited to:

1. Requirement of temporary parking facilities including vehicular access and egress;

2. Regulation of nuisance factors such as but not limited to prevention of glare or direct illumination of adjacent properties, noise, vibrations, smoke, dust, dirt, odors, gases, garbage and heat;

3. Regulation of temporary buildings, structures and facilities including placement, height and size, limitations on commercial rides or other equipment permitted, the location of open spaces including buffer areas and other yards, and signs;

4. Regulation of operating hours and days including limitation of the duration of such temporary use to a shorter or longer time period than the maximum period authorized;

5. Requirement of a performance bond or other surety device to assure that any temporary facilities or structures used for such proposed temporary use will be removed from the site within one week following such event and the property restored to a neat condition. The director may designate a different time period and/or require clean up of additional surrounding property at his discretion;

6. Requirement of a site plan indicating all details and data as prescribed in this Title 22;

7. Requirement that the approval of the requested temporary use permit is contingent upon compliance with applicable provisions of other ordinances;

8. Such other conditions as will make possible the operation of the proposed temporary use in an orderly and efficient manner and in accord with the intent and purpose of this title.

B. In addition to such other conditions as the director may impose, it shall also be deemed a condition of every temporary use permit, whether such condition is set forth in the temporary use permit or not, that such approval shall not authorize the construction, establishment, alteration, moving onto or enlargement of any

permanent building, structure or facility.

C. Notwithstanding provisions in this Title 22 to the contrary, the director in approving a temporary use permit for the outside display or sales of goods, equipment, merchandise or exhibits may permit a temporary banner limited in time for the duration granted in the permit at any location on the subject property deemed appropriate, but in no event shall the director authorize a banner that exceeds 40 square feet of total sign area. (Ord. 99-0071 § 13, 1999; Ord. 83-0069 § 5, 1983; Ord. 1494 Ch. 5 Art. 14 § 514.7, 1927.)

22.56.1900 Parking facilities — Conditions. A. In the granting of a temporary use permit, the director may authorize temporary use of parking and related facilities established to serve permanent uses as follows; provided, that such temporary usage is specifically recognized in the permit:

1. Joint usage of required automobile parking facilities established to serve a permanent use, provided the owner or occupant of the permanent use or his authorized legal representative submits written consent, and it is determined by the director that such joint utilization will not have a substantially detrimental effect on the surrounding area;

2. Temporary occupation by a temporary use of a portion of parking facilities or structures established to serve a permanent use provided the owner or occupant of such use or his authorized legal representative submits written consent, and it is determined that such joint utilization will not have a substantially detrimental effect on the surrounding area.

B. The temporary reduction in required parking for such permanent use shall not be construed to require a variance with respect to parking requirements of this Title 22. (Ord. 1494 Ch. 5 Art. 14 § 514.8, 1927.)

22.56.1910 Notice service procedure. For applications other than those processed in accordance with Section 22.56.1885, the director shall serve notice of his action upon the applicant as required by law for the service of summons, or by registered or certified mail, postage prepaid, return receipt requested. Such notification may also be hand-delivered to the applicant, when appropriate, at the director's discretion. (Ord. 83-0069 § 6, 1983; Ord. 1494 Ch. 5 Art. 14 § 514.9, 1927.)

22.56.1920 Certain uses on county property — Board authority. Where the following temporary uses are proposed on property owned by or held under the control of the county, the department, district or agency delegated authority to administer such activity by the board of supervisors may assume jurisdiction and approve the temporary use subject to limitations and conditions as are deemed appropriate by said department, district or agency:

— Carnivals, exhibitions, fairs, festivals, pageants, and religious observances.

— Movie on-location filming.

(Ord. 83-0007 § 7, 1983; Ord. 1494 Ch. 5 Art. 14 § 514.10, 1927.)

22.56.1925 Movie on-location filming. A. Notwithstanding the other provisions of this Part 14, applications for movie on-location filming permits shall be filed with the filming permit coordination office which shall approve such application for a time period not to exceed the time period specified in this Title 22 where it finds that the findings set forth in Section 22.56.1860 and subsection

A1 of Section 22.56.1880 have been met by the applicant. In addition, in lieu of subsection A2 of Section 22.56.1880, the filming permit office shall also find that such approval will not result in a frequency of usage likely to create incompatibility between such temporary use and the surrounding area. Where an application is denied due to frequency of usage, the filming permit office shall specify the minimum time period between approvals which, in its opinion, is necessary to prevent such incompatibility.

B. In interpreting the other provisions of this Part 14 in relation to movie on-location filming, the filming permit office shall be substituted for the director, and the provisions of Sections 22.56.1840 and 22.56.1870 shall not apply. (Ord. 90-0093 § 10, 1990: Ord. 83-0007 § 8, 1983.)

Part 16

OAK TREE PERMITS

Sections:

- 22.56.2050 Established — Purpose.
- 22.56.2060 Damaging or removing oak trees prohibited — Permit requirements.
- 22.56.2070 Exemptions from Part 16 applicability.
- 22.56.2080 Application — Filing — Repeated filings.
- 22.56.2090 Application — Information and documents required.
- 22.56.2100 Application — Burden of proof.
- 22.56.2110 Application — Filing fee.
- 22.56.2120 Application — Denial for lack of information.
- 22.56.2130 Application — Notice requirements.
- 22.56.2140 Review of oak tree report by county forester and fire warden.
- 22.56.2150 Application — Commission consideration when concurrently filed.
- 22.56.2160 Application — Public hearing required when.
- 22.56.2170 Application — Grant or denial conditions.
- 22.56.2180 Additional conditions imposed when.
- 22.56.2190 Notice of action — Method of service.
- 22.56.2200 Appeal — From director's decision — Procedures.
- 22.56.2210 Appeal — Action by commission — Procedures.
- 22.56.2220 Appeal — Hearing procedures.
- 22.56.2230 Appeal — Notice of commission action.

- 22.56.2240 Effective dates of decisions.
- 22.56.2250 Expiration date for unused permits.
- 22.56.2260 Enforcement.

22.56.2050 Established — Purpose. The oak tree permit is established (a) to recognize oak trees as significant historical, aesthetic and ecological resources, and as one of the most picturesque trees in Los Angeles County, lending beauty and charm to the natural and manmade landscape, enhancing the value of property, and the character of the communities in which they exist; and (b) to create favorable conditions for the preservation and propagation of this unique, threatened plant heritage, particularly those trees which may be classified as heritage oak trees, for the benefit of current and future residents of Los Angeles County. It is the intent of the oak tree permit to maintain and enhance the general health, safety and welfare by assisting in counteracting air pollution and in minimizing soil erosion and other related environmental damage. The oak tree permit is also intended to preserve and enhance property values by conserving and adding to the distinctive and unique aesthetic character of many areas of Los Angeles County in which oak trees are indigenous. The stated objective of the oak tree permit is to preserve and maintain healthy oak trees in the development process. (Ord. 88-0157 § 1, 1988; Ord. 82-0168 § 2 (part), 1982.)

22.56.2060 Damaging or removing oak trees prohibited — Permit requirements. A. Except as otherwise provided in Section 22.56.2070, a person shall not cut, destroy, remove, relocate, inflict damage or encroach into a protected zone of any tree of the oak genus which is (a) 25 inches or more in circumference (eight inches in diameter) as measured four and one-half feet above mean natural grade; in the case of an oak with more than one trunk, whose combined circumference of any two trunks is at least 38 inches (12 inches in diameter) as measured four and one half feet above mean natural grade, on any lot or parcel of land within the unincorporated area of Los Angeles County, or (b) any tree that has been provided as a replacement tree, pursuant to Section 22.56.2180, on any lot or parcel of land within the unincorporated area of Los Angeles County, unless an oak tree permit is first obtained as provided by this Part 16.

B. "Damage," as used in this Part 16, includes any act causing or tending to cause injury to the root system or other parts of a tree, including, but not limited to, burning, application of toxic substances, operation of equipment or machinery, or by paving, changing the natural grade, trenching or excavating within the protected zone of an oak tree.

C. "Protected zone," as used in this Part 16, shall mean that area within the dripline of an oak tree and extending therefrom to a point at least five feet outside the dripline, or 15 feet from the trunks of a tree, whichever distance is greater. (Ord. 88-0157 § 2, 1988; Ord. 82-0168 § 2 (part), 1982.)

22.56.2070 Exemptions from Part 16 applicability. The provisions of this Part 16 shall not apply to:

A. Any permit, variance or tentative map for a subdivision, including a minor land division, approved prior to the effective date of the ordinance codified in this Part 16 by the board of supervisors, regional planning commission or the planning director;

B. Cases of emergency caused by an oak tree being in a hazardous or

dangerous condition, or being irretrievably damaged or destroyed through flood, fire, wind or lightning, as determined after visual inspection by a licensed forester with the department of forestry and fire warden;

C. Emergency or routine maintenance by a public utility necessary to protect or maintain an electric power or communication line or other property of a public utility;

D. Tree maintenance, limited to medium pruning of branches not to exceed two inches in diameter in accordance with guidelines published by the National Arborists Association, (see Class II), intended to insure the continued health of a protected tree;

E. Trees planted, grown and/or held for sale by a licensed nursery;

F. Trees within existing road rights-of-way where pruning is necessary to obtain adequate line-of-sight distances and/or to keep street and sidewalk easements clear of obstructions, or to remove or relocate trees causing damage to roadway improvements or other public facilities and infrastructure within existing road rights-of-way, as required by the Director of Public Works. (Ord. 93-0018 § 1, 1993; Ord. 88-0157 § 3, 1988; Ord. 82-0168 § 2 (part), 1982.)

22.56.2080 Application — Filing — Repeated filings. Any person desiring an oak tree permit, as provided for in this Title 22, may file an application with the director, except that no application shall be filed or accepted if final action has been taken within one year prior thereto by the hearing officer or director or the commission on an application requesting the same or substantially the same permit. (Ord. 85-0195 § 12 (part), 1985; Ord. 82-0168 § 2 (part), 1982.)

22.56.2090 Application — Information and documents required. An application for an oak tree permit shall include the following information and documents:

A. The name and address of the applicant and of all persons owning any or all of the property proposed to be used;

B. Evidence that the applicant:

1. Is the owner of the premises involved, or

2. Has written permission of the owner or owners to make such application;

C. Location of subject property (address or vicinity);

D. Legal description of the property involved;

E. 1. A site plan drawn to a scale satisfactory to, and in the number of copies prescribed by the director, indicating the location and dimension of all of the following existing and proposed features on the subject property:

a. Lot lines,

b. Streets, highways, access and other major public or private easements,

c. Buildings and/or structures, delineating roof and other projections,

d. Yards,

e. Walls and fences,

f. Parking and other paved areas,

g. Proposed areas to be landscaped and/or irrigated,

h. Proposed construction, excavation, grading and/or landfill.

Where a change in grade is proposed, the change in grade within the protected zone

of each plotted tree shall be specified,

i. The location of all oak trees subject to this Part 16 proposed to be removed and/or relocated, or within 200 feet of proposed construction, grading, landfill or other activity. Each tree shall be assigned an identification

number on the plan, and a corresponding permanent identifying tag shall be affixed to the north side of each tree in the manner prescribed by Section 22.56.2180. These identifications shall be utilized in the oak tree report and for physical identification on the property where required. The protected zone shall be shown for each plotted tree,

- j. Location and size of all proposed replacement trees,
- k. Proposed and existing land uses,
- l. Location of all surface drainage systems,
- m. Other development features which the director deems necessary to process the application,

2. Where a concurrent application for a permit, variance, zone change, tentative map for a subdivision, including a minor land division or other approval, is filed providing the information required by this subsection E, the director may waive such site plan where he deems it unnecessary to process the application;

F. 1. An oak tree report, prepared by an individual with expertise acceptable to the director and county forester and fire warden, and certified to be true and correct, which is acceptable to the director and county forester and fire warden, of each tree shown on the site plan required by subsection E of this section, which shall contain the following information:

a. The name, address and telephone number during business hours of the preparer,

b. Evaluation of the physical structure of each tree as follows:

i. The circumference and diameter of the trunk, measured four and one-half feet above natural grade,

ii. The diameter of the tree's canopy, plus five feet, establishing the protected zone,

iii. Aesthetic assessment of the tree, considering factors such as but not limited to symmetry, broken branches, unbalanced crown, excessive horizontal branching,

iv. Recommendations to remedy structural problems where required,

c. Evaluation of the health of each tree as follows:

i. Evidence of disease, such as slime flux, heart rot, crown rot, armillaria root fungus, exfoliation, leaf scorch and exudations,

ii. Identification of insect pests, such as galls, twig girdler, borers, termites, pit scale and plant parasites,

iii. Evaluation of vigor, such as new tip growth, leaf color, abnormal bark, deadwood and thinning of crown,

iv. Health rating based on the archetype tree of the same species,

v. Recommendations to improve tree health, such as insect or disease control, pruning and fertilization,

d. Evaluation of the applicant's proposal as it impacts each tree shown on the site plan, including suggested mitigating and/ or future maintenance measures where required and the anticipated effectiveness thereof,

e. Identification of those trees shown on the site plan which may be classified as heritage oak trees. Heritage oak trees are either of the following: any oak tree measuring 36 inches or more in diameter, measured four and one-half

feet above the natural grade; any oak tree having significant historical or cultural importance to the community, notwithstanding that the tree diameter is less than 36 inches,

f. Identification of any oak tree officially identified by a county resource conservation district.

2. The requirement for an oak tree report may be waived by the director where a single tree is proposed for removal in conjunction with the use of a single-family residence listed as a permitted use in the zone, and/or such information is deemed unnecessary for processing the application;

G. The applicant shall provide an oak tree information manual prepared by and available from the forester and fire warden to the purchasers and any homeowners' association. (Ord. 88-0157 § 4, 1988; Ord. 82-0168 § 2 (part), 1982.)

22.56.2100 Application — Burden of proof. A. In addition to the information required in the application by Section 22.56.2090, the application shall substantiate to the satisfaction of the director the following facts:

1. That the proposed construction of proposed use will be accomplished without endangering the health of the remaining trees subject to this Part 16, if any, on the subject property; and

2. That the removal or relocation of the oak tree(s) proposed will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated; and

3. That in addition to the above facts, at least one of the following findings apply:

a. That the removal or relocation of the oak tree(s) proposed is necessary as continued existence at present location(s) frustrates the planned improvement or proposed use of the subject property to such an extent that:

i. Alternative development plans cannot achieve the same permitted density or that the cost of such alternative would be prohibitive, or

ii. Placement of such tree(s) precludes the reasonable and efficient use of such property for a use otherwise authorized, or

b. That the oak tree(s) proposed for removal or relocation interferes with utility services or streets and highways, either within or outside of the subject property, and no reasonable alternative to such interference exists other than removal of the tree(s), or

c. That the condition of the oak tree(s) proposed for removal with reference to seriously debilitating disease or danger of falling is such that it cannot be remedied through reasonable preservation procedures and practices;

4. That the removal of the oak tree(s) proposed will not be contrary to or be in substantial conflict with the intent and purpose of the oak tree permit procedure;

B. For purposes of interpreting this section, it shall be specified that while relocation is not prohibited by this Part 16, it is a voluntary alternative offering sufficient potential danger to the health of a tree as to require the same findings as removal. (Ord. 88-0157 § 5, 1988; Ord. 82-0168 § 2 (part), 1982.)

22.56.2110 Application — Filing fee. When an application for an oak tree permit is filed, it shall be accompanied by the filing fee as required in Section 22.60.100. (Ord. 82-0168 § 2 (part), 1982.)

22.56.2120 Application — Denial for lack of information. The director may deny without further action an application requesting an oak tree permit if such application does not contain the information required by this Part 16. The director may permit the applicant to amend the application. (Ord. 82-1068 § 2 (part), 1982.)

22.56.2130 Application — Notice requirements. Notification pertaining to an application for an oak tree permit shall be provided as follows:

A. Where an application for a permit, variance, zone change or tentative map for a subdivision, including a minor land division, is concurrently filed, notice that an oak tree permit will also be considered shall be included in required legal notices for such permit, variance, zone change or tentative subdivision map;

B. 1. Where no concurrent application is filed as provided in subsection A of this section and except as otherwise expressly provided in subsection C, the director not less than 20 days before the date of public hearing shall cause notice of such filing to be published once in a newspaper of general circulation in the county of Los Angeles available in the community in which such oak tree permit is proposed.

2. Such notices shall include the statement: "Notice of Oak Tree Permit Filing." Also included shall be information indicating the location of the subject property (address or vicinity), legal description of the property involved, the applicant's request, and the time and place of the proposed public hearing. The notice shall also provide the address and telephone number of the department of regional planning, and state that the department may be contacted for further information;

C. Notwithstanding the other provisions of this section, publishing shall not be required where removal or relocation of not more than one tree is proposed in conjunction with the use of a single-family residence listed as a permitted use in the zone. (Ord. 88-0157 § 6, 1988; Ord. 82-0168 § 2 (part), 1982.)

22.56.2140 Review of oak tree report by county forester and fire warden.

A. On receipt of an application for an oak tree permit, the director shall refer a copy of the applicant's oak tree report as required by Section 22.56.2090 to the county forester and fire warden. The county forester and fire warden shall review said report for the accuracy of statements contained therein, and shall make inspections on the project site. Such inspections shall determine the health of all such trees on the project site and such other factors as may be necessary and proper to complete his review, a copy of which shall be submitted in writing to the director and/or commission within 15 days after receipt from the director;

B. The county forester and fire warden may at his option also suggest conditions for use by the hearing officer or the director or commission pursuant to Section 22.56.2180.

C. When the county forester determines that replacement or relocation on the project site of oak trees proposed for removal is inappropriate, the forester may recommend that the applicant pay into the oak forests special fund the amount equivalent to the oak resource value of the trees described in the oak tree report. The oak resource value shall be calculated by the applicant and approved by the county forester according to the most current edition of the International Society of Arboriculture's "Guide to Establishing Values for Trees and Shrubs."

D. Funds collected shall be used for the following purposes:

1. Establishing and planting new trees on public lands;

2. Maintaining existing oak trees on public lands;
3. Purchasing prime oak woodlands;
4. Purchasing sensitive oak trees of cultural or historic significance.

E. Not more than seven percent of the funds collected may be used to study and identify appropriate programs for accomplishing the preceding four purposes. (Ord. 93-0017 § 1, 1993; Ord. 88-0157 § 7, 1988; Ord. 85-0195 § 12 (part), 1985; Ord. 82-0168 § 2 (part), 1982.)

22.56.2150 Application — Commission consideration when concurrently filed. When an application for a permit, variance, zone change or tentative map for a subdivision, including a minor land division, is concurrently filed with an application for an oak tree permit as provided by this Title 22, the hearing officer or the commission shall consider and approve such application for an oak tree permit concurrently with such other approvals. The hearing officer or the commission, in making their findings, shall consider each case individually as if separately filed. (Ord. 85-0195 § 10 (part), 1985; Ord. 82-0168 § 2 (part), 1982.)

22.56.2160 Application — Public hearing required when. Where no concurrent consideration is conducted by the hearing officer or the commission pursuant to Section 22.56.2150, the director shall conduct a public hearing subject to the notice requirements of subsection B of Section 22.56.2130; provided, however, that no hearing shall be required for a filing in conjunction with the use of a single-family residence when publishing is not required by said subsection C of Section 22.56.2130. (Ord. 85-0195 § 10 (part), 1985; Ord. 82-0168 § 2 (part), 1982.)

22.56.2170 Application — Grant or denial conditions. The hearing officer or the director or commission shall approve an application for an oak tree permit where the information submitted by the applicant and/or brought to their attention during public hearing, including the report of the county forester and fire warden, substantiates that the burden of proof set forth in Section 22.56.2100 has been met. The hearing officer or the director or commission shall deny such application where the information submitted fails to substantiate such findings. (Ord. 85-0195 § 12 (part), 1985; Ord. 82-0168 § 2 (part), 1982.)

22.56.2180 Additional conditions imposed when. The hearing officer or the director or commission, in approving an application for an oak tree permit, shall impose such conditions as are deemed necessary to insure that the permit will be in accord with the findings required by Section 22.56.2100. These conditions may involve, but are not limited to, the following:

A. The replacement of oak trees proposed for removal or relocation with trees of a suitable type, size, number, location and date of planting. In determining whether replacement should be required, the hearing officer or the director or commission shall consider but is not limited to the following factors:

1. The vegetative character of the surrounding area,
2. The number of oak trees subject to this Part 16 which are proposed to be removed in relation to the number of such trees currently existing on the subject property,
3. The anticipated effectiveness of the replacement of oak trees, as determined by the oak tree report submitted by the applicant and evaluated by the

county forester and fire warden,

4. The development plans submitted by the applicant for the proposed construction or the proposed use of the subject property,

5. The relocation of trees approved for removal shall not be deemed a mitigating factor in determining the need for replacement trees,

6. a. Required replacement trees shall consist exclusively of indigenous oak trees and shall be in the ratio of at least two to one. Each replacement tree shall be at least a 15-gallon size specimen and measure at least one inch in diameter one foot above the base. The hearing officer, director or commission may, in lieu of this requirement, require the substitution of one larger container specimen for each oak tree to be replaced, where, in its opinion, the substitution is feasible and conditions warrant such greater substitution,

b. Replacement trees shall be properly cared for and maintained for a period of two years and replaced by the applicant or permittee if mortality occurs within that period,

c. Where feasible replacement trees should consist exclusively of indigenous oak trees and certified as being grown from a seed source collected in Los Angeles or Ventura Counties,

d. Replacement trees shall be planted and maintained on the subject property and, if feasible, in the same general area where the trees were removed. The process of replacement of oak trees shall be supervised in the field by a person who, in the opinion of the county forester and fire warden, has expertise in the planting, care and maintenance of oak trees;

B. A plan for protecting oak trees on the subject property during and after development, such as, but not limited to, the following requirements:

1. The installation of chain link fencing not less than four feet in height around the protected zone of trees shown on the site plan. Said fencing shall be in place and inspected by the forester and fire warden prior to commencement of any activity on the subject property. Said fencing shall remain in place throughout the entire period of development and shall not be removed without written authorization from the director or the forester and fire warden,

2. Where grading or any other similar activity is specifically approved within the protected zone, the applicant shall provide an individual with special expertise acceptable to the director to supervise all excavation or grading proposed within the protected zones and to further supervise, monitor and certify to the county forester and fire warden the implementation of all conditions imposed in connection with the applicant's oak tree permit,

3. That any excavation or grading allowed within the protected zone or within 15 feet of the trunk of a tree, whichever distance is greater, be limited to hand tools or small hand-power equipment,

4. That trees on other portions of the subject property not included within the site plan also be protected with chain link fencing thus restricting storage, machinery storage or access during construction,

5. That the trees on the site plan be physically identified by number on a tag affixed to the north side of the tree in a manner preserving the health and viability of the tree. The tag shall be composed of a noncorrosive all-weather material and shall be permanently affixed to the tree. The tree shall be similarly designated on the site plan in a manner acceptable to the director,

6. That corrective measures for trees noted on the oak tree report as requiring remedial action be taken, including pest control, pruning, fertilizing and

similar actions,

7. That, to the extent feasible as determined by the director, utility trenching shall avoid encroaching into the protected zone on its path to and from any structure.

8. At the start of grading operations and throughout the entire period of development, no person shall perform any work for which an oak tree permit is required unless a copy of the oak tree report, location map, fencing plans, and approved oak tree permit and conditions are in the possession of a responsible person and also available at the site. (Ord. 93-0018 § 2, 1993; Ord. 88-0157 § 8, 1988; Ord. 85-0195 § 12 (part), 1985; Ord. 82-0168 § 2 (part), 1982.)

22.56.2190 Notice of action — Method of service. A. The director shall serve notice of action upon:

1. The applicant, as required by law for the service of summons or by registered or certified mail, postage prepaid, return receipt requested; and

2. All protestants testifying at the public hearing who have provided a mailing address, by first class mail, postage prepaid.

B. Where the hearing officer or the commission has concurrently considered a permit, variance, zone change or tentative map for a subdivision, including a minor land division, notice shall be included in the notice of action required for such concurrent actions. (Ord. 85-0195 § 10 (part), 1985; Ord. 82-0168 § 2 (part), 1982.)

22.56.2200 Appeal — From director's decision — Procedures. Any person dissatisfied with the action of the director may file an appeal of such action with the secretary of the commission within 15 calendar days after notice of such action is received by the applicant. Such appeal shall contain the following information:

- A. The administrative file number (case number) identifying the matter which is being appealed; and
- B. The street address of the premises included in the action of the director or, if no street address, the legal description of the premises; and
- C. Whether the appeal is:
 - 1. An appeal on the denial of such application,
 - 2. An appeal on the approval of such application,
 - 3. An appeal of a condition or conditions of an approval (specifying the particular condition or conditions);
- D. No other information shall be included in the notice of appeal;
- E. An appeal fee shall accompany the filing in an amount determined pursuant to subsection A of Section 22.60.230. (Ord. 96-0026 § 8, 1996; Ord. 82-0168 § 2 (part), 1982.)

22.56.2210 Appeal — Action by commission — Procedures. A. Upon receiving a notice of appeal the commission shall take one of the following actions:

- 1. Affirm the action of the director, or
- 2. Refer the matter back to the director for further review with or without instructions, or
- 3. Set the matter for public hearing before itself. In such case, the commission's decision may cover all phases of the matter, including the addition, modification or deletion of any condition.

B. In rendering its decision, the commission shall not hear or consider any argument or evidence of any kind other than the record of the matter received from the director, unless it is itself conducting a public hearing on the matter.

C. Where the commission sets the matter for public hearing, it shall approve or deny the appeal based on the findings required by Section 22.56.2100. (Ord. 82-0168 § 2 (part), 1982.)

22.56.2220 Appeal — Hearing procedures. In all cases where the commission sets the matter for public hearing, it shall be held pursuant to the procedure provided for public hearings in Part 4 of Chapter 22.60. (Ord. 85-0195 § 46, 1985; Ord. 82-0168 § 2 (part), 1982.)

22.56.2230 Appeal — Notice of commission action. The commission shall serve notice of its action on an appeal filed pursuant to Section 22.56.2200 in the manner specified by Section 20.60.190. (Ord. 82-0168 § 2 (part), 1982.)

22.56.2240 Effective dates of decisions. The decision of:

A. The director shall become final and effective 15 calendar days after receipt of notice of action by the applicant, provided no appeal has been filed with the commission pursuant to Section 22.56.2200;

B. The commission shall be final and effective on the date of decision. Where an oak tree permit is concurrently considered with a permit, variance, zone change or tentative map for a subdivision, including a minor land division, such permit shall be appealable only as a part of the concurrent action. (Ord. 82-0168

§ 2 (part), 1982.)

22.56.2250 Expiration date for unused permits. An approved oak tree permit which is not used within the time specified in the approval or, if no time is specified, within one year after the granting of such approval, becomes null and void and of no effect; except that, where an application requesting an extension is filed prior to such expiration date, the director may extend such time for a period of not to exceed one year. (Ord. 82-0168 § 2 (part), 1982.)

22.56.2260 Enforcement. In interpreting the provisions of Section 22.04.090 as they apply to this Part 16, each individual tree cut, destroyed, removed, relocated or damaged in violation of these provisions shall be deemed a separate offense. (Ord. 82-0168 § 2(part), 1982.)

Part 17

COASTAL DEVELOPMENT PERMITS

Sections:

- 22.56.2270 Established — Purpose.
- 22.56.2280 Permit required.
- 22.56.2290 Exemptions and categorical exclusions.
- 22.56.2300 Application — Filing.
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- 22.56.2340 Application — Denial for lack of information.
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- 22.56.2360 Determination of jurisdiction.
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- 22.56.2440 Notice of final decision.
- 22.56.2450 Appeals to the Coastal Commission.
- 22.56.2460 Effect of appeal to the Coastal Commission.
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- 22.56.2490 Effective date of permit.
- 22.56.2500 Expiration of unused permits.
- 22.56.2510 Expiration following cessation of use.
- 22.56.2520 Continuing validity of permit.
- 22.56.2530 Amendments to permits.
- 22.56.2540 Revocation of coastal development permits.
- 22.56.2550 Enforcement.

22.56.2270 Established — Purpose. The coastal development permit is established to ensure that any development, public or private, within the coastal

zone conforms to the policies and programs of the county of Los Angeles local coastal program land use plans and implementation program in accordance with Division 20 of the Public Resources Code. As used in this Part 17, the word "commission" by itself refers to the county of Los Angeles Regional Planning Commission; references to the State of California Coastal Commission are indicated by the words "Coastal Commission." (Ord. 89-0147 § 1 (part), 1989.)

22.56.2280 Permit required. A. In addition to obtaining any other permits required by law, any person wishing to perform or undertake any development in the coastal zone, other than either a power facility subject to the provisions of Public Resources Code Section 25500, a development subject to the provisions of Public Resources Code Section 30519(b) or a development specifically exempted by this Part 17, shall obtain a coastal development permit.

B. A determination on whether a development is exempt or as been categorically excluded from the coastal development permit requirements shall be made by the director at the time an application is submitted for development within the coastal zone. Any dispute arising from the director's determination shall be resolved pursuant to the procedure described in Section 22.56.2370.

C. The processing of a coastal development permit shall be subject to the provisions of Chapter 4.5 (Section 65920 et seq.) Division I, Title 7 of the Government Code. (Ord. 89-0147 § 1 (part), 1989.)

22.56.2290 Exemptions and categorical exclusions. A. Exemptions: The provisions of this Part 17 shall not apply to:

1. Additions to single-family residences consistent with the provisions of Section 13250, Title 14, California Code of Regulations.

2. Improvements to any structure other than a single family residence or public works facility consistent with the provisions of Section 13253, Title 14, California Code of Regulations.

3. Repair or maintenance activities that are consistent with the provisions of Section 13252, Title 14, California Code of Regulations.

4. The installation, testing and placement in service or the replacement of any necessary utility connection between an existing service facility and any development approved pursuant to Division 20, the California Coastal Act, of the Public Resources Code; provided, however, that the director may, where necessary, require reasonable conditions to mitigate any adverse impacts on coastal resources, including scenic resources. All repair, maintenance and utility hookups shall be consistent with the provisions adopted by the California Coastal Commission on September 5, 1978.

5. The replacement of any structure, other than a public works facility, destroyed by a disaster. The replacement structure shall conform to applicable existing zoning requirements; shall be for the same use as the destroyed structure, shall not exceed either the floor area, height or bulk of the destroyed structure by more than 10 percent; and shall be sited in the same location on the affected property as the destroyed structure.

6. Any activity anywhere in the coastal zone that involves the conversion of any existing multiple-unit residential structure to a time-share project, estate or use, as defined in Section 11003.5 of the California Business and Professions Code. If any improvement to an existing structure is otherwise exempt from the permit requirements of this division, no coastal development permit shall be

required for that improvement on the basis that it is to be made in connection with any conversion exempt pursuant to this subsection. The division of a multiple-unit residential structure into condominiums, as defined in Section 783 of the Civil Code, shall not be considered a time-share project, estate or use for purposes of this subsection.

7. Maintenance dredging of existing navigation channels or moving dredged material from those channels to a disposal area outside the coastal zone, pursuant to a permit from the United States Army Corps of Engineers.

B. Categorical Exclusions. (Reserved)

C. As used in this section, "disaster" means any situation in which the force or forces which destroyed the structure to be replaced were beyond the control of its owners; "bulk" means total interior cubic volume as measured from the exterior surface of the structure; and "structure" includes landscaping and any erosion control structure or device which is similar to that which existed prior to the occurrence of the disaster.

D. A determination on whether a development is exempt shall be made by the director at the time an application for development within the coastal zone is submitted. Any dispute arising from the director's determination shall be resolved pursuant to the procedure described in Section 22.56.2370. (Ord. 89-0147 § 1 (part), 1989.)

22.56.2300 Application — Filing. Any person desiring a coastal development permit required by or provided for in this Title 22 may file an application with the director, except that no application shall be filed or accepted if final action has been taken within one year prior thereto by either the hearing officer, Commission or board of supervisors on an application requesting the same or substantially the same permit. (Ord. 89-0147 § 1 (part), 1989.)

22.56.2310 Application — Information required. An application for a coastal development permit shall contain the following information, accuracy of which is the responsibility of the applicant:

A. Names and addresses of the applicant and of all persons owning any or all of the property proposed to be used.

B. Evidence that the applicant meets the following criteria:

1. Is the owner of the premises involved; or

2. Has written permission of the owner or owners to make such application; or

3. Is or will be the plaintiff in an action in eminent domain to acquire the premises involved, or any portion thereof; or

4. In the case of a public agency, is negotiating to acquire a portion of the premises involved.

C. Location of subject property by address and/or vicinity.

D. Legal description of the property involved.

E. Nature of the requested use, indicating the business, occupation or purpose for which such building, structure or improvement is to be erected, constructed, altered, enlarged, moved, occupied or used.

F. Indication of the nature, condition and development of adjacent uses, buildings and structures.

G. A site plan drawn to a scale satisfactory to and in the number of copies prescribed by the director indicating the following:

1. The area and dimensions of the proposed site for the requested use.
2. The location and dimensions of all existing and proposed structures, yards, walls, fences, parking and loading facilities, landscaping and other development features.
3. The dimensions and state of improvement of the adjoining streets and highways providing access to the proposed site of the requested use.
4. Existing and/or proposed public access to and along the shoreline for projects proposed between the first through public road and the sea.

H. Architectural drawings showing the following:

1. Elevations of all sides of building(s).
2. Roof plan of proposed building(s).
3. Indication of colors and materials for all exterior surfaces.

I. Indication of other permits and approvals secured or to be secured in compliance with the provisions of Title 22 and other applicable ordinances and laws, including the California Environmental Quality Act.

J. Maps in the number prescribed, and drawn to a scale specified by the director, showing the location of all property included in the request, the location of all highways, streets, alleys and the location and dimensions of all lots or parcels of land within a distance of 700 feet from the exterior boundaries of such proposed use. One copy of said map shall indicate the uses established on every lot and parcel of land shown within said 700-foot radius.

K. A list, certified to be correct by affidavit or by a statement under penalty of perjury pursuant to Section 2015.5 of the Code of Civil Procedure, of the names and addresses of all persons who are shown on the latest available assessment roll of the county of Los Angeles as owners of the subject property and as owning property within a distance of 500 feet from the exterior boundaries of the parcel of land on which the development is proposed. In addition, the list shall include the names and addresses of persons residing within 100 feet of said parcel; if the names of the residents are not known, they shall be listed as "occupants". One copy of the map described in subsection (J) of this section shall indicate where such ownerships and residents are located.

L. Proof satisfactory to the director that water for fire protection will be available in quantities and pressures required by the Water Ordinance, set out at Division 1 of Title 20 of this code, or by a variance granted pursuant to said Division 1. The director may accept as such proof a certificate from the person who is to supply water that water can be supplied as required by said Division 1 of Title 20, also stating the amount and pressure, which certificate also shall be signed by the forester and fire warden, or a certificate from the department of public works that such water will be available.

M. The director may waive the filing of one or more of the above items if he finds that the nature of the development is unrelated to the required item and may require additional information. (Ord. 89-0147 § 1 (part), 1989.)

22.56.2320 Application — Burden of proof. In addition to the information required in the application by Section 22.56.2310, the applicant shall substantiate to the satisfaction of the county the following facts:

A. That the proposed development is in conformity with the certified local coastal program; and, where applicable,

B. That any development, located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code. (Ord. 89-0147 § 1 (part), 1989.)

22.56.2330 Application — Filing fee. When an application for a coastal development permit is filed, it shall be accompanied by the filing fee as required in Section 22.60.100. (Ord. 89-0147 § 1 (part), 1989.)

22.56.2340 Application — Denial for lack of information. The hearing officer may deny, without a public hearing, an application for a coastal development permit if such application does not contain the information required by Sections 22.56.2310 and 22.56.2320 and any other pertinent sections. The hearing officer may accept the original file with the supplementary information when refiled by the applicant. (Ord. 89-0147 § 1 (part), 1989.)

22.56.2350 Application — Concurrent filing. A coastal development permit shall be considered concurrently with the granting of any other tentative maps or permits required by Titles 21 or 22 of this code. A coastal development permit shall be considered subsequent to the granting of required tentative maps or other permits which were approved prior to the effective date of this section. Where a coastal development permit is being considered concurrently with other permits or maps that do not have a public hearing requirement, a public hearing for such concurrent cases shall be held if the coastal development permit is subject to Section 22.56.2380. (Ord. 89-0147 § 1 (part), 1989.)

22.56.2360 Determination of jurisdiction. A. A determination on whether a coastal development permit is in the county's or Coastal Commission's jurisdiction shall be made by the director at the time an application for a coastal development permit has been submitted. The county's jurisdiction over coastal development permits does not include tidelands, submerged lands, public trust lands, certain ports, state university or state college lands as described in Section 30519 of the Public Resources Code. In making such determination the director may refer to the "Post-LCP Certification Permit and Appeals Jurisdiction Map" adopted by the Coastal Commission. A coastal development permit within the county's jurisdiction shall be processed pursuant to the provisions of this Part 17 and applicable provisions of the Coastal Act. Any such permit not within the county's jurisdiction shall be referred to the Coastal Commission for processing.

B. For a coastal development permit within the county's jurisdiction, the director shall also determine if such permit is appealable to the Coastal Commission. In making this determination, the director shall use the criteria contained in Section 22.56.2450. The director may also use the "Post-LCP Certification Permit and Appeals Jurisdiction Map".

C. Any dispute arising from the director's determination of jurisdiction or appealability shall be resolved pursuant to the procedure described in Section 22.56.2370. (Ord. 89-0147 § 1 (part), 1989.)

22.56.2370 Resolving determination disputes. A. If the director's determination made pursuant to Sections 22.56.2280, 22.56.2290 or 22.56.2360 is challenged by the applicant or interested person, or if the local government wishes to

have a Coastal Commission determination as to the appropriate determination, the director shall notify the Coastal Commission by telephone of the dispute and shall request an opinion of the Coastal Commission's Executive Director.

B. Processing of such coastal development permit shall be suspended pending a final determination by the Executive Director or Coastal Commission. (Ord. 89-0147 § 1 (part), 1989.)

22.56.2380 Public hearings. A. A coastal development permit which may be appealed to the Coastal Commission pursuant to Section 22.56.2450 shall have a public hearing before the hearing officer or regional planning commission.

B. A public hearing for a coastal development permit may be continued to another day pursuant to Section 22.60.178. If the public hearing is continued to a date uncertain, new notice of the continued public hearing shall be provided in accordance with Section 22.56.2400. (Ord. 89-0147 § 1 (part), 1989.)

22.56.2390 Director's action on non-appealable permits. A coastal development permit which is not subject to appeal to the Coastal Commission shall be acted on by the director who shall cause notices to be sent in accordance with Section 22.56.2400. The director's decision to approve or deny a permit shall be based on the findings contained in Section 22.56.2410. After the director's decision, notices shall be sent pursuant to Section 22.56.2430. (Ord. 89-0147 § 1 (part), 1989.)

22.56.2400 Notice requirements. A. The director shall provide notice by first class mail for a coastal development permit at least 20 calendar days prior to the public hearing or decision on the application to:

1. The applicant, property owners and residents whose names and addresses appear on the verified list of persons required to be submitted by Section 22.56.2310 and other pertinent sections;

2. The California Coastal Commission; and

3. Any person who has requested to be noticed of such permit.

B. The notice for a coastal development permit shall contain the following information:

1. A statement that the development is within the coastal zone;

2. The date of filing and name of the applicant;

3. The number assigned to the application;

4. The location and description of the development; and

5. In addition, a notice for a coastal development permit which requires a public hearing shall also contain the following:

a. The date, time and place of the public hearing,

b. A statement that written comments may be submitted to the director prior to the hearing and that oral comments may be made or written material may be submitted at the public hearing, and

c. A brief description of the procedures concerning the conduct of the hearing, the action likely to occur and that notice will be given after the action, and

d. A description of the procedure for filing an appeal with the county and California Coastal Commission.

6. In addition, a notice for a coastal development permit which does not require a public hearing shall contain the following:

a. The date the director will make a decision on the application,

b. A statement that written or oral comments may be submitted to the director during the 20 day period between the time that the notice is mailed and the date of the director's decision; this period would allow sufficient time for the submission of comments by mail prior to the director's decision, and

c. A description of the procedure for filing an appeal with the county. (Ord. 89-0147 § 1 (part), 1989.)

22.56.2410 Approval or denial findings. A. An application for a coastal development permit shall be approved where the information submitted by the applicant, discovered during the staff investigation process and/or presented at a public hearing substantiates to the satisfaction of the county the following findings:

1. That the proposed development is in conformity with the certified local coastal program; and, where applicable,

2. That any development, located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code.

B. An application shall be denied where the information submitted by the applicant and/or presented at a public hearing fails to substantiate the above-mentioned findings to the satisfaction of the county. (Ord. 89-0147 § 1 (part), 1989.)

22.56.2420 Conditions of approval. The county, in approving an application for a coastal development permit, may impose such conditions as are deemed necessary to insure that such use will be in accord with the findings required by Sections 22.56.2320 and 22.56.2410. The land owner and applicant shall record with the office of the Los Angeles County Recorder an affidavit accepting and agreeing to implement all conditions of permit approval. (Ord. 89-0147 § 1 (part), 1989.)

22.56.2430 Notice of action and county appeal rights. A. The director shall notify by first class mail the applicant, any person who specifically requested notice of such action of the decision made on an application for a coastal development permit and any person who participated at the public hearing.

B. The notice shall contain the following information:

1. That a coastal development permit decided by the director with no public hearing may be appealed by filing an appeal with the secretary of the regional planning commission. The decision of the regional planning commission shall be based on the findings of Section 22.56.2410 and shall be final.

2. That a coastal development permit decided by the hearing officer or regional planning commission after a public hearing may be appealed or called for review by following the procedure contained in Part 5 of Chapter 22.60.

C. An appeal may be filed by any interested person dissatisfied with a decision on a coastal development permit within 15 days after receipt of the notice of action by the applicant. (Ord. 89-0147 § 1 (part), 1989.)

22.56.2440 Notice of final decision. Within seven calendar days of a final decision on a coastal development permit, the director shall provide notice of such decision by first class mail to the applicant, the Coastal Commission and to any persons who specifically requested notice of such decision by submitting a self-addressed stamped envelope to the planning department. A decision shall be

considered final when all local appeals have been exhausted and the effective dates contained in Section 22.60.260 and Section 22.56.2490 have been reached. Such notice shall include written findings, conditions of approval and the procedures for appeal of the decision, if applicable pursuant to Section 22.56.2450, to the Coastal Commission. (Ord. 89-0147 § 1 (part), 1989.)

22.56.2450 Appeals to the Coastal Commission. A. A coastal development permit may be appealed to the California Coastal Commission for only the following types of development:

1. Approvals of developments which are located between the sea and the first public road paralleling the sea or within 300 feet of the inland extent of any beach or of the mean high tide line of the sea where there is no beach, whichever is the greater distance. The appeal jurisdiction described in Section 30603 of the Public Resources Code is shown on the "Post-LCP Certification Permit and Appeals Jurisdiction Map";

2. Approvals of developments not included within subsection (A)(1) of this section that are located on tidelands, submerged lands, public trust lands, within 100 feet of any wetland, estuary, stream or within 300 feet of the top of the seaward face of any coastal bluff. The appeal jurisdiction described in Section 30603 of the Public Resources Code is shown on the "Post-LCP Certification Permit and Appeals Jurisdiction Map";

3. Approvals of developments that are not designated as principal permitted uses in this Title 22; and

4. Any development which constitutes a major public works project or a major energy facility. The phrase "major public works project or a major energy facility" shall mean facilities that cost more than \$100,000. An energy facility means any public or private processing, producing, generating, storing, transmitting or recovering facility for electricity, natural gas, petroleum, coal or other source of energy.

B. The grounds for an appeal of a development described in subsection (A)(1) shall be limited to one or more of the following allegations:

1. The development fails to provide adequate physical access or public or private commercial use or interferes with such uses.

2. The development fails to protect public views from any public road or from a recreational area to and along the coast.

3. The development is not compatible with the established physical scale of the area.

4. The development may significantly alter existing natural landforms.

5. The development does not comply with shoreline erosion and geologic setback requirements.

C. The grounds for an appeal of a development described in subsections (A)(2), (A)(3) or (A)(4) shall be limited to an allegation that the development does not conform to the certified local program.

D. An appeal of the county's decision on a coastal development permit application may be filed by an applicant or any aggrieved person who exhausted local appeals or any two members of the Coastal Commission. The appeal must contain the following information:

1. The name and address of the permit applicant and appellant;

2. The date of the local government action;
3. A description of the development;
4. The name of the governing body having jurisdiction over the project area;
5. The names and addresses of all persons who submitted written comments or who spoke and left his or her name at any public hearing on the project, where such information is available;
6. The names and addresses of all other persons known by the appellant to have an interest in the matter on appeal;
7. The specific grounds for appeal;
8. A statement of facts on which the appeal is based;
9. A summary of the significant question raised by the appeal.

The filing of the notice of appeal should also contain information which the local government has specifically requested or required.

E. The appeal must be received in the Coastal Commission district office with jurisdiction over the local government on or before the tenth working day after receipt of the notice of the permit decision by the Executive Director.

F. The appellant shall notify the applicant, any persons known to be interested in the application and the local government of the filing of the appeal. Notification shall be by delivering a copy of the completed notice of appeal to the domicile, office or mailing address of said parties. In any event, such notification shall be by such means as may reasonably advise said parties of the pendency of the appeal. Unwarranted failure to perform such notification may be grounds for dismissal of the appeal by the Commission. (Ord. 89-0147 § 1 (part), 1989.)

22.56.2460 Effect of appeal to the Coastal Commission. Upon receipt in the Coastal Commission office of a timely appeal by a qualified appellant, the Executive Director of the Coastal Commission shall notify the permit applicant and the county that the operation and effect of the development permit has been stayed pending Coastal Commission action on the appeal. Upon receipt of a notice of appeal the county shall refrain from issuing a development permit for the proposed development and shall within five working days, deliver to the Executive Director all relevant documents and materials used by the county in its consideration of the coastal development permit application. If the Coastal Commission fails to receive the documents and materials, they shall set the matter for hearing and the hearing shall be left open until all relevant materials are received. (Ord. 89-0147 § 1 (part), 1989.)

22.56.2470 De novo review by the Coastal Commission. Where the appellant has exhausted county appeals a de novo review of the project by the Coastal Commission shall occur only after the county decision has become final. (Ord. 89-0147 § 1 (part), 1989.)

22.56.2480 Appeal by two Coastal Commissioners. A. Where a coastal development permit is appealed by two Coastal Commissioners, such appeal shall be transmitted to the appropriate county appellate body, either the regional planning commission or board of supervisors, who shall follow the procedures of Part 5 of Chapter 22.60 and this Part 17. If the appellate body modifies or reverses the previous decision, the Coastal Commissioners shall file a new appeal from that decision if they are still dissatisfied. During this period of county appellate body

review, the Coastal Commissioners' appeal will be suspended from the Coastal Commission appeal process pursuant to Section 13573 of the California Coastal Commission administrative regulations.

B. Where review by all county appellate bodies has left the originally appealed action unchanged, the Coastal Commissioners' appeal will be no longer suspended and the appeal may then be brought before the Coastal Commission. (Ord. 89-0147 § 1 (part), 1989.)

22.56.2490 Effective date of permit. A. A coastal development permit which is not appealable to the Coastal Commission shall have the following effective dates:

1. The decision of the director shall become effective 15 days after receipt of the notice of the decision by the applicant, unless appealed to the regional planning commission.

2. The decision of the regional planning commission shall become effective on the date of its decision.

B. A coastal development permit which is appealable to the Coastal Commission shall become effective after the tenth working day after receipt of the final notice of the permit decision by the Executive Director of the Coastal Commission, unless an appeal is filed within that time. If an appeal has been filed, the operation and effect of the coastal development permit shall be stayed pending Coastal Commission action on the appeal; the effective date will be the date of decision by the Coastal Commission. (Ord. 89-0147 § 1 (part), 1989.)

22.56.2500 Expiration of unused permits. Unused coastal development permits shall expire based on the following schedule:

A. A permit which is not used within the time specified in such permit, or, if no time is specified, within two years after the granting of the permit, becomes null and void and of no effect with the exception of the following:

1. In all cases, the hearing officer may extend such time for a period of not to exceed one year, provided an application requesting such extension is filed prior to such expiration date. In the case of a non-profit corporation organized to provide low-income housing for the poor or elderly, the hearing officer may grant an additional one-year extension, provided that an application requesting such extension is filed prior to the expiration of the first such extension.

2. In the case of a coastal development permit heard concurrently with a land division, conditional use permit, variance or other permit authorized in this Title 22, the hearing officer shall specify time limits and extensions to be concurrent and consistent with those of the land division, variance or permits.

B. A coastal development permit shall be considered used, within the intent of this section, when construction or other development authorized by such permit has commenced that would be prohibited in the zone if no permit had been granted. (Ord. 89-0147 § 1 (part), 1989.)

22.56.2510 Expiration following cessation of use. A coastal development permit granted by action of the hearing officer, planning commission or board of supervisors shall automatically cease to be of any force and effect if the use for which such coastal development permit was granted has ceased or has been suspended for a consecutive period of two or more years. (Ord. 89-0147 § 1 (part), 1989.)

22.56.2520 Continuing validity of permit. A coastal development permit that is valid and in effect and was granted pursuant to the provisions of this chapter shall adhere to the land and continue to be valid upon change of ownership of the land or any existing building or structure on said land. (Ord. 89-0147 § 1 (part), 1989.)

22.56.2530 Amendments to permits. A. An amendment may be made to a coastal development permit previously approved by the county by filing a written application with the director. Such application shall contain a description of the proposed amendment, the reason for the amendment, together with maps, drawings or other material appropriate to the request. A filing fee as required by Section 22.60.100 shall accompany a request for an amendment.

B. An application for an amendment shall be rejected if, in the director's opinion, the proposed amendment would lessen or void the effect of the permit unless the applicant presents newly discovered material information which could not, with reasonable diligence, have been discovered and produced before the permit was granted.

C. For those applications accepted, the director shall determine whether the proposed amendment represents an immaterial or material change to the permit.

1. For applications representing immaterial changes, the director shall prepare a written notice which contains the information required by subsection (B) of Section 22.56.2400, a description of the proposed amendment and a statement informing persons of the opportunity to submit written objection of the determination to the director within 10 days of the date the notices were posted at the subject property and mailed to interested persons. The director shall cause notices to be posted conspicuously along the exterior property line of the proposed development, not more than 300 feet apart and at each change of direction of the property line. The director shall also mail notices to all persons who testified at a public hearing on the permit or who submitted written testimony on the permit, and such other persons as the director has reason to know may be interested in the application. If no written objection is received by the director within 10 days of posting and mailing, the director's determination shall be conclusive and the proposed amendment approved.

2. For applications representing material changes, applications which have objections to determinations of immateriality, or amendments to conditions affecting coastal resource protection or coastal access, the director shall refer such applications to the regional planning commission for a public hearing. The director shall mail notices in accordance with the procedures of Section 22.56.2400 to all persons who testified at the public hearing on the permit, who submitted written testimony on the permit, who objected to the director's determination of immateriality, or such other persons as the director has reason to know may be interested in the application.

3. The regional planning commission, unless the proposed amendment has been found to be immaterial, shall determine and make appropriate findings by a majority vote of the membership present whether the proposed development with the proposed amendment is consistent with the California Coastal Act and the certified local coastal program. (Ord. 89-0147 § 1 (part), 1989.)

22.56.2540 Revocation of coastal development permits. In addition to the provisions pertaining to revocations contained in Part 13 of Chapter 22.56, the following shall apply to coastal development permits:

A. Grounds for revocation of a permit may also include:

1. Intentional inclusion of inaccurate, erroneous or incomplete information where the county finds that accurate and complete information would have caused additional or different conditions to be required on a permit or denial of an application:

2. Failure to comply with the notice provisions of Section 22.56.2400, where the views of the person not notified were not otherwise made known to the county and could have caused the county to require additional or different conditions on a permit or deny an application.

B. Initiation of proceedings to revoke a permit may be made by any person who did not have an opportunity to fully participate in the original permit proceeding because of the reasons stated in subsection A of this section and who applies to the director specifying the particular grounds for revocation. The director shall review the stated grounds for revocation and, unless the request is patently frivolous and without merit, shall initiate revocation proceedings. The director may initiate revocation proceedings when the grounds for revocation have been established.

C. Where the director determines that grounds exist for revocation of a permit, the operation of the permit shall be automatically suspended until the denial of the request for revocation. The director shall notify the permittee by mailing a copy of the request for revocation and a summary of the procedures contained in this section and in Part 13 of Chapter 22.56, to the address shown in the permit application. The director shall advise the applicant in writing that any development undertaken during suspension of the permit may be in violation of the California Coastal Act and subject to the penalties contained therein. (Ord. 89-0147 § 1 (part), 1989.)

22.56.2550 Enforcement. In addition to the enforcement provisions contained in this Title 22, the provisions of Chapter 9 of Division 20 of the Public Resources Code shall also apply with respect to violations and enforcement. (Ord. 89-0147 § 1 (part), 1989.)

Part 18

HOUSING PERMITS

Sections:

- | | |
|------------|---|
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| 22.56.2610 | Applicability. |
| 22.56.2620 | General application requirements. |
| 22.56.2630 | Covenant and agreement. |
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22.56.2880	Appeals—Discretionary review.
22.56.2890	Effective date when an appeal is filed—Discretionary review.
22.56.2900	Time expiration—Discretionary review.

22.56.2600 Purpose. The housing permit is established to facilitate the increased production of affordable housing and senior citizen housing through the implementation of the provisions of Part 17 of Chapter 22.52 relating to density bonuses and affordable housing incentives. The definitions contained in Section 22.52.1820 shall apply to this Part 18. (Ord. 2006-0063 § 25 (part), 2006.)

22.56.2610 Applicability. Any person desiring to obtain a housing permit pursuant to this Part 18, that requires either an administrative review (administrative housing permit) or a discretionary review (discretionary housing permit), and that meets the applicable requirements of Part 17 of Chapter 22.52, shall file a written application with the director, accompanied by the applicable fee(s) as required herein. All qualified projects with housing set-asides shall adhere to the applicable requirements of this Part 18. (Ord. 2006-0063 § 25 (part), 2006.)

22.56.2620 General application requirements. An applicant for a housing permit shall submit an application containing the following information:

- A. Name and address of the applicant and of all persons owning any or all of the property proposed to be used.
- B. Evidence that the applicant is one of the following;

1. Is the owner of the premises involved;
2. Has written permission of the owner or owners to make such application;
3. In the case of an entity with eminent domain powers, is or will be the plaintiff in an action in eminent domain to acquire the premises involved, or any portion thereof; or
4. In the case of a public agency, is negotiating to acquire a portion of the premises involved.

C. Location of the subject property (address or vicinity, and Assessor's parcel number(s)).

D. Legal description of the property involved.

E. Nature of the requested use, indicating the purpose for which such building, structure or improvements is to be erected, constructed, altered, enlarged, moved, occupied, or used.

F. Nature, condition, and development of adjacent uses, buildings, and structures.

G. Project drawings to a scale satisfactory to and in the number of copies prescribed by the director, including;

1. A site plan indicating the area and dimensions of the proposed site for the requested use, fences, parking and loading facilities, landscaping, and other development features; and

2. Building elevations and floor plans.

H. Dimensions and state of improvement of the adjoining streets, highways, and alleys providing access to the proposed site of the requested use.

I. Indication of other permits and approvals secured for the subject property in compliance with the provisions of other applicable ordinances.

J. Proof satisfactory to the director that water will be available in quantities and pressures required by the Water Ordinance, set out at Division 1 of Title 20 of this code, or by a variance granted pursuant to said Division 1. The director may accept as such proof a certificate from the person who is to supply water that the person can supply water as required by said Division 1 of Title 20, also stating the amount and pressure, which certificate also shall be signed by the forester and fire warden, or a certificate from the county engineer that such water will be available.

K. Supplemental forms, as may be required, including the following information:

1. Project summary, which includes location, number, and type of dwelling units, including housing set-aside units, and the number of bedrooms in each unit; and

2. Total number of dwelling units proposed (before application of a density bonus);

3. Amount of the density bonus (expressed as both a percentage of the total number of dwelling units proposed and as a whole number of additional units) and/or the types of incentives requested; and

4. Grand total number of dwelling units, including bonus units after application of a density bonus.

L. Photographs of the entire site and surrounding properties.

M. Additional application materials, as applicable, pursuant to Sections 22.56.2690 and 22.56.2800. (Ord. 2006-0063 § 25 (part), 2006.)

22.56.2630 Covenant and agreement. A covenant and agreement, or other similar mechanism, acceptable to the CDC, shall be recorded with the county recorder to ensure the continuing availability of housing set-aside units and child care facilities, as applicable, for the use restriction periods specified in Part 17 of Chapter 22.52. The agreement shall contain remedies for violations of the covenant, including, but not limited to, monetary penalties. The covenant and agreement shall be recorded with the county recorder prior to the issuance of a certificate of occupancy by the Department of Public Works (“DPW”).

A. The covenant and agreement shall include the following:

1. A description of the total number of units, including the housing set-aside;
2. A description of the household income group(s) to be accommodated by the qualified project;
3. The location, sizes (sq. ft.), and number of bedrooms of the housing set-aside units, and market-rate units, if applicable;
4. A description of remedies, including monetary penalties, for breach of the agreement;
5. Rental housing developments. When housing set-asides are rental units, the covenant and agreement shall also include the following:
 - a. The rules and procedures for qualifying tenants, filling vacancies, and maintaining housing set-asides, and where applicable, establishing affordable rents; and
 - b. Provisions requiring owners to comply with monitoring procedures, as described in Section 22.56.2640;
6. For-sale developments. When housing set-asides are for-sale units, the covenant and agreement shall also include the following:
 - a. The rules and procedures for qualifying buyers, and where applicable, establishing affordable housing costs and affordable sales prices;
 - b. Provisions restricting the housing set-aside units to be owner-occupied;
 - c. Provisions requiring owners to comply with monitoring procedures, as described in Section 22.56.2640;
 - d. For very low, lower, and moderate (single-family) income housing set-asides, provisions restricting the sale and resale of the housing set-aside units to eligible buyers during the applicable term of affordability, using a resale formula, as determined by the executive director of the CDC, to determine the resale price; and
 - e. For moderate income housing set-asides (common interest development), provisions restricting the initial sale to eligible buyers, and requiring entering into an equity-sharing agreement with the county that states the following terms:

i. Upon resale, the seller of the unit shall retain the value of any improvements, the downpayment, and the seller's proportionate share of appreciation. The county shall recapture any initial subsidy and its proportionate share of appreciation, which shall then be used within three years for any of the purposes described in subdivision (e) of section 33334.2 of the Health and Safety Code.

ii. The county's initial subsidy shall be equal to the fair market value of the home at the time of initial sale minus the initial sale price, plus the amount of any downpayment assistance or mortgage assistance. If upon resale the market value is lower than the initial market value, then the value at the time of the resale shall be used as the initial market value.

iii. The county's proportionate share of appreciation shall be equal to the ratio of the initial subsidy to the fair market value of the home at the time of initial sale; and

7. Child care facilities. When the qualified project includes a child care facility, the covenant and agreement shall also include the following:

a. The rules and procedures for qualifying children, filling vacancies, and maintaining a percentage of use by qualified households;

b. The minimum amount of time in which a child care facility must remain in operation; and

c. The minimum required percentage of children of very low, lower, or moderate income households who attend the child care facility.

B. Release of the covenant and agreement. Under certain circumstances, and after consultation with the executive director of the CDC, the covenant and agreement may be terminated by the director of planning after making written findings as to the need for releasing the covenant and/or agreement. (Ord. 2006-0063 §.25 (part), 2006.)

22.56.2640 Monitoring. The monitoring of affordable housing set-aside units shall be administered by the CDC. The CDC shall be responsible for verifying income eligibility, monitoring sales of affordable housing set-aside units to qualified buyers, conducting periodic site inspections and administering the annual registration/certification of affordable housing set-aside units approved pursuant to this Part 18 for the duration of the required term as specified in Section 22.52.1830.

A. Registration/certification. Property owners shall register their affordable housing set-aside units with the CDC according to the following schedule:

1. Rental units. Prior to the granting of a certificate of occupancy by DPW for any unit in the qualified project, the owner shall register each affordable set-aside unit and certify annually with the CDC thereafter, on or before January 1 of each year, that affordable housing set-aside unit(s) remain in conformance with the terms of the housing permit.

2. For-sale units.

a. For very low, lower, and moderate (single-family) income housing set-asides, prior to the granting of a certificate of occupancy by DPW for any unit in the qualified project, the owner shall register each affordable housing set-

aside unit, at the time of sale and certify annually with the CDC thereafter, on or before January 1 of each year, that the affordable housing set-aside unit(s) remain in conformance with the terms of the housing permit.

b. For moderate income housing set-asides (common interest development), prior to the granting of a certificate of occupancy by DPW for any unit in the qualified project, the owner shall register each affordable housing set-aside unit, at the time of sale and certify annually with the CDC thereafter, on or before January 1 of each year, that the affordable housing set-aside unit(s) remain in conformance with the terms of the housing permit.

B. Fees. In addition to the applicable review fee(s), as described in Section 22.60.100, the applicant for a housing permit that is granted approval by the county shall be required to deposit monitoring/inspection fees with the CDC at the time that the housing permit is accepted by the applicant and before a certificate of occupancy is issued by DPW for any unit in the qualified project. The monitoring/inspection deposits shall be \$125 per affordable housing set-aside unit per year, and the applicant shall provide the total cumulative amount for the term of the grant, to be deposited into a trust fund from which actual costs are deducted by the CDC to defray the ongoing monitoring costs. On or before April 1 of each year, the CDC shall provide an annual report to the director of planning that describes the following:

1. The location and status of each affordable housing set-aside unit approved in accordance with Part 17 of Chapter 22.52 and Part 18 of Chapter 22.56; and

2. The results of the registration/certification of each affordable housing set-aside unit and a notification to the director of any necessary zoning enforcement action to maintain the housing set-aside units consistent with Part 17 of Chapter 22.52.

C. Enforcement and noncompliance. In the event of noncompliance, the owner of the housing set-aside units shall be subject to the enforcement procedures described in Part 6 of Chapter 22.60. (Ord. 2006-0063 § 25 (part), 2006.)

22.56.2650 All zone and district regulations apply unless permit is granted. Unless specifically modified by a housing permit, all regulations prescribed in the zone or the community standards district in which such housing permit is granted shall apply. (Ord. 2006-0063 § 25 (part), 2006.)

22.56.2660 Development standards prescribed by permit. In granting a housing permit, the director or commission shall prescribe the height limit, stories, yards, maximum lot coverage, gross structural area, parking, and other development standards for the use approved. Where the director or commission fails to specify said height limit, stories, yards, maximum lot coverage, gross structural area, density, parking, or other development standards, those provisions applicable to principal permitted uses in the specific zone shall be deemed to be so specified. (Ord. 2006-0063 § 25 (part), 2006.)

22.56.2670 Continuing validity of housing permits. A housing permit that is valid and in effect, and was granted pursuant to the provisions of this Title 22, shall adhere to the land and continue to be valid upon change of ownership of the land or any lawfully existing building or structure on said land. (Ord. 2006-0063 § 25 (part), 2006.)

22.56.2680 Housing permit does not legalize nuisances. Neither the provisions of this Part 18 nor the granting of any permit provided for in this Part 18 authorizes or legalizes the maintenance of any public or private nuisance. (Ord. 2006-0063 § 25 (part), 2006.)

22.56.2690 Application—Administrative review. An administrative housing permit is subject to a ministerial review that does not require a public hearing. In addition to the general application requirements described in Section 22.56.2620, an application for an administrative housing permit shall contain the following information, as applicable:

A. A real estate development pro forma, or other financial information satisfactory to the director or commission, as applicable.

B. Environmental documentation, including:

1. Information that the proposed project has no specific, adverse impact upon health, safety, or the physical environment, for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact; and

2. Information that the proposed project has no adverse impact on any real property that is listed in the California Register of Historical Resources.

C. On-menu incentives. An applicant that requests an on-menu incentive in accordance with Table C of Section 22.52.1840 (B), shall also provide a statement that confirms that the proposed project is not in or on any of the following:

1. A Very High Fire Hazard Severity Zone as defined in Section 223-V of Title 32 of the county code;

2. An area that is not served by a public sewer system;

3. An area that is not served by a public water system;

4. A significant ecological area as defined in Section 22.08.190;

5. An environmentally sensitive habitat area, as shown on the sensitive environmental resources map of the Malibu Land Use Plan; and

6. On land having a natural slope of 25 percent or more.

D. Off-menu incentives. An applicant that requests an off-menu incentive, in accordance with Section 22.52.1840(C) or (D)(2), shall also provide the following:

1. Maps in the number prescribed, and drawn to a scale specified by the director, showing the location of all property included in the request, the location of all highways, streets, alleys, and the location and dimensions of all lots or parcels of land adjacent to the exterior boundaries of the subject parcel of land. One copy of said map shall indicate the uses established on every lot and parcel of land adjacent to the exterior boundaries of the subject parcel of land;

2. A list, certified to be correct by affidavit or by a statement under penalty of perjury pursuant to section 2015.5 of the Code of Civil Procedure, of the

names and addresses of all persons who are shown on the latest available assessment roll of the county as owners of the subject parcel of land and as owning property adjacent to the exterior boundaries of the parcel of land to be occupied by the use. One copy of said map shall indicate where such ownerships are located;

3. A list of names and addresses of the local town council, and/or similar local community association(s) as applicable;
4. The director may waive the filing of one or more of the above items; and
5. The accuracy of all information, maps and lists submitted shall be the responsibility of the applicant. (Ord. 2006-0063 § 25 (part), 2006.)

22.56.2700 Commission review where concurrent—Administrative review. When an application is filed for a permit, variance, or other discretionary land use entitlement concurrently with an application for an administrative housing permit as provided by this title, the commission may consider and approve such application for an administrative housing permit concurrently with such permit, variance, or other discretionary land use entitlement. The commission shall make the required findings for each entitlement as if separately filed. (Ord. 2006-0063 § 25 (part), 2006.)

22.56.2710 Fee and deposit—Administrative review. A. Fees. When an application for an administrative housing permit is filed, it shall be accompanied by the filing fee required by Section 22.60.100(A) for either of the following:

1. Housing Permit, Administrative; and
2. Housing Permit, Administrative, with Off-Menu Incentives;

B. In addition, the director shall refer an administrative housing permit application to the CDC for review, pursuant to this Part 18, and the applicant shall pay directly to the CDC the housing permit evaluation fees, as required in Section 22.60.100(B). (Ord. 2006-0063 § 25 (part), 2006.)

22.56.2720 Denial for lack of information—Administrative review. The director may deny an application for an administrative housing permit if such application does not contain the information required by Sections 22.56.2620 and 22.56.2690, as applicable. The director may permit the applicant to amend such application to provide the missing information. (Ord. 2006-0063 § 25 (part), 2006.)

22.56.2730 Findings and determination—Administrative review. An application for an administrative housing permit that meets all the requirements for qualified projects shall be approved unless the director makes one or more of the following findings, as applicable:

- A. When an incentive is requested:
 1. That the incentive is not required in order to provide for affordable housing costs or affordable rents, or
 2. That the incentive would have a specific adverse impact upon public health and safety or the physical environment or on any real property that is

listed in the California Register of Historical Resources, and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to very low, lower, or moderate income households.

B. When an additional density bonus or incentive for the provision of a childcare facility is requested:

1. That the additional density bonus or incentive for a child care facility does not significantly contribute to the economic feasibility of the construction of the child care facility;

2. That the additional incentive would have a specific adverse impact upon public health and safety or the physical environment or on any real property that is listed in the California Register of Historical Resources, and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to very low, lower or moderate income households; or

3. That the community has adequate child care facilities. (Ord. 2006-0063 § 25 (part), 2006.)

22.56.2740 Notification—Administrative review. A. The director shall notify the applicant of the action taken on the application, by first class mail, postage prepaid, or other means deemed appropriate by the director. Such notification may also be hand-delivered to the applicant when appropriate.

B. Off-menu incentives. Where applicable, when an applicant requests an off-menu incentive, the director shall also notify the commission, adjacent property owners, and the local town council, or similar local community association(s), of the action taken on the application, by first class mail, postage prepaid, or other means deemed appropriate by the director. The notice shall specify that the project is subject to an administrative housing permit and that the incentives are not subject to a discretionary review. The notice shall also specify that the bases for which an appeal can be filed by the applicant or any interested person or the matter called up for review by the commission are limited to the criteria contained in Section 22.56.2730 and that the permissible grounds upon which the commission may act in such appeal or call for review as described in Section 22.56.2760 are also limited to such criteria. (Ord. 2006-0063 § 25 (part), 2006.)

22.56.2750 Effective date—Administrative review. Notwithstanding the provisions of Section 22.60.260, the following effective dates apply to administrative housing permits:

A. Unless otherwise stated, the decision of the director shall become effective 15 days after receipt of the notice of decision by the applicant.

B. Off-menu incentives. Where applicable, when an applicant requests an off-menu incentive, the decision of the director shall become effective 21 days after receipt of the notice of the decision by the applicant, unless appealed by the applicant or any interested person or called up for review by the commission prior to that date. (Ord. 2006-0063 § 25 (part), 2006.)

22.56.2760 Appeals—Administrative review. A. Off-menu incentives.

1. When an off-menu incentive is requested, an appeal to the commission may be made by any interested person dissatisfied with the action taken by the director on an administrative housing permit, and/or the project may be called up for review by the commission. Such appeal shall be filed with the commission, or be called up for review by the commission, within 21 days of receipt of notification by the applicant. The appeal shall be accompanied by the fee required by Section 22.60.230. Appeals that do not address the findings and determinations made by the director, as described in Section 22.56.2730, shall not be accepted.

2. Notice of appeal. A notice of appeal shall be sent to the commission, adjacent property owners, local town council, and/or similar local community association(s). In the event that the matter is called up for review by the commission, a notice of call for review shall be sent to the local town council, and/or similar local community association(s).

B. Decision. The commission shall review the record of the decision and shall affirm, modify, or reverse the original decision. When a decision is modified or reversed, the commission shall state the specific reasons for modification or reversal. In rendering its decision, the commission shall not consider any argument or evidence of any kind other than the record of the matter received from the director or appellants, which shall solely be based on the findings and determination of the director, as described in Section 22.56.2730. The decision of the commission shall be final.

C. Time limit for decision and notice. Decisions on appeals or calls for review shall be rendered within 90 days of the end of the appeal period. The secretary of the commission shall mail notice of the decision within five working days after the date of the decision to the applicant and other persons required to be notified pursuant to Section 22.56.2740.

D. Failure to act. If the commission fails to act upon an appeal or call for review within the time limits prescribed in this Section, the applicant's project shall be deemed approved, except that the applicant, at their sole discretion, may elect to waive the time limit in order to obtain a written decision by the commission. (Ord. 2006-0063 § 25 (part), 2006.)

22.56.2770 Effective date when an appeal is filed—Administrative review. Where an appeal is filed for an administrative housing permit, the date of decision by the commission on such appeal shall be deemed the date of grant in determining any applicable expiration date for the permit. (Ord. 2006-0063 § 25 (part), 2006.)

22.56.2780 Time expiration—Administrative review. An administrative housing permit that is not used within two years after the granting of the permit, becomes null, void, and of no effect, except that the director may extend such time for a period of not to exceed one year, provided an application requesting such extension is filed prior to such expiration date. The director may grant an additional

(second) one-year extension, provided that an application requesting such extension is filed prior to the expiration of the first such extension. (Ord. 2006-0063 § 25 (part), 2006.)

22.56.2790 Requirements imposed by the director—Administrative review. A. The director, in approving an application for an administrative housing permit, shall require the applicant to enter into and record a covenant and agreement, as described in Section 22.56.2630, with the county to ensure the affordability and/or age restrictions, and where applicable, require a monitoring fee pursuant to Section 22.56.2640.

B. The administrative housing permit will not be effective for any purpose until the permittee and the owner of the property involved (if other than the permittee) have filed at the planning department their affidavit stating that they are aware of, and agree to accept, all of the requirements of the permit. (Ord. 2006-0063 § 25 (part), 2006.)

22.56.2800 Application—Discretionary review. As described in this section, a discretionary housing permit is subject to a discretionary review and requires a public hearing before the commission.

A. In addition to the general application requirements described in Section 22.56.2620, an application for a discretionary housing permit shall contain the following information:

1. Maps in the number prescribed, and drawn to a scale specified by the director, showing the location of all property included in the request, the location of all highways, streets, alleys, and the location and dimensions of all lots or parcels of land within a distance of 500 feet from the exterior boundaries of the subject parcel of land;

2. One copy of said map shall indicate the uses established on every lot and parcel of land shown within said 500 foot radius;

3. A list, certified to be correct by affidavit or by a statement under penalty of perjury pursuant to section 2015.5 of the Code of Civil Procedure, of the names and addresses of all persons who are shown on the latest available assessment roll of the county as owners of the subject parcel of land and as owning property within a distance of 500 feet from the exterior boundaries of the parcel of land to be occupied by the use. One copy of said map shall indicate where such ownerships are located;

4. Such other information as the director may require;

5. The director may waive the filing of one or more of the above items; and

6. The accuracy of all information, maps, and lists submitted shall be the responsibility of the applicant. (Ord. 2006-0063 § 25 (part), 2006.)

22.56.2810 Fee and deposit—Discretionary review. A. Fees. When an application for a discretionary housing permit is filed, it shall be accompanied by the filing fee required by Section 22.60.100(A) for the following:

1. Housing Permit, Discretionary. (Ord. 2006-0063 § 25 (part), 2006.)

22.56.2820 Burden of proof—Discretionary review. A. In addition to providing the information required in the application by Section 22.56.2800 and meeting the requirements for qualified projects, an applicant for a discretionary housing permit shall substantiate to the satisfaction of the commission the following facts:

1. That the requested use at the location will not:
 - a. Adversely affect the health, peace, comfort, or welfare or persons residing or working in the surrounding area;
 - b. Be detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; or
 - c. Jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.
2. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
3. That the proposed site is adequately served:
 - a. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate; and
 - b. By other public or private service facilities as are required.
4. That the proposed project at the location proposed has been designed to be complimentary to the surrounding area in terms of land use patterns and design.
5. That the proposed project will assist in satisfying housing needs, and is viable in terms of continuing availability to meet such housing needs.

B. Waivers or modifications to development standards. An applicant that requests waivers or modifications to development standards, in accordance with Section 22.52.1860, shall also substantiate to the satisfaction of the commission that any requests for waivers or modifications to development standards are necessary to make the housing units economically feasible. (Ord. 2006-0063 § 25 (part), 2006.)

22.56.2830 Denial for lack of information—Discretionary review. The director may deny, without a public hearing, an application for a discretionary housing permit if such application does not contain the information required by Sections 22.56.2620 and 22.56.2800. The director may permit the applicant to amend such application to provide the missing information. (Ord. 2006-0063 § 25 (part), 2006.)

22.56.2840 Public hearing and notice required—Discretionary review. In all cases where an application for a discretionary housing permit is filed, the commission shall hold a public hearing. The public hearing shall be held pursuant to the procedure provided in Part 4 of Chapter 22.60. (Ord. 2006-0063 § 25 (part), 2006.)

22.56.2850 Findings and determination—Discretionary review. A. The commission shall approve an application for a discretionary housing permit, in accordance with this section, where the information submitted by the applicant and/or presented at the public hearing substantiates the following findings:

1. That the proposed use will be consistent with the adopted general plan for the area.

2. That the proposed use meets the burden of proof as described in Section 22.56.2820.

B. Waivers or modifications of development standards. The commission shall approve a request for waiver or modifications of development standards, in accordance with this section, where the information submitted by the applicant and/or presented at the public hearing substantiates the finding that any requests for waivers or modifications of development standards do not have a specific adverse impact upon public health and safety or the physical environment or on any real property that is listed in the California Register of Historical Resources, and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact.

C. The commission shall deny the application where the information submitted by the applicant and/or presented at the public hearing fails to substantiate such findings to the satisfaction of the commission. (Ord. 2006-0063 § 25 (part), 2006.)

22.56.2860 Effective date—Discretionary review. Notwithstanding the provisions of Section 22.60.260, in all cases where an application for a discretionary housing permit is filed, the decision of the commission shall become effective 15 days after the receipt of the notice of decision by the applicant, unless appealed to or called up for review by the Board of Supervisors prior to that date. (Ord. 2006-0063 § 25 (part), 2006.)

22.56.2870 Additional conditions imposed when—Discretionary review. A. The commission, in approving an application for a discretionary housing permit, may impose such conditions as it deems necessary to ensure that such use will be in accord with the findings required by Section 22.56.2850.

1. Conditions imposed by the commission may involve any pertinent factors affecting the establishment, operation, and maintenance of the requested use.

2. The commission, in approving an application for a discretionary housing permit, shall condition the applicant to enter into and record a covenant and agreement with the county, as described in Section 22.56.2630, to ensure the affordability and/or age restrictions of the housing set-asides, and where applicable, require a monitoring fee pursuant to Section 22.56.2640.

B. The commission may also approve the requested discretionary housing permit contingent upon compliance with applicable provisions of other ordinances.

C. The discretionary housing permit will not be effective for any purpose until the permittee and the owner of the property involved (if other than the

permittee) have filed with the director their affidavit stating that they are aware of, and agree to accept, all of the conditions of the discretionary housing permit. (Ord. 2006-0063 § 25 (part), 2006.)

22.56.2880 Appeals—Discretionary review. A. An appeal may be made by any interested person dissatisfied with the action taken by the commission, as described in Part 5 of Chapter 22.60.

B. Waivers or modification of development standards. Reasons for which appeals for waivers or modifications of development standards are based shall be in accordance with Section 22.56.2850. (Ord. 2006-0063 § 25 (part), 2006.)

22.56.2890 Effective date when an appeal is filed—Discretionary review. Where an appeal is filed for any discretionary housing permit, the date of decision by the board of supervisors on such appeal shall be deemed the date of grant in determining any applicable expiration date for the permit. (Ord. 2006-0063 § 25 (part), 2006.)

22.56.2900 Time expiration—Discretionary review. A discretionary housing permit that is not used within two years after the granting of the permit, becomes null, void, and of no effect, except that the director may extend such time for a period of not to exceed one year, provided an application requesting such extension is filed prior to such expiration date. The director may grant an additional (second) one-year extension, provided that an application requesting such extension is filed prior to the expiration of the first such extension. (Ord. 2006-0063 § 25 (part), 2006.)

Chapter 22.60

ADMINISTRATION*

Parts:

1. **Hearing Officer**
2. **Applications, Petitions and Fees**
3. **Bonds and Insurance**
4. **Public Hearing Procedures**
5. **Appeal Procedures**
6. **Enforcement Procedures**

* **Editor's note:** For regional planning commission, see Ch. 2.108. For board of supervisors organization and powers generally, see Ch. 2.36 of this code.

Part 1

HEARING OFFICER

Sections:

- 22.60.010 Authority of hearing officer.
22.60.020 Duties of hearing officer.

22.60.010 Authority of hearing officer. The hearing officer may approve, conditionally approve or disapprove applications for land use permits and variances, subject to the general purposes and provisions of this Title 22. In addition, the hearing officer may consider an appeal from a final zoning enforcement order issued by the director in accordance with the procedures specified in Section 22.60.390, and may thereafter sustain, modify or rescind such final zoning enforcement order. (Ord. 99-0051 § 1, 1999; Ord. 85-0195 § 6 (part), 1985.)

22.60.020 Duties of hearing officer. A. The hearing officer shall preside over the public hearing and hear testimony for and against an application for a land use permit or variance, unless the commission determines to and itself holds a public hearing.

B. The hearing officer, within 10 working days of the conclusion of a public hearing on a use permit or variance, shall:

1. Make findings as required by this Title 22.
2. Based on the findings, approve, conditionally approve or disapprove the application.
3. Mail notice of the decision as required by this Title 22. (Ord. 85-0195 § 6 (part), 1985.)

Part 2

APPLICATIONS, PETITIONS AND FEES

Sections:

- 22.60.090 Withdrawal of application or petition permitted when.
- 22.60.100 Filing fees and deposits.
- 22.60.110 Waiver of fees authorized when.
- 22.60.120 Refund of fees or deposits.
- 22.60.130 Deposits—Accounting requirements.
- 22.60.135 Fee exemption—Affordable housing.

22.60.090 Withdrawal of application or petition permitted when. An applicant or petitioner for any permit, variance, nonconforming use or structure review, or zone change provided for in this Title 22 may withdraw his application at any time before hearing or before ex parte action by the hearing officer by filing with the hearing officer a request in writing signed by all persons who signed the original application or petition, or their successors in interest. (Ord. 85-0195 § 15 (part), 1985; Ord. 1494 Ch. 6 Art. 2 § 620, 1927.)

22.60.100 Filing fees and deposits.* A. For the purpose of defraying the expense involved in connection with any application or petition required or authorized by this Title 22, the following fees shall accompany the application or petition:

- Adult Business Permits—\$5,369.00.
- Animal Permits—\$967.00, except that where a public hearing is requested as specified in Section 22.56.470, an additional fee of \$4,402.00 shall be paid.
- Aviation Cases—\$965.00.
- Business License Review—\$54.00.
- Cemetery Permits—\$5,369.00.
- Changes of Zones—\$7,117.00.
- Change of Zones, Fire Department Referral—\$179.00, to be applied to the fire department, when the department of regional planning determines that an application for a change of zone is to be referred to the fire department for review.
- Clean Hands Waiver—\$407.00.
- Clean Hands Waiver, Fire Department Referral—\$164.00, to be applied to the fire department, when the department of regional planning determines that a clean hands waiver is to be referred to the fire department for review.
- Coastal Development Permits—\$1,385.00, except where a public hearing is required an additional fee of \$4,498.00 shall be paid. However, when filed concurrently with any other application, petition, or tentative map, required by this Title 22, or by Title 21 of this code which is the subject

- of a public hearing for the same or substantially the same property, a reduction of \$1,309.00 shall apply to the coastal development permit.
- Coastal Development Permits, Amendments—\$967.00, if no public hearing is required, or \$5,369.00 if a public hearing is required.
 - Conditional Use Permits (except as otherwise specified)—\$5,369.00.
 - Conditional Use Permits for Child Care Centers—\$2,685.00, except that a reduced fee of \$1,342.00 shall be imposed where the applicant is a nonprofit organization having an annual operating budget of less than \$500,000.00. As used herein, “nonprofit organization” means an organization formed under the Nonprofit Public Benefit Corporation Law (Corporations Code section 5110 et seq.) and as described in Section 501(c) of the Internal Revenue Code of 1986; provided, however that a corporation or any body organized for the private gain of any person, or for which any part of the net earnings inures to the benefit of any private shareholder or individual is not a nonprofit organization as used herein.
 - Conditional Use Permit, Fire Department Referral—\$262.00, to be applied to the fire department, when the department of regional planning determines that an application for a conditional use permit is to be referred to the fire department for review, and \$142.00 for each and every revision thereto which the department of regional planning determines is to be referred to the fire department.
 - Conditional Use Permit, Health Services Referral—in the amounts specified below, to be applied to the department of health services, when the department of regional planning determines that an application for a conditional use permit is to be referred to the department of health services for review:
 - a. \$156.00, when public water and public sewers are both available to the project, or
 - b. \$528.00, when the project includes either a private sewage system or a private water system, and/or
 - c. \$863.00, for projects involving noise reviews.
 - Conditional Use Permits for Land Reclamation Projects—\$5,369.00, in addition to the deposit required by subsection B of this section.
 - Conditional Use Permits for Landfill Waste Management—\$5,000.00 minimum initial deposit from which actual planning costs shall be billed and deducted, and any supplemental fees and deposits as required by subsection C of this section.
 - Conditional Use Permit, Parks and Recreation Referral—\$443.00, to be applied to the department of parks and recreation, when the department of regional planning determines that an application for a conditional use permit is to be referred to the department of parks and recreation for review, and \$251.00 for each and every revision thereto which the department of regional planning determines is to be referred to the department of parks and recreation.
 - Conditional Use Permits for Significant Ecological Areas—\$8,207.00.
 - Conditional Use Permits for Subdivision Directional Signs—\$5,369.00 for each subdivision directional sign; provided, however, that where two

- or more message faces on the same sign structure relate to the same subdivision development, only one fee shall apply.
- Conditional Use Permits, Transit Oriented Districts—50 percent of Conditional Use Permit Fee.
 - Conditional Use Permit for Wind Energy Conversion System (WECS-N)—\$5,369.00, except that where a request for consideration under Section 22.56.085 is made, the initial fee shall be \$967.00 and an additional fee of \$4,402.00 shall be imposed in the event a public hearing is required by Section 22.56.070.
 - Conditional Use Permits, Modification or Elimination of Conditions—\$1,666.00, except that a reduced fee of \$833.00 shall be imposed where the applicant is a nonprofit organization having an annual operating budget of less than \$500,000.00. As used herein, “nonprofit organization” means an organization formed under the Nonprofit Public Benefit Corporation Law (Corporations Code section 5110 et seq.) and as described in section 501(c) of the Internal Revenue Code of 1986; provided, however, that a corporation or any body organized for the private gain of any person, or for which any part of the net earnings inures to the benefit of any private shareholder or individual is not a nonprofit organization as used herein.
 - Conditional Use Permits, Time Extension—\$455.00. However, if said time extension is requested concurrently with a time-extension request for any other application, petition, or tentative map, required by this Title 22, or by Title 21 of this code, for the same or substantially the same property, only one time-extension fee shall apply.
 - Development Agreements—\$3,000.00 minimum initial deposit, from which actual planning costs shall be billed and deducted, and any supplemental fees and deposits as required in subsection C of this section.
 - Environmental Review Board—\$1,448.00 for a Director’s Review of a single-family residence; \$4,080.00 for a concurrent case other than a single-family residence, in addition to any concurrent case fees; \$2,129.00 for a Director’s Review of a development other than a single-family residence.
 - Explosive Storage Permits—\$5,369.00.
 - Housing Permit, Administrative—\$913.
 - Housing Permit, Administrative, with Off-Menu Incentives—\$1,318.
 - Housing Permit, Discretionary—\$3,159.
 - Interim Management Permits for Surface Mines—\$967.00.
 - Mobilehome Park Impact Reports—For each impact report filed pursuant to Los Angeles County Code Section 8.57.300, a fee of \$1,762.00 shall be paid.
 - Mobilehome Permits—\$5,369.00.
 - Mobilehome Permits, Fire Department Referral—\$250.00, to be applied to the fire department, when the department of regional planning determines that a mobilehome permit or impact report is to be referred to the fire department for review.

- Mobilehome Permits, Time Extension—\$455.00. However, if said time extension is requested concurrently with a time-extension request for any other application, petition, or tentative map, required by this Title 22, or by Title 21 of this code, for the same or substantially the same property, only one time-extension fee shall apply.
- Nonconforming Use and Structure Review—\$5,369.00.
- Oak Tree Permit—\$967.00 without a public hearing; \$5,369.00 where a public hearing is required pursuant to Section 22.56.2160; in addition to the deposit required in subsection B of this section.
- One-Stop Review—\$110.00 (which amount shall be applied to projects filed within one year of the one-stop review).
- Parking Permits—\$5,369.00.
- Plan Amendment Request—\$3,000.00 minimum initial deposit from which actual planning costs shall be billed and deducted, and any supplemental fees and deposits as required by subsection C of this section.
- Rebuilt Letters – Small Additions—\$88.00
- Rehearing Fee—\$455.00, which fee may be charged when a planning or zoning case is rescheduled for public hearing after being taken off the agenda as a result of the applicant's request or non-compliance with applicable requirements. However, if said rehearing is scheduled concurrently with the rehearing of any other application, petition, or tentative map, required by this Title 22, or by Title 21 of this code, for the same or substantially the same property, only one rehearing fee shall apply.
- Review and Recordation of Highway Realignment—\$4,461.00.
- Revised Exhibit "A" (modification to previously approved permit/land division): residential, maximum ten lots per application; commercial, industrial—\$1,125.00.
- Revised Exhibit "A," Fire Department Referral—\$81.00, to be applied to the fire department, when the department of regional planning determines that a revised Exhibit "A" is to be referred to the fire department for review.
- Site Plan Review—\$695.00 for review of either an initial or revised plan, including Director's Review, Coastal Commission exemptions, plot, site, and other plans submitted in compliance with the provisions of this section, except where a different fee is otherwise specified.
- Site Plan Review, Commercial, and Industrial Sites, where site plan has 20,000 or more square feet of gross floor area—\$923.00.
- Site Plan Review, Director's Review for Child Care Centers—\$346.00, except that a reduced fee of \$179.00 shall be imposed where the applicant is a nonprofit organization having an annual operating budget of less than \$500,000.00. As used herein, "nonprofit organization" means an organization formed under the Nonprofit Public Benefit Corporation Law (Corporations Code section 5110 et seq.) and as described in section 501(c) of the Internal Revenue Code of 1986; provided, however that a

- corporation or any body organized for the private gain of any person, or for which any part of the net earnings inures to the benefit of any private shareholder or individual is not a nonprofit organization as used herein.
- Site Plan Review, Director's Review for Large Family Child Care Homes—\$179.00.
 - Site Plan Review, Director's Review for Minor Deviations in Required Parking Requirements—\$967.00.
 - Site Plan Review, Director's Review for Modification of Development Standards in Community Standards District—\$1,213.00, except that where a public hearing is requested by the applicant, an additional fee of \$4,156.00 shall be paid.
 - Site Plan Review, Fire Department Referral—\$81.00, to be applied to the fire department, when the department of regional planning determines that a site plan is to be referred to the fire department for review.
 - Site Plan Review, Director's Review for Shared Water Wells—\$1,299.00.
 - Site Plan Review, On-Site Business Sign Plans—\$695.00, except that a reduced fee of \$490.00 shall be imposed where the applicant is a nonprofit organization having an annual operating budget of less than \$500,000.00. As used herein, "nonprofit organization" means an organization formed under the Nonprofit Public Benefit Corporation Law (Corporations Code section 5110 et seq.) and as described in section 501(c) of the Internal Revenue Code of 1986; provided, however, that a corporation or any body organized for the private gain of any person, or for which any part of the net earnings inures to the benefit of any private shareholder or individual is not a nonprofit organization as used herein.
 - Site Plan Review, Parks and Recreation Referral—\$196.00, to be applied to the department of parks and recreation, when the department of regional planning determines that a site plan is to be referred to the department of parks and recreation for review.
 - Site Plan Review, Residential Site Plans in Hillside Areas—\$923.00.
 - Site Plan Review, Transit Oriented Districts—25 percent of Site Plan Review Fee.
 - Site Plan Review, Transit Oriented Districts, Minor Variation—\$867.00.
 - Specific Plans—\$3,000.00 minimum initial deposit, from which actual planning costs shall be billed and deducted, and any supplemental fees and deposits as required in subsection C of this section.
 - Surface Mining Permits and/or Reclamation Plans—\$5,000.00 initial minimum initial deposit, from which actual planning costs shall be billed and deducted, and any supplement fees and deposits are required in subsection C of this section.
 - Temporary Use Permits—\$179.00, except that when a public hearing is requested as specified in Section 22.56.1885, an additional fee of \$2,175.00 shall be paid.
 - Variances—\$5,369.00.
 - Variances, Time Extension—\$455.00. However, if said time extension is requested concurrently with a time-extension request for any other application, petition, or tentative map, required by this Title 22, or by

Title 21 of this code, for the same or substantially the same property, only one time-extension fee shall apply.

- Zoning Conference Review—\$171.00.
- The fees in subsection A of Section 22.60.100 shall be reviewed annually by the county of Los Angeles auditor-controller. Beginning on January 1, 1991, and thereafter on each succeeding January 1, the amount of each fee in this section shall be adjusted as follows: Calculate the percentage movement in the Consumer Price Index for Los Angeles during the preceding January through December period, adjust each fee by said percentage amount and round off to the nearest dollar. However, no adjustment shall decrease any fee and no fee shall exceed the reasonable cost of providing services.

B. In addition to the required filing fees in subsection A of this section, the applicant shall pay the following fees and deposits:

1. Oak Tree Inspection Fees.

a. When an oak tree report is referred to the fire department for review, pursuant to Section 22.56.2140, the fire department shall receive the applicable fee, based on the number of trees identified for review in the oak tree report, as follows:

Number of Trees Identified for Review	Permit Fee
1—15	\$237.00
16—50	304.00
51—100	566.00
101—200	624.00
201—400	770.00
401—999	1,088.00

b. When the number of trees identified for review in the oak tree report is 1,000 or more, the applicant shall pay directly to the fire department a deposit of \$1,000.00 from which actual costs shall be billed and deducted.

- If during the oak tree inspection process, actual costs incurred reach 80 percent of the amount on deposit, the applicant shall be notified by the fire department and required to submit a minimum supplemental deposit in the amount of \$1,000.00 directly to the fire department. There is no limit to the number of supplemental deposits that may be required to be submitted to the fire department prior to completion or withdrawal of the inspection report.
- If an initial or supplemental deposit is not received by the fire department within 30 days of notification that such deposit is due and payable, all work shall be discontinued until such deposit is received.
- At the sole discretion of the applicant, the amount of an initial or supplemental deposit may exceed the minimum amount defined herein,

except that at no time shall such initial or supplemental deposit be less than the minimum requirement.

- The final oak tree inspection fee shall be based on actual costs incurred by the fire department.
- Costs shall be computed on a monthly basis and deducted from the amount on deposit. The oak tree inspection fee shall be considered final upon completion of the review process. If final costs do not exceed the amount on deposit, the unused portion shall be refunded to the applicant.
- Should the inspection request be withdrawn, costs to date shall be computed and the unused portion of the amount on deposit shall be refunded to the applicant.
- Costs shall be computed using actual hours expended by fire staff multiplied by the most current applicable hourly rates, approved by the county auditor-controller, that are available at the time that costs are assessed.
- Cost data used to determine inspection fees shall be maintained by the business office of the fire department and made available for public review while work is in progress and for three years following final action or withdrawal of the application.

2. Conditional Use Permits for Land Reclamation Projects. In addition to the required filing fee in subsection A of this section, where the land reclamation project involves a new or expanded Class III landfill the applicant shall pay an additional deposit fee equal to the amount of the initial fee for each additional 20,000,000 cubic yards of capacity, or fraction thereof, in excess of the first 20,000,000 cubic yards of capacity.

3. Housing Permit Evaluation Fee.

a. The applicant shall pay directly to the Community Development Commission (“CDC”) an initial deposit of \$750 from which actual costs shall be billed and deducted.

i. If during the evaluation process, actual costs incurred reach 80 percent of the amount on deposit, the applicant shall be notified by the CDC and be required to submit a minimum supplemental deposit in the amount of \$500 directly to the CDC. There is no limit to the number of supplemental deposits that may be required to be submitted to the CDC prior to the completion or withdrawal of the housing permit.

ii. If an initial or supplemental deposit is not received by the CDC within 30 days of notification that such deposit is due and payable, all work shall be discontinued until such deposit is received.

iii. At the sole discretion of the applicant, the amount of an *initial or supplemental deposit* may exceed the minimum amount defined herein, except that at no time shall such initial or supplemental deposit be less than the minimum requirement.

iv. The final housing permit evaluation fee shall be based on actual costs incurred by the CDC.

v. Costs shall be computed on a monthly basis and deducted from the amount on deposit. The housing permit evaluation fee shall be considered final upon completion of the review process, including any appeal process. If final costs do not exceed the amount on deposit, the unused portion of the amount on deposit shall be refunded to the applicant.

vi. Costs shall be computed using actual hours expended by the CDC staff multiplied by the most current applicable hourly rates, approved by the county auditor-controller, that are available at the time that costs are assessed.

vii. Cost data used to determine the housing permit evaluation fee shall be maintained by the CDC and made available for public review while work is in progress, and for three years following final action or withdrawal of the application.

4. In addition to any fees or deposits required by this Title 22, the applicant shall be responsible for any fees or deposits that would be required by any other statute or ordinance.

5. The fees in this subsection shall be reviewed annually by the County of Los Angeles Auditor-Controller. Beginning on January 1, 1992, and thereafter on each succeeding January 1, the amount of each fee in this section shall be adjusted as follows: Calculate the percentage movement in the Consumer Price Index for Los Angeles during the preceding January through December period, adjust each fee by said percentage amount and round off to the nearest dollar. However, no adjustment shall decrease any fee and no fee shall exceed the reasonable cost of providing services.

C. Deposit Requirements for Selected Planning and Zoning Permits.

1. The applicant shall pay the minimum initial deposit as set forth in subsection A of this Section 22.60.100, from which actual costs shall be billed and deducted, for the purpose of defraying the expense involved in the review of the following planning and zoning permits:

- Development agreements;
- Plan amendment requests;
- Specific plans.

2. Supplemental Deposit Requirements. The applicant shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted, when actual costs exceed the amount of the initial deposit:

a. If during the planning and zoning permit review process, actual costs incurred reach 80 percent of the amount on deposit, the applicant shall be notified and required to submit a minimum supplemental deposit up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion or withdrawal of the planning and zoning permit review.

b. If the initial or supplemental deposit is not received by the department of regional planning, within 30 days of notification that such deposit is due and payable, all work shall be discontinued until such deposit is received.

c. At the sole discretion of the applicant, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein, except

that at no time shall such initial or supplemental deposit be less than the minimum requirement.

3. **Final Fee Determination.** The final fee for the zoning permits listed in this subsection C shall be based on actual costs incurred by the department of regional planning to review and process all required zoning permit documentation.

a. Planning costs shall be computed on a monthly basis and deducted from the amount on deposit. The planning and zoning permit fee shall be finalized upon completion of the review process. If final planning costs do not exceed the amount on deposit, the unused portion shall be refunded to the applicant.

b. Should the application be withdrawn, costs to date shall be computed and the unused portion of the amount on deposit shall be refunded to the applicant.

c. Costs shall be computed using actual hours expended by planning staff multiplied by the most current applicable hourly rates, approved by the county auditor-controller, that are available at the time that costs are assessed.

d. Cost data used to determine planning and zoning permit fees shall be maintained, by the planning business office, and made available for public review while work is in progress and for three years following final action or withdrawal of the application. (Ord. 2007-0008 § 3, 2007; Ord. 2006-0063 § 26, 2006; Ord. 2005-0055 § 5, 2005; Ord. 2005-0034 § 2, 2005; Ord. 2005-0005 § 1, 2005; Ord. 2004-0030 § 23, 2004; Ord. 2003-0067 § 47, 2003; Ord. 2002-0056 § 6, 2002; Ord. 2002-0043 § 8, 2002; Ord. 2001-0071 § 3, 2001; Ord. 99-0070 § 2, 1999; Ord. 96-0026 § 9, 1996; Ord. 95-0033 §§ 3, 4, 1995; Ord. 93-0036 § 5, 1993; Ord. 92-0099 §§ 4, 5, 1992; Ord. 92-0037 § 8, 1992; Ord. 92-0032 § 18, 1992; Ord. 91-0102 § 2, 1991; Ord. 90-0075 § 1, 1990; Ord. 89-0147 § 3, 1989; Ord. 89-0137 § 2, 1989; Ord. 88-0125 § 4, 1988; Ord. 87-0038 § 5, 1987; Ord. 84-0084 §§ 9, 10, 1984; Ord. 83-0069 § 7, 1983; Ord. 82-0173 § 4, 1982; Ord. 82-0168 § 3, 1982; Ord. 82-0049 §§ 6—9, 1982; Ord. 82-0003 §§ 2, 6 (part), 1982; Ord. 1494 Ch. 6 Art. 2 § 621, 1927.)

***Editor's note:** Fee changes in this section include changes made by the director of planning due to increases in the Consumer Price Index and are effective March 1, 2007.

22.60.110 Waiver of fees authorized when. In those instances where the board of supervisors, by resolution, determines it in the public interest to accept applications or petitions without filing fee, the director shall accept such applications or petitions subject to the requirements specified in said resolution. (Ord. 1494 Ch. 6 Art. 2 § 621.5, 1927.)

22.60.120 Refund of fees or deposits. If any application or petition is withdrawn as provided in Section 22.60.090, the county shall refund the following fraction of the filing fee:

A. Three-fourths of the fee shall be refunded if the case is withdrawn prior to the preparation and mailing of the notice of completeness.

B. One-half of the fee shall be refunded if the case is withdrawn after the preparation and mailing of the notice of completeness, but prior to publication of the notice of hearing or prior to ex parte action by the hearing officer.

C. There shall be no refund of any portion of the fee after the notice of hearing has been published or after ex parte action has been taken by the hearing officer. (Ord. 91-0101 § 12, 1991; Ord. 85-0195 § 15 (part), 1985; Ord. 1494 Ch. 6 Art. 2 § 622, 1927.)

22.60.130 Deposits—Accounting requirements. The director shall keep a permanent and accurate account of all deposits received, giving the name of the applicant upon whose account the same was deposited, the date and amount thereof, together with the location of the premises to which they relate. (Ord. 1494 Ch. 6 Art. 2 § 623, 1927.)

22.60.135 Fee exemption—Affordable housing. A. Nonprofit organization.

1. Any nonprofit organization shall be exempt, as set forth in this section, from the payment of planning and zoning fees or deposits for dwelling units it constructs which are for lower income and/or very-low income households.

2. To be eligible for this exemption, the nonprofit organization shall present a certificate issued by the community development commission that such dwelling units qualify as housing for lower income or very-low income households and that the nonprofit organization is receiving a subsidy from Community Development Block Grant Funds or other public funding sources. This exemption shall not be granted when the subject dwelling units for lower and/or very-low income households are being constructed as a condition of approval by any other agency.

3. “Nonprofit organization” is a corporation organized under the Nonprofit Public Benefit Corporation Law of the State of California (Corporations Code section 5120 et seq.) and which qualifies under section 501(c)(3) of the Internal Revenue Code of 1986 or the corresponding provision of any future United States internal revenue law as an exempt organization. A corporation or body organized for the private gain of any person shall not be deemed to be a nonprofit organization.

B. For-profit developer. A for-profit developer that requests a density bonus, as described in Part 17 of Chapter 22.52, shall be exempt, as set forth in this section, from the payment of planning and zoning fees or deposits, if it constructs 100 percent of the project’s dwelling units for lower income and/or very-low income households, and requests the exemption as an on-menu incentive, as described in Section 22.52.1840(B). The exemption shall not include CDC evaluation and monitoring fees or deposits required by Section 22.60.100.

C. “Planning and zoning fee or deposit” shall include planning and zoning permit fees and deposits required by Section 22.60.100 of the Los Angeles County Code. (Ord. 2006-0063 § 27, 2006; Ord. 91-0101 § 13, 1991.)

Part 3

BONDS AND INSURANCE

Sections:

- 22.60.140 Bond or assignment of savings and loan certificates or shares required when.
- 22.60.150 Procedure for assignment of savings and loan certificates or shares.
- 22.60.160 Insurance required when—Exceptions.

22.60.140 Bond or assignment of savings and loan certificates or shares required when. When one or more conditions are attached to any grant, modification or appeal of a zone change, permit, variance or nonconforming use or structure review, the hearing officer or board of supervisors may require the owners of the property to which such zone change, permit, variance or nonconforming use or structure review applies, to file a surety bond or corporate surety bond, or to deposit money, savings and loan certificates or shares with the board of supervisors in a prescribed amount for the purpose of guaranteeing the faithful performance of said conditions. (Ord. 85-0195 § 15 (part), 1985; Ord. 1494 Ch. 6 Art. 5 § 651, 1927.)

22.60.150 Procedure for assignment of savings and loan certificates or shares. Where savings and loan certificates or shares are deposited, they shall be assigned to the county subject to all of the County Administrative Code provisions set out in Chapter 4.36 of this code. (Ord. 1494 Ch. 6 Art. 5 § 652, 1927.)

22.60.160 Insurance required when—Exceptions. The hearing officer or board of supervisors may also require the owners of the property to which such zone change, permit, variance or nonconforming use or structure review applies to file a policy of insurance equal in amount to the amount of the required bond or deposit, insuring all persons against any injury or annoyance arising from the breach of such conditions unless:

- A. If the bond is filed, it includes as obligees all such persons; or
- B. If money, savings and loan certificates or shares are deposited, such owners also file an agreement in writing with the executive officer—clerk of the board of supervisors that the county may satisfy in whole or in part from such deposit any final judgment, the payment of which would have been guaranteed by such bond or policy of insurance. (Ord. 85-0195 § 15 (part), 1985; Ord. 1494 Ch. 6 Art. 5 § 653, 1927.)

Part 4

PUBLIC HEARING PROCEDURES

Sections:

- 22.60.170 Initiation of hearings.
- 22.60.172 Scheduling.

- 22.60.174 Required procedures described.
- 22.60.175 Posting.
- 22.60.176 Conduct of hearings—Hearing officer duty.
- 22.60.178 Continuance of hearings authorized when.
- 22.60.190 Notification of action taken.

22.60.170 Initiation of hearings. Hearings on permits, variances or non-conforming use or structure review may be initiated:

A. If the board of supervisors instructs the hearing officer or commission to set the matter for a public hearing in the case of a conditional use permit, (animal permit), variance, or nonconforming use or structure review; or

B. Upon the initiative of the commission in the case of a conditional use permit, (animal permit), variance, or nonconforming use or structure review; or

C. Upon the filing of an application. (Ord. 85-0195 § 10 (part), 1985; Ord. 85-0009 § 15 (part), 1985; Ord. 1494 Ch. 5 Art. 7 § 507.1, 1927.)

22.60.172 Scheduling. Upon the filing of an application accompanied by the required fee and/or deposit, or other initiation pursuant to this Chapter 22.60, the director shall fix a time and place for a public hearing as required by this Title 22. (Ord. 85-0009 § 15 (part), 1985; Ord. 1494 Ch. 5 Art. 7 § 507.2, 1927.)

22.60.174 Required procedures described. Unless otherwise specified by this Title 22, no less than 30 days prior to the date of any hearing, the director shall:

A. Cause a copy of a notice of the time and place of such hearing to be published as follows:

1. Hearings on general amendments to the Zoning Ordinance shall be published once in a newspaper of general circulation in the county of Los Angeles.

2. Hearings on permits, variances, nonconforming uses or structure review, development agreements or zone changes shall be published once in a newspaper of general circulation in the county of Los Angeles available in the community in which the permit, variance or agreement is proposed to be established; except that surface mining permits for mining operations described in Part 9 of Chapter 22.56 shall be published in two newspapers of general circulation at least one of which is a newspaper available in the community in which such use is proposed to be established. Such publications, if made in a daily newspaper, shall be for a period of not less than five consecutive publications of such newspaper, and if made in a weekly newspaper, shall be for a period of not less than two consecutive publications of such paper, the first publication in either case appearing not less than 20 days before the date of the hearing;

B. Cause a notice to be mailed by first class mail, postage prepaid to:

1. The applicant and all persons listed in the application or petition as owners of the property under consideration, and

2. All persons whose names and addresses appear on the verified lists of property owners required to be submitted by the applicant, and

3. Such other persons whose property might in his judgment be affected by such application or permit, and

4. Any person who has filed a written request therefor with the director. Such a request may be submitted at any time during the calendar year and shall apply for the balance of such calendar year. The director may establish a reasonable fee for persons on such list;

C. Cause a notice of the time and place of such hearing to be sent to such public officers, departments, bureaus or agencies who, in the opinion of the director, might be interested, requesting a report thereon;

D. If for a revocation, also serve upon every person, if any, in real or apparent charge and control of the premises involved, the record owner, the holder of any mortgage, trust deed or other lien or encumbrance of record, the holder of any lease of record, the record holder of any other estate or interest in or to the premises or any part thereof, written notice of the time and place of such hearing, either in the manner required by law for the service of summons, or by registered mail, postage prepaid;

E. The director may, as an alternative to the mailed notice required by subsections B1 and B2 of this section, provide an advertised notice in the time and manner specified in the Government Code when authorized by the Government Code. (Ord. 92-0096 § 5, 1992; Ord. 85-0195 § 47, 1985; Ord. 85-0009 § 14 (part) and (19), 1985; Ord. 84-0042 § 1, 1984; Ord. 82-0173 § 2, 1982; Ord. 1494 Ch. 6 Art. 3 § 631, 1927.)

22.60.175 Posting. Not less than 30 days prior to a public hearing scheduled pursuant to this Title 22, the affected applicant shall post sign(s) according to the following specifications:

A. Size. Dimension of sign(s) shall be two feet in width and three feet in length;

B. Height. Sign(s) shall be placed not less than four feet above ground level;

C. Materials. Sign(s) shall be cardboard with a plywood backing. Except for sign(s) located within structures, sign(s) shall be affixed to (a) wooden stake(s);

D. Location. One sign shall be located on each public road frontage adjoining the proposed project, legible and accessible by foot from said public road(s). If the subject property is not visible from an existing public road, the signposting requirement may be waived by the director;

E. Colors. Black letters on white background;

F. Content and Lettering. Major block-style letters three inches in height shall state: "NOTICE OF HEARING." Minor letters one and one-half inches in height shall specify the case number and the phone number to be called for information. A notice of hearing the same as that specified by subsection A.2 of Section 22.60.174 indicating the time, date, and location of the public hearing, the case number, a telephone number which may be called for information about the proposal, a description of the proposal, and a map showing the boundaries of the subject property in relation to the adjoining public roads, shall be securely affixed to the sign;

G. **Additional Requirements.** Notwithstanding the specifications provided in subsections A, B, C, and F, above, the director may at his discretion require any sign(s) to be larger and/or constructed of stronger materials to improve visibility and legibility at the posted location(s);

H. **Verification.** At the time of the public hearing the applicant shall provide the director with a photograph showing the sign(s) erected on the subject property. The applicant shall also sign an affidavit stating that the sign(s) have been placed on the subject property in conformity with the provisions of this section;

I. **Removal of Sign(s).** The sign(s) shall be removed from the subject property within one week following the public hearing; and

J. **Applicability.** These provisions shall not apply to public hearings on matters initiated by the Board of Supervisors or the Regional Planning Commission; however, the director may, in his discretion, cause signs for such public hearings to be posted at locations he deems appropriate. (Ord. 2006-0006 § 1, 2006; Ord. 2001-0044 § 1, 2001; Ord. 92-0096 § 6, 1992.)

22.60.176 Conduct of hearings—Hearing officer duty. When a verified application is filed for a permit or variance and a hearing is required by this Title 22, the hearing officer shall hold such hearing if the commission does not itself hold the hearing. (Ord. 85-0195 § 48, 1985; Ord. 85-0009 § 15 (part), 1985; Ord. 1494 Ch. 5 Art. 7 § 507.4, 1927.)

22.60.178 Continuance of hearings authorized when. If for any reason the testimony on any case set for public hearing cannot be completed on the appointed day, the chairman of such hearing may, before adjournment or recess, publicly announce the time and place at which said hearing will be continued, and no further notice thereof shall be required. (Ord. 85-0009 § 14 (part), 1985; Ord. 1494 Ch. 6 Art 3 § 632, 1927.)

22.60.190 Notification of action taken. The hearing officer, commission or board of supervisors shall serve notice of its action upon:

A. The applicant for a permit, variance, nonconforming use or structure review, development agreement or zone change, or the person owning and/or operating a use for which the revocation of a permit, variance or nonconforming use or structure is under consideration as required by law for the service of summons or by registered or certified mail, postage prepaid, return receipt requested; and

B. The following persons by first class mail, postage prepaid:

1. The first three protestants testifying or speaking at the public hearing, except at a hearing for the revocation or modification of any permit, variance or nonconforming use or structure;

2. The first three persons testifying or speaking at a public hearing in favor of the revocation or modification of any permit, variance or nonconforming use or structure;

3. Any other persons testifying or speaking at a public hearing that request such notification from the chairman at the hearing. (Ord. 85-0195 § 49, 1985; Ord. 82-0173 § 3, 1982; Ord. 1494 Ch. 6 Art. 3 § 633,1927.)

Part 5

APPEAL PROCEDURES

Sections:

22.60.200	Purpose and authorization.
22.60.210	Rights of appeal.
22.60.220	Time limits for appeals and calls for review.
22.60.230	Initiation of appeals and calls for review.
22.60.240	Procedures for appeals and calls for review.
22.60.250	Additional procedures for appeals to the board of supervisors.
22.60.260	Effective dates.

22.60.200 Purpose and authorization. A. Appeals. To avoid results inconsistent with the purposes of this Title 22, decisions of the hearing officer may be appealed to the commission; and decisions of the commission may be appealed to the board of supervisors.

B. Calls for Review. As an additional safeguard to avoid results inconsistent with the purposes of this Title 22, decisions of the hearing officer may be called up for review by the commission; and decisions of the commission may be called up for review by the board of supervisors. (Ord. 2001-0070 § 3, 2001: Ord. 88-0020 § 8, 1988; Ord. 87-0039 § 2 (part), 1987: Ord. 85-0195 § 7 (part), 1985.)

22.60.210 Rights of appeal. Any interested person dissatisfied with the action of the hearing officer may file an appeal from such action. Any interested person dissatisfied with the action of the commission may file an appeal from such action. (Ord. 87-0039 § 2 (part), 1987: Ord. 85-0195 § 7 (part), 1985.)

22.60.220 Time limits for appeals and calls for review. Appeals of decisions shall be initiated prior to the effective date of the decision. (Ord. 87-0039 § 2 (part), 1987: Ord. 85-0195 § 7 (part), 1985.)

22.60.230 Initiation of appeals and calls for review.* A. Appeals.

1. Filing. An appeal shall be filed with the secretary or clerk of the designated appellate body on the prescribed form and shall state specifically wherein a *determination or interpretation is not in accord with the purposes of this Title 22; wherein it is claimed that there was an error or abuse of discretion; wherein the record includes inaccurate information; or wherein a decision is not supported by the record.*

2. Fee for Appeals to the Board of Supervisors.

a. In General. When an appeal is filed, it shall be accompanied by a deposit in an amount determined by the secretary or clerk of the appellate body to be ample to cover the cost of one original and five copies of the transcripts of the previous hearings. If the actual cost of the transcripts is more than the amounts deposited by the appellant, such appellant shall deposit the deficiency. If the actual cost of transcript is less than the amount deposited by the appellant and no hearing is held, the secretary or clerk shall refund the difference to the appellant. The appellant shall also pay a processing fee to the department of regional planning in the amount of \$1,499.00 to cover the costs of the appeal.

b. Specific Procedures on Appeals to Board of Supervisors. If the board of supervisors does not hold a hearing on an appeal, and no transcript is prepared, the money deposited for the preparation of the transcript shall be refunded to the appellant. If the board of supervisors itself holds a public hearing on an appeal, no refund shall be made to the appellant, whether a transcript is prepared, partially prepared, or not prepared at all. When more than one notice of appeal from the action of the commission is filed, each notice shall be accompanied by a separate deposit in the amount required by this section. Subsequent to the final action of the board of supervisors upon the appeal, the executive officer shall refund to the appellants a proportionate share of their deposits as may be necessary to insure that the total amount retained by the county is equal to the costs of the transcripts of all hearings held by the commission and the cost of the hearings held by the board of supervisors.

3. The filing of an appeal vacates the decision from which the appeal is taken. Such decision is only reinstated if the appellate body fails to act, or affirms the decision in its action.

4. Fee for Appeals to the Regional Planning Commission.

a. Processing Fee. Upon filing an appeal with the regional planning commission, the appellant shall pay a processing fee in the amount of \$1,309.00 to be applied in its entirety to the department of regional planning; provided, however, that when an appeal is filed from a Director's Review of a large family child care home, the amount of the processing fee shall be \$322.00.

b. The fees included in this subsection shall be reviewed annually by the county of Los Angeles auditor-controller. Beginning on January 1, 1992, and thereafter on each succeeding January 1, the amount of each fee in this section shall be adjusted as follows: Calculate the percentage movement in the Consumer Price Index for Los Angeles during the preceding January through December period, adjust each fee by said percentage amount and round off to the nearest dollar. However, no adjustment shall decrease any fee and no fee shall exceed the reasonable cost of providing services.

c. Additional Deposits. When a transcript of the previous proceeding is required, the appellant shall pay an additional deposit, in an amount to be determined by the secretary or clerk of the appellate body, to be ample to cover the cost of one original and five copies of the transcripts of the previous hearings. If the actual cost of the transcripts is more than the amount deposited by the appellant, such appellant shall deposit the deficiency.

5. Exception to Fees. When the appellant is not the applicant, the preceding prescribed fees for appeals shall be reduced by 50 percent, except that this reduction shall not apply to the processing fee for an appeal from a director's review of a large family child care home, as prescribed in subsection 4.a of this section.

B. Calls for Review.

1. A call for review may be initiated by the affirmative vote of the majority of the members present of the designated review body. A call for review by a designated review body shall be made prior to the effective date of the decision being reviewed. No fee shall be required.

2. When the commission makes a recommendation to the board of supervisors on a general plan or specific plan amendment, zone change, development agreement or other legislative action, any concurrent decision by the commission on a permit, variance, nonconforming use or structure review or other nonlegislative land use application concerning, in whole or in part, the same lot or parcel of land shall be deemed to be timely called up for review by the board of supervisors. (Ord. 2005-0034 § 4, 2005; Ord. 2004-0030 §§ 24, 25, 2004; Ord. 2001-0070 § 4, 2001; Ord. 96-0026 § 10, 1996; Ord. 91-0101 § 14, 1991; Ord. 89-0147 § 4, 1989; Ord. 88-0020 § 9, 1988; Ord. 87-0039 § 2 (part), 1987; Ord. 86-0028 § 23, 1986; Ord. 85-0195 § 7 (part), 1985.)

***Editor's note:** Fee changes in this section include changes made by the director of planning due to increases in the Consumer Price Index and are effective March 1, 2007.

22.60.240 Procedures for appeals and calls for review. A. Hearing Dates. The appellate body may delegate the setting of hearing dates to its secretary or clerk.

B. Notice and Public Hearing. An appeal or review hearing shall be a public hearing if the decision being appealed or reviewed required a public hearing. Notice of public hearings shall be given in the manner required for the decision being appealed or reviewed.

C. Plans and Materials. At an appeal or review hearing, the appellate body shall consider only the same application, plans and materials that were the subject of the original decision. Compliance with this provision shall be verified prior to or during the hearing by a representative of the person or body that made the original decision. If new plans and materials which differ substantially from the original are submitted, the applicant must file a new application. Changes to the original submittal made to meet objections by the staff, the decision-maker or the opposition below need not be the subject of a new application. Nothing herein shall prevent the appellate body from imposing conditions on a project and granting approval to a project modified by conditions imposed as part of the decision.

D. Hearing. At the hearing, the appellate body shall review the record of the decision and hear testimony of the appellant, the applicant, the party or body whose decision is being appealed or reviewed, and any other interested party.

E. Decision and Notice. After the hearing, the appellate body shall affirm, modify or reverse the original decision. When a decision is modified or reversed, the appellate body shall state the specific reasons for modification or reversal. Decisions

on appeals or reviews shall be rendered within 30 days of the close of the hearing. The secretary or clerk of the appellate body shall mail notice of the decision within five working days after the date of the decision to the applicant, the appellant and any other persons required to be notified pursuant to Section 22.60.190.

F. Failure to Act. If the appellate body fails to act upon an appeal within the time limits prescribed in subsection E of this section, the decision from which the appeal was taken shall be deemed affirmed. (Ord. 87-0039 § 2 (part), 1987; Ord. 85-0195 § 7 (part), 1985.)

22.60.250 Additional procedures for appeals to the board of supervisors.

Notwithstanding the foregoing procedures, upon receiving an appeal or initiating a call for review, the board of supervisors may take one of the following additional actions:

1. Affirm the action of the commission; or
2. Refer the matter back to the commission for further proceedings with or without instructions; or
3. Require a transcript of the testimony and any other evidence relevant to the decision and take such action as in its opinion is indicated by the evidence. In such case, the board of supervisors' decision need not be limited to the points appealed, and may cover all phases of the matter, including the addition or deletion of any conditions. (Ord. 87-0039 § 2 (part), 1987; Ord. 85-0195 § 7 (part), 1985.)

22.60.260 Effective dates. Unless otherwise specified in Chapter 22.56, the following effective dates shall apply to all land use permits and variances:

A. The decision of the hearing officer shall become effective 15 days after receipt of the notice of decision by the applicant, unless appealed to or called up for review by the commission prior to that date.

B. The decision of the commission, where it initially holds the public hearing, shall become effective 15 days after receipt of notice of decision by the applicant, unless appealed to or called up for review by the board of supervisors prior to that date.

C. The decision by the commission regarding an appeal or review shall become effective eight days after receipt of the notice of decision by the applicant, unless called up for review by or appealed to the board of supervisors prior to that date.

D. Where an appeal to or call for review by the board of supervisors is filed relating to any land use permit or variance, the date of decision by the board of supervisors of such appeal or review shall be deemed the date of grant in determining an expiration date. (Ord. 2001-0070 § 5, 2001; Ord. 87-0039 § 2 (part), 1987; Ord. 85-0195 § 7 (part), 1985.)

Part 6

ENFORCEMENT PROCEDURES

Sections:

22.60.320	Purpose.
22.60.330	General prohibitions.
22.60.340	Violations.
22.60.350	Public nuisance.
22.60.360	Infractions.
22.60.370	Injunction.
22.60.380	Enforcement.
22.60.390	Zoning enforcement order and noncompliance fee.*

22.60.320 Purpose. This Part 6 establishes procedures for enforcement of the provisions of Title 22. These enforcement procedures are intended to assure due process of law in the abatement or correction of nuisances and violations of Title 22. (Ord. 85-0191 § 2 (part), 1985.)

22.60.330 General prohibitions. A. No structure shall be moved into an area, erected, reconstructed, added to, enlarged, advertised on, structurally altered or maintained, and no structure or land shall be used for any purpose, except as specifically provided and allowed by this Title 22.

B. No person shall use or permit to be used any structure or land, nor shall any person erect, structurally alter or enlarge any structure, or advertise on any structure, except in accordance with the provisions of this Title 22.

C. No permit or entitlement may be issued or renewed for any use, construction, improvement or other purpose unless specifically provided for, or permitted by, this Title 22. (Ord. 85-0191 § 2 (part), 1985.)

22.60.340 Violations. A. Every person violating any condition or provision either of this Title 22, or of any permit, nonconforming use and structure review, zoning exception case, variance or amendment thereto, is guilty of a misdemeanor, unless such violation is otherwise declared to be an infraction in Section 22.60.360. Each violation is a separate offense for each and every day during any portion of which the violation is committed.

B. Each violation determined to be an infraction by this title shall be punishable by a fine of \$100.00 for the first violation. Subsequent violations of the same provision of this title shall be punishable by a fine of \$200.00 for the second violation and \$500.00 for the third violation in a 12-month period as provided by applicable law. The fourth and any further violations of the same provision of this title which are committed at any time within a 12-month period from the date of the commission of the first violation shall be deemed misdemeanors, regardless of the dates of conviction of the first three violations. The three infraction violations which are the basis for the fourth and any further violations being misdemeanors may be

brought and tried together. The increased penalties set forth in this section for subsequent violations shall be applicable whether said subsequent violations are brought and tried together with the underlying previous violations or separately therefrom. (Ord. 94-0058 § 2, 1994; Ord. 85-0191 § 2 (part), 1985.)

22.60.350 Public nuisance. Any use of property contrary to the provisions of this title shall be, and the same is hereby declared to be unlawful and a public nuisance, and the authorized legal representative of the county may commence actions and proceedings for the abatement thereof, in the manner provided by law, and may take such other steps and may apply to any court having jurisdiction to grant such relief as will abate or remove such use and restrain and enjoin any person from using any property contrary to the provisions of this title. (Ord. 85-0191 § 2 (part), 1985.)

22.60.360 Infractions. Violations of the provisions contained in the following list are deemed infractions:

- Automobile, truck or other motor vehicle repair conducted outside of an enclosed building.
 - Commercial vehicles weighing more than 6,000 pounds unladen where parked or stored in violation of Section 22.16.020.
 - Inoperative vehicle parking or storage.
 - Keeping or parking of vehicles in violation of Section 22.20.025 or Section 22.24.035.
 - Outside display and/or sales, except when authorized by and in accordance with a temporary use permit.
 - Signs prohibited by Sections 22.52.850 and 22.52.990.
- (Ord. 99-0071 § 14, 1999; Ord. 91-0065 § 8, 1991; Ord. 85-0191 § 2 (part), 1985.)

22.60.370 Injunction. The provisions of this Title may also be enforced by injunction issued by any court having jurisdiction upon the suit of the owner or occupant of any real property affected by such violation or prospective violation. (Ord. 85-0191 § 2 (part), 1985.)

22.60.380 Enforcement. The planning director, or any representative thereof designated by the director, is hereby authorized to arrest any person without a warrant whenever the director, or his representative, has reasonable cause to believe that the person to be arrested has committed a violation of this title in his presence. (Ord. 85-0191 § 2 (part), 1985.)

22.60.390 Zoning enforcement order and noncompliance fee.* A. Final Zoning Enforcement Order.

1. In the course of enforcing any provision of this title, the planning director shall have the authority to issue a final zoning enforcement order concerning any property not in compliance with the provisions of this title. Such order shall state, in not less than 14 point type in substantially the following form, that "Failure

of the owner or person in charge of the premises to comply with this order within fifteen (15) days after the compliance date specified herein, or any written extension thereof, shall subject the violator to a noncompliance fee in the amount of \$633.00, unless an appeal from this order is filed within fifteen (15) days after the compliance date. Such appeal must comply with Section 22.60.390 C of the Los Angeles County Code.” The director’s issuance of a final zoning enforcement order shall be final unless an appeal from the order has been filed as provided in this section.

2. Service of a final zoning enforcement order shall be upon (a) the person in real or apparent charge and control of the premises involved, (b) the record owner, (c) the owner or holder of any lease of record, or (d) the record owner of any interest in or to the land or any building or structure located thereon. Service shall be by personal delivery or by registered or certified mail, return receipt requested, at the director’s election. In the event the director, after reasonable effort, is unable to serve the order as specified above, proper service shall be by posting a copy of the order on the premises. The date of service is deemed to be the date of mailing, personal delivery or posting, as applicable.

B. Noncompliance Fee.

1. If a final zoning enforcement order has not been complied with within 15 days following the compliance date specified in the order, or any written extension thereof, and no appeal of such order has been timely filed as provided in this section, the director shall have the authority to impose and collect a noncompliance fee in the amount of \$633.00. The fee shall be subject to annual review and adjustment as provided in Section 22.60.100.

2. The purpose of the noncompliance fee is to recover costs of zoning enforcement inspections and other efforts by the director to secure substantial compliance with a zoning enforcement order. Not more than one such fee shall be collected for failure to comply with a zoning enforcement order. The noncompliance fee shall be in addition to any other fees required by the county code.

3. The determination of the director to impose and collect a zoning noncompliance fee shall be final, and it shall not be subject to further administrative appeal.

C. Appeal of Final Zoning Enforcement Order.

1. Any person upon whom a final zoning enforcement order has been served may appeal the order to the hearing officer within the time specified in subsection A of this section above. Such appeal shall contain any written evidence that the appellant wishes to be considered in connection with the appeal. If applicable, the appeal shall state that said person has applied for the appropriate permit or other administrative approval pursuant to this title.

2. The hearing officer shall consider such appeal within 45 days from the date that the appeal is filed and shall notify the appellant of the decision within a reasonable period of time thereafter in the manner described in this section for service of a final zoning enforcement order. The hearing officer may sustain, rescind or modify the final zoning enforcement order. The decision of the hearing officer shall be final and effective on the date of decision, and it shall not be subject to further administrative appeal.

D. Imposition and Collection of the Noncompliance Fee.

1. The director shall notify the person against whom a noncompliance fee is imposed in the manner described in this section for service of a final zoning enforcement order. The director may waive the imposition and collection of a noncompliance fee where the director determines such waiver to be in the public interest.

2. The person against whom the noncompliance fee is imposed shall remit the fee to the director within 15 days after the date of service of said notice.

E. Penalty After Second Notice of Noncompliance Fee. If the person against whom a noncompliance fee has been imposed fails to pay such fee within 15 days of notification as provided above, the director may send a second notice of noncompliance fee in the manner described in this section for service of a final zoning enforcement order. If the fee has not been paid within 15 days after the date of service of the second notice of noncompliance fee, the county shall withhold the issuance of a building permit or other approval to such person until the noncompliance fee has been paid in full. An administrative penalty assessment equal to two times the noncompliance fee and a collection fee equal to 50 percent of the noncompliance fee shall also be imposed if the fee is not paid within 15 days after the date of service of the second notice. The administrative penalty assessment and collection fee, after notice, shall become part of the debt immediately due and owing to the county. The county thereafter shall have the right to institute legal action in any court of competent jurisdiction to collect the amount of the noncompliance fee, administrative penalty assessment and collection fee. In any suit brought by the county to enforce and collect the noncompliance fee, administrative penalty assessment and collection fee, the county shall be entitled to collect all costs and fees incurred in such proceedings. (Ord. 99-0051 § 2, 1999.)

* **Editor's note:** Fee changes in this section include changes made by the director of planning due to increases in the Consumer Price Index and are effective March 1, 2007.

Chapter 22.62

ADULT BUSINESSES

Sections:

22.62.010	Purpose and application.
22.62.015	Definitions.
22.62.020	Location requirements.
22.62.030	Development standards.
22.62.040	Permitted zone classes.
22.62.050	Adult business permit—Required.
22.62.060	Adult business permit—Application.
22.62.070	Application fee.
22.62.080	Permit application—Review and approval.
22.62.090	Existing adult businesses.
22.62.100	Review of termination schedule.
22.62.110	Conflicts.
22.62.120	Modifications or revocations.

22.62.010 Purpose and application. In order to promote the health, safety, and general welfare of the residents of the county of Los Angeles, this chapter is intended to regulate adult businesses which, unless closely regulated, have serious secondary effects on the community. These secondary effects include, but are not limited to, the following: depreciation of property values, increases in vacancy rates in residential and commercial areas, increases in incidences of criminal activity, increases in litter, noise, and vandalism and the interference with enjoyment of residential property in the vicinity of such businesses.

It is neither the intent nor the effect of this chapter to impose limitations or restrictions on the content of any communicative material. Similarly, it is neither the intent nor the effect of this chapter to restrict or deny access by adults to materials of a sexually explicit nature, or to deny access by the distributors or exhibitors of such materials to their intended market.

It is the intent of this chapter to afford new adult businesses a reasonable opportunity to locate in a relevant real estate market.

Nothing in this chapter is intended to authorize, legalize or license the establishment, operation or maintenance of any business, building or use which violates any county ordinance or any statute of the state of California regarding public nuisances, unlawful or indecent exposure, sexual conduct, lewdness or obscene or harmful matter or the exhibition or public display thereof. (Ord. 2003-0067 § 48, 2003; Ord. 96-0004 § 1 (part), 1996.)

22.62.015 Definitions. Any terms used in this chapter which are defined in Section 7.92.020 shall have the meaning set forth in that section. (Ord. 2003-0067 § 49, 2003.)

22.62.020 Location requirements. A. Adult businesses shall not be located:

1. Within 250 feet of: any lot upon which there is located any residence whether such use is within or outside the unincorporated area of the county; or any property located in a residential or agricultural zone, or equivalent zone in any other jurisdiction; and

2. Within 500 feet of any church, chapel or other publicly recognized place of worship whether such use is within or outside the unincorporated area of the county; and

3. Within 500 feet of any public or private school (kindergarten through twelfth grade) or child care center whether such use is within or outside the unincorporated area of the county; and

4. Within 500 feet of any park owned by a public entity whether such use is within or outside the unincorporated area of the county.

B. The distances specified in this section shall be measured in a straight line, without regard to intervening structures, from the nearest point of the premises in which the proposed adult business is to be established to the nearest property line of a use or zoning classification listed above. (Ord. 96-0004 § 1 (part), 1996.)

22.62.030 Development standards. The following development standards shall apply to adult businesses:

A. No adult business shall be located in any temporary or portable structure.

B. Trash dumpsters shall be enclosed by a screening enclosure so as not to be accessible to the public.

C. No exterior door or window on the premises shall be propped or kept open at any time while the business is open, and any exterior windows shall be covered with opaque covering at all times.

D. Permanent barriers shall be installed and maintained to screen the interior of the premises from public view for each door used as an entrance or exit to the business.

E. No landscaping shall exceed 30 inches in height, except trees with foliage not less than six feet above the ground.

F. The entire exterior grounds, including the parking lot, shall be lighted in such a manner that all areas are clearly visible at all times.

G. Signage shall conform to the standards established for the zone and shall not contain sexually explicit photographs, silhouettes or other sexually explicit pictorial representations.

H. All entrances to an adult business shall be clearly and legibly posted with a notice indicating that minors are prohibited from entering the premises.

I. No nonconforming structure shall be converted for use as an adult business.

J. The adult business shall not conduct or sponsor any activities which create a demand for parking spaces beyond the number of spaces required by this title for the business.

K. No adult business shall be operated in any manner that permits the observation of any persons or material depicting, describing or related to specified sexual activities or specified anatomical areas, inside the premises, from any public way or from any location outside the building or area of such establishment. This provision shall apply to any merchandise, display, decoration, sign, show window or other opening.

L. All exterior areas of the adult business, including buildings, landscaping, and parking areas shall be maintained in a clean and orderly manner at all times.

M. Any business license required pursuant to Title 7 of the Los Angeles County Code shall be kept current at all times.

N. Each adult business shall conform to all applicable laws and regulations.

O. The adult business shall not operate or be open between the hours of 2:00 a.m. and 9:00 a.m.

P. The premises within which the adult business is located shall provide sufficient sound-absorbing insulation so that sound generated inside said premises shall not be audible anywhere on any adjacent property or public right-of-way or within any other building or other separate space within the same building.

Q. The adult business will not conduct any massage, acupuncture, tattooing, acupressure or escort services, and will not allow such activities on the premises.

R. At least one security guard shall be on duty patrolling the premises at all times while the business is open. If the occupancy limit of the premises is greater than 50 persons, an additional security guard shall be on duty. The security guard(s) shall be charged with preventing violations of law, with enforcing compliance by patrons with the requirements of this chapter and with notifying the sheriff of any violations of law observed. Security guard(s) required by this subsection shall be uniformed in such a manner so as to be readily identifiable as a security guard by the public and shall be duly licensed as a security guard as required by applicable provisions of state or local law. No security guard required pursuant to this subsection shall act as a doorperson, ticket seller, ticket taker, or admittance person while acting as a security guard hereunder.

S. The adult business shall not sell or display obscene matter, as that term is defined by Penal Code Section 311 or its successors, and shall not exhibit harmful matter, as that term is defined by Penal Code Section 313 or its successors, to minors. (Ord. 2003-0067 § 50, 2003: Ord. 96-0004 § 1 (part), 1996.)

22.62.040 Permitted zone classes. Premises may be used for adult businesses only in the unlimited commercial (C-3), commercial manufacturing (C-M), light manufacturing (M-1), restricted heavy manufacturing (M-1½), heavy manufacturing (M-2), limited manufacturing (M-4), unclassified (M-3), and heavy industrial zones (M-2½). (Ord. 96-0004 § 1 (part), 1996.)

22.62.050 Adult business permit — Required. No adult business shall be established until an application for an adult business permit is approved by the planning commission generally following the procedures set out in Sections 22.60.170 through 22.60.190 of this title. (Ord. 96-0004 § 1 (part), 1996.)

22.62.060 Adult business permit — Application. A. An application for an adult business permit shall be filed with the director. It shall contain the information required by Section 22.56.030, and a narrative description of the proposed use or development including an explanation of how the proposed business will satisfy the applicable requirements set forth in Sections 22.62.010 through 22.62.070 of this chapter.

B. The director shall determine whether the application contains all the information required by the provisions of this chapter. If it is determined that the application is not complete, the applicant shall be notified in writing within 10 business days of the date of receipt of the application that the application is not complete and the reasons therefor, including any additional information necessary to render the application complete. The applicant shall have 30 calendar days to submit additional information to render the application complete. Failure to do so within the 30-day period shall render the application void. Within five business days following the receipt of an amended application or supplemental information, the director shall again determine whether the application is complete in accordance with the procedures set forth in this subsection. Evaluation and notification shall occur as provided above until such time as the application is found to be complete. The

applicant shall be notified within five business days of the date the application is found to be complete. All notices required by this section shall be given by first class mail, postage prepaid. (Ord. 2003-0067 § 51, 2003; Ord. 96-0004 § 1 (part), 1996.)

22.62.070 Application fee. When an adult business permit application is filed, it shall be accompanied by the filing fee as required in Section 22.60.100. (Ord. 96-0004 § 1 (part), 1996.)

22.62.080 Permit application — Review and approval. A. When an application has been accepted as complete, the planning director shall set the application for a nondiscretionary public hearing before the planning commission within 60 days from the date on which the application was accepted as complete, generally following the notice procedures set out in Sections 22.60.170 through 22.60.190 of this title. The planning commission shall approve or disapprove the application within 90 days from the date on which the application was accepted as complete by the planning director.

B. If the planning commission has not acted to approve or deny the application within that time, the applicant shall be permitted to begin operating the adult business for which the adult business permit is sought. The applicant shall be permitted to continue to operate that adult business unless and until the planning commission acts to deny the adult business permit and written notification of that action, including the reasons therefor, is provided to the applicant, by first class mail, postage prepaid.

C. Any application for a permit pursuant to this chapter is considered to be a ministerial permit and, as such, is not subject to the time limits specified in Section 65950 et seq. of the Government Code, or the California Environmental Quality Act.

D. In considering an application for a permit pursuant to this chapter, the planning commission shall approve the permit if it makes the following findings:

1. The adult business is consistent with the location and development standards contained in this chapter; and

2. The adult business is located in a zone classification which lists the adult business as a permitted use; and

3. Except as otherwise specifically provided in this chapter, the adult business complies with the development features prescribed in this title; and

4. The adult business has submitted to the director documentation evidencing successful completion of the processes and receipt of the license required under Chapter 7.92 of this code. In cases where such documentation is unavailable at the time the planning commission takes action on the application, any action by the planning commission granting an adult business permit shall be conditioned upon the applicant providing to the director the documentation required by this subsection, and no adult business permit shall be valid unless and until such documentation has been provided to the director.

E. Issuance or denial of the ministerial permit is not subject to administrative appeal. (Ord. 2003-0067 § 52, 2003; Ord. 96-0004 § 1 (part), 1996.)

22.62.090 Existing adult businesses. A. Any adult business lawfully operating on the effective date of this chapter in violation hereof shall be deemed a nonconforming use.

B. Any adult business lawfully operating on the effective date of this chapter which becomes nonconforming due to the development standards enumerated in

Section 22.62.030 shall cease operation, or otherwise be brought into full compliance with the development standards of this chapter, not later than November 17, 1996.

C. Any adult business lawfully operating on the effective date of this chapter which becomes nonconforming due to either the locational standards enumerated in Section 22.62.020 or the permitted zone classes enumerated in Section 22.62.040 shall cease operation, or otherwise be brought into full compliance with the locational standards, not later than 20 years following the effective date of this chapter.

D. An adult business lawfully operating as a conforming use is not rendered a nonconforming use by the subsequent location of a residence, or a residential or agricultural zone, within 250 feet of the adult business, or the subsequent location of a church, chapel or other publicly recognized place of worship, public park, public or private school or child care center, within 500 feet of the adult business, if the adult business is continuous, which means that interruptions in use cannot exceed six months. (Ord. 96-0004 § 1 (part), 1996.)

22.62.100 Review of termination schedule. An application for review of the termination schedules for a nonconforming adult business prescribed in Section 22.62.090 may be approved by the planning commission generally following the procedures set out in Section 22.56.1550. In considering an application for review of the termination schedules for an adult business, which is nonconforming due to either the locational or development standards, the planning commission shall use the following criteria in making a determination, instead of the criteria prescribed at Section 22.56.1550 C2 of this title:

A. The owner's financial investment in the business prior to the effective date of this chapter;

B. The present actual and depreciated value of the business improvements;

C. The applicable federal tax depreciation schedules for such improvements;

D. The remaining useful life of the business improvements;

E. The extent to which the business fails to comply with all applicable requirements of this chapter;

F. The extent, if any, to which the business has been brought into compliance with any of the applicable requirements of this chapter since the date of adoption of this chapter and with which such business previously failed to conform, including the cost incurred for any such improvements;

G. The remaining term of any lease or rental agreement under which the business is operating;

H. Whether the business can be brought into conformance with all applicable requirements of this chapter without requiring to be relocated, and the cost of complying with such requirements;

I. Whether the business must be discontinued at the present location in order to comply with the requirements of this chapter and, if such relocation is required: (1) the availability of relocation sites, and (2) the cost of such relocation;

J. The ability of the owner to change the business to a conforming use. (Ord. 96-0004 § 1 (part), 1996.)

22.62.110 Conflicts. If the provisions of this chapter conflict or contravene the provisions of another chapter of this title, the provisions of this chapter shall prevail as to all matters and questions arising out of the subject matter of this chapter. (Ord. 96-0004 § 1 (part), 1996.)

22.62.120 Modifications or revocations. In addition to the grounds for modifications or revocations prescribed in Chapter 22.56, Part 13 of this title, and after a hearing as provided in Chapter 22.56, Part 13 of this title, the planning commission may modify or revoke an adult business permit or adult business nonconforming use if it finds that one or more of the following conditions exist:

A. The building, structure, equipment or location of such business does not comply with or fails to meet any of the health, zoning, fire and safety requirements or standards of any of the laws of the state of California or ordinances of the county of Los Angeles applicable to such business operation;

B. The business owner, its employee, agent or manager has been convicted in a court of competent jurisdiction of:

1. Any violation of any statute, or any other ordinance, arising from any act performed in the exercise of any rights granted by the adult business permit, the revocation of which is under consideration, or

2. Any offense involving the maintenance of a nuisance caused by any act performed in the exercise of any rights granted by the adult business permit, the revocation of which is under consideration;

C. The business owner, its employee, agent or manager has knowingly made any false, misleading or fraudulent statement of material fact in the application for a permit, or in any report or record required to be filed with the planning commission. (Ord. 96-0004 § 1 (part), 1996.)

Chapter 22.64

LEGISLATIVE PROVISIONS

Sections:

- 22.64.010 Continuation of existing law.
- 22.64.020 Proceedings pending as of November 5, 1971 — Procedure generally.
- 22.64.030 Proceedings pending as of November 5, 1971 — Applications for exceptions.
- 22.64.040 Zone exception — Deemed variance when.
- 22.64.050 Zone exception — Considered nonconforming use when.
- 22.64.055 Zone exception considered conditional use.
- 22.64.060 Rights under existing approval not affected.
- 22.64.070 Convictions for crimes.
- 22.64.080 Repealed ordinances.
- 22.64.090 Repeal does not revive any ordinance.

22.64.010 Continuation of existing law. The provisions of this Title 22, insofar as they are substantially the same as the provisions of any ordinance or portions of any ordinance repealed by provisions codified in this Chapter 22.64 shall be construed as restatements and continuations thereof, and not as new enactments. (Ord. 1494 Ch. 8 Art. 1 § 801, 1927.)

22.64.020 Proceedings pending as of November 5, 1971 — Procedure generally. No hearing or other proceeding initiated or commenced prior to November 5, 1971, and no right accrued, is affected either by amendments to Ordinance 1494 effective on said November 5, 1971, or by the provisions of this Title 22, but all proceedings thereafter taken shall conform to the provisions of said ordinance so far as possible. Where the commission prior to said November 5, 1971, has recommended the granting, denial, revocation or modification of any permit, exception, license or other approval to the board of supervisors, the board may act upon such recommendation either before or after November 5, 1971. In all other cases, the commission shall grant, deny, revoke or modify as now provided in this Title 22, even if the action was initiated prior to said November 5, 1971. (Ord. 1494 Ch. 8 Art. 1 § 802, 1927.)

22.64.030 Proceedings pending as of November 5, 1971 — Applications for exceptions. If, prior to said November 5, 1971, an application for an exception has been heard by the board of supervisors, commission or zoning board but has not been decided on said November 5, 1971, the board of supervisors, commission and zoning board may, where applicable, consider the case as either an application for a variance or for a conditional use permit, and shall decide or recommend pursuant to the provisions of this Title 22 as they now exist. (Ord. 1494 Ch. 8 Art. 1 § 803, 1927.)

22.64.040 Zone exception — Deemed variance when. Where a zone exception granted by action of the commission or board of supervisors prior to said November 5, 1971, may be granted as a variance under the present provisions of this Title 22, it shall be deemed a variance. (Ord. 1494 Ch. 8 Art. 1 § 808, 1927.)

22.64.050 Zone exception — Considered nonconforming use when. In all cases other than as provided in Section 22.64.040, where a zone exception was granted by action of the commission or the board of supervisors prior to November 5, 1971, such use shall be considered a nonconforming use under the provisions of this Title 22, provided:

A. That such uses shall remain in compliance with and subject to all limitations and conditions imposed by such grant; and

B. That all provisions governing nonconforming uses not in conflict with the limitations and conditions of such grant shall apply. (Ord. 1494 Ch. 8 Art. 1 § 809, 1927.)

22.64.055 Zone exception considered conditional use. Notwithstanding the provisions of Section 22.64.050, where a zone exception, granted by action of the commission or board of supervisors prior to November 5, 1971, may be granted as a conditional use permit under the present provisions of Title 22, it shall be deemed a conditional use permit. (Ord. 91-0143 § 1, 1991.)

22.64.060 Rights under existing approval not affected. No rights given by any permit, license or other approval under any ordinance repealed by the provisions of this chapter are affected by such repeal, but such rights shall hereafter be exercised according to the provisions of this Title 22. (Ord. 1494 Ch. 8 Art. 1 § 804, 1927.)

22.64.070 Convictions for crimes. Any conviction for a crime under any ordinance which is repealed by this chapter, which crime is continued as a public offense by this Title 22, constitutes a conviction under this Title 22 for any purpose for which it constituted a conviction under such repealed ordinance. (Ord. 1494 Ch. 8 Art. 1 § 805, 1927.)

22.64.080 Repealed ordinances. Ordinance 219, entitled "An Ordinance Regulating the Storage and Transportation of Explosives in the County of Los Angeles," adopted October 11, 1909; Ordinance 1454, entitled "An Ordinance Regulating the Establishment and Maintenance of Rock Quarries, Sand and Gravel Pits and Rock Crushing Plants in the County of Los Angeles," adopted March 14, 1927; Ordinance 1473 (New Series) entitled "An Ordinance Providing for the Creation in the Unincorporated Area of the County of Los Angeles of Seven Zones Prescribing the Classes of Uses of Buildings, Structures, Improvements and Premises in Said Several Zones and Providing a Penalty for the Violation Thereof," adopted May 2, 1927; Ordinance 2179, entitled "An Ordinance Providing for a Comprehensive Scheme of Building Line Restrictions in the Unincorporated Territory of the County of Los Angeles," adopted November 25, 1932; Ordinance 2854, entitled "An Ordinance Regulating the Establishment, Maintenance and Extension of Cemeteries in the County of Los Angeles, Providing for the Issuance of Permits Therefor, and Providing Penalties for the Violation Thereof," adopted January 20, 1937; and Ordinance 5070, entitled, "An Ordinance Temporarily Restricting and Regulating Residential Construction, Occupation and Use in the Laguna Dominguez Area, Pending the Adoption of Permanent Official Plans of the Master Plan of Land Use," adopted February 17, 1948, are hereby repealed. (Ord. 1494 Ch. 8 Art. 1 § 806, 1927.)

22.64.090 Repeal does not revive any ordinance. The repeal of Ordinance 2854 does not revive Ordinance 927, New Series, entitled, "An Ordinance Prohibiting the Establishment of Certain Institutions in Certain Localities in the County of Los Angeles," adopted October 1, 1923, nor any other ordinance or portion thereof repealed by Ordinance 2854. (Ord. 1494 Ch. 8 Art. 1 § 807, 1927.)

Chapter 22.68

PROCEDURAL ORDINANCE FOR FINANCING OF PUBLIC FACILITIES

Sections:

- 22.68.010 Purpose.
- 22.68.020 Areas of benefit authorized.
- 22.68.030 Definitions.
- 22.68.040 Initiation of proceedings.
- 22.68.050 Resolution of intention.
- 22.68.060 Notice of hearing.
- 22.68.070 Protests.
- 22.68.080 Hearing.
- 22.68.090 Resolution of designation.
- 22.68.100 Filing of map and recording of notice of assessment as lien.
- 22.68.110 Payment of benefits assessments.
- 22.68.120 Recordation of notice of pendency of sale or foreclosure.
- 22.68.130 Annual adjustment of facilities benefit assessment.
- 22.68.140 Consideration in lieu of assessment.
- 22.68.150 Termination of area of benefit.
- 22.68.160 Reimbursement and refund.
- 22.68.170 Alternative method.

22.68.010 Purpose. A. The purpose of this chapter is to implement, in part, the county of Los Angeles General Plan, which provides guidelines for future development in areas depicted within urban expansion or nonurban categories on the General Development Policy Map.

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

C. This chapter is intended to establish procedures for the implementation of the General Plan by providing for the designation of lands which will receive special benefits from the acquisition, construction and improvement of certain public facilities set forth in this chapter, and the imposition of special assessments on land related to benefits received. (Ord. 86-0024 § 1 (part), 1986.)

22.68.020 Areas of benefit authorized. In order that the burden of the cost of constructing public facilities may be borne by all of the lands benefited thereby, areas of benefit it may be designated and facilities benefits assessments, as defined in Section 22.68.030, chargeable to and against such lands may be imposed in accordance with procedures set forth in this chapter. (Ord. 86-0024 § 1 (part), 1986.)

22.68.030 Definitions. Unless the context requires otherwise, the definitions set forth in this section apply to the following terms as used in this chapter.

A. "Advance" means amounts expended by the county or other governmental entity toward the cost of a public facilities project within or for the benefit of an area of benefit and for which the county shall be reimbursed from facilities benefit assessments.

B. "Area(s) of benefit" means lands which are designated as receiving special benefits from the construction, acquisition and improvement of public facilities project(s) as established by a resolution of designation adopted by the county pursuant to this chapter.

C. "Building permit" means the permit issued or required for the construction of any structure in connection with the development of land pursuant to and as defined by the Uniform Building Code.

D. "Capital improvement program" means a plan for the implementation and financing of public facilities projects, including but not limited to a schedule for the commencement of construction, the estimated cost of construction, and the payment of facilities benefit assessments.

E. "Construction" means design, acquisition of property, administration of construction contracts, actual construction and incidental costs related thereto.

F. "Contribution" means amounts expended by the county or other governmental entity toward the cost of a public facilities project in relation to the general benefit received by the county from construction of the public facilities project.

G. "Costs" means amounts spent or authorized to be spent in connection with the planning, financing, acquisition and development of a public facilities project including, without limitation, the costs of land, construction, engineering, administration, and legal and financial consulting fees.

H. "Development" means the division of land, grading or original construction of an improvement to real property, which division of land, grading or construction is of the type normally associated with urban development.

I. "Facilities benefit assessment(s)" means the amounts collected under the terms of this chapter to provide funds for public facilities project(s) which will benefit designated areas of benefit.

J. "Public facilities project" means any and all public improvements the need for which is directly or indirectly generated by development, including, but not limited to the following:

1. Water mains, pipes, conduits, tunnels, hydrants, and other necessary works and appliances for providing water service;

2. Lines, conduits and other necessary works and appliances for providing electric power service;

3. Mains, pipes and other necessary works and appliances for providing gas service;

4. Poles, posts, wires, pipes, conduits, lamps and other necessary works and appliances for lighting purposes;

5. Sidewalks, crosswalks, steps, safety zones, platforms, seats, culverts, bridges, curbs, gutters, tunnels, parks and parkways, recreation areas, including all structures, buildings and other facilities necessary to make parks and parkways and recreation areas useful for the purposes for which intended;

6. Sanitary sewers or instrumentalities of sanitation, together with the necessary outlets, cesspools, manholes, catchbasins, flush tanks, septic tanks, disposal plants, connecting sewers, ditches, drains, conduits, tunnels, channels or other appurtenances;

7. Dams, retention basins, detention basins, debris basins, spreading grounds, injection wells, observation wells, pressure-reduction facilities, headworks, drains, tunnels, conduits, culverts, washes, swales, floodways, flowpaths, and channels for drainage and/or water conservation purposes.

8. Pipes, hydrants and appliances for fire protection;
9. Retaining walls, embankments, buildings and any other structures or facilities necessary or suitable in connection with any of the work mentioned in this section;
10. Compaction of land, change of grade or contours, construction of caissons, retaining walls, drains and other structures suitable for the purpose of stabilizing land;
11. Acquisition, construction and installation of streets and highways;
12. Acquisition, construction, improvement and equipping of library buildings;
13. Acquisition, construction, improvement and equipping of fire stations;
14. Acquisition, construction, improvement and equipping of temporary and permanent school buildings;
15. Acquisition, construction, improvement and equipping of police stations;
16. Acquisition, construction and installation of traffic signs, signals, lights and lighting;
17. Public works maintenance facilities;
18. All other work auxiliary to any of the above which may be required to carry out that work, including but not limited to the maintenance of public facilities projects and administrative, engineering, architectural and legal work performed in connection with establishing, implementing and monitoring public facilities projects;
19. Acquisition of any and all property, easements and rights-of-way which may be required to carry out the purposes of the project. (Ord. 86-0024 § 1 (part), 1986.)

22.68.040 Initiation of proceedings. Upon the receipt of an application by a landowner or his designated agent, or on its own motion, the board of supervisors may initiate proceedings for the designation of an area of benefit by adopting a resolution stating its intention to do so. The board of supervisors shall refer the proposed public facilities project to the director of public works and shall instruct the director with the assistance of the planning director and, where appropriate, interested landowners to make and file with the board of supervisors a report in writing which shall contain:

- A.
 1. An implementation program for future development, and/or
 2. A financing plan with respect to the proposed public facilities project;
- B. A general description of the proposed public facilities project;
- C. An estimate of the total cost of the public facilities project(s) based on the projected time for commencement and completion thereof in accordance with the capital improvement program.
- D. A capital improvement program establishing a schedule for the timing of construction of the public facilities project and the estimated cost therefor;
- E. A diagram showing the area of benefit to be designated and the boundaries and dimensions of the subdivision of land within the area of benefit;

F. Preliminary information concerning the method pursuant to which the costs are proposed to be apportioned among the parcels within the area of benefit in proportion to the estimated benefits to be received by those parcels and a preliminary estimate of the amount of the facilities benefit assessments which will be charged to each such parcel;

G. The amount of the contribution or advance, if any, which the county or other public entity will make toward the total cost of the public facilities project(s). (Ord. 86-0024 § 1 (part), 1986.)

22.68.050 Resolution of intention. Upon receipt of the report described in Section 22.68.040 the board of supervisors may declare its intention to designate an area of benefit by adopting a resolution of intention which shall include the following:

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

B. A capital improvement program with respect to the public facilities project(s);

C. The proposed boundaries of the area of benefit;

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

E. The basis and methodology by which automatic annual increases in the facilities benefit assessment will be computed, assessed and levied, without the necessity for further proceeding pursuant to Section 22.68.130. If, in the discretion of the board of supervisors such automatic annual increases are determined to be necessary;

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

G. The time and place at which the board of supervisors will hold a hearing to consider designation of the area benefit. (Ord. 86-0024 § 1 (part), 1986.)

22.68.060 Notice of hearing. Notice of the hearing shall be provided by publication of the resolution of intention in a newspaper of general circulation at least two weeks before the date set for the hearing and by mailing copies of the resolution of intention to the owners of the affected properties located within the proposed area of benefit at the addresses shown on the last equalized assessment roll, or as otherwise known to the assessor, or by any other means which the board of supervisors finds reasonably calculated to appraise affected landowners of the hearing. (Ord. 86-0024 § 1 (part), 1986.)

22.68.070 Protests. At any time not later than the close of the public hearing, any owner of property within the proposed area of benefit may file a written protest against the public facilities project proposed to be undertaken, or against the extent of the area to be benefited by it, or against the facilities benefit assessments proposed to be levied within the area of benefit or against any or all of the foregoing. The protest must be in writing, signed by the protester, and must contain a description of the property in which the signer is interested. The description must be sufficient to clearly identify the property. If the signer is not shown on

the last equalized assessment roll as the owner of that property, the protest must contain or be accompanied by written evidence that the signer is the owner of the property. All such protests shall be delivered to the board of supervisors and no other protests or objections shall be considered. Any protests may be withdrawn by the owner's requesting the same, in writing, at any time prior to the conclusion of the public hearing. (Ord. 86-0024 § 1 (part), 1986.)

22.68.080 Hearing. At the time and place established in the resolution of intention, the board of supervisors shall hear and consider protests filed against the proposed public facilities project, the extent of the area of benefit, the amount of the facilities benefit assessments proposed to be levied within the area of benefit, or any or all of the foregoing. The hearing may be continued from time to time. If within the time when protests may be filed, there is filed with the board of supervisors a written protest by the owners of more than one-half of the area of the property proposed to be included within the area of benefit, and if sufficient protests are not withdrawn so as to reduce the area represented to less than one-half, then the proposed proceedings shall be abandoned unless the protests are overruled by an affirmative vote of four-fifths of the members of the board of supervisors. The board of supervisors shall not overrule a majority protest unless it finds that the public health, safety or general welfare require that provision be made for the installation of the proposed public facilities project(s). In the event a majority protest is not withdrawn or overruled, the board of supervisors shall not, for one year from the filing of that written protest, commence or carry on any proceedings for the same public facilities project under the provisions of this chapter. If any majority protest which is not withdrawn or overruled is directed against only a portion of the public facilities project, then all further proceedings under the provisions of this chapter to construct that portion of the public facilities project so protested against shall be barred for a period of one year; but the board of supervisors shall not be barred from commencing new proceedings, not including any part of the public facilities project so protested against. Nothing in this section shall prohibit the board of supervisors within a one-year period, from commencing and carrying on new proceedings for the construction of a portion of the public facilities project so protested against if it finds, by the affirmative vote of four-fifths of its members, that the owners of more than one-half of the area of the property to be benefited are in favor of going forward with such portion of the public facilities project. (Ord. 86-0024 § 1 (part), 1986.)

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

- A. A definitive description of the public facilities project(s), the cost of which is to be charged to the properties located within the area of benefit;
- B. A capital improvement program with respect to the public facilities project;
- C. The boundaries of the area of benefit;
- D. The method by which the costs are to be apportioned among the parcels within the area of benefit and the amount of the facilities benefit assessments which will be charged to each such parcel;

E. The basis and methodology by which automatic annual increases in the facilities benefit assessment will be computed, assessed and levied, without the necessity for further proceeding pursuant to Section 22.68.130, if, in discretion of the board of supervisors, such automatic annual increases are determined to be necessary;

F. The amount of the contribution or advance, if any, which the county or other public entity will make toward the total cost. (Ord. 86-0024 § 1 (part), 1986.)

22.68.100 Filing of map and recording of notice of assessment as lien. A. After the adoption by the board of supervisors of a resolution of designation, the director of public works shall prepare a diagram of the boundaries of the area of benefit based on said resolution and shall file same with the board of supervisors. The director of public works shall also file a copy of the diagram referred to in this subsection in the office of the county recorder.

B. After recording the assessment and diagram, the director of public works shall execute and record a notice of assessment in the office of the county recorder.

C. From the date of the recording of the notice of assessment in accordance with the provisions of subsection B of this section, all persons shall be deemed to have notice of the contents of such assessment. Immediately upon such recording in the office of the county recorder each of the assessments shall be a lien upon the property against which it is made.

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

E. The director of public works shall file a copy of the diagram and notice of assessment referred to in this section with the office of assessor. (Ord. 86-0024 § 1 (part), 1986.)

22.68.110 Payment of benefit assessments. After the adoption by the board of supervisors of its resolution of designation, no building permits shall be issued for development on any land included within the area of benefit unless and until the facilities benefit assessments established by the resolution of designation for such lands have been paid. The facilities benefit assessment shall be paid by the landowner upon the issuance of building permit(s) for development or at such time as the capital improvement program for the area of benefit in which the assessed land is located calls for the commencement of construction of the public facilities project. In the event that a landowner desires to proceed with development of a portion of the landowner's property, based on a phased development program, which is subject to a lien for the total amount of facilities benefit assessments as provided in this chapter, the landowner may obtain building permits for the development phase after paying a portion of the facilities benefit assessments and making provision for payment of the remainder of the facilities benefit assessments to the satisfaction of the director of public works. Money received by the county as payment of the facilities benefit assessments shall be deposited in a special fund established for the area of benefit and shall therefore be expended solely for the purposes for which it was assessed and levied. Upon payment of the facilities

benefit assessment as provided in this chapter, the lien which attaches pursuant to Section 22.68.100 shall be discharged. In the event the partial payment is made based on a phased construction program, the county shall release the portion of the property for which building permits have been issued from the lien of the facilities benefit assessment. (Ord. 86-0024 § 1 (part), 1986.)

22.68.120 Recordation of notice of pendency of sale or foreclosure. Where there is a delinquency in payment of the facilities benefit assessments as required by Section 22.68.110, the county may initiate foreclosure proceedings in accordance with the procedures set forth in this section and in any and all applicable state and local laws. If a sale or foreclosure is commenced, notice of the pendency of such sale or foreclosure shall be recorded with the county recorder not later than 10 days after commencing an action or proceeding in any court to foreclose the lien of such assessment. The notice of pendency shall state that the county of Los Angeles has commenced a sale or foreclosure, as the case may be, and shall refer to and identify such sale or foreclosure and shall describe the property affected thereby. The county shall be entitled to recover the cost of recordation of any such notice of pendency in any sale or foreclosure resulting from such delinquency, and provision therefor shall be made in any notice, order or judgment authorizing or providing for such sale or foreclosure. (Ord. 86-0024 § 1 (part), 1986.)

22.68.130 Annual adjustment of facilities benefit assessment. The board of supervisors may, annually after the adoption of the resolution of designation and subject to the requirements set forth in Sections 22.68.040 through 22.68.100, cause an adjustment to be made in the facilities benefit assessments established by the resolution. The adjustments may reflect increases or decreases in the actual cost of the public facilities project or if the public facilities project has not yet been constructed then the estimated cost of the proposed capital improvements as reflected in changes in the scope of the public facilities project or any other indices as the board of supervisors may deem appropriate for this purpose. The modifications may also reflect changes in the improvements proposed to be constructed as well as the availability, or lack thereof of other funds with which to construct the capital improvements. (Ord. 86-0024 § 1 (part), 1986.)

22.68.140 Consideration in lieu of assessment. A. The provisions of Section 22.80.100 to the contrary notwithstanding, upon application by the landowner or his authorized agent, the board of supervisors may accept consideration in lieu of the facilities benefit assessments required pursuant to this chapter, provided the board of supervisors, upon recommendation of the director of public works, finds that the substitute consideration proposed:

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

B. The board of supervisors may accept consideration in lieu of the facilities benefit assessments required pursuant to this chapter where the board of supervisors finds that the substitute consideration proposed is less than the value of such facilities benefit assessment after payment of an amount equal to the difference between the value of the substitute consideration as determined by the board of supervisors and the amount of such facilities benefit assessments. (Ord. 86-0024 § 1 (part), 1986.)

22.68.150 Termination of area of benefit. Upon the receipt of an application by a landowner or his designated agent, or on its own motion, the board of supervisors may initiate proceedings for the termination of an area of benefit by adopting a resolution stating its intention. The resolution of intention shall state the time and place at which the board of supervisors will hold a hearing to consider such termination. If, at the conclusion of such hearing, the board of supervisors finds and determines that the public facilities project for which the area was originally formed will not be required in the reasonably foreseeable future, or that the installation of said public facilities project may be financed more effectively by another method, the board of supervisors may adopt a resolution declaring the area of benefit terminated. (Ord. 86-0024 § 1 (part), 1986.)

22.68.160 Reimbursement and refund. A. In the event of an annual adjustment of assessment as provided by Section 22.68.130, which reduces the facilities benefit assessment, amounts in the special fund which are no longer required shall be refundable to the current owner(s) of the property as shown on the last equalized assessment roll in proportion to the amount of the original payments.

B. In the event the board of supervisors agrees to accept consideration in lieu of facilities benefit assessments as provided by Section 22.68.140, the value of which the board of supervisors finds is greater than the amount of the otherwise applicable facilities benefit assessments, the board of supervisors may enter into an agreement with a developer pursuant to which said developer may be reimbursed for the amount of the otherwise applicable facilities benefit assessments. The agreement shall set forth the amount to be reimbursed, and the time and manner in which payments shall be made only from revenues paid into the special fund created for the area of benefit.

C. Upon termination of an area of benefit as provided by Section 22.68.150, any money remaining in the special fund established in connection therewith shall be refunded to the current owner(s) of the property as shown on the last equalized assessment roll in proportion to the amount of the original payments. (Ord. 86-0024 § 1 (part), 1986.)

22.68.170 Alternative method. This chapter is intended to establish an alternative method for the spreading of the costs of certain public improvements against the lands which will be benefited thereby; and the provisions of this chapter shall not be construed to limit the power of this board of supervisors to utilize any other method for accomplishing this purpose but shall be in addition to any other requirements which the board of supervisors is authorized to impose as a condition to approving new development pursuant to state and local laws. (Ord. 86-0024 § 1 (part), 1986.)

Chapter 22.70

MAJOR PROJECTS REVIEW TRUST FUNDS

Sections:

- 22.70.010 Major projects.
- 22.70.020 Creation of the funds.
- 22.70.030 Administration of the funds.
- 22.70.040 Supplemental fee agreement.

22.70.010 Major projects. A major project is defined as any project so determined by the director of planning for which the planning or processing of requests for entitlements will impact county departmental resources. (Ord. 93-0075 § 1 (part), 1993.)

22.70.020 Creation of the funds. A. There are hereby authorized within the treasury of the county of Los Angeles special trust funds to be known as the "Major Projects Review Trust Funds."

B. Each fund shall be used to provide additional human and physical resources to the county of Los Angeles solely to process discretionary land use actions and to prepare and/or review associated environmental documents for major projects proposed in the county of Los Angeles. (Ord. 93-0075 § 1 (part), 1993.)

22.70.030 Administration of the funds. A. Each fund shall be administered by the planning department to provide for necessary staffing, expense and equipment for the aforesaid purposes only, and in accordance with established county practices.

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

C. All amounts received from a project applicant under a supplemental service agreement, as defined in Section 22.70.040 of this chapter, shall be placed in the fund established for that major project. Notwithstanding any other ordinances to the contrary, when a project applicant enters into a supplemental service agreement with the county, any fees paid by that applicant related to processing the discretionary land use actions shall be placed within the fund and not in the general fund. Funds from any appropriation to the fund approved by the board of supervisors shall be placed in the fund.

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

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

F. The county services authorized by this chapter shall be paid for at rates sufficient to provide for the full recovery of the costs to the county of providing the services, and the rates shall be reviewed and approved by the auditor controller. (Ord. 93-0075 § 1 (part), 1993.)

22.70.040 Supplemental fee agreement. A. Any supplemental service agreement entered into pursuant to this chapter shall be negotiated by the planning department and executed by the chief administrative officer.

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

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

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

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

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

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

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

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

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

9. Entering into the agreement is voluntary.

10. The agreement shall not control, limit or influence any county approval, disapproval or condition of any discretionary land use action or associated environmental document. The county has the sole discretion to direct the work of any county employee or consultant retained to evaluate, or to assist with the preparation of, any discretionary land use action or associated environmental document. The cooperation of any such employee or consultant shall be exclusively determined by the county and shall not be dependent upon the approval by the county of any discretionary land use action. The agreement is not contingent upon the hiring of any specific employee or the retention of any specific consultant. (Ord. 93-0075 § 1 (part), 1993.)

Chapter 22.72

LIBRARY FACILITIES MITIGATION FEE

Sections:

22.72.010	Purpose.
22.72.020	Definitions.
22.72.030	Establishment of library facilities mitigation fee.*
22.72.040	Annual review of fee.
22.72.050	Applicability.
22.72.060	Time of payment of fee.
22.72.070	Exemptions from fee.
22.72.080	Deposit and use of fees collected.
22.72.090	Consideration in lieu of fee.
22.72.100	Reimbursement.
22.72.110	Alternative method.

22.72.010 Purpose. The purpose of this chapter is: (A) to implement certain goals and policies of the county of Los Angeles general plan, which goals and policies promote an equitable distribution of the costs and benefits of governmental actions, promote a distribution of population consistent with service system capacity and resource availability, seek to maintain a balance between increased intensity of development and the capacity of needed public facilities, and give priority to upgrading existing facilities in areas lacking adequate facilities; (B) to mitigate any significant adverse impacts of increased residential development upon public library facilities as required by the California Environmental Quality Act, Public Resources Code Section 21000 et seq.; and (C) to implement the Mitigation Fee Act, Government Code Section 66000 et seq. (Ord. 98-0068 § 2 (part), 1998.)

22.72.020 Definitions. As used in this chapter:

A. "Appropriated" means authorization by the board of supervisors to make expenditures and incur obligations for specific purposes.

B. "Capital improvement plan" means a plan indicating the approximate location, size, time of availability and estimates of cost for all library facilities to be financed with library facilities mitigation fees. A capital improvement plan shall be adopted and annually updated by the board of supervisors in accordance with Government Code Section 66002.

C. "Library facilities" means public library improvements and public library services and community amenities, the need for which is directly or indirectly generated by a residential development project, including but not limited to acquiring, through purchase, lease, lease-purchase, installment purchase or otherwise, improving, constructing, altering, repairing, augmenting, equipping and furnishing real property, buildings, equipment, materials and other facilities for the conduct of public library services and programs; providing collection development and maintenance, including acquiring books, magazines, newspapers, audio-visual,

electronic media, and other informational materials; and all other auxiliary work which may be required to carry out that work, such as administrative, engineering, architectural and legal work performed in connection with establishing, implementing and monitoring such projects, indirect costs, and other incidental expenses of providing those library facilities, or all or any combination thereof.

D. "Library planning area" means one of seven planning areas, the boundaries of which are depicted in the "Report on Proposed Developer Fee Program for Library Facilities—Prepared by the County of Los Angeles Public Library, October 1998" on file in the executive office of the county of Los Angeles, each of which includes related territories in the unincorporated portions of the county of Los Angeles which are within the service area of the county public library. The seven library planning areas are:

- Planning Area 1: Santa Clarita Valley
- Planning Area 2: Antelope Valley
- Planning Area 3: West San Gabriel Valley
- Planning Area 4: East San Gabriel Valley
- Planning Area 5: Southeast
- Planning Area 6: Southwest
- Planning Area 7: Santa Monica Mountains

E. "Mitigation fee" means a monetary exaction other than a tax or special assessment that is collected under the terms of this chapter to provide funds for library facilities related to a residential development project.

F. "Residential development project" means any activity which requires approval by the county resulting in the issuance of grading, building, plumbing, mechanical or electrical permits or certificates of occupancy to construct or change the use of a building or property for residential use. (Ord. 98-0068 § 2 (part), 1998.)

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

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

Planning Area 1: Santa Clarita Valley per dwelling unit	\$765.00
Planning Area 2: Antelope Valley per dwelling unit	\$743.00
Planning Area 3: West San Gabriel Valley per dwelling unit	\$775.00
Planning Area 4: East San Gabriel Valley per dwelling unit	\$763.00
Planning Area 5: Southeast per dwelling unit	\$766.00

Planning Area 6: Southwest per dwelling unit	\$772.00
Planning Area 7: Santa Monica Mountains per dwelling unit	\$768.00

(Ord. 98-0068 § 2 (part), 1998.)

* **Editor's note:** Fee changes in this section include changes made by the county librarian due to increases in the Consumer Price Index and are effective July 1, 2007.

22.72.040 Annual review of fee. A. The amount of the fee established by Section 22.72.030 shall be reviewed annually by the county librarian, in consultation with the county auditor-controller. On July 1st of each year, the fee in each library planning area shall be adjusted as follows: calculate the percentage movement between April 1st of the previous year and March 31st of the current year in the Consumer Price Index (CPI) for all urban consumers in the Los Angeles, Anaheim and Riverside areas, as published by the United States Government Bureau of Labor Statistics, adjust the fee in each library planning area by said percentage amount and round to the nearest dollar. No adjustment shall increase or decrease the fee to an amount more or less than the amount necessary to recover the cost of providing the applicable library facilities.

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

C. The county librarian shall also present an alternative fee proposal to the board of supervisors for approval as may be necessary to insure that the library facilities mitigation fee is a fair and equitable method of distributing the costs of the library facilities necessary to accommodate the library needs generated by the development of land in the unincorporated areas of the county among the developments which will generate the increased library needs and usage. (Ord. 98-0068 § 2 (part), 1998.)

22.72.050 Applicability. A. The provisions of this chapter shall apply only to residential development projects which, as of the effective date of the ordinance codified in this chapter,* are yet to receive final discretionary approval and/or the issuance of a building permit or other development right and to any new residential use of existing buildings which has not yet commenced as of said effective date.

B. No tract map, parcel map, conditional use permit, other land use permit or other entitlement shall be approved unless payment of the library facilities mitigation fee is made a condition of approval for any such entitlement. (Ord. 98-0068 § 2 (part), 1998.)

* **Editor's note:** Ordinance 98-0068, which enacts Ch. 22.72, is effective December 26, 1998.

22.72.060 Time of payment of fee. A. No building or similar permit for residential use shall be issued and no new residential use of an existing building shall occur until the applicant has paid the applicable library facilities mitigation fee to the county librarian. In the event that an applicant desires to proceed with development of a portion of the residential development project, the applicant may obtain building permits for that portion of the project after paying a proportional share of the total library facilities mitigation fee for the project to the satisfaction of the county librarian.

B. The provisions of subsection A above shall apply to payment of the library facilities mitigation fee for a residential development project if the fee will reimburse the county for expenditures already made, or if the county has previously adopted a capital improvement plan or proposed construction schedule and has established an account and appropriated funds for the library facilities to be financed by the fee. In all other cases, notwithstanding the provisions of subsection A above, payment of the fee for a residential development project shall not be required prior to the date of the final inspection or the date the certificate of occupancy is issued for the first dwelling in the development, whichever occurs first. In such cases, execution of an agreement to pay the required fee or applicable portion thereof within the time specified herein shall be a condition of issuance of the applicable building or similar permit. Such agreement shall constitute a lien for the payment of the fee and shall be enforceable as provided in Government Code Section 66007. (Ord. 98-0068 § 2 (part), 1998.)

22.72.070 Exemptions from fee. The following shall be exempt from the provisions of this chapter:

A. Individual single-family residences where not more than one such residence is proposed to be built by the same person or entity on contiguous lots or parcels of land; or

B. Additions or modifications to existing residential units, provided that such additions or modifications do not increase the number of families that can be housed in such residential units. (Ord. 98-0068 § 2 (part), 1998.)

22.72.080 Deposit and use of fees collected. All library facilities mitigation fees received by the county shall be deposited in a special library capital facilities fund and expended solely for the purposes for which the fee was collected. A separate library capital facilities fund account shall be established for each of the seven library planning areas. All interest income earned shall be credited to each account and shall be used solely for the purposes for which the fee was collected. (Ord. 98-0068 § 2 (part), 1998.)

22.72.090 Consideration in lieu of fee. A. The county librarian may accept substitute consideration in lieu of the library facilities mitigation fee required pursuant to this chapter, provided the county librarian finds that the proposed substitute consideration:

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

B. The county librarian may accept substitute consideration in lieu of a portion of the library facilities mitigation fee required pursuant to this chapter where he or she finds that the substitute consideration proposed is less than the value of the required fee but is in a form acceptable to the county librarian and is within the scope of the applicable library facilities project. Such substitute consideration may be accepted by the county librarian only after payment of an amount equal to the difference between the value of the substitute consideration, as solely determined by the county librarian, and the amount of the otherwise required fee. (Ord. 98-0068 § 2 (part), 1998.)

22.72.100 Reimbursement. The provisions of Section 22.72.090 shall not prevent the execution of a reimbursement agreement between the county and a developer for that portion of the cost of library facilities paid by the developer which exceeds the need for the library facilities attributable to and reasonably related to the development. (Ord. 98-0068 § 2 (part), 1998.)

22.72.110 Alternative method. This chapter is intended to establish an alternative method for the financing of public library facilities, the need for which is generated directly or indirectly by a residential development project or projects. The provisions of this chapter shall not be construed to limit the power of the county to utilize any other method for accomplishing this purpose but shall be in addition to any other fees or requirements which the board of supervisors is authorized to impose as a condition to approving new development pursuant to state and local laws. (Ord. 98-0068 § 2 (part), 1998.)

FOOTNOTES FOR TITLE 22

1. For statutory provisions on zoning, see Gov. Code § 65800 et seq.
Editor's Note: Ordinance 1494, passed on September 12, 1927, has frequently been amended and updated. Because these changes are so complex, legislative history notes have not been supplied for individual code sections. For all legislative history information before Ordinance 12377, see the Tables set out at Appendix 1 of Title 22.
For administrative code provisions on the board of supervisors, see Ch. 2.36; for provisions on the public works department, see Ch. 2.18; for provisions of the department of regional planning, see Ch. 2.106; and for provisions on the regional planning commission, see Ch. 2.108 of this code.
Legislative history has been added to individual sections for amendments after Ordinance 12377.
2. The heading of Part 3 of Ch. 22.16 was amended by Ord. 82-0241.
5. For county business regulations generally, see Titles 7 and 8 of this code; for public health licenses, see Title 11 of this code.
7. For county provisions on parks and beaches, see Title 17; for provisions on airports and harbors, see Title 19; for provisions concerning highways, see Title 16 of this code.
9. For other county provisions concerning the parking of vehicles, see Title 15 of this code.
10. Editor's Note: The map adopted by Ord. 88-0109 is not codified.
11. For other county flood-control provisions, see Division 5 of Title 20 of this code. The Los Angeles County Flood Control District Code is printed at the back of Title 20 of this code.
12. The appendices of Ord. 89-0148 are not codified in Ch. 22.46; they are on file in the office of the clerk of the board of supervisors.
13. For highways, undergrounding of utilities, street numbering and other provisions concerning highways, see Title 16 of this code.
14. The heading of Part 4 of Ch. 22.48 was amended by Ord. 85-0168 § 32.
17. For other flood-control provisions, see Division 5 of Title 20 of this code.
19. For county provisions on solid-waste disposal, see Division 4 of Title 20 of this code.
21. For county provisions on animal health and control, see Title 10 of this code.

APPENDICES FOR TITLE 22

- 1. Legislative History for Ordinance 1494**
- 2. Cross Reference Table for Ordinance 1494**
- 3. Minimum Dimensions for Parking Stalls**

APPENDIX 1

LEGISLATIVE HISTORY FOR ORDINANCE 1494

The provisions of Ordinance 1494, originally adopted on September 12, 1927, have been frequently changed and updated. Often, outdated material has not been repealed; instead, the provisions have been kept current by many detailed amendments. Present provisions are based on language set out in Ord. 5447, passed December 13, 1949, which amended Ord. 1494 in its entirety and initiated a new section numbering scheme, but which left unrepealed a group of earlier amendments, from Ord. 1525 to Ord. 5445; among these are early regulations for zoned districts. It is for these reasons that full legislative history notes are not given following the text of each section of Ord. 1494 set out in Title 22. Current amendments to maps for zoned districts are set out only in the complete Ordinance List and Disposition Table at Volume 8 of this code.

The table set out in this Appendix 1 attempts to include all ordinance information concerning each section number presently or formerly in Ord. 1494, although some information may be missing. Ordinances with earliest passage dates are listed before later ordinances and repealing ordinances have been supplied for continuity.

For example: Section X	In 1494 (appeared in original Ord. 1494); amended by Ords. A; B; C; repealed by Ord. D. Added by Ord. E; renumbered to be § XX by Ord. F. (Further data listed under Section XX.)
Section Y	Added by Ord. G; amended by H, I.* (No record of repeal or renumbering.)
Section Z	Renumbered from § P by Ord. Q (see entry under Section P for early history).

*An asterisk means that information is missing, or that the particular section number has not been amended or kept current.

Beginning with Ord. 12377, ordinances adding or making changes to particular zoning sections are noted in the legislative history at the end of each section; repeal information continues to be maintained in this Appendix 1.

To find the location of a particular section of Ord. 1494 in Title 22, consult Appendix 2. For example: Section 22.20.170 derives from Ord. 1494 Section 212; then, consulting this Appendix 1, the entry under Section 212 shows all ordinances affecting that section since its enactment.

Section**Number****Legislative History**

1 In 1494; amended by 1513 § 1, 1927; 1648 § 2, 1929; 3078 § 2, 1938; 3440 § 2, 1939; repealed by 4292 § 1, 1943.
Added by 4292 § 2 (part), 1943; amended by 4379 § 2, 1944; 4714 § 2, 1946; 5085 § 1, 1948.

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- 1.1 Added by 3655 § 2, 1940; repealed by 4292 § 1, 1942.
- 1.2 Added by 3511 § 1, 1940*; repealed by 4326 § 2, 1944.
- 1.6 Added by 3311 § 2, 1940.*
Renumbered to be § 110 by 4326 § 1 (part), 1944.
- 2 In 1494; amended by 1513 § 2, 1927; 1648 § 3, 1929; 2257 § 1, 1933; 2471 § 1, 1934; 2664 § 1, 1935; 2758 § 1, 1936; 2788 § 1, 1936; 2833 § 1, 1936; 2921 § 1, 1937; 2974 § 1, 1937; 3038 § § 1, 2, 1937; 3371 § 1, 1939; 3775 § 1, 1941; repealed by 4292 § 1, 1943.
Added by 4292 § 2, 1943.
- 2.1 Added by 3371 § 2, 1939; renumbered to be § 91 by 4292 § 10 (part), 1943.
- 2.2 Added by 3371 § 3, 1939; renumbered to be § 92 by 4292 § 10 (part), 1943.
- 2.3 Added by 3371 § 4, 1939; renumbered to be § 93 by 4292 § 10 (part), 1943.
- 2.4 Added by 3371 § 5, 1939; renumbered to be § 94 by 4292 § 10 (part), 1943.
- 2.5 Added by 3371 § 6, 1939; renumbered to be § 95 by 4292 § 10 (part), 1943.
- 2.6 Added by 3371 § 7, 1939; renumbered to be § 96 by 4292 § 10 (part), 1943.
- 2.7 Added by 3371 § 8, 1939; renumbered to be § 97 by 4292 § 10 (part), 1943.
- 2.8 Added by 3371 § 9, 1939; renumbered to be § 98 by 4292 § 10 (part), 1943.
- 2.9 Added by 3371 § 10, 1939; renumbered to be § 99 by 4292 § 10 (part), 1943.
- 3 In 1494; amended by 1513 § 3, 1927; 1648 § 4, 1929; 3440 § 3, 1939; renumbered to be § 31 by 4292 § 6 (part), 1943.
In 4292 § 2 (part), 1943.*
- 4 In 1494; amended by 1648 § 5 1929; 1778 § 1, 1930; repealed by 4292 § 1, 1943.
In 4292 § 2 (part), 1943.*
- 4½ Added by 1648 § 6, 1929; amended by 3511 § 3, 1940; repealed by 4292 § 1, 1943.
- 5 Renumbered from § 20 by 4292 § 3 (part) 1943.*
- 5¼ Added by 3078 § 5, 1938; amended by 3440 § 4, 1939; 3798 § 1, 1941; repealed by 4292 § 1, 1943.
- 5½ Added by 2079 § 1, 1932; amended by 2199 § 1, 1933; 2320 § 1, 1933; 2851 § 1, 1937; repealed by 3078 § 3, 1938.
Added by 3078 § 3 (part), 1938; amended by 3440 § 5, 1939.
Renumbered to be § 39 by 4292 § 6 (part), 1943.
- 6 In 1494; amended by 1648 § 8, 1929; 3798 § 2, 1941; repealed by 4292 § 1, 1943.
Renumbered from § 22 by 4292 § 3 (part), 1943.*
- 7 In 1494; amended by 1648 § 9, 1929; 2471 § 2, 1934; 2831 § 1, 1936; 2974 § 2. 1937; repealed by 4292 § 1, 1943.
Renumbered from § 23 by 4292 § 3 (part), 1943.

- 8 In 1494; amended by 1648 § 10, 1929; 2288 § 1, 1933; 2471 § 3, 1934; 2641 § 1, 1935; 2775 § 1, 1936; 2974 § 3, 1937; 3440 § 6, 1939; repealed by 4292 § 1, 1943.
Renumbered from § 24 by 4292 § 3 (part), 1943.*
- 8½ Added by 1648 § 11, 1929; amended by 2303 § 1, 1933; repealed by 4292 § 1, 1943.
- 9 In 1494; amended by 1648 § 12, 1929; 2153 § 1, 1932; 2157 § 1, 1932; 2974 § 4, 1937; repealed by 4292 § 1, 1943.
Added by 5085 § 2, 1948.*
- 9.8 Added by 3440 § 7, 1939; amended by 3858 § 1, 1941; renumbered to be § 21 by 4292 § 5 (part), 1943.
- 10 In 1494; amended by 1648 § 13, 1929; 1778 § 2, 1930; 2851 § 2, 1937; 2885 § 1, 1937; 3078 § 4, 1938; 3382 § 2, 1939; 3440 § 8, 1939; 3858 §§ 2, 3, 1941; repealed by 4292 § 1, 1943.
In 4292 § 4 (part), 1943.*
- 11 In 1494; amended by 1648 § 14, 1929; 2471 § 4, 1934; 2575 § 1, 1935; 3382 § 3, 1939; 3440 § 9, 1939; repealed by 4292 § 1, 1943.
In 4292 § 4 (part), 1943.*
- 11.1 Added by 3858 § 4, 1941; renumbered to be § 35 by 4292 § 6 (part), 1943.
- 12 In 1494; renumbered to be § 122 by 4292 § 12 (part), 1943.*
In 4292 § 4 (part), 1943.*
- 13 In 1494; renumbered to be § 123 by 4292 § 12 (part), 1943.*
In 4292 § 4 (part), 1943.*
- 14 In 1494; renumbered to be § 124 by 4292 § 12 (part), 1943.
In 4292 § 4 (part), 1943; amended by 4714 § 3, 1946.*
- 15 In 1494; renumbered to be § 125 by 4292 § 12 (part), 1943.
In 4292 § 4 (part), 1943.*
- 16 In 1494; renumbered to be § 126 by 4292 § 12 (part), 1943.
In 4292 § 4 (part), 1943.*
- 16.5 Added by 5304 § 1, 1949.*
- 17 In 1494; renumbered to be § 182 by 4292 § 15 (part), 1943.
In 4292 § 4 (part), 1943.
- 18 In 1494; amended by 1546 § 1, 1928; 1614 § 1, 1928; 1739 § 1, 1929; 1823 § 1, 1930; 1922 § 1, 1931; 2013 § 1, 1931; 2195 § 1, 1932; 3168 § 1, 1938; 3570 § 1, 1940; 3627 § 1, 1940; 3687 § 1, 1940; 3812 § 1, 1941; 4033 § 1, 1942; renumbered to be § 183 by 4292 § 15 (part), 1943.
In 4292 § 4 (part), 1943.*
- 19 In 1494; amended by 1525 § 1, 1928; 1537 § 1, 1928; 1591 § 1, 1928; 1613 § 1, 1928; 1618 § 1, 1928; 1681 § 1, 1929; 1904 § 1, 1931; 1923 § 1, 1931; 2743 § 1, 1936; 2753 § 1, 1936; 3307 §§ 1, 2, 1939; 3418 § 1, 1939; 3466 § 1, 1939; 3646 § 1, 1940; 3646 § 2, 1940; 3727 § 1, 1940; 3855 § 1, 1941; 4203 § 1, 1943; renumbered to be § 184 by 4292 § 15 (part), 1943.
Renumbered from § 26 by 4292 § 5 (part), 1943.*
- 19½ Added by 1539 § 1, 1928 (Panama Acres); amended by 2425 § 1, 1934.*
Added by 3919 § 1, 1941 (Sunshine Acres); renumbered to be § 185 by 4295 § 15 (part), 1943.
- 19⅓ Added by 1561 § 1, 1928 (Southwest District); amended by 1924 § 1, 1931; 2800 § 1, 1936; renumbered to be § 186 by 4292 § 15 (part), 1943.

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- 19^{3/4} Added by 1658 § 1, 1929 (Beverly Boulevard District); amended by 1801 § 2, 1930; 1826 § 1, 1930; renumbered to be § 187 by 4292 § 15 (part), 1943.
- 19^{1/5} Added by 1690 § 1, 1929 (First Unit, East Side District); amended by 2222 § 1, 1933; 2634 § 1, 1935; 3373 § 1, 1939; 3756 § 1, 1941; 3819 § 1, 1941; 4032 § 1, 1942; 4286 § 1, 1943; renumbered to be § 188 by 4292 § 15 (part), 1943.
- 19^{1/6} Added by 1700 § 1, 1929 (Walnut Park District); amended by 1819 § 1, 1930; renumbered to be § 189 by 4292 § 15 (part), 1943.
- 19^{1/7} Added by 1779 § 1, 1930 (Huntington Drive District); repealed by 3725 § 1, 1940.*
Renumbered to be § 190 by 4292 § 15 (part), 1943.
- 19^{1/8} Added by 1813 § 1, 1930 (South Santa Anita District); amended by 3045 § 1, 1938 (as South Anita-Temple City District); amended by 3700 § 1, 1940; 3889 § 1, 1941; 3896 § 1, 1941; renumbered to be § 191 by 4292 § 15 (part), 1943.
- 19^{1/9} Added by 1882 § 1, 1930 (La Canada-Flintridge District); amended by 1925 § 1, 1931; 3788 § 1, 1941; 4220 § 1, 1943; renumbered to be § 192 by 4292 § 15 (part), 1943.
- 19^{1/10} Added by 1891 § 1, 1930 (East San Gabriel District); amended by 1937 § 1, 1931; 2187 § 1, 1932; 3195 § 1, 1938; 3335 § 1, 1939; 3725 § 1, 1940.*
Added by 3725 § 2, 1940; renumbered to be § 193 by 4292 § 15 (part), 1943.
- 19^{1/11} Added by 1947 § 1, 1931 (San Pasqual District); amended by 2013 § 2, 1931; renumbered to be § 194 by 4292 § 15 (part), 1943.
- 19^{1/12} Added by 1959 § 1, 1931 (East Pasadena District); amended by 3865 § 1, 1941; 3917 § 1, 1941; 4003 § 1, 1941; renumbered to be § 195 by 4292 § 15 (part), 1943.
- 19^{1/13} Added by 2022 § 1, 1931 (City Terrace District); amended by 2917 § 1, 1937; 2944 § 1, 1937; 3184 § 1, 1938; 3329 § 1, 1939; renumbered to be § 196 by 4292 § 15 (part), 1943.
- 19^{1/14} Added by 2023 § 1, 1931 (Second Unit, East Side District); amended by 3185 § 1, 1938; renumbered to be § 197 by 4292 § 15 (part), 1943.
- 19^{1/15} Added by 2111 § 1, 1932 (District No. 1, Section 3-W); renumbered to be § 198 by 4292 § 15 (part), 1943.
- 19^{1/16} Added by 2131 § 1, 1932 (District No. 2, Section 3-W and 4); repealed by 2140 § 1, 1932.
Added by 2164 § 1, 1932 (District No. 1, Section 1-W); renumbered to be § 199 by 4292 § 15 (part), 1943.
- 19^{1/17} Added by 2224 § 1, 1933 (District No. 3, Section 2-D); amended by 2447 § 1, 1934; 2537 § 1, 1934; 2616 § 1, 1935; 3946 § 1, 1941; renumbered to be § 200 by 4292 § 15 (part), 1943.
- 19^{1/18} Added by 2197 § 1, 1933 (District No. 4, Section 2-E); amended by 3487 § 1, 1939; renumbered to be § 201 by 4292 § 15 (part), 1943.
- 19^{1/19} Added by 2253 § 1, 1933 (District No. 5, Section 2-E); amended by 2499 § 1, 1934; 2963 § 1, 1937; renumbered to be § 202 by 4292 § 15 (part), 1943.
- 19^{1/20} *In 3455 § 1, 1939; renumbered to be § 203 by 4292 § 15 (part), 1943.
- 19^{1/21} Added by 2312 § 1, 1933 (District No. 2, Section 2-E); amended by 3647 § 1, 1940; renumbered to be § 204 by 4292 § 15 (part), 1943.

- 19¹/₂₂ Added by 2433 § 1, 1934 (District No. 8, Section 2-E); amended by 3909 § 1, 1941; renumbered to be § 205 by 4292 § 15 (part), 1943.
- 19¹/₂₃ Added by 2446 § 1, 1934 (District No. 10, Section 2-E; amended by 2481 § 1, 1934; 2801 § 1, 1936; renumbered to be § 206 by 4292 § 15 (part), 1943.
- 19¹/₂₄ Added by 2490 § 1, 1934 (District No. 7, Section 2-E); amended by 2963 § 2, 1937; 3002 § 1, 1937; renumbered to be § 207 by 4292 § 15 (part), 1943.
- 19¹/₂₅ Added by 2615 § 1, 1935 (District No. 11, Section 2-E); amended by 3946 § 2, 1941; renumbered to be § 208 by 4292 § 15 (part), 1943.
- 19¹/₂₆ Added by 2614 § 1, 1935 (District No. 12, Section 2-E); renumbered to be § 209 by 4292 § 15 (part), 1943.
- 19¹/₂₇ Added by 2626 § 1, 1935 (District No. 13, Section 2-E); repealed by 3486 § 1, 1939.*
Renumbered to be § 210 by 4292 § 15 (part), 1943.
- 19¹/₂₈ Added by 2781 § 1, 1936 (Montrose-La Crescenta District); amended by 2842 § 1, 1936; 3813 § 1, 1938; 3387 § 1, 1939; 3403 § 1, 1939; 3788 § 2, 1941; 4004 § 1, 1941; 4047 § 1, 1942; 4153 § 3, 1942; renumbered to be § 211 by 4292 § 15 (part), 1943.
- 19¹/₂₉ Added by 3474 § 1, 1939 (District No. 7, Section 3-W, Central Gardens); renumbered to be § 212 by 4292 § 15 (part), 1943.
- 19¹/₃₀ *Amended by 3863 § 1, 1941; 3949 § 1, 1941; renumbered to be § 213 by 4292 § 15 (part), 1943.
- 19¹/₃₁ Added by 2951 § 1, 1937 (District No. 4, Section 4, North Long Beach); renumbered to be § 214 by 4292 § 15 (part), 1943.
- 19¹/₃₂ Added by 3128 § 1, 1938 (East Los Angeles District); renumbered to be § 215 by 4292 § 15 (part), 1943.
- 19¹/₃₃ Added by 3202 § 1, 1938 (District No. 4, Section 3-E, Downey); amended by 3329 § 2, 1939; 3453 § 1, 1939; 3671 § 1, 1940; 3696 § 1, 1940; 3768 § 1, 1941; 3825 § 1, 1941; 3864 § 1, 1941; 3982 § 1, 1941; renumbered to be § 216 by 4292 § 15 (part), 1943.
- 19¹/₃₄ Added by 3201 § 1, 1938 (District No. 1, Antelope Valley); amended by 3452 § 1, 1939; 3890 § 1, 1941; renumbered to be § 217 by 4292 § 15 (part), 1943.
- 19¹/₃₅ Added by 3204 § 1, 1938 (District No. 4, Section 3-W, Arnaz); renumbered to be § 218 by 4292 § 15 (part), 1943.
- 19¹/₃₆ Added by 3248 § 1, 1938 (District No. 8, Section 3-E, Norwalk); amended by 3435 § 1, 1939; renumbered to be § 219 by 4292 § 15 (part), 1943.
- 19¹/₃₇ Added by 3264 § 1, 1938 (District No. 5, Section 3-W, Willowbrook-Enterprise); amended by 3629 § 1, 1940; 3987 § 1, 1941; renumbered to be § 220 by 4292 § 15 (part), 1943.
- 19¹/₃₈ *Amended by 3523 § 1, 1940; 3595 § 1, 1940; 3628 § 1, 1940; renumbered to be § 221 by 4292 § 15 (part), 1943.
- 19¹/₃₉ Added by 3314 § 1, 1939 (District No. 16, Section 2-E, Irwindale); amended by 3949 § 2, 1941; renumbered to be § 222 by 4292 § 15 (part), 1943.
- 19¹/₄₀ Added by 3381 § 1, 1939 (District No. 1, Section 2-W, Gilmore Island); amended by 3394 § 1, 1939; renumbered to be § 223 by 4292 § 15 (part), 1943.

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- 19^{1/41} Added by 3384 § 1, 1939 (District No. 6, Section 4, Cerritos Park); amended by 3726 § 1, 1940; 3745 § 1, 1940; 3857 § 1, 1941; 3936 § 1, 1941; renumbered to be § 224 by 4292 § 15 (part), 1943.
- 19^{1/42} Added by 3414 § 1, 1939 (District No. 2, Section 3-E, Cudahy); renumbered to be § 225 by 4292 § 5 (part), 1943.
- 19^{1/43} Added as § 19^{1/42} by 3515 § 1, 1940 (District No. 5, Section 4, Los Cerritos); renumbered to be § 19^{1/43} by 3655 § 1, 1940; renumbered to be § 226 by 4292 § 15 (part), 1943.
- 19^{1/44} *Amended by 4158 § 1, 1942; renumbered to be § 227 by 4292 § 15 (part), 1943.
- 19^{1/45} Added by 3711 § 1, 1940 (District No. 8, Section 3-W, Roosevelt Park); renumbered to be § 228 by 4292 § 15 (part), 1943.
- 19^{1/46} Added by 3811 § 1, 1941 (District No. 19, Section 2-E Covina Highlands); renumbered to be § 229 by 4292 § 15 (part), 1943.
- 19^{1/47} Added by 3820 § 1, 1941 (District No. 18, Section 2-F, Duarte); renumbered to be § 230 by 4292 § 15 (part), 1943.
- 19^{1/48} Added by 3910 § 1, 1941 (District No. 10, Section 3-E, La Habra Heights); renumbered to be § 231 by 4292 § 15 (part), 1943.
- 19^{1/49} Added by 3964 § 1, 1941 (District No. 20, Section 2-E, El Monte); renumbered to be § 232 by 4292 § 15 (part), 1943.
- 19^{1/50} Added by 3988 § 1, 1941 (District No. 12, Section 3-E, Rivera); renumbered to be § 233 by 4292 § 15 (part), 1943.
- 19^{1/51} Added by 4051 § 1, 1942 (District No. 14, Section 3-E, East Side Unit No. 4); amended by 4056 § 1, 1942; renumbered to be § 234 by 4292 § 15 (part), 1943.
- 19^{1/52} Added by 4072 § 1, 1942 (District No. 21, Section 2-E, Walnut); renumbered to be § 235 by 4292 § 15 (part), 1943.
- 19^{1/53} Added by 4107 § 1, 1942 (District No. 15, Section 3-E, Pico); renumbered to be § 236 by 4292 § 15 (part), 1943.
- 19^{1/54} Added by 4146 § 1, 1942 (Palmdale District No. 2, Antelope Valley); renumbered to be § 237 by 4292 § 15 (part), 1943.
- 19^{1/55} Added by 4191 § 1, 1942 (District No. 7, Section 4, La Rambla); renumbered to be § 238 by 4292 § 15 (part), 1943.
- 19^{1/56} Added by 4231 § 1, 1943 (District No. 8, Section 4, Dominguez); renumbered to be § 239 by 4292 § 15 (part), 1943.
- 20 In 1494; amended by 1527 § 1, 1928; 1648 § 15, 1949; 2061 § 1, 1932; repealed by 2268 § 1, 1933.
Added by 3382 § 4, 1939; renumbered to be § 5 by 4292 § 3 (part), 1943.
In 4292 § 4 (part), 1943.*
- 21 In 1494; repealed by 4292 § 1, 1943.
Renumbered from § 9.8 by 4292 § 5 (part), 1943; amended by 4379 § 3, 1944; 4714 § 4, 1946; 5085 § 3, 1948.*
- 21.5 Added by 3438 § 1, 1939; amended by 3798 § 3, 1941; repealed by 4292 § 1, 1943.
- 21.7 Added by 5304 § 2, 1949.*
- 22 In 1494; renumbered to be § 6 by 4292 § 3 (part), 1943.
In 4292 § 4 (part), 1943.*
- 22^{1/2} Added by 1648 § 16, 1929; repealed by 4292 § 1, 1943.
- 23 In 1494; amended by 3038 § 4, 1937; renumbered to be § 7 by 4292 § 3 (part), 1943.

- 24 Added by 4714 § 5, 1946.*
 In 1494; renumbered to be § 8 by 4292 § 3 (part), 1943.
 Added by 4714 § 6, 1946; amended by 5085 § 4, 1948; 5304 § 3, 1949.*
- 25 In 1494; renumbered to be § 501 by 4292 § 21, 1943.
 Added by 5234 § 1, 1948.*
- 26 Added by 3655 § 3, 1940; renumbered to be § 19 by 4292 § 5 (part), 1943.
 Added by 5234 § 2, 1948.*
- 27 Added by 3655 § 4, 1940; renumbered to be § 381 by 4292 § 17 (part), 1943.
- 28 Added by 3655 § 5, 1940; renumbered to be § 382 by 4292 § 17 (part), 1943.
- 29 Added by 3655 § 6, 1940; repealed by 4292 § 1, 1943.
- 30 Added by 3655 § 7, 1940; renumbered to be § 392 by 4292 § 19 (part), 1943.
- 31 Renumbered from § 3 by 4292 § 6 (part), 1943; amended by 4614 § 1, 1946; 4714 § 7, 1946; 5085 § 5, 1948.*
- 31.1 Added by 3655 § 8, 1940; renumbered to be § 393 by 4292 § 19 (part), 1943.
- 31.2 Added by 5304 § 4, 1949.*
- 31.3 Added by 5304 § 5, 1949.*
- 31.4 Added by 5304 § 6, 1949.*
- 31.5 Added by 5276 § 1, 1949.*
- 31.7 Added by 5304 § 7, 1949.*
- 31.8 Added by 5304 § 8, 1949.*
- 32 In 4292 § 7 (part), 1943; amended by 4379 § 4, 1944; 4614 § 2, 1946; 4714 § 8, 1946; 5085 § 6, 1948.*
- 32.5 Added by 5304 § 9, 1949.*
- 32.7 Added by 5304 § 10, 1949.*
- 33 In 4292 § 7 (part), 1943; amended by 4714 § 9, 1946; 5085 § 7, 1948.*
- 34 In 4292 § 7 (part), 1943; amended by 4714 § 10, 1946; 4724 § 1, 1946; 4864 § 1, 1947; 4907 § 1, 1947; 5085 § 8, 1948.*
- 35 Renumbered from § 11.1 by 4292 § 6 (part), 1943; amended by 4379 § 5, 1944; repealed by 4714 § 11, 1946.
 Added by 4714 § 12, 1946; amended by 5085 § 9, 1948; 5304 § 11, 1949.*
- 35.2 Added by 5085 § 10, 1948; amended by 5304 § 12, 1949.*
- 35.4 Added by 5085 § 11, 1948; amended by 5304 § 13, 1949.*
- 36 *Amended by 1513 § 5, 1927.*
 In 4292 § 7 (part), 1943.*
- 37 In 4292 § 7 (part), 1943.*
- 38 In 4292 § 7 (part), 1943; amended by 4379 § 6, 1944; 4614 § 3, 1946; 4714 § 13, 1946; 4907 § 2, 1947; 5085 § 12, 1948; 5124 § 1, 1948; 5276 § 2, 1949; 5304 § 14, 1949.*
- 38.2 Added by 5304 § 15, 1949.*
- 38.5 Added by 5304 § 16, 1949.*
- 38.7 Added by 5304 § 17, 1949.*
- 39 Renumbered from § 5½ by 4292 § 6 (part), 1943; amended by 4714 § 14, 1946; 4907 § 3, 1947; 5085 § 13, 1948.*
- 39.2 Added by 5304 § 18, 1949.*
- 39.3 Added by 5304 § 19, 1949.*
- 39.5 Added by 5085 § 14, 1948.*

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- 40 In 4292 § 7 (part), 1943; amended by 4614 § 4, 1946; 4714 § 15, 1946; 4907 § 4, 1947; 5085 § 40, 1948.*
- 41 In 4292 § 7 (part), 1943; amended by 5085 § 15, 1948; 5304 § 20, 1949; 5329 § 1, 1949.*
- 42 In 4292 § 7 (part), 1943; amended by 4724 § 2, 1946.*
- 43 In 4292 § 7 (part), 1943.*
- 44 *Amended by 1513 § 6, 1927.*
In 4292 § 7 (part), 1943; amended by 4724 § 3, 1946; 4907 § 5, 1947; 5139 § 1, 1948.*
- 45 *In 4292 § 7 (part), 1943; renumbered to be § 46 by 4379 § 8, 1944.
In 4292 § 7 (part), 1943; amended by 4714 § 16, 1946; 5085 § 16, 1948.*
- 45.5 Added by 5085 § 17, 1948; amended by 5304 § 21, 1949.*
- 46 Renumbered from § 45 by 4379 § 8, 1944; amended by 4714 § 17, 1946; 4907 § 7, 1947; 5085 § 18, 1948.*
Added by *; renumbered to be § 47 and amended by 4379 § 7, 1944.
- 47 Renumbered from § 46 by 4379 § 7, 1944; amended by 4614 § 5, 1946; 4634 § 1, 1946; 4714 § 18, 1946; 5251 § 1, 1948.*
- 48 Added by 4379 § 9, 1944; amended by 4714 § 19, 1946.*
- 49 Added by 4379 § 10, 1944.*
- 50 Added by 4714 § 20, 1946.*
- 51 Added by 4714 § 21, 1946.*
- 52 Added by 4714 § 22, 1946.*
- 53 *Added by 5295 § 1, 1949; amended by 5304 § 22, 1949.*
- 54 Added by 5295 § 2, 1949; amended by 5304 § 23, 1949.*
- 56 *Amended by 1513 § 7, 1927.*
- 61 *Amended by 1513 § 8, 1927.*
In 4292 § 8 (part), 1943; amended by 4379 § 12, 1944; 4714 § 23, 1946; 4907 § 8, 1947; 5085 § 19, 1948.*
- 62 *Amended by 1513 § 9, 1927.*
In 4292 § 8 (part), 1943; amended by 4379 § 13, 1944; 5085 § 20, 1948.*
- 63 *Amended by 1513 § 10, 1927.*
In 4292 § 8 (part), 1943; amended by 4379 § 14, 1944; 5085 § 21, 1948.*
- 64 *Amended by 1513 § 11, 1927.*
In 4292 § 8 (part), 1943; amended by 4379 § 15, 1944; 4714 § 24, 1946; 4907 § 9, 1947; 5085 § 23, 1948; 5304 § 24, 1949.*
- 65 *Amended by 1513 § 12, 1927.*
In 4292 § 8 (part), 1943; amended by 4379 § 16, 1944; 4614 § 6, 1946.*
- 66 *Amended by 1513 § 13, 1927.*
In 4292 § 8 (part), 1943; amended by 4714 § 25, 1946; 4907 § 10, 1947.*
- 66.1 Added by 5085 § 23, 1948.*
- 67 *Amended by 1513 § 14, 1927.*
In 4292 § 8 (part), 1943; amended by 4379 § 17, 1944; 4714 § 26, 1946.*
- 68 In 4292 § 8 (part), 1943; amended by 4379 § 18, 1944; renumbered to be § 73 by 4714 § 31 (part), 1946.
Added by 4714 § 32, 1946.*
- 69 In 4292 § 8 (part), 1943; renumbered to be § 74 by 4714 § 31 (part), 1946.
Added by 4714 § 33, 1946.*
- 70 In 4292 § 8 (part), 1943; renumbered to be § 75 by 4714 § 31 (part), 1946.
Added by 4714 § 34, 1946.*
- 71 In 4292 § 8 (part), 1943; renumbered to be § 76 by 4714 § 31 (part), 1946.

- 72 Added by 4714 § 35, 1946; amended by 5304 § 25, 1949.*
In 4292 § 8 (part), 1943; renumbered to be § 77 by 4714 § 31 (part), 1946.
- 73 Added by 4714 § 36, 1946; amended by 5304 § 26, 1949; 5321 § 2, 1949.*
In 4292 § 8 (part), 1943; renumbered to be § 78 by 4714 § 31 (part), 1946.
Renumbered from § 68 by 4714 § 31 (part), 1946.*
- 74 In 4292 § 8 (part), 1943; renumbered to be § 79 by 4714 § 31 (part), 1946.
Renumbered from § 69 by 4714 § 31 (part), 1946.*
- 75 Added by 4379 § 19, 1944; renumbered to be § 80 by 4714 § 31 (part),
1946.
Renumbered from § 70 by 4714 § 31 (part), 1946.*
- 76 Added by 4379 § 20, 1944; renumbered to be § 81 and amended by 4714 §
27, 1946.
Renumbered from § 71 by 4714 § 31 (part), 1946.*
- 76.5 Added by 5085 § 24, 1948.*
- 77 Added by 4379 § 21, 1944; renumbered to be § 82 by 4714 § 28, 1946.
Renumbered from § 72 by 4714 § 31 (part), 1946.*
- 78 Renumbered from § 78 and amended by 4714 § 29, 1946.*
- 79 Added by 4379 § 23, 1944; renumbered to be § 84 by 4714 § 30, 1946.
- 80 Renumbered from § 75 by 4714 § 31 (part), 1946.*
- 82 Renumbered from § 77 and amended by 4714 § 28, 1946.*
- 84 Renumbered from § 79 and amended by 4714 § 30, 1946.*
- 88 Added by 4614 § 7, 1946.*
- 89 Added by 4714 § 37, 1946.*
- 90 Added by 4714 § 37.3, 1946.*
- 91 Renumbered from § 2.1 by 4292 § 10 (part), 1943; amended by 4379 § 24,
1944.*
Added by 4714 § 37.6, 1946.*
- 92 Renumbered from § 2.2 by 4292 § 10 (part), 1943.*
- 93 Renumbered from § 2.3 by 4292 § 10 (part), 1943; amended by 4379 § 25,
1944.*
- 94 Renumbered from § 2.4 by 4292 § 10 (part), 1943.*
- 95 Renumbered from § 2.5 by 4292 § 10 (part), 1943.*
- 96 Renumbered from § 2.6 by 4292 § 10 (part), 1943; amended by 4379 § 26,
1944.*
- 97 Renumbered from § 2.7 by 4292 § 10 (part), 1943; amended by 4379 § 27,
1944.*
- 98 Renumbered from § 2.8 by 4292 § 10 (part), 1943.*
- 99 Renumbered from § 2.9 by 4292 § 10 (part), 1943.*
- 100 In 4714 § 38 (part), 1946; amended by 4907 § 11, 1947.*
Added by 8585 § 1, 1964.
- 101 In 4714 § 38 (part), 1946.*
In 5447; amended by 5623 § 1, 1950; 6314 § 1, 1953; 7275 § 1, 1957; 7349
§ 1, 1958; 7372 § 1, 1958; 7379 § 1, 1958; 7394 § 1, 1958; 8585 § 2, 1964;
10670 § 11, 1973; 10709 § 1, 1973; 10826 § 1, 1974; 12062; § 1, 1979.
- 101.1 Added by 8951 § 1 (part), 1965.
- 101.3 Added by 10366 § 1 (part), 1971; amended by 10709 § 2, 1973; 10826 § 2,
1974; 11707 § 1, 1978; 12021 § 1, 1979; 12062 § 2, 1979.
- 101.4 Added by 10977 § 1, 1974; amended by 11873 § 1, 1979.
- 102 In 4714 § 38 (part), 1946.*
In 5447; amended by 9857 § 5 (part), 1969.

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- 103 In 4714 § 38 (part), 1946.*
In 5447; amended by 5623 § 2, 1950; 9857 § 5 (part), 1969.
- 104 In 4714 § 38 (part), 1946.*
In 5447; amended by 9857 § 5 (part), 1969.
- 105 In 4714 § 38 (part), 1946.*
In 5447; amended by 9857 § 5 (part), 1969.
- 106 Added by 5085 § 25, 1948.*
In 5447; amended by 9857 § 5 (part), 1969.
- 107 In 5447; amended by 9857 § 5 (part), 1969.
- 107.5 Added by 5641 § 1, 1950; amended by 9857 § 4, 1969.
- 108 In 5447; amended by 9857 § 5 (part), 1969.
- 109 Added by 4379 § 28, 1944; amended by 4714 § 39, 1946.*
In 5447; amended by 9857 § 5 (part), 1969.
- 110 Renumbered from § 1.6 by 4326 § 1 (part), 1944; amended by 4907 § 12, 1947.*
In 5447; amended by 9857 § 5 (part), 1969.
- 111 In 4292 § 11 (part), 1943.*
In 5447; amended by 9857 § 5 (part), 1969.
- 112 In 4292 § 11 (part), 1943; amended by 4714 § 40, 1946; 5085 § 26, 1948.*
In 5447; amended by 9857 § 5 (part), 1969.
- 113 In 4292 § 11 (part), 1943; amended by 4379 § 29, 1944; 4714 § 41, 1946; 5085 § 27, 1948.*
In 5447; amended by 9857 § 5, (part), 1969; repealed by 85-0191.
- 114 In 4292 § 11 (part), 1943.*
Added by 11389 § 4, 1976.
- 115 In 4292 § 11 (part), 1943.*
- 116 In 4292 § 11 (part), 1943.*
- 117 In 4292 § 11 (part), 1943; amended by 4379 § 30, 1944; 4714 § 42, 1946; 5085 § 28, 1948.*
- 118 In 4292 § 11 (part), 1943; amended by 4907 § 13, 1947.*
- 118.5 Added by 5085 § 29, 1948.*
- 119 In 4292 § 11 (part), 1943; amended by 4379 § 31, 1944; 4714 § 43, 1946; 5085 § 30, 1948.*
- 120 In 4292 § 11 (part), 1943; amended by 4854 § 1, 1947; 5085 § 31, 1948.*
Added by 7768 § 3 (part), 1960; amended by 11389 § 1, 1976; see § 120.1.
- 120.1 Created by 11523 § 1, 1977 from former §§ 120, 120.5, 120.7, 120.8, 121, 122, 122.3, 122.4, 122.6, 122.7, 122.8, 122.9, 123, 123.5, 124, 124.5, 124.6 and 125; amended by 11830 § 1, 1978; 12062 § 3, 1979.
- 120.2 Created by 11523 § 2, 1977 from former §§ 126, 127, 128 and 128.1; amended by 11830 § 2, 1978; 12021 § 2, 1979; 12062 §§ 4 and 5, 1979; 12271 § 7, 1980.
- 120.3 Created by 11523 § 4, 1977 from former §§ 128.3, 128.4, 128.5, 128.7, 129, 129.5, 130, 130.5, 131 and 131.5; amended by 11792 § 1, 1978; 12021 § 3, 1979; 12062 § 6, 1979; 12271 § 8, 1980.
- 120.4 Created by 11523 § 5, 1977 from former §§ 132, 132.13, 132.15, 132.17, 132.2, 133, 134.5, and 135; amended by 11792 § 2, 1978; 11991 § 1, 1979.
- 120.5 Added by 10366 § 1 (part), 1971; amended by 11389 § 2, 1976; see § 120.1.
Created by 11523 § 6, 1977 from former §§ 135.05, 135.1, 135.2, 135.25 and 135.26; amended by 11934 § 1, 1979.

- 120.6 *; amended by 11519 § 8, 1977 and 11522 § 8, 1977; see § 120.1.
Created by 11523 § 7, 1977 from former § § 135.27, 135.3 and 135.4;
amended by 12062 § 7, 1979.
- 120.7 Added by 10826 § 3 (part), 1974; see § 120.1.
Created by 11523 § 8, 1977 from former §§ 137, 137.5 and 137.7;
amended by 11934 § 2, 1979; 11991 § 2, 1979.
- 120.8 Added by 10826 § 3 (part), 1974; see § 120.1.
Created by 11523 § 9, 1977 from former §§ 137.9, 138, 138.3, 138.5, 139,
139.11, 139.13, 139.15, 139.17, 139.19, 139.195 and 139.2; amended by
11523 § 10, 1977; 11619 § 1 1977; 11991 § 3, 1979.
- 120.9 Created by 11523 § 11, 1977 from former § § 139.31 and 139.32.
- 120.10 Created by 11523 § 12, 1977 from former § § 139.33 and 139.35.
- 120.11 Created by 11523 § 13, 1977 from former § 139.4.
- 120.12 Created by 11523 § 14, 1977 from former §§ 139.5, 139.6 and 139.8;
amended by 11523 § § 15 and 16, 1977.
- 120.13 Created by 11523 § 17, 1977 from former § § 140, 141, 141.05, 141.1,
141.2 and 141.3; amended by 11792 § 3, 1978; 12062 § 8, 1979.
- 120.14 Created by 11523 § 18, 1977 from former §§ 141.5, 141.6, 141.8 and
141.9; amended by 12271 § 6, 1980.
- 120.15 Created by 11523 § 19 1977 from former § § 142, 143, 143.8, 143.9 and
143.10; amended by 12062 § 9, 1969; 12271 § 9, 1980.
- 120.16 Created by 11523 § 20, 1977 from former §§ 144, 144.5, 145, 145.5,
145.6, 145.9, 146, 146.2, 146.3, 146.51, 146.6 and 146.7; former § 146.5
amended, contents added by 11523 § 21, 1977; amended by 11934 § 4,
1979.
- 120.17 Created by 11523 § 22, 1977 from former § 146.8; amended by 11934 § 3.
1979 and 12062 § 10, 1979.
- 120.18 Created by 11523 § 23, 1977 from former § § 146.81, 146.82, 146.83, 147,
147.5, 147.7, 148 and 148.3 (§ 120.18 amended by 11519 § 9, 1977 and
11522 § 9, 1977); amended by 11792 § 4, 1978; 11991 § 4, 1979; 12062 §
11, 1969.
- 120.19 Created by 11523 § 24, 1977 from former § § 148.5, 148.6, 148.7, 149,
150, 151, 151.1, 151.11, 151.12, 151.17, 151.22, 151.25, 151.27, 151.3,
151.5, 151.7, 152, 152.3, 152.5, 152.55 and 152.57 (§ 120.19 amended by
11519 § 10, 1977 and 11522 § 10, 1977); amended by 11614 § 1. 1977;
11991 § 5. 1979; 12062 § 12, 1979.
- 120.20 Created by 11523 § 25, 1977 from former § § 152.58, 152.59, 153, 154,
155 and 156; amended by 11792 § 5, 1978; 11830 § 3, 1978.
- 120.21 Created by 11523 § 26, 1977 from former § 157.
- 120.22 Created by 11523 § 27, 1977 from former § 158.
- 120.23 Created by 11523 § 28, 1977 from former §§ 159, 160, 161 and 162.
- 120.24 Number reserved by 11523 § 29, 1977.
- 120.25 Created by 11523 §§ 30, 31, 32 and 33. 1977 from former § § 163, 164,
165 and 167; amended by 11523 § 35, 1977.
- 121 In 4292 § 11 (part), 1943; amended by 5085 § 32, 1948.*
In 5447; see § 120.1.
- 122 Renumbered from § 12 by 4292 § 12 (part), 1943.*
In 5447; amended by 10366 § 2 (part), 1971; see § 120.1.
- 122.3 Added by 8030 § 1, 1961; amended by 8574 § 1 (part), 1964; see § 120.1.
- 122.4 Added by 11457 § 1. 1977; see § 120.1.

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- 122.6 Added by 11121 § 2, 1975; see § 120.1.
122.7 Added by 11121 § 3, 1975; see § 120.1.
122.8 Added by 11121 § 4, 1975; see § 120.1.
122.9 Added by 11121 § 5, 1975; see § 120.1.
123 Renumbered from § 13 by 4292 § 12 (part), 1943.*
In 5447; amended by 10366 § 2 (part), 1971; see § 120.1.
123.5 Added by 8951 § 1 (part), 1965; amended by 9085 § 1, 1966; see § 120.1.
124 Renumbered from § 14 by 4292 § 12 (part), 1943; amended by 5085 § 33,
1948.*
In 5447; see § 120.1.
124.5 Added by 9689 § 1, 1968; see § 120.1.
124.6 Added by 10826 § 3 (part), 1974; see § 120.1.
125 Renumbered from § 15 by 4292 § 12 (part), 1943; amended by 4379 § 32,
1944; repealed by 4714 § 44, 1946.
In 5447; amended by 7349 § 2 (part), 1948; 10139 § 1, 1970.
126 Renumbered from § 16 by 4292 § 12 (part), 1943.*
In 5447; amended by 5623 § 3, 1950; section no. repealed by 11523 § 2
(part), 1977; see § 120.2.
127 Added by 4714 § 45, 1946.*
In 5447; amended by 9790 § 1, 1969; section no. repealed by 11523 § 2
(part), 1977; see § 120.2.
128 Added by 4714 § 46, 1946.*
In 5447; amended by 5623 § 4, 1950; amended, section no. repealed and
contents placed in § 120.2 by 11523 § 3, 1977.
128.1 Added by 10826 § 3 (part), 1974; section no. repealed by 11523 § 2 (part),
1977; see § 120.2.
128.3 Added by 8259 § 1 (part), 1962; see § 120.3.
128.4 Added by 10826 § 3 (part), 1974; see § 120.3.
128.5 Added by 5623 § 5, 1950; see § 120.3.
128.7 Added by 7034 § 1 (part), 1956; amended by 8574 § 1 (part), 1964; see §
120.3.
129 In 5447; see § 120.3.
129.5 Added by 10366 § 3 (part), 1971; see § 120.3.
130 In 5447; see § 120.3.
130.5 Added by 10366 § 3 (part), 1971 ; see § 120.3.
131 In 5447; see § 120.3.
131.5 Added by 8574 § 2 (part), 1964; see § 120.3.
132 In 5447; amended by 10977 § 2, 1974; see § 120.4.
132.13 Added by 10366 § 3 (part), 1971; see § 120.4.
132.15 Added by 10366 § 3 (part), 1971; see § 120.4.
132.17 Added by 10366 § 3 (part), 1971 ; see § 120.4.
132.2 Added by 6942 § 2, 1956; see § 120.4.
133 In 5447; amended by 10968 § 1, 1974; see § 120.4.
134 In 5447; amended by 9857 § 5 (part), 1969; repealed by 10402 § 1, 1971.
134.5 Added by 5641 § 2, 1950; see § 120.4.
135 In 5447; amended by 10366 § 4, 1971; see § 120.4.
135.05 Added by 10366 § 5 (part), 1971; see § 120.5.
135.1 Added by 10366 § 5 (part), 1971; see § 120.5.
135.2 Added by 10366 § 5 (part), 1971; see § 120.5.
135.25 Added by 10366 § 5 (part), 1971.*

- Added by 11390 § 1, 1976; see § 120.5.
- 135.26 Added by 11075 § 1, 1975; see § 120.5.
- 135.27 Added by 10366 § 5 (part), 1971; see § 120.6.
- 135.3 Added by 7275 § 2, 1957; amended by 8585 § 3, 1964; see § 120.6.
- 135.4 Added by 6716 § 1 (part), 1955; see § 120.6.
- 136 In 5447; amended by 5623 § 6, 1950; 5812 § 1, 1951; 6942 § 3, 1956; repealed by 7768 § 1, 1960.
- 137 In 5447; amended by 5623 § 7, 1950; see § 120.7.
- 137.5 Added by 10366 § 5 (part), 1971; see § 120.7.
- 137.7 Added by 10366 § 5 (part), 1971; see § 120.7.
- 137.9 Added by 11024 § 1, 1974; see § 120.8.
- 138 In 5447; see § 120.8.
- 138.3 Added by 10366 § 5 (part), 1971; see § 120.8.
- 138.5 Added by 10366 § 5 (part), 1971; see § 120.8.
- 139 In 5447; see § 120.8.
- 139.11 Added by 10366 § 7 (part), 1971; see § 120.8.
- 139.13 Added by 10366 § 7 (part), 1971; see § 120.8.
- 139.15 Added by 10366 § 7 (part), 1971; see § 120.8.
- 139.17 Added by 10366 § 7 (part), 1971; see § 120.8.
- 139.19 Added by 10366 § 7 (part), 1971; see § 120.8.
- 139.195 Added by 10366 § 7 (part), 1971; see § 120.8.
- 139.2 Added by 6942 § 4 (part), 1956; amended by 10366 § 6 (part), 1971; see § 120.8.
- 139.3 Added by 8892 § 1 (part), 1965; amended by 10366 § 6 (part), 1971; repealed by 10826 § 4, 1974.
- 139.31 Added by 10366 § 7 (part), 1971; see § 120.9.
- 139.32 Added by 10366 § 7 (part), 1971; see § 120.9.
- 139.33 Added by 9689 § 2, 1968; see § 120.10.
- 139.35 Added by 9689 § 3, 1968; amended by 9917 § 1, 1969; 9948 § 1, 1970; see § 120.10.
- 139.4 Added by 6942 § 4 (part), 1956; section no. repealed and contents placed in § 120.11 by 11523 § 13, 1977.
- 139.5 Added by 10366 § 7 (part), 1971; see § 120.12.
- 139.6 Added by 7768 § 3 (part), 1960; see § 120.12.
- 139.8 Added by 6942 § 4 (part) 1956; section no. repealed, contents placed in § 120.12 by 11523 § 15, 1977.
- 140 In 5447; see § 120.13.
- 141 In 5447; see § 120.13.
- 141.05 Added by 10366 § 7 (part), 1971; see § 120.13.
- 141.1 Added by 8259 § 1 (part), 1962; see § 120.13.
- 141.2 Added by 6942 § 4 (part), 1956; renumbered to be § 141.3.
Added by 8259 § 3 (part), 1962; see § 120.13.
- 141.3 Renumbered from § 141.2 by 8259 § 2, 1962; amended by 10184 § 2, 1971; see § 120.13.
- 141.4 Added by 8892 § 1 (part), 1965; amended by 10366 § 8, 1971; repealed by 10826 § 4, 1974.
- 141.5 Added by 10366 § 9 (part), 1971; amended by 11205 § 1, 1975; see § 120.14.
- 141.6 Added by 10366 § 9 (part), 1971; see § 120.14.
- 141.8 Added by 10366 § 9 (part), 1971; see § 120.14.

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- 141.9 Added by 10366 § 9 (part), 1971; see § 120.14.
- 142 In 5447; see § 120.15.
- 143 In 5447; see § 120.15.
- 143.6 Added by 6716 § 1 (part), 1955; repealed by 10722 § 1, 1973.
- 143.8 Added by 10003 § 1, 1970; see § 120.15.
- 143.9 Added by 10826 § 3 (part), 1974; see § 120.15.
- 143.10 Added by 10826 § 3 (part), 1974; see § 120.15.
- 144 In 5447; amended by 7768 § 4, 1960; see § 120.16.
- 144.5 Added by 8574 § 2 (part), 1964; see § 120.16.
- 145 In 5447; see § 120.16.
- 145.5 Added by 5623 § 8, 1950; see § 120.16.
- 145.6 Added by 11205 § 2, 1975; amended by 11205 § 2, 1975; see § 120.16.
- 145.9 Added by 10366 § 9 (part), 1971; see § 120.16.
- 146 In 5447; repealed by 10366 § 12, 1971.
Added by 11468 § 1, 1977; see § 120.16.
- 146.2 Added by 11389 § 3, 1976; see § 120.16.
- 146.3 Added by 9790 § 2 (part), 1969; amended by 10366 § 10, 1971; see § 120.16.
- 146.5 Added by 9085 § 2, 1966; see § 120.16.
- 146.51 Added by 11391 § 1, 1976; see § 120.16.
- 146.6 Added by 10366 § 11 (part), 1971; see § 120.16.
- 146.7 Added by 10366 § 11 (part), 1971; see § 120.16.
- 146.8 Added by 9790 § 2 (part), 1969; see § 120.17.
- 146.81 Added by 11391 § 2, 1976; see § 120.18.
- 146.82 Added by 11391 § 3, 1976; see § 120.18.
- 146.83 Added by 11391 § 4, 1976; see § 120.18.
- 147 In 5447; amended by 5623 § 9, 1950; 6942 § 5, 1956; 7379 § 2 (part), 1958; 7768 § 5, 1960; 7894 § 1, 1960; 8585 § 4 (part), 1964; 9085 § 3 (part), 1966; 10670 § 12, 1973; 10709 § 3, 1973; 11401 § 1, 1976; see § 120.18.
- 147.5 Added by 5623 § 10, 1950; amended by 10366 § 13, 1971; see § 120.18.
- 147.6 Added by 8892 § 1 (part), 1965; repealed by 10366 § 12, 1971.
- 147.7 Added by 8574 § 2 (part), 1964; see § 120.18.
- 148 In 5447; amended by 11121 § 1, 1975; see § 120.18.
- 148.3 Added by 10366 § 14, 1971; see § 120.18.
- 148.5 Added by 7874 § 1, 1960; see § 120.19.
- 148.6 Added by 10722 § 2 (part), 1973; see § 120.19.
- 148.7 Added by 9917 § 2, 1969; see § 120.19.
- 149 Renumbered from § 151 by 4379 § 33 (part), 1944.*
In 5447; see § 120.19.
- 150 Renumbered from § 152 by 4379 § 33 (part), 1944.*
In 5447; see § 120.19.
- 150.5 Added by 4714 § 48, 1946.*
- 151 In 4292 § 13 (part), 1943; renumbered to be § 149 by 4379 § 33 (part), 1944.
Added by 4379 § 34, 1944; amended by 4714 § 49, 1946.*
In 5447; see § 120.19.
- 151.1 Added by 10722 § 2 (part), 1973; see § 120.19.
- 151.11 Added by 10722 § 2 (part), 1973; see § 120.19.
- 151.12 Added by 10722 § 2 (part), 1973; see § 120.19.
- 151.17 Added by 10722 § 2 (part), 1973; see § 120.19.

- 151.22 Added by 10722 § 2 (part), 1973; see § 129.19.
- 151.25 Added by 10722 § 2 (part), 1973; see § 120.19.
- 151.27 Added by 10722 § 2 (part), 1973; see § 120.19.
- 151.3 Added by 10366 § 14 (part), 1971; see § 120.19.
- 151.5 Added by 10366 § 14 (part), 1971; see § 120.19.
- 151.7 Added by 10366 § 14 (part), 1971; see § 120.19.
- 152 In 4292 § 13 (part), 1943; renumbered to be § 150 by 4379 § 33 (part).
1944.
Added by 4379 § 35, 1944; amended by 4907 § 14, 1947.*
In 5447; see § 120.19.
- 152.3 Added by 10366 § 14 (part), 1971; see § 120.19.
- 152.5 Added by 7768 § 6 (part), 1960; see § 120.19.
- 152.55 Added by 8574 § 2 (part), 1964; see § 120.19.
- 152.57 Added by 10366 § 14 (part), 1971; see § 120.19.
- 152.58 Added by 10366 § 14 (part), 1971; see § 120.20.
- 152.59 Added by 10366 § 14 (part), 1971; see § 120.20.
- i52.6 Added by 8259 § 3 (part), 1962; renumbered to be § 154.
- 152.7 Added by 8259 § 3 (part), 1962; renumbered to be § 155.
- 152.8 Added by 8259 § 3 (part), 1962; renumbered to be § 156.
- 153 In 4292 § 13 (part), 1943; amended by 4714 § 50, 1946.*
In 5447; amended by 5641 § 3, 1950; renumbered to be § 157.
Added by 11457 § 3, 1977; see § 120.20.
- 153.5 Added by 10366 § 14 (part), 1971; renumbered to be § 158.
- 153.7 Added by 7034 § 1 (part), 1956; renumbered to be § 159.
- 153.8 Added by 8337 § 1 (part), 1963; renumbered to be § 160.
- 153.9 Added by 9393 § 1, 1967; renumbered to be § 161.
- 154 In 4292 § 13 (part), 1943; amended by 4714 § 51, 1946.*
In 5447; renumbered to be § 162.
Renumbered from § 152.6 by 11457 § 2 (part), 1977; see § 120.20.
- 155 In 4292 § 13 (part), 1943; amended by 4714 § 52, 1946.*
In 5447; renumbered to be § 195.
Renumbered from § 152.7 by 11457 § 2 (part), 1977; see § 120.20.
- 156 In 4292 § 13 (part), 1943; amended by 4714 § 53, 1946.*
Added by 7768 § 6 (part), 1960; renumbered to be § 163.
Renumbered from § 152.8 by 11457 § 2 (part), 1977; see § 120.20.
- 157 In 4292 § 13 (part), 1943.*
Added by 7768 § 6 (part), 1960; amended by 7894 § 2, 1960; renumbered
to be § 164.
Renumbered from § 153 by 11457 § 2 (part), 1977; section no. repealed,
contents placed in § 120.21 by 11523 § 26, 1977.
- 158 In 4292 § 13 (part), 1943.*
Added by 7768 § 6 (part), 1960; renumbered to be § 165.
Renumbered from § 153.5 by 11457 § 2 (part), 1977; section no.
repealed, contents placed in § 120.22 by 11523 § 27, 1977.
- 159 In 4292 § 13 (part), 1943; renumbered to be § 160 by 4326 § 1 (part),
1944.
Added by 4326 § 3, 1944.*
Added by 7768 § 6 (part), 1960; amended by 7894 § 3, 1960; renumbered
to be § 166.
Renumbered from § 153.7 by 11457 § 2 (part), 1977; see § 120.23.

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- 160 Renumbered from § 159 by 4326 § 1 (part), 1944; renumbered to be § 172 by 4714 § 54, 1946.
In 4292 § 13 (part), 1943; renumbered to be § 161 by 4326 § 1 (part), 1944.
Added by 4714 § 56, 1946; amended by 5085 § 35, 1948.*
Renumbered from § 153.8 by 11457 § 2 (part), 1977; see § 120.23.
- 161 Renumbered from § 160 by 4326 § 1 (part), 1944; amended by 4379 § 36, 1944; renumbered to be § 173 by 4714 § 55, 1946.
Added by 4714 § 57, 1946.*
Renumbered from § 153.9 by 11457 § 2 (part), 1977; see § 120.23.
- 162 Added by 4714 § 58, 1946.*
Renumbered from § 154 by 11457 § 2 (part), 1977; see § 120.23
- 163 Added by 4714 § 59, 1946; amended by 5085 § 36, 1948.*
Renumbered from § 156 by 11457 § 2 (part), 1977; see § 120.25.
- 164 Added by 4714 § 60, 1946.*
Renumbered from § 157 by 11457 § 2 (part), 1977; see § 120.25.
- 165 Added by 4714 § 61, 1946.* (See Note in § 166.)
Renumbered from § 158 by 11457 § 2 (part), 1977; see § 120.25.
- 166 Renumbered from § 159 by 11457 § 21 (part), 1977; repealed by 11523 § 34, 1977.
Added by 4714 § 61, 1946.* (Ord. 4714 had two Section 61s.)
- 167 Added by 4714 § 62, 1946.*
Renumbered from § 195 by 11457 § 2 (part), 1977; see § 120.25.
- 168 Added by 4714 § 63, 1946.*
- 169 Added by 4714 § 64, 1946.*
- 170 Added by 4714 § 65, 1946.*
- 171 Added by 4714 § 66, 1946.*
- 172 Renumbered from § 160 and amended by 4714 § 54, 1946.*
- 173 Renumbered from § 161 and amended by 4714 § 55, 1946.*
- 174 Added by 4907 § 15, 1947.*
- 175 Added by 5085 § 37, 1948.*
- 176 Added by 5085 § 38, 1948.*
- 180 Added by 5234 § 3, 1948.*
- 181 In 4292 § 14 (part), 1943; amended by 4714 § 68, 1946.*
- 182 Renumbered from § 17 by 4292 § 15 (part), 1943; amended by 4531 § 1, 1945; 4553 § 1, 1945; 4585 § 1, 1945; renumbered to be § 312 by 5356 § 1, 1949.
- 183 Renumbered from § 18 by 4292 § 15 (part), 1943 (West Hollywood District); amended by 4712 § 1, 1946; 4760 § 1, 1946; 5364 § 1, 1949.*
- 184 Renumbered from § 19 by 4292 § 15 (part), 1943 (Altadena District); amended by 4301 § 1, 1943; 4479 § 1, 1945; 4765 § 1, 1946; 4823 § 1, 1946; 4891 § 1, 1947.*
- 185 Renumbered from § 19½ by 4292 § 15 (part), 1943 (Sunshine Acres); amended by 4633 § 1, 1946; 4873 § 1, 1947; 5078 § 1, 1948; 5183 § 1, 1948.*
- 186 Renumbered from § 19⅓ by 4292 § 15 (part), 1943 (Southwest District); amended by 4432 § 1, 1944; 5005 § 1, 1947; 5170 § 1, 1948; 5222 § 1, 1948; 5258 § 1, 1949.*
- 187 Renumbered from § 19¾ by 4292 § 15 (part), 1943; amended by 4872 § 1, 1947.*

- 188 Renumbered from § 19¹/₅ by 4292 § 15 (part), 1943 (First Unit, East Side District); amended by 4295 § 1, 1943; 4332 § 1, 1944; 4767 § 1, 1946; 4799 § 1, 1946; 4865 § 1, 1947; 5099 § 1, 1948; 5112 § 1, 1948; 5273 § 1, 1949; 5277 § 1, 1949.*
- 189 Renumbered from § 19¹/₆ by 4292 § 15 (part), 1943 (Walnut Park District).*
- 190 *Renumbered from § 19¹/₇ by 4292 § 15 (part), 1943 (Huntington Drive District).*
- 191 Renumbered from § 19¹/₈ by 4292 § 15 (part), 1943 (South Santa Anita District); amended by 4683, 1946; 4708 § 1, 1946; 4915 § 1, 1947; 4955 § 1, 1947; 4979 § 1, 1947; 5138 § 1, 1948; 5218 § 1, 1948.*
- 192 Renumbered from § 19¹/₉ by 4292 § 15 (part), 1943 (La Canada-Flint-ridge District); amended by 5189 § 1, 1948; 5290 § 1, 1949.*
- 193 Renumbered from § 19¹/₁₀ by 4292 § 15 (part), 1943 (East San Gabriel District); amended by 4468 § 1, 1945; 4687 § 1, 1946; 5218 § 2, 1948; 5377 § 1, 1949.*
- 194 Renumbered from § 19¹/₁₁ by 4292 § 15 (part), 1943 (San Pasqual District); amended by 4324 § 1, 1944.*
- 195 Renumbered from § 19¹/₁₂ by 4292 § 15 (part), 1943 (East Pasadena District); amended by 4359 § 1, 1944; 4368 § 1, 1944; 4629 § 1, 1946; 4814 § 1, 1946; 5195 § 1, 1948; 5427 § 1, 1949; 5440 § 3, 1949.*
- 196 Renumbered from § 155 by 7768 § 2, 1960; renumbered to be § 167.
Renumbered from § 19¹/₁₃ by 4292 § 15 (part), 1943 (City Terrace District). *
- 197 Renumbered from § 19¹/₁₄ by 4292 § 15 (part), 1943 (Second Unit, East Side District); amended by 4938 § 1, 1947.*
- 198 Renumbered from § 19¹/₁₅ by 4292 § 15 (part), 1943 (District No. 1, Section 3-W).*
- 199 Renumbered from § 19¹/₁₆ by 4292 § 15 (part), 1943 (District No. 2, Sections 3-W and 4); amended by 5290 § 2, 1949.*
- 200 Renumbered from § 19¹/₁₇ by 4292 § 15 (part), 1943 (District No. 3, Section 2-E); amended by 4486 § 1, 1945; 4688 § 1, 1946; 4732 § 1, 1946; 4743 § 1, 1946; 4905 § 1, 1947; 5138 §§ 2, 3, 1948; 5294 § 1, 1949.*
- 201 Renumbered from § 19¹/₁₈ by 4292 § 15 (part), 1943 (District 4, Section 2-E); amended by 5393 § 1, 1949.*
In 5447; amended by 9857 § 5 (part), 1969; 10670 § 13, 1973.
- 202 Renumbered from § 19¹/₁₉ by 4292 § 15 (part), 1943 (District No. 5, Section 2-E); amended by 4884 § 1, 1947; 5439 § 1, 1949.*
In 5447; amended by 5869 § 1 (part), 1951; 8574 § 3 (part), 1964; 10366 § 15, 1971.
- 203 Renumbered from § 19¹/₂₀ by 4292 § 15 (part), 1943; amended by 4543 § 1, 1945.*
In 5447; amended by 9857 § 5 (part), 1969; repealed by 10366 § 16, 1971.
- 204 Renumbered from § 19¹/₂₁ by 4292 § 15 (part), 1943 (District No. 2, Section 2-E); amended by 4611 § 1, 1946; 4824 § 1, 1946; 4916 § 1, 1947; 4944 § 1, 1947; 4952 § 1, 1947; 4967 § 1, 1947; 5376 § 1, 1949.*
Added by 5472 § 1, 1950; amended by 9857 § 5 (part), 1969; repealed by 10366 § 16, 1971.

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- 205 Renumbered from § 19^{1/22} by 4292 § 15 (part), 1943 (District No. 8, Section 2-E); amended by 4632 § 1, 1946; 4689 § 1, 1946; 4813 § 1, 1946; 4914 § 1, 1947.*
In 5447; amended by 9857 § 5 (part), 1969; 10977 § 3, 1974.
- 205.5 Added by 5623 § 11, 1950.*
Added by 9393 § 2, 1967; amended by 9795 § 1, 1969; 12021 § 5, 1979.
- 206 Renumbered from § 19^{1/23} by 4292 § 15 (part), 1943 (District No. 10, Section 2-E); amended by 4406 § 1, 1944; 5445 § 1, 1949.*
In 5447; amended by 5472 § 2, 1950; 5623 § 12, 1950; repealed by 5641 § 4, 1950.
- 207 Renumbered from § 19^{1/24} by 4292 § 15 (part), 1943 (District No. 7, Section 2-E); amended by 4885 § 1, 1947; 5214 § 1, 1948; 5321 § 1, 1949.*
In 5447; amended by 5641 § 5, 1950; 5812 § 2, 1951; 6942 § 6 (part), 1956; 7768 § 7, 1960; 7894 § 4, 1960; 8030 § 2, 1961; 8259 § 4, 1962; 9393 § 3, 1967; 9671 § 1, 1968; 10366 § 17, 1971.
- 207.3 Added by 10366 § 18 (part), 1971; amended by 10782 § 1, 1973; 11519 § 11, 1977; 12021 § 6, 1979.
- 207.5 Added by 10366 § 18 (part), 1971; amended by 10709 § 4, 1973; 11519 § 14, 1977; 11792 § 10, 1978; 11934 § 6 (part), 1979; 12021 § 7, 1979; 12062 § 13 1979; 12326 § 2 (part), 1981.
- 208 Renumbered from § 19^{1/25} by 4292 § 15 (part), 1943; amended by 4853 § 1, 1947; 5138 § 4, 1948.*
In 5447; repealed by 5623 § 24, 1950.
Added by 10366 § 18 (part), 1971; amended by 11391 § 5, 1976; 11519 § 21, 1977; 11792 § 11, 1978; 11934 § 5 (part), 1979; 12021 § 8 (part), 1979; 12062 § 14 (part), 1979; 12326 § 3 (part), 1981.
- 208.5 Added by 10366 § 18 (part), 1971.
- 209 Renumbered from § 19^{1/26} by 4292 § 15 (part), 1943 (District No. 12, Section 2-E); amended by 4898 § 1, 1947; renumbered to be § 335 by 5402 § 1, 1949.
In 5447; amended by 5623 § 13, 1950; 7894 § 5 (part), 1960; repealed by 11523 § 36, 1977.
Added by 11523 § 37, 1977.
- 210 *Renumbered from § 19^{1/27} by 4292 § 15 (part), 1943.*
In 5447; amended by 5623 § 18 (part), 1950; 7894 § 5 (part), 1960; repealed by 11523 § 36, 1977.
- 210.2 Added by 7894 § 6 (part), 1960; repealed by 11523 § 36, 1977.
- 210.4 Added by 7894 § 6 (part), 1960; repealed by 11523 § 36, 1977.
- 211 Renumbered from § 19^{1/28} by 4292 § 15 (part), 1943 (Montrose-La Crescenta District); amended by 4792 § 1, 1946; 4840 § 1, 1947; 4874 § 1, 1947; 4880 § 1, 1947; 5017 § 1, 1947; 5111 § 1, 1948; 5290 § 3, 1949.*
In 5447; amended by 6942 § 6 (part), 1956; 7239 § 1 (part), 1957; repealed by 83-0006 § 3, 1983.
- 211.2 Added by 5623 § 14, 1950; repealed by 83-0006 § 4, 1983.
- 211.4 Added by 5623 § 15, 1950; amended by 5812 § 3, 1951; repealed by 83-0006 § 5, 1983.
- 211.6 Added by 5623 § 16, 1950; amended by 5812 § 4, 1951; repealed by 83-0006 § 6, 1983.
- 212 Renumbered from § 19^{1/29} by 4292 § 15 (part), 1943.*

- In 5447; amended by 5623 § 17, 1950; 5641 § 6, 1950; 5812 § 5, 1951; 6942 § 6 (part), 1956; 7894 § 7, 1960; 8030 § 3, 1961; 8259 § 5, 1962; 9393 § 4, 1967; 9671 § 2, 1968; 10366 § 14, 1971.
- 212.3 Added by 10366 § 20 (part), 1971; amended by 10977 § 4, 1974; 11519 § 12, 1977; 11522 § 12, 1977; 12021 § 9 (part), 1979.
- 212.5 Added by 10366 § 20 (part), 1971; amended by 11519 § 15, 1977; 11522 § 15, 1977; 11934 § 7 (part), 1979; 12021 § 10, 1979; 12326 § 4 (part), 1981.
- 212.7 Added by 10366 § 20 (part), 1971; amended by 11391 § 6, 1976; 11519 § 22, 1977; 11522 § 22, 1977; 11792 § 12, 1978; 11934 § 5 (part), 1979; 12021 § 8 (part), 1979; 12062 § 14 (part), 1979; 12326 § 3 (part), 1981.
- 212.8 Added by 10366 § 20 (part), 1971.
- 213 Renumbered from § 19^{1/30} by 4292 § 15 (part), 1943; amended by 4331 § 1, 1944; 4637 § 1, 1946; 4710 § 1, 1946; 4725 § 1, 1946; 4755 § 1, 1946; 4840 § 1, 1947; 4895 § 1, 1947; 4875 § 1, 1947; 4906 § 1, 1947; 5008 § 1, 1947; 5138 § 5, 1948; 5292 § 1, 1949.*
In 5447; amended by 5623 § 18 (part), 1950; 7894 § 8 (part), 1960; repealed by 11523 § 36, 1977.
Added by 11523 § 38, 1977.
- 214 Renumbered from § 19^{1/31} by 4292 § 15 (part), 1943.*
In 5447; amended by 5623 § 18 (part), 1950; 7894 § 8 (part), 1960; repealed by 11523 § 36, 1977.
- 214.2 Added by 7894 § 9 (part), 1960; repealed by 11523 § 36, 1977.
- 214.4 Added by 7894 § 9 (part), 1960; repealed by 11523 § 36, 1977.
- 215 Renumbered from § 19^{1/32} by 4292 § 15 (part), 1943.*
In 5447; amended by 6942 § 6 (part), 1956; 7239 § 1 (part), 1957; 10808 § 1, 1973; 12021 § 11, 1979.
- 215.2 Added by 5623 § 19, 1950; amended by 5812 § 6 (part), 1951; 7804 § 1 (part), 1960.
- 215.4 Added by 5623 § 20, 1950; amended by 5812 § 6 (part), 1951; 7804 § 1 (part), 1960.
- 216 Renumbered from § 19^{1/33} by 4292 § 15 (part), 1943; amended by 4462 § 1, 1945; 4530 § 1, 1945; 4580 § 1, 1945; 4762 § 1, 1946; 4812 § 1, 1946; 4817 § 1, 1946; 4889 § 1, 1947; 4959 § 1, 1947; 5019 § 1, 1947; 5155 § 1, 1948; 5329 § 2, 1949.*
In 5447; amended by 5472 § 3, 1950; 5623 § 21, 1950; 5812 § 7, 1951; 6942 § 7, 1956; 7916 § 1, 1960; 9671 § 3, 1968; 10366 § 21, 1971; 10670 § 14, 1973.
- 216.03 Renumbered from § 216.13 and amended by 12021 § 12 (part), 1979.
- 216.05 Renumbered from § 216.15 and amended by 12021 § 12 (part), 1979; 12326 § 4 (part), 1981.
- 216.07 Renumbered from § 216.17 and amended by 12021 § 14, 1979; amended by 12062 § 14 (part), 1979; 12326 § 3 (part), 1981.
- 216.1 Added by 7916 § 2, 1960; renumbered to be § 216.2 by 10366 § 23, 1971.
- 216.2 Added by 8259 § 6 (part), 1962; repealed by 10366 § 23, 1971.
Renumbered from § 216.1 and amended by 10366 § 23, 1971; amended by 10670 § 18, 1973.
- 216.3 Added by 8259 § 6 (part), 1962; renumbered to be § 228 by 10366 § 31, 1971.
*Amended by 10977 § 5, 1974.

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- 216.5 Added by 7804 § 2 (part), 1960; amended by 8951 § 2, 1965; 10670 § 1, 1973; 10670 § 19, 1973.
- 216.13 Added by 10366 § 22 (part), 1971; amended by 10670 § 15, 1973; 11519 § 28, 1977; 11522 § 28, 1977; renumbered to be § 216.03 by 12021 § 12 (part), 1979.
- 216.15 Added by 10366 § 22 (part), 1971; amended by 10670 § 16, 1973; 11519 § 16, 1977; 11522 § 16, 1977; 11934 § 7 (part), 1979; renumbered to be § 216.05 by 12021 § 13 (part), 1979.
- 216.17 Added by 10366 § 22 (part), 1971; amended by 10670 § 17, 1973; 11391 § 7, 1976; 11519 § 23, 1977; 11522 § 23, 1977; 11792 §§ 13 and 14, 1978; 11934 § 5 (part), 1979; renumbered to be § 216.07 by 12021 § 14, 1979.
- 217 Renumbered from § 19^{1/34} by 4292 § 15 (part), 1943; amended by 4711 § 1, 1946; 5055 § 1, 1948; 5188 § 1, 1948; 5234 § 4 1948; 5390 § 1, 1949. In 5447; amended by 5623 § 18 (part) 1950; 7894 § 10 (part), 1960; 10670 § 20, 1973; repealed by 11523 § 36, 1977. Added by 11523 § 39, 1977.
- 218 Renumbered from 19^{1/35} by 4292 § 15 (part), 1943.* In 5447; amended by 5623 § 18 (part), 1950; 7894 § 10 (part), 1960; 10670 § 21, 1973; repealed by 11523 § 36, 1977.
- 218.2 Added by 7894 § 11 (part), 1960; amended by 10670 § 22, 1973; repealed by 11523 § 36, 1977.
- 218.4 Added by 7894 § 11 (part), 1960; amended by 10670 § 23, 1973; repealed by 11523 § 36, 1977.
- 219 Renumbered from § 19^{1/36} by 4292 § 15 (part), 1943; amended by 4759 § 1, 1946; 4881 § 1, 1947; 4939 § 1, 1947; 5117 § 1, 1948; renumbered to be § 344 by 5329 § 3, 1949. In 5447; amended by 6942 § 8, 1956; 7239 § 1 (part), 1957; 7349 § 2 (part), 1958; 10670 § 24, 1973; 10808 § 2, 1973.
- 220 Renumbered from § 19^{1/37} by 4292 § 15 (part), 1943; amended by 4427 § 1, 1944; 4682 § 1, 1946; 4756 § 1, 1946; 4800 § 1, 1946; 5124 § 2, 1948; 5214 § 2, 1948; 5229 § 1, 1948; 5390 § 2, 1949; 5392 § 1, 1949; 5444 § 1, 1949.* In 5447; amended by 5623 § 22, 1950; 6942 § 9, 1956; 7349 § 3, 1958; 8585 § 5, 1964; 9515 § 1 (part), 1968; 9560 § 1, 1968; 10366 § 24, 1971; 10670 § 25, 1973; 10782 § 2, 1973; 11991 § 6, 1979.
- 220.01 Renumbered from § 220.1 and amended by 12021 § 12 (part), 1979.
- 220.03 Renumbered from § 220.13 and amended by 12021 § 13 (part), 1979; 12326 § 4 (part), 1981.
- 220.05 Renumbered from § 220.15 and amended by 12021 § 15, 1979; amended by 12062 § 14 (part), 1979; 12326 § 3 (part), 1981.
- 220.1 Added by 8259 § 6 (part), 1962; amended by 9515 § 1 (part), 1968; renumbered to be § 220.15 by 10366 § 25, 1971. Added by 10366 § 26 (part), 1971; amended by 10670 § 26, 1973; 10977 § 6, 1974; 11519 § 29, 1977; 11522 § 29, 1977; renumbered to be § 220.01 by 12021 § 12 (part), 1979.
- 220.13 Added by 10366 § 26 (part), 1971; 10670 § 27, 1973; 11205 § 3, 1975; 11519 § 17, 1977; 11522 § 17, 1977; 11934 § 7 (Part), 1979; renumbered to be § 220.03 by 12021 § 13 (part), 1979.

- 220.15 Renumbered from § 220.1 and amended by 10366 § 25, 1971; amended by 10670 § 28, 1973; 10782 § 3, 1973; 11391 § 8, 1976; 11519 § 24, 1977; 11522 § 24, 1977; 11792 §§ 15 and 16, 1978; 11934 § 5 (part), 1979; 11991 § 7, 1979; renumbered to be § 220.05 by 12021 § 15, 1979.
- 220.2 Added by 7894 § 11 (part), 1960; amended by 10670 § 29, 1973; repealed by 11523 § 36, 1977.
Added by 11523 § 40, 1977.
- 220.4 Added by 7894 § 11 (part), 1960; amended by 10670 § 30, 1973; repealed by 11523 § 36, 1977.
- 220.5 Added by 7804 § 2 (part), 1960; amended by 7837 § 1 (part), 1960; 10670 §§ 2 and 31, 1973.
- 220.6 Added by 7894 § 11 (part), 1960; amended by 10670 § 32, 1973; repealed by 11523 § 36, 1977.
- 220.8 Added by 7894 § 11 (part), 1960; amended by 10670 § 33., 1973; repealed by 11523 § 36, 1977.
- 221 Renumbered from § 19^{1/38} by 4292 § 15 (part), 1943; amended by 4405 § 1, 1944; 4639 § 1 1946; 4677 § 1, 1946; 4713 § 1, 1946; 4757 § 1, 1946; 4842 § 1, 1947; 5054 § 1, 1948; 5256 § 1, 1949; renumbered to be § 347 by 5356 § 2, 1949.
In 5447; amended by 6942 § 10 (part), 1956; 7239 § 1 (part), 1957; 7349 § 4, 1958; 10670 § 34, 1973; 10808 § 3, 1973.
- 222 Renumbered from § 19^{1/39} by 4292 § 15 (part), 1943; amended by 4963 § 1, 1947; 5123 § 1, 1948; 5390 § 3, 1949; renumbered to be § 346 by 5402 § 2, 1949.
In 5447; repealed by 9515 § 2, 1968.
- 223 Renumbered from § 19^{1/40} by 4292 § 15 (part), 1943.*
In 5447; amended by 5623 § 23, 1950; 5641 § 7, 1950; 7894 § 12 (part), 1960; 8030 § 4, 1961; 10184 § 3, 1971; 10366 § 27, 1971.
- 223.1 Added by 10366 § 28 (part), 1971; 10977 § 7, 1974; 11519 § 13, 1977; 11522 § 13, 1977; 12021 § 9 (part), 1979.
- 223.2 Added by 10366 § 28 (part), 1971.
- 223.3 Added by 10366 § 28 (part), 1971; amended by 11519 § 18, 1977; 11522 § 18, 1977; 11934 § 7 (part), 1979; 12021 § 16, 1979; 12326 § 4 (part), 1981.
- 223.5 Added by 10366 § 28 (part), 1971; amended by 11391 § 9, 1976; 11519 § 25, 1977; 11522 § 25, 1977; 11792 § 17, 1978; 11934 § 5 (part), 1978; 12021 § 8 (part), 1979; 12062 § 14 (part), 1979; 12326 § 3 (part), 1981.
- 223.6 Added by 10412 § 1 (part), 1972; added again by 10454 § 1, 1972.
- 224 Renumbered from § 19^{1/41} by 4292 § 15 (part), 1943; amended by 4375 § 1, 1944; 4741 § 1, 1946; 4825 § 1, 1946; 4867 § 1, 1947; 4932 § 1, 1947; 4985 § 1, 1947.*
In 5447; repealed by 5623 § 24, 1950.
Added by 5812 § 8 (part), 1951; repealed by 10366 § 29, 1971.
- 225 Renumbered from 19^{1/42} by 4292 § 15 (part), 1943; amended by 4848 § 1, 1947; 4954 § 1, 1947.*
In 5447; repealed by 5623 § 24, 1950.
Added by 5812 § 8 (part), 1951; amended by 6942 § 10 (part), 1956; repealed by 10366 § 29, 1971.

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- 225.5 Added by 8585 § 6, 1964; amended by 9345 § 1, 1967; 9671 § 4, 1968; 10366 § 30, 1971; 11628 § 1, 1977; 12271 § 10, 1980.
- 226 Renumbered from § 19^{1/43} by 4292 § 15 (part), 1943; amended by 4605 § 1, 1946.*
In 5447; repealed by 5623 § 24, 1950.
Added by 8030 § 5, 1961; amended by 8585 § 7, 1964; repealed by 10366 § 29, 1971.
- 227 Renumbered from § 19^{1/44} by 4292 § 15 (part), 1943; amended by 4690 § 1, 1946; 4849 § 1, 1947; 4883 § 1, 1947; 5042 § 1, 1947; 5053 § 1, 1948; 5137 § 1, 1948.*
Added by 8951 § 4, 1965; amended by 10670 § 3, 1973; 12021 § 17, 1979.
- 228 Renumbered from § 19^{1/45} by 4292 § 15 (part), 1943.*
Added by 9795 § 2, 1969; repealed by 10366 § 29, 1971.
Renumbered from § 216.3 and amended by 10366 § 31, 1971; amended by 10670 § 35, 1973; 10709 § 5, 1973; 10782 § 4, 1973; repealed by 11792 § 18, 1978.
- 229 Renumbered from § 19^{1/46} by 4292 § 15 (part) 1943; amended by 4894 § 1, 1947.*
- 230 Renumbered from § 19^{1/47} by 4292 § 15 (part), 1943; amended by 4742 § 1, 1946; 4816 § 1, 1946; 5094 § 1, 1948; 5396 § 1, 1949; renumbered to be § 357 by 5402 § 3, 1949.
Added by 11792 § 19, 1978.
- 231 Renumbered from § 19^{1/48} by 4292 § 15 (part), 1943; amended by 5279 § 1, 1949.*
In 5447.
- 232 Renumbered from § 19^{1/49} by 4292 § 15 (part), 1943; amended by 4826 § 1, 1946; 4876 § 1, 1947; 4917 § 1, 1947.*
In 5447; amended by 5623 § 25, 1950; 5641 § 8, 1950; 5869 § 1 (part), 1951; 10366 § 32, 1971.
- 232.3 Added by 10366 § 33 (part), 1971; amended by 12021 § 18, 1979.
- 232.5 Added by 10366 § 33 (part), 1966.
- 233 Renumbered from § 19^{1/50} by 4292 § 15 (part), 1943; amended by 4892 § 1, 1947; 5140 § 1, 1948.*
In 5447; repealed by 5641 § 4, 1950.
Added by 5869 § 2, 1951; amended by 6942 § 11, 1956; 7894 § 12 (part), 1960; 8030 § 6, 1961; 10366 § 34, 1971; 10977 § 10, 1974; 11792 §§ 6 and 7, 1978; 12021 § 19, 1979; 12271 §§ 11, 12, 1980.
- 233.1 Added by 10366 § 35, 1971; amended by 10977 § 8, 1974; 11519 § 29.5 (part), 1977; 11522 § 29.5 (part), 1977; 12021 § 20 (part), 1979.
- 233.2 Renumbered from § 237.5 and amended by 10366 § 36, 1971; amended by 11519 § 19, 1977; 11522 § 19, 1977; 11934 § 7 (part), 1979; 12021 § 21 (part), 1979; 12326 § 4 (part) 1981.
- 233.3 Added by 10366 § 37 1971; amended by 10472 § 1, 1972; 10709 § 6, 1973; 10977 § 11, 1974; 11024 § 2, 1974; 11391 § 10, 1976; 11519 § 26, 1977; 11522 § 26, 1977; 11532 § 1 (part), 1977; 11619 § 2, 1977; 11792 § 20, 1978; 11934 § 5 (part), 1979; 12021 § 23, 1979; 12062 § 14 (part), 1979; 12083 § 1, 1980; 12271 § 13, 1980; 12326 § 3 (part), 1981.
- 233.6 Added by 10412 § 1 (part), 1972; added again by 10454 § 2, 1972; added again by 11523 § 41, 1977.

- 234 Renumbered from § 19^{1/51} by 4292 § 15 (part), 1943; amended by 4647 § 1, 1946; 4684 § 1, 1946; 4744 § 1, 1946; 4799 § 2, 1946; 4946 § 1, 1947; 5138 § 6, 1948; 5168 § 1, 1948; 5189 § 1, 1948; 5371 § 1, 1949.*
In 5447; amended by 5623 § 26, 1950; 5641 § 9, 1950; repealed by 10366 § 38, 1971.
- 234.2 Added by 5623 § 27, 1950; amended by 6306 § 1, 1953; repealed by 10366 § 38, 1971.
- 235 Renumbered from § 19^{1/52} by 4292 § 15 (part), 1943; amended by 4882 § 1, 1947.*
In 5447; amended by 5623 § 28, 1950; 5812 § 9, 1951; repealed by 10366 § 38, 1971.
- 236 Renumbered from § 19^{1/53} by 4292 § 15 (part), 1943; amended by 4893 § 1, 1947; 5140 § 1, 1948; 5352 § 1, 1949; 5385 § 1, 1949.*
In 5447; amended by 5449 § 1, 1949; 5812 § 10, 1951; repealed by 10366 § 38, 1971.
- 237 Renumbered from § 19^{1/54} by 4292 § 15 (part), 1943; amended by 5194 § 1, 1948; repealed by 5451 § 2, 1949.
In 5447; amended by 5623 § 29, 1950; 5641 § 10, 1950; 9795 § 3, 1969; repealed by 10366 § 38, 1971.
- 237.5 Added by 9795 § 4 (part), 1969; renumbered to be § 233.2 by 10366 § 36, 1971.
- 238 Renumbered from § 19^{1/55} by 4292 § 15 (part), 1943.*
In 5447; amended by 6942 § 12, 1956; repealed by 10366 § 38, 1971.
- 239 Renumbered from § 19^{1/56} by 4292 § 15 (part), 1943; amended by 4417 § 1, 1944; 4424 § 1, 1944; 4604 § 1, 1946; 4691 § 1, 1946.*
In 5447; amended by 5623 § 30, 1950; 5641 § 11, 1950; repealed by 10366 § 38, 1971.
- 240 Added by 4291 § 1, 1943 (District No. 22, Section 2-E, Avocado Heights); amended by 4929 § 1, 1947; 5122 § 1, 1948 (District No. 3, Section 3-E, Puente); 5140 § 3, 1948; 5213 § 1, 1948; 5214 § 3, 1948; 5240 § 1, 1948; 5308 § 1, 1949; renumbered to be § 387 and amended by 5356 §§ 3 and 4, 1949.
In 5447; amended by 5641 § 12, 1950; 5812 § 11, 1951; repealed by 10366 § 38, 1971.
- 241 Added by 4520 § 1, 1945 (District No. 10, Section 3-W, Athens); amended by 4648 § 1, 1946; 4784 § 1, 1946; 4827 §§ 1 and 2, 1946; 4841 § 1, 1947; 4890 § 1, 1947; 5022 § 1, 1947; 5444 § 2, 1949.*
In 5447; amended by 5623 § 31, 1950; repealed by 10366 § 38, 1971.
- 242 Added by 4532 § 1, 1945 (District No. 11, Section 3-W, Gage-Holmes District); added again by 4554 § 1, 1945.*
In 5447; amended by 5624 § 32, 1950; 5641 § 13, 1950; 5812 § 12, 1951; 7877 § 2, 1960; 7894 § 13, 1960; 8030 § 8, 1961; 9393 § 5, 1967; 10366 § 39, 1971; 10709 § 7, 1973; 10977 §§ 12 and 13, 1974; 12021 § 22, 1979; 12271 § 14, 1980.
- 242.1 Added by 10366 § 40 (part), 1971; amended by 10977 § 9, 1974; 11519 § 29.5 (part), 1977; 11522 § 29.5 (part), 1977; 12021 § 20 (part), 1979.
- 242.2 Added by 10366 § 40 (part), 1971; amended by 11519 § 20, 1977; 11522 § 20, 1977; 11934 § 7 (part), 1979; 12021 § 21 (part), 1979; 12326 § 4 (part), 1981.

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- 242.3 Added by 10366 § 40 (part), 1971; amended by 10472 § 2, 1972; 10526 § 1, 1972; 10709 § 8, 1973; 10782 § 5, 1973; 11024 § 3, 1974; 11391 § 11, 1976; 11457 § 4, 1977; 11519 § 27, 1977; 11522 § 27, 1977; 11532 § 1 (part), 1977; 11619 § 3, 1977; 11792 §§ 8 and 9, 1978; 11792 § 21, 1978; 11934 § 5 (part), 1979; 12021 § 24, 1979; 12062 § 14, 1979; 12083 § 2, 1980; 12271 § 15, 1980; 12326 § 3 (part), 1981.
- 242.5 Added by 9393 § 6, 1967; amended by 12021 § 25, 1979.
- 242.6 Added by 10454 § 3, 1972; added again by 11523 § 42, 1977.
- 243 Added by 4558 § 1, 1945 (District No. 9, Section 3-W, Southwest Extension); amended by 4897 § 1, 1947; 5005 § 1, 1947.*
In 5447; renumbered to be § 245 by 7877 § 1, 1960.
Added by 7877 § 3, 1960; amended by 10709 § 9, 1973; 10722 § 3, 1973.
- 243.6 Added by 10412 § 1 (part), 1972.
- 244 Added by 4562 § 1, 1945 (District No. 12, Section 3-W, Compton-Florence); amended by 4734 § 1, 1946; 4818 § 1, 1946; 4877 § 1, 1947.
Added by 7877 § 4, 1960; repealed by 10709 § 9.5, 1973.
- 245 Added by 4596 § 1, 1946 (District No. 23, Section 2-E, Azusa-Glendora); amended by 4766 § 1, 1946; 4947 § 1, 1947; 5182 § 1, 1948; 5191 § 1, 1948; 5202 § 1, 1948; 5208 §§ 1 and 2, 1948; renumbered to be § 372 by 5402 § 4, 1949.
Renumbered from § 243 by 7877 § 1, 1960; amended by 7894 § 14, 1960 (7894 § 14 amended by 8009 § 1, 1961 to amend § 245, not § 243); 8030 § 9, 1961; 10366 § 41, 1971; 12021 § 26, 1979.
- 245.1 Added by 10366 § 42 (part), 1971.
- 245.2 Added by 10366 § 42 (part), 1971.
- 245.3 Added by 10366 § 42 (part), 1971.
- 246 Added by 4622 § 1, 1946 (District No. 9, Section 4, Bellflower); (portion zoned temporarily by 4695 § 1, 1946;) amended by 4758 § 1, 1946; 4930 § 1, 1947; 4964 § 1, 1947; 5181 § 1, 1948; 5220 § 1, 1948; renumbered to be § 373 by 5329 § 4, 1949.
Added by 11024 § 4, 1974; 11532 § 2, 1977; 12271 § 16, 1980.
- 247 Added by 4654 § 1, 1946 (District No. 13, Section 3-W, Lennox); amended by 4878 § 1, 1947.*
- 248 Added by 4678 § 1, 1946 (District No. 9, Section 2-E, Villa Island).*
- 249 Added by 4733 § 1, 1946 (District No. 14, Section 3-W, Firestone Park District); amended by 4931 § 1, 1947.*
- 250 Added by 4740 § 1, 1946 (District No. 4, Section 1-W, Montrose No. 2).*
In 10826 § 5 (part), 1974.
- 250.5 In 10826 § 5 (part), 1974.
- 251 Added by 4851 § 1, 1947 (District No. 24, Section 2-E, South Arcadia); amended by 4970 § 1, 1947; 5141 § 1, 1948; 5261 § 1, 1949; 5343 § 1, 1949; 5396 § 2, 1949.*
In 5447; amended by 7178 § 1, 1957; 7275 § 3, 1957; 8585 § 8, 1964.*
- 251.1 In 10826 § 5 (part), 1974.
- 251.3 In 10826 § 5 (part), 1974; amended by 11519 § 30, 1977; 11522 § 30, 1977.
- 251.5 In 10826 § 5 (part), 1974; amended by 11519 § 36, 1977; 11522 § 36, 1977; 11934 § 6 (part), 1979; 12326 § 2 (part), 1981.

- 251.7 In 10826 § 5 (part), 1974; amended by 11391 § 12, 1976; 11519 § 38 (part), 1977; 11522 § 38 (part), 1977; 11792 § 22, 1978; 11934 § 5 (part), 1979; 12062 § 14 (part), 1979; 12326 § 3 (part), 1981.
- 251.9 In 10826 § 5 (part), 1974; amended by 11519 § 39, 1977; 11522 § 39, 1977; 11523 § 43, 1977.
- 252 Added by 4745 § 1, 1946.*
- 253 In 5447; amended by 5623 § 33, 1950.*
- 253.1 Added by 6942 § 13 (part), 1956; amended by 8892 § 2, 1965; 9515 § 3, 1968; 10366 § 128, 1971; 10670 § 36, 1973; 10782 § 6, 1973.
In 10826 § 5 (part), 1974.
- 253.2 Added by 6942 § 13 (part), 1956; amended by 7349 § 5, 1958; 8892 § 3, 1965; 9942 § 1, 1969; 10184 § 4, 1971; 10722 § 4, 1973.*
- 253.3 Added by 6942 § 13 (part), 1956; amended by 10670 § 37, 1973.
In 10826 § 5 (part), 1974; amended by 11519 § 31, 1977; 11522 § 31, 1977.
- 253.4 Added by 9795 § 4 (part), 1969.*
- 253.5 Added by 7178 § 2, 1957; amended by 8259 § 7, 1962; 8892 § 4, 1965; 9393 §§ 7 and 8, 1967; 9408 § 1, 1967; 10366 § 129, 1971; renumbered to be § 295.1 by 10826 § 11, 1974.
In 10826 § 5 (part), 1974; 11519 § 37 (part), 1977; 11522 § 37 (part), 1977; 11934 § 7 (part), 1979; 12326 § 4 (part), 1981.
- 253.6 Added by 8259 § 8 (part), 1962; repealed by 8892 § 5, 1965.
- 253.7 In 10826 § 5 (part), 1974; amended by 11205 § 4, 1975; 11391 § 14, 1976; 11469 § 1, 1977; 11519 § 38 (part), 1977; 11522 § 38 (part), 1977; 11792 § 23, 1978; 11830 § 4, 1978; 11934 § 5 (part), 1979; 12062 § 14 (part), 1979; 12271 § 17, 1980; 12326 § 3 (part), 1981.
- 253.9 In 10826 § 5 (part), 1974; amended by 11519 § 40, 1977; 11522 § 40, 1977; 11523 § 44, 1977.
- 254 Added by 4988 § 1, 1947 (District No. 16, Section 3-W, View Park); amended by 5004 § 1, 1947; 5005 § 1, 1947; 5114 § 1, 1948; 5391 § 1, 1949.*
In 5447; amended by 5623 § 34, 1950; 5641 § 14, 1950; 5812 § 13, 1951; 5845 § 1, 1951; 5869 § 3, 1951; 5906 § 1, 1952; 7394 § 2, 1958; 8892 § 6, 1965; 9515 § 4, 1968; 10142 § 1, 1970; 10366 §§ 130 and 131, 1971; 10670 § 38, 1973.*
- 254.1 Added by 8259 § 8 (part), 1962; repealed by 8892 § 7, 1965.
Added by 9795 § 4 (part), 1969.*
- 254.5 Added by 7394 § 3, 1958; amended by 8892 § 8, 1965.*
- 255 Added by 5023 § 1, 1947 (District No. 26, Section 2-E San Dimas); amended by 5207 § 1, 1948; repealed by 5309 § 3, 1949.
In 5447; amended by 5623 § 35, 1950; 5641 § 15, 1950; 5812 § 14, 1951; 6716 § 2, 1955; 6942 § 14, 1956; 7349 § 6, 1958; 8892 § 9, 1965; 9942 § 2, 1969; 10184 § 5, 1971; 10670 § 39, 1973; 10722 § 5, 1973.*
- 255.1 In 10826 § 5 (part), 1974; amended by 11205 § 5, 1975.
- 255.3 In 10826 § 5 (part), 1974; amended by 11519 § 32, 1977; 11522 § 32, 1977.
- 255.5 In 10826 § 5 (part), 1974; amended by 11519 § 37 (part), 1977; 11522 § 37 (part), 1977; 11934 § 7 (part), 1979; 12326 § 4 (part), 1981.

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- 255.7 In 10826 § 5 (part), 1974; amended by 11205 § 6, 1975; 11391 § 15, 1976; 11469 § 2, 1977; 11519 § 38 (part), 1977; 11522 § 38 (part), 1977; 11792 § 24, 1978; 11830 §§ 5 and 6, 1978; 11934 § 5 (part), 1979; 12062 § 14 (part), 1979; 12271 § 18, 1980; 12326 § 3 (part), 1981.
- 255.9 In 10826 § 5 (part), 1974.
- 256 Added by 5061 § 1, 1948 (Smith Precinct).
In 5447; amended by 10670 § 40, 1973.*
- 257 Added by 5080 § 1, 1948 (District No. 6, Section 3-E, South Whittier Extension); amended by 5162 § 1, 1948; 5271 § 1, 1949.*
In 5447; amended by 5623 § 36, 1950; 5812 § 15, 1951; 6716 § 3, 1955; 7349 § 7, 1958; 8892 § 10, 1965; 9795 § 5, 1969; 10670 § 41, 1973; 10722 § 6, 1973.*
- 257.1 Added by 8259 § 8 (part), 1962; repealed by 8892 § 11, 1965.
In 10826 § 5 (part), 1974; amended by 11205 § 7, 1975. 11391 § 17 (part), 1976; 12021 § 27 (part), 1979.
- 257.3 In 10826 § 5 (part), 1974; amended by 11519 § 33, 1977; 11522 § 33, 1977.
- 257.5 In 10826 § 5 (part), 1974; amended by 11519 § 37 (part), 1977; 11522 § 37 (part), 1977; 11934 § 7 (part), 1979.
- 257.7 In 10826 § 5 (part), 1974; amended by 11075 § 2, 1975; 11391 § 16 (part), 1976; 11457 § 5, 1957; 11519 § 38 (part), 1977; 11522 § 38 (part), 1977; 11792 § 25, 1978; 11830 § 7, 1978; 11830 §§ 7 — 9, 1978; 11934 § 5 (part), 1979; 12062 § 14 (part), 1979; 12062 § 15 (part), 1979; 12271 § 19, 1980; 12326 § 3 (part), 1981.
- 257.9 In 10826 § 5 (part), 1974.
- 258 Added by 5086 § 1, 1948 (District No. 16, Section 3-W, El Porto).
In 5447; amended by 5623 § 37, 1950; 5641 § 16, 1950; 5812 § 16, 1951; 7315 § 1, 1958; 7349 § 8, 1958; 7432 § 1, 1958; 8259 § 9, 1962; 8892 § 12, 1965; 9476 § 1, 1967; 9942 § 3, 1969; 10366 § 132, 1971.*
- 258.1 Added by 8259 § 10, 1962; amended by 8892 § 13, 1965; renumbered to be § 263 by 10826 § 8, 1974.
- 258.2 Added by 9476 § 2, 1967.*
- 258.4 Added by 10188 § 1, 1971.*
- 258.5 Added by 9942 § 4, 1970.*
- 259 In 5447; amended by 5623 § 38, 1950; repealed by 7349 § 9, 1958.
Added by 7349 § 10, 1958 (Zone W. Watershed); amended by 7379 § 3, 1958; 7768 § 8, 1960; 8585 § 9, 1964; renumbered to be § 296.1 by 10826 § 13, 1974.
- 259.1 In 10826 § 5 (part), 1974; amended by 11205 § 8, 1975; 11391 § 17 (part), 1976; 12021 § 27 (part), 1979.
- 259.3 Added by 6353 § 1, 1954; amended by 7349 § 11, 1958; 8892 § 14, 1965; 9205 § 1, 1966; 9393 §§ 9 and 10, 1967; 9408 § 2, 1967.
In 10826 § 5 (part), 1974; amended by 11519 § 34, 1977; 11522 § 34, 1977.
- 259.5 In 10826 § 5 (part), 1974; amended by 11519 § 37 (part), 1977; 11522 § 37 (part), 1977; 11934 § 7 (part), 1979.
- 259.7 In 10826 § 5 (part), 1974; amended by 11075 § 3, 1975; 11391 § 16 (part), 1976; 11457 § 6, 1977; 11519 § 38 (part), 1977; 11522 § 38 (part), 1977; 11792 § 26, 1978; 11830 §§ 10 — 12, 1978; 11934 § 5 (part), 1979; 12062 §§ 14 (part), and 15 (part), 1979; 12271 § 20, 1980; 12326 § 3 (part), 1981.

- 259.9 Added by 6942 § 15, 1956; amended by 8030 § 7, 1961; 9795 § 6, 1969; renumbered to be § 297.1, by 10826 § 15, 1974.
In 10826 § 5 (part), 1974.
- 260 Added by 5075 § 1, 1948 (District No. 3, Section 4, Avalon-Sepulveda); amended by 5295 § 3, 1949; 5401 § 1, 1949.*
In 5447; amended by 5623 § 39, 1950; 6942 § 16, 1956; repealed by 10826 § 6 (part), 1974.
- 260.2 Added by 6942 § 17 (part), 1956; repealed by 10826 § 6 (part), 1974.
- 260.4 Added by 6942 § 17 (part), 1956; repealed by 10826 § 6 (part), 1974.
- 260.6 Added by 6942 § 17 (part), 1956; amended by 10670 § 42, 1973; repealed by 10826 § 6 (part), 1974.
- 260.7 Added by 6942 § 17 (part), 1956; amended by 10670 § 43, 1973; repealed by 10826 § 6 (part), 1974.
- 260.8 Added by 6942 § 17 (part), 1956; repealed by 10826 § 6 (part), 1974.
- 260.9 Added by 6942 § 17 (part), 1956; repealed by 10826 § 6 (part), 1974.
- 261 Added by 5100 § 1, 1948 (District No. 2, Section 3-W, Del Aire); amended by 5324; renumbered to be § 385 by 5334 § 1, 1949.
In 5447; amended by 5472 § 4, 1950; 5623 § 40, 1950; 6942 § 18, 1956; 10709 § 10, 1973; renumbered to be § 749.4 by 10826 § 22, 1974 (development of parking facilities).
In 10826 § 5 (part), 1974.
- 261.1 In 10826 § 5 (part), 1974; amended by 11391 § 17 (part), 1976; 12271 § 21, 1980.
- 2613 In 10826 § 5 (part) 1974; amended by 11519 § 35, 1977; 11522 § 35, 1977.
- 261.5 In 10826 § 5 (part), 1974; amended by 11519 § 41, 1977; 11522 § 41, 1977; 11934 § 7 (part), 1979; 12326 § 4 (part), 1981.
- 261.6 * (Missing from 10826); amended by 12062 § 14 (part), 1979.
- 261.7 In 10826 § 5 (part), 1974; amended by 11024 § 5, 1974; 11075 § 4, 1975; 11205 § 9, 1975; 11390 §§ 2 and 3, 1976; 11391 § 16 (part), 1976; 11457 § 7, 1977; 11519 § 38 (part), 1977; 11522 § 38 (part), 1977; 11792 § 27, 1978; 11830 §§ 13 — 15 1978; 11934 § 5 (part), 1979; 12271 § 27 1980; 12326 § 3 (part), 1981.
- 261.9 In 10826 § 5 (part), 1974.
- 262 Added by 8585 § 10, 1964; amended by 10826 § 7, 1974.
- 263 Added by 5257 § 1, 1949 (District No. 28, Section 2-E North Claremont); amended by 5278 § 1, 1949; 5344 § 1, 1949; renumbered to be § 390 by 5402 § 5, 1949.
Renumbered from § 258.1 and amended by 10826 § 8, 1974; repealed by 11792 § 28, 1978.
- 264 Added by 5213 § 2, 1948 (District No. 16, Section 3-E, East Whittier); amended by 5240 §§ 2 and 3, 1948.*
- 265 Added by 5214 § 4, 1948 (District No. 2, Section 2-E Potrero Heights — Garvey Hills); amended by 5240 § 4, 1948.*
- 266 Added by 5280 § 1, 1949 (District No. 13, Section 4, Clifton Heights).*
- 267 Added by 5289 § 1, 1949 (District No. 19, Section 3-E, Bandini); renumbered to be § 392 by 5329 § 5, 1949.
- 269 Added by 7379 § 4, 1958; amended by 10184 § 6 — 8, 1971; repealed by 10826 § 6, 1974.
- 270 Added by 7275 § 4, 1957; amended by 10184 § 9, 1971; renumbered to be § 298.1 by 10826 § 17, 1974.

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- Added by 12062 § 16, 1979.
- 270.1 Added by 12062 § 17, 1979.
- 271 In 5447; amended by 5623 § 41, 1950; 5641 § 17, 1950; 5812 § 17, 1951; 6353 § 2, 1954; 7821 § 1, 1960; 8259 § 11, 1962; 8892 § 15, 1965; 9393 § 11, 1967; 10366 § 133, 1971; 10643 § 1, 1973; 11205 § 10, 1975; 11519 § 42, 1977; 11522 § 42, 1977; 11792 § 29, 1978; 11991 § 8, 1979; repealed by 12062 § 18, 1979.
- 271.1 Added by 12062 § 19 (part), 1979; amended by 12271 § 23, 1980.
- 271.2 Added by 11205 § 11 1975; amended by 11792 § 30, 1978; repealed by 12062 § 18, 1979.
- 271.3 Added by 6314 § 2 (part), 1953; amended by 10709 § 11, 1973; 10722 § 7, 1973; repealed by 12062 § 18, 1979.
Added by 12062 § 19 (part) 1979.
- 271.5 Added by 12062 § 19 (part), 1979.
- 271.7 Added by 6314 § 2 (part), 1953; amended by 6716 § 4, 1955; 6942 § 19, 1956; 8259 § 12, 1962; 8892 § 16, 1965; 10366 § 134, 1971; 10643 § 2, 1973; 10722 § 8, 1973; 10929 § 1, 1974; 11519 § 43 (part), 1977; 11522 § 43 (part), 1977; 11792 § 31, 1978; 11934 § 10, 1979; 11991 § 9, 1979; repealed by 12062 § 18, 1979; amended by 12326 § 3 (part), 1981.
- 271.74 Added by 11934 § 11, 1979; repealed by 12062 § 18, 1979.
- 271.75 Added by 10929 § 2, 1974; amended by 11205 § 12, 1975; 11457 § 9, 1977; 11792 § 32, 1978; 11934 § 12, 1979; repealed by 12062 § 18, 1979.
- 271.8 Added by 8585 § 11, 1964; amended by 10709 § 12, 1973; 11423 § 1, 1976; 11519 § 46, 1977; 11522 § 46, 1977; repealed by 12062 § 18, 1979.
- 271.9 Added by 12062 § 19 (part), 1979.
- 272 In 5447; amended by 5623 § 42, 1950; 5869 § 4, 1951; 6314 § 3, 1953; 6942 § 20, 1956; 8259 § 13, 1962; 8892 § 17, 1965; 10366 § 135, 1971; 10643 § 3, 1973; 10722 § 9, 1973; 11205 § 13, 1975; 11519 § 43 (part), 1977; 11522 § 43 (part), 1977; 11792 §§ 33 and 34, 1978; 11991 § 10, 1979; repealed by 12062 § 18, 1979.
- 272.1 Added by 12062 § 19 (part), 1979.
- 273 In 5447; repealed by 12062 § 18, 1979.
- 273.1 Added by 12062 § 19 (part), 1979.
- 273.3 Added by 12062 § 19 (part), 1979.
- 273.5 Added by 12062 § 19 (part), 1979.
- 273.7 Added by 12062 § 19 (part), 1979.
- 273.9 Added by 12062 § 19 (part), 1979.
- 274 In 5447; amended by 6716 § 6, 1955; 10366 § 43, 1971; 10709 § 13 (part), 1973; 10722 § 10, 1973; 11519 § 44, 1977; 11522 § 44, 1977; 11792 § 35, 1978; repealed by 12062 § 18, 1979.
- 274.1 Added by 11934 § 13, 1979; repealed by 12062 § 18, 1979.
Added by 12062 § 19 (part), 1979; amended by 12271 § 24, 1980.
- 274.2 Added by 9689 § 4, 1968; amended by 10366 § 136, 1971; repealed by 12062 § 18, 1979.
- 274.3 Added by 9689 § 5, 1968; repealed by 12062 § 18, 1979.
- 274.4 Added by 9689 § 6, 1968; repealed by 12062 § 18, 1979.
- 274.5 Added by 7114 § 1 (part), 1957.
- 274.51 Added by 11934 § 14, 1979; repealed by 12062 § 18, 1979.
- 274.6 Added by 7114 § 1 (part), 1957.

- 275 In 5447; amended by 5481 § 1, 1950; 6716 § 7, 1955; 6942 § 21, 1956; 8259 § 14, 1962; 10366 § 137, 1971; 10643 § 4, 1973; 10709 § 13 (part), 1973; 11519 § 45, 1977; 11522 § 45, 1977; 11792, § 36, 1978; 11991 § 11, 1979; repealed by 12062 § 18, 1979.
- 275.1 Added by 12062 § 19 (part), 1979.
- 275.3 Added by 12062 § 19 (part), 1979.
- 275.5 Added by 12062 § 19 (part), 1979.
- 275.7 Added by 12062 § 19 (part), 1979.
- 275.9 Added by 12062 § 19 (part), 1979.
- 276 In 5447; amended by 5641 § 18, 1950; 6942 § 22, 1956; 8092 § 1, 1961; 8183 § 1, 1962; 11519 § 47, 1977; 11522 § 47, 1977; repealed by 11934 § 15, 1979.
- Added by 12062 § 19 (part), 1979.
- 276.1 Added by 11934 § 16, 1979; repealed by 12062 § 18, 1979.
- Added by 12062 § 19 (part), 1979.
- 276.3 Added by 11934 § 17, 1979; repealed by 12062 § 18, 1979.
- 276.5 Added by 11934 § 18, 1979; repealed by 12062 § 18, 1979.
- Added by 12062 § 19 (part), 1979.
- 276.7 Added by 11934 § 19, 1979; repealed by 12062 § 18, 1979.
- Added by 12062 § 19 (part), 1979.
- 276.9 Added by 12062 § 19 (part), 1979.
- 277 In 5447; amended by 10722 § 11, 1973; repealed by 11934 § 20, 1979.
- Added by 12062 § 19 (part), 1979.
- 277.1 Added by 11934 § 21, 1979; repealed by 12062 § 18, 1979.
- Added by 12062 § 19 (part), 1979.
- 277.3 Added by 11934 § 22, 1979; repealed by 12062 § 18, 1979.
- Added by 12062 § 19 (part), 1979.
- 277.5 Added by 11934 § 23, 1979; repealed by 12062 § 18, 1979.
- Added by 12062 § 19 (part), 1979.
- 277.7 Added by 11934 § 24, 1979; repealed by 12062 § 18, 1979.
- Added by 12062 § 19 (part), 1979; amended by 12326 § 3 (part), 1981.
- 277.8 Added by 12062 § 19 (part), 1979.
- 277.9 Added by 12062 § 19 (part), 1979.
- 278 In 5447; amended by 7349 § 12, 1958; repealed by 9205 § 3, 1966.
- Added by 11934 § 25 1979; repealed by 12062 § 18, 1979.
- 278.1 Added by 12062 § 19 (part), 1979.
- 278.3 Added by 12062 § 19 (part), 1979.
- 278.5 Added by 9393 § 12, 1967; amended by 10709 § 14, 1973; repealed by 12062 § 18, 1979.
- Added by 12062 § 19 (part), 1979.
- 278.6 Renumbered from § 501 and amended by 10366 § 44, 1971; amended by 10643 § 5, 1973; 10709 § 15, 1973; 11205 § 14, 1975; 11457 § 10, 1977; 11792 § 37, 1978; 11934 § 26, 1979; repealed by 12062 § 18, 1979.
- 278.7 Added by 12062 § 19 (part), 1979; amended by 12326 § 3 (part), 1981.
- 279.1 Added by 12062 § 19 (part), 1979.
- 279.3 Added by 12062 § 19 (part), 1979.
- 279.5 Added by 12062 § 19 (part), 1979.
- 279.7 Added by 12062 § 19 (part), 1979; amended by 12326 § 3 (part), 1981.
- 280 Added by 12062 § 19 (part), 1979.

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- 281 In 5447; amended by 6942 § 23 (part), 1956; 8065 § 1, 1961; 9857 § 1 (part), 1969.
- 282 In 5447.
- 283 Added by 8892 § 18, 1965; amended by 12021 § 28, 1979.
- 285 Renumbered from § 290 and amended by 10709 § 17, 1973; amended by 10826 § 9, 1974.
- 285.1 Renumbered from § 290.1 by 10709 § 18, 1973.
- 289 Added by 10709 § 19 (part), 1973.
- 289.1 Added by 10709 § 19 (part), 1973; amended by 11036 § 1, 1974.
- 289.3 Added by 10709 § 19 (part), 1973.
- 289.4 Added by 10709 § 19 (part), 1973.
- 290 Added by 10366 § 46 (part), 1971; renumbered to be § 285 by 10709 § 17, 1973.
*Amended by 11707 § 2, 1978.
- 290.1 Added by 10366 § 46 (part), 1971; renumbered to be § 285.1 by 10709 § 18, 1973.
- 291 Added by 10366 § 46 (part), 1971.
- 291.1 Added by 10366 § 46 (part), 1971.
- 291.2 Added by 10366 § 46 (part), 1971.
- 291.3 Added by 10366 § 46 (part), 1971.
- 291.4 Added by 10366 § 46 (part), 1971.
- 291.5 Added by 10366 § 46 (part), 1971.
- 291.6 Added by 10366 § 46 (part), 1971; amended by 10472 § 3, 1972.
- 292 Added by 11707 § 3, 1978; amended by 12062 § 20, 1979.
- 292.1 Added by 10709 § 19 (part), 1973; added again by 11707 § 4, 1978.
- 292.2 Added by 11707 § 5, 1978.
- 292.5 Added by 10709 § 19 (part), 1973.
- 292.9 Added by 10709 § 19 (part), 1973.
- 293 Added by 10826 § 10 (part), 1974.
- 293.1 Added by 10826 § 10 (part), 1974; amended by 12021 § 29, 1979.
- 293.3 Added by 10826 § 10 (part), 1974.
- 293.5 Added by 10826 § 10 (part), 1974.
- 293.7 Added by 10826 § 10 (part), 1974; amended by 12062 § 21 (part), 1979; 12326 § 3 (part), 1981.
- 293.9 Added by 10826 § 10 (part), 1974.
- 294 Added by 10709 § 19 (part), 1973.
- 294.1 Added by 10709 § 19 (part), 1973.
- 294.3 Added by 10709 § 19 (part), 1973.
- 294.5 Added by 10709 § 19 (part), 1973.
- 294.7 Added by 10709 § 19 (part), 1973.
- 294.9 Added by 10709 § 19 (part), 1973.
- 295 Added by 10826 § 10 (part), 1974.
- 295.1 Renumbered from § 253.5 and amended by 10826 § 11, 1974; 12271 § 25, 1980.
- 295.3 Added by 10826 § 12 (part), 1974; amended by 11519 § 48, 1977; 11522 § 48, 1977.
- 295.5 Added by 10826 § 12 (part), 1974; amended by 11519 § 49, 1977; 11522 § 49, 1977; 11792 § 38, 1978; 11934 § 8 (part), 1979; 12021 § 30, 1979; 12326 § 4 (part) 1981.

- 295.7 Added by 10826 § 12 (part), 1974; amended by 11024 § 6, 1974; 11391 § 13, 1976; 11457 § 8, 1977; 11519 § 50, 1977; 11522 § 50, 1977; 11532 § 1, 1977; 11792 § 39, 1978; 11934 § 5 (Part), 1979; 12062 § 21 (part), 1979; 12271 §§ 26, 27, 1980; 12326 § 3 (part), 1981.
- 295.9 Added by 10826 § 12 (part), 1974; 11519 § 51, 1977; 11522 § 51, 1977.
- 296 Added by 10826 § 12 (part), 1974.
- 296.1 Renumbered from § 259 by 10826 § 13, 1974.
- 296.3 Added by 10826 § 14 (part), 1974; 11519 § 52, 1977; 11522 § 52, 1977.
- 296.5 Added by 10826 § 14 (part), 1974; amended by 11934 § 8 (part), 1979; 12271 § 28, 1980.
- 296.7 Added by 10826 § 14 (part), 1974; amended by 11792 § 40, 1978; 11934 § 5 (part), 1979; 12062 § 21 (part), 1979; 12062 § 22, 1979; 12271 § 29, 1980; 12326 § 3 (part), 1981.
- 296.9 Added by 10826 § 14 (part), 1974.
- 297 Added by 10826 § 14 (part), 1974.
- 297.1 Renumbered from § 259.9 and amended by 10826 § 15, 1974; amended by 11519 § 53, 1977; 11522 § 53, 1977; 12021 § 31, 1979.
- 297.3 Added by 11519 § 54, 1977 and 11522 § 54, 1977.
- 297.5 Added by 10826 § 16, 1974; amended by 11519 § 55, 1977; 11522 § 55, 1977; 11934 § 9 (part), 1979; 12326 § 4 (part), 1981.
- 297.7 Added by 11519 § 56, 1977 and 11522 § 56, 1977; amended by 11934 § 5 (part), 1979; 12062 § 21 (part), 1979; 12326 § 3 (part), 1981.
- 298.1 Renumbered from § 270 and amended by 10826 § 17, 1974; 11532 § 3, 1977.
- 298.3 Added by 10826 § 18 (part), 1974; amended by 11519 §§ 57 and 58, 1977; 11522 §§ 57 and 58, 1977; 11532 § 4, 1977.
- 298.5 Added by 11519 § 59 1977 and 11522 § 59 1977; amended by 11934 § 9 (part), 1979.
- 298.7 Added by 10826 § 18 (part), 1974; amended by 11934 § 5 (part), 1979; 12062 § 21 (part), 1979; 12326 § 3 (part), 1981.
- 298.9 Added by 10826 § 18 (part), 1974; amended by 11532 § 5, 1977; 12021 § 32, 1979.
- 299 Added by 10709 § 19 (part), 1973.
- 299.1 Added by 10709 § 19 (part), 1973.
- 299.5 Added by 10709 § 19 (part), 1973.
- 299.7 Added by 10709 § 19 (part), 1973.
- 301 In 5447; amended by 5623 § 43, 1950; 7349 § 13, 1958; 10670 § 4, 1973; 10709 § 20, 1973; 10826 § 19, 1974; 12021 § 33, 1979; 12062 § 23, 1979.
- 302 In 5447; amended by 8892 § 19, 1965.
- 303 In 5447; amended by 5623 § 44, 1950.
- 304 Added by 5470 § 2, 1950; amended by 5623 § 45, 1950.
- 305 Added by 7877 § 5 (part), 1960.
- 305.1 Added by 7877 § 5 (part), 1960.
- 306 In 5447; amended by 8030 § 10, 1961; 9857 § 1 (part), 1969; 10366 § 47 (part), 1971.
- 307 In 5447; amended by 10366 § 47 (part), 1971.
- 308 In 5447; amended by 6566 § 1 (part), 1954; 6942 § 23 (part), 1956; 7768 § 9 (part), 1960; 8368 § 1 (part), 1963; 10366 § 47 (part), 1971.
- 308.3 Renumbered from § 309 and amended by 10366 § 48, 1971.
- 308.5 Added by 10366 § 49 (part), 1971.

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- 308.7 Added by 10366 § 49 (part), 1971.
308.8 Added by 10366 § 49 (part), 1971.
309 In 5447; amended by 6942 § 23 (part), 1956; 7874 § 2, 1960; renumbered to be § 308.3 by 10366 § 48, 1971.
Added by 10366 § 49 (part), 1971.
309.1 Added by 10366 § 49 (part), 1971.
309.3 Renumbered from § 311 and amended by 10366 § 50, 1971.
309.5 Added by 10366 § 51 (part), 1971.
309.7 Added by 10366 § 51 (part), 1971.
309.9 Renumbered from § 311.1 and amended by 10366 § 52, 1971.
310 In 5447; amended by 10366 § 53, 1971.
310.3 Added by 10366 § 54 (part), 1971; repealed by 85-0009.
310.5 Added by 10366 § 54 (part), 1971.
311 Added by 8337 § 1 (part), 1963; renumbered to be § 309.3 by 10366 § 50, 1971.
311.1 Added by 8892 § 20, 1965; renumbered to be § 309.9 by 10366 § 52, 1971.
312 Renumbered from § 182 and amended by 5356 § 1, 1949 (Hollydale, District No. 1); added as § 312 (of § 1 of 5447) by 5447 § 4 (part), 1949; amended by 5447 § 2, 1949, and later map amendments.
313 Added by 1922, 1931.*
In 5447 (West Hollywood, District No. 2); amended by 5471 § 1, 1950, and later zoning map amendments.
314 In 5541 § 1, 1950; in 5447 (Altadena, District No. 3); amended by 5447 § 3 (part), 1949; 5699 § 1, 1951, and later map amendments.
315 In 5447 (Southwest, District No. 4); amended by 5447 § 3 (part), 1949, and later map amendments; repealed by 90-0035 § 1(A), 1990.
316 In 5447 (Beverly Boulevard, District No. 5); amended by 5447 § 3 (part), 1949, and later map amendments.
317 In 5447 (East Side Unit No. 1, District No. 6); amended by 5447 § 3 (part), 1949, and later map amendments.
318 In 5447 (Walnut Park, District No. 7); amended by 5447 § 3 (part), 1949; 5793 § 1, 1951, and later map amendments.
319 In 5447 (South Santa Anita-Temple City, District No. 8); amended by 5447 § 3 (part), 1949, and later map amendments.
320 In 5447 (East San Gabriel, District No. 9); amended by 5447 § 3 (part), 1949, and later map amendments.
321 In 5447 (La Canada, District No. 10); amended by 5447 § 3 (part), 1949, and later map amendments.
322 In 5447 (San Pasqual, District No. 11); amended by 5447 § 3 (part), 1949, and later map amendments.
323 In 5447 (East Pasadena, District No. 12); amended by 5447 § 3 (part), 1949; 5511 § 1, 1950; 5703 § 1, 1951, and later map amendments.
324 In 5447 (City Terrace, District No. 13); amended by 5447 § 3 (part), 1949; 5899 § 1, 1952, and later map amendments.
325 In 5447 (East Side Unit No. 2, District No. 14); amended by 5447 § 3 (part), 1949, and later map amendments.
326 In 5447 (Stark Palms, District No. 15); amended by 5447 § 3 (part), 1949, and later map amendments.
327 In 5447 (La Crescenta, District No. 16); amended by 5447 § 3 (part), 1949; 5616 § 1, 1950, and later map amendments.

- 328 In 5447 (West El Monte, District No. 17); amended by 5447 § 3 (part), 1949, and later map amendments.
- 329 In 5447 (East El Monte, District No. 18); amended by 5447 § 3 (part), 1949; 5630 § 1, 1950, and later map amendments.
- 330 In 5447 (Garvey, District No. 19); amended by 5447 § 3 (part), 1949; 5615 § 1, 1950; 5763 § 1, 1951, and later map amendments.
- 331 In 5447 (Rosemead, District No. 20); amended by 5447 § 3 (part), 1949, and later map amendments.
- 332 In 5447 (San Jose, District No. 21); amended by 5447 § 3 (part), 1949, and later map amendments.
- 333 In 5447 (Rurban Homes, District No. 22); amended by 5447 § 3 (part), 1949, and later map amendments.
- 334 In 5447 (Wilmar, District No. 23); amended by 5447 § 3 (part), 1949, and later map amendments.
- 335 Renumbered from § 209 and amended by 5402 § 1, 1949 (North San Dimas, District No. 24); added as § 335 (of § 1 of 5447) by 5447 § 4 (part), 1949; repealed by 7066 § 1, 1956.
- 336 In 5447 (North El Monte, District No. 25); amended by 5447 § 3 (part), 1949, and later map amendments.
- 337 In 5447 (Montrose, District No. 26); amended by 5447 § 3 (part), 1949, and later map amendments.
- 338 In 5447 (Baldwin Park, District No. 27); amended by 5447 § 3 (part), 1949, and later map amendments.
- 339 In 5447 (North Long Beach, District No. 28); amended by 5447 § 3 (part), 1949, and later map amendments.
- 340 In 5447 (East Los Angeles, District No. 29); amended by 5447 § 3 (part), 1949, and later map amendments.
- 341 Added by 5329 § 6, 1949 (Downey, District No. 30); added as § 341 (of § 1 of 5447) by 5447 § 4 (part), 1949; amended by 5448 § 1, 1949, and later map amendments.
- 342 In 5447 (Lancaster, District No. 31); amended by 5447 § 3 (part), 1949, and later map amendments.
- 343 In 3204, 1938 (Arnaz, District No. 32).
- 344 Renumbered from § 219 and amended by 5329 § 3, 1949 (Norwalk, District No. 33); amended by 5374 § 1, 1949; 5422 § 1, 1949; added as § 344 (of § 1 of 5447) by 5447 § 4 (part), 1949; amended by 5486 § 1, 1950, and later map amendments.
- 345 In 5447 (Willowbrook-Enterprise, District No. 34); amended by 5447 § 3 (part), 1949; 5618 § 1, 1950; 5635 § 1, 1950, and later map amendments.
- 346 Renumbered from § 222 and amended by 5402 § 2, 1949 (Irwindale, District No. 35); added as § 346 (of § 1 of 5447) by 5447 § 4 (part), 1949, and later map amendments.
- 347 Renumbered from § 221 and amended by 5356 § 2, 1949 (East Compton, District No. 36); amended by 5359 § 1, 1949; 5394 § 1, 1949; 5438 § 1, 1949; added as § 347 (of § 1 of 5447) by 5447 § 4 (part), 1949; amended by 5495 § 1, 1950, and later map amendments.
- 348 In 5447 (Gilmore Island, District No. 37); amended by 5447 § 3 (part), 1949, and later map amendments.
- 349 In 5447 (Cerritos Park, District No. 38); amended by 5447 § 3 (part), 1949, and later map amendments.

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- 350 In 5447 (Cudahy, District No. 39); amended by 5447 § 3 (part), 1949, and later map amendments.
- 351 In 5447 (La Canada-Flintridge, District No. 40); amended by 5447 § 3 (part), 1949, and later map amendments.
- 352 In 5447 (Central Gardens, District No. 41); amended by 5447 § 3 (part), 1949, and later map amendments.
- 353 In 5447 (Los Cerritos, District No. 42); amended by 5447 § 3 (part), 1949; 5522 § 1, 1950; 5910 § 1, 1952; and later map amendments.
- 354 In 5447 (South Whittier, District No. 43); amended by 5447 § 3 (part), 1949; 5482 § 1, 1950; 5702 § 1, 1951; and later map amendments.
- 355 In 5447 (Roosevelt Park, District No. 44); amended by 5447 § 3 (part), 1949, and later map amendments.
- 356 In 5447 (Covina Highlands, District No. 45); amended by 5447 § 3 (part), 1949, and later map amendments.
- 357 Renumbered from § 230 and amended by 5402 § 3, 1949 (Duarte, District No. 46); amended by 5428 § 1, 1949; added as § 357 (of § 1 of 5447) by 5447 § 4 (part), 1949; amended by 5576 § 1, 1950, and later map amendments.
- 358 In 5447 (La Habra Heights, District No. 47); amended by 5447 § 3 (part), 1949, and later map amendments.
- 359 In 5447 (Sunshine Acres, District No. 48); amended by 5447 § 3 (part) 1949; amended by 5700 § 1, 1951, and later map amendments.
- 360 In 5447 (Northwest El Monte, District No. 49); amended by 5447 § 3 (part), 1949, and later map amendments.
- 361 In 5447 (Rivera, District No. 50); amended by 5447 § 3 (part), 1949; 5456 § 1, 1949; 5627 § 1, 1950; 5646 § 1, 1950, and later map amendments.
- 362 In 5447 (East Side Unit No. 4, District No. 51); amended by 5447 § 3 (part), 1949, and later map amendments.
- 363 In 5447 (Walnut, District No. 52); amended by 5447 § 3 (part), 1949, and later map amendments.
- 364 In 5447 (Pico, District No. 53); amended by 5447 § 3 (part), 1949; 5634 § 1, 1950; 5686 § 1, 1951; 6004 § 1, 1952, and later map amendments.
- 365 Added by 5451 § 1, 1949 (Palmdale, District No. 54); added as § 365 (of § 1 of 5447) by 5447 § 4 (part), 1949; amended by 5472 § 6, 1950; 5494 § 2, 1950, and later map amendments.
- 366 In 5447 (La Rambla, District No. 55); amended by 5447 § 3 (part), 1949, and later map amendments.
- 367 In 5447 (Dominguez, District No. 56); amended by 5447 § 3 (part), 1949, and later map amendments.
- 368 In 5447 (Athens, District No. 57); amended by 5447 § 3 (part), 1949; 5614 § 1, 1950, and later map amendments.
- 369 In 5447 (Gage-Holmes, District No. 58); amended by 5447 § 3 (part), 1949, and later map amendments.
- 370 In 5447 (Southwest Extension, District No. 59); amended by 5447 § 3 (part), 1949, and later map amendments; repealed by 90-0035 § 1(B), 1990.

- 371 In 4714 § 70 (part), 1946; renumbered to be § 471 by 5309 § 2 (part), 1949.
In 5447 (Compton-Florence, District No. 60); amended by 5447 § 3, 1949, and later map amendments.
- 372 In 4714 § 70 (part), 1946; renumbered to be § 472 by 5309 § 2 (part), 1949.
Renumbered from § 245 and amended by 5402 § 4, 1949 (Azusa-Glendora, District No. 61); added as § 372 (of § 1 of 5447) by 5447 § 4 (part), 1949; amended by 5472 § 7, 1950, and later map amendments.
- 373 In 4714 § 70 (part), 1946; renumbered to be § 473 by 5309 § 2 (part), 1949.
Renumbered from § 246 and amended by 5329 § 4, 1949 (Bellflower, District No. 62); added as § 373 (of § 1 of 5447) by 5447 § 4 (part), 1949; amended by 5494 § 1, 1950; 5514 § 1, 1950, and later map amendments.
- 374 In 4714 § 70 (part), 1946; renumbered to be § 474 by 5309 § 2 (part), 1949.
In 5447 (Lennox, District No. 63); amended by 5447 § 3 (part), 1949; amended by 5626 § 1, 1950, and later map amendments.
- 375 In 4714 § 70 (part), 1946; renumbered to be § 475 by 5309 § 2 (part), 1949.
In 5447 (Firestone Park, District No. 64); amended by 5447 § 3 (part), 1949, and later map amendments.
- 376 In 4714 § 70 (part), 1946; amended by 4907 § 16, 1947; renumbered to be § 476 by 5309 § 2 (part), 1949.
In 5447 (Montrose No. 2, District No. 65); amended by 5447 § 3 (part), 1949, and later map amendments.
- 377 In 4714 § 70 (part), 1946; renumbered to be § 477 by 5309 § 2 (part), 1949.
In 5447 (Harbor City, District No. 66); amended by 5447 § 3 (part), 1949; 5595 § 1, 1950, and later map amendments.
- 378 In 4714 § 70 (part), 1946; renumbered to be § 478 by 5309 § 2 (part), 1949.
In 5447 (South Arcadia, District No. 67); amended by 5447 § 3 (part), 1949; 5492 § 1, 1950; 5532 § 1, 1950; 5645 § 1, 1950; 5704 § 1, 1951; 5846 § 1, 1951, and later map amendments.
- 379 In 4714 § 70 (part), 1946; renumbered to be § 479 by 5309 § 2 (part), 1949.
In 5447 (View Park, District No. 68); amended by 5447 § 3 (part), 1949, and later map amendments.
- 380 In 4714 § 70 (part), 1946; renumbered to be § 480 by 5309 § 2 (part), 1949.
In 5447 (Smith Precinct, District No. 69); amended by 6431 § 1, 1954 to be (Baldwin Hills, District No. 69).
- 381 Renumbered from § 27 by 4292 § 17 (part), 1943; renumbered to be § 388 by 4714 § 69 (part), 1946.
In 4714 § 70 (part), 1946; renumbered to be § 481 by 5309 § 2 (part), 1949.
Added by 5309 § 4, 1949 (San Dimas, District No. 70); added as § 381 (of § 1 of 5447) by 5447 § 4 (part), 1949; amended by 7066 § 2, 1956, and later map amendments.

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- 382 Renumbered from § 28 by 4292 § 17 (part), 1943; renumbered to be § 389 by 4714 § 69 (part), 1946.
In 4714 § 70 (part), 1946; renumbered to be § 482 by 5309 § 2 (part), 1949.
In 5447 (Avalon-Sepulveda, District No. 71); amended by 5447 § 3 (part), 1949; amended by 5595 § 2, 1950; 5666 § 1, 1951, and later map amendments.
- 383 Added by 4292 § 16 (part), 1943; renumbered to be § 390 by 4714 § 69 (part), 1946.
In 4714 § 70 (part), 1946; renumbered to be § 483 by 5309 § 2 (part), 1949.
In 5447 (South Whittier-Extension, District No. 72); amended by 5447 § 3 (part), 1949; 5482 § 2, 1950, and later map amendments.
- 384 In 5447 (El Porto, District No. 73); amended by 5447 § 3 (part), 1949; 5556 § 1, 1950, and later map amendments.
- 385 Renumbered from § 261 by 5334 § 1, 1949; amended by 5378 § 1, 1949; 5390 § 4, 1949.*
In 5447 (Del Aire, District No. 74); amended by 5447 § 3 (part), 1949; 5493 § 1, 1950; 5503 § 1, 1950, and later map amendments.
- 386 In 5447 (Kagel Canyon, District No. 75); amended by 5447 § 3 (part), 1949, and later map amendments.
- 387 Renumbered from § 240 and amended by 5356 §§ 3 and 4, 1949 (Puente, District No. 76); amended by 5375 § 1, 1949; 5419 § 1, 1949; added as § 387 (of § 1 of 5447) by 5447 § 4 (part), 1949; ended by 5565 § 1, 1950; 5565 § 2, 1950, and later map amendments.
- 388 Renumbered from § 381 by 4714 § 69 (part), 1946; renumbered to be § 488 by 5301 § 1 (part), 1949.
In 5447 § 3 (part), 1949 (East Whittier, District No. 77); amended by 5447 § 3 (part), 1949; 5494 § 3, 1950; 5524 § 1, 1950, and later map amendments.
- 389 Renumbered from § 382 by 4714 § 69 (part), 1946; renumbered to be § 489 by 5301 § 1 (part), 1949.
In 5447 (Potrero Heights, District No. 78); amended by 5447 § 3 (part), 1949, and later map amendments.
- 390 Renumbered from § 383 by 4714 § 69 (part), 1946; renumbered to be § 490 by 5301 § 1 (part), 1949.
Renumbered from § 263 by 5402 § 5, 1949 (North Claremont, District No. 79); added as § 390 (of § 1 of 5447) by 5447 § 4 (part), 1949; amended by 5623 § 47, 1950, and later map amendments.
- 391 Added by 4292 § 18 (part), 1943; renumbered to be § 491 by 5301 § 1 (part), 1949.
In 5447 (Clifton Heights, District No. 80); amended by 5447 § 3 (part), 1949, and later map amendments.
- 392 Renumbered from § 30 by 4292 § 19 (part), 1943; renumbered to be § 492 by 5309 § 1 (part), 1949.
Renumbered from § 267 and amended by 5329 § 5, 1949 (Bandini, District No. 81); added as § 392 (of § 1 of 5447) by 5447 § 4 (part), 1949; amended by later map amendments.
- 393 Renumbered from § 31 by 4292 § 19 (part), 1943; renumbered to be § 493 by 5309 § 1 (part), 1949.

- Added by 5317 § 1, 1949 (Southwest Whittier, District No. 82); added as § 393 (of § 1 of 5447) by 5447 § 4 (part), 1949; amended by 5450 § 1, 1949; 5472 § 8, 1950; 5617 § 1, 1950; 5700 § 2, 1951, and later map amendments.
- 394 Added by 5334 § 2, 1949 (Lawndale, District No. 83); amended by 5356 §§ 5 and 6, 1949; added as § 394 (of § 1 of 5447) by 5447 § 4 (part), 1949; amended by 5498 § 1, 1950, and later map amendments.
- 395 Added by 5356 § 7, 1949 (Paramount, District No. 84); added as § 395 (of § 1 of 5447) by 5447 § 4 (part), 1949; amended by 5523 § 1, 1950, and later map amendments.
- 396 Added by 5455 § 1, 1949 (Northeast Pasadena, District No. 85); added as § 396 (of § 1 of 5447) by 5547 § 4 (part), 1949; amended by 5472 § 9, 1950, and later map amendments.
- 397 Added by 5513 § 1, 1950 (Gardena Valley, District No. 86); amended by 5661 § 1, 1951; 5743 § 2, 1951; 5920 § 1, 1952, and later map amendments.
- 398 Added by 5553 § 1, 1950 (Charter Oak, District No. 87).
- 399 Added by 5543 § 1, 1950 (El Nido, District No. 88).
- 400 Added by 5575 § 1, 1950 (Playa del Rey, District No. 89); amended by 5748 § 1, 1951, and later map amendments.
- 401 Added by 5624 § 1, 1950 (Lomita Business, District No. 90).
- 402 Added by 5701 § 1, 1951 (Lakewood, District No. 91).
- 403 Added by 5744 § 1, 1951 (Las Nietos-Santa Fe Springs, District No. 92); amended by 5997 § 1, 1952, and later map amendments.
- 404 Added by 5800 § 1, 1951 (Artesia, District No. 93); amended by 5823 § 2, 1951, and later map amendments.
- 405 Added by 5810 § 1, 1951 (Bell Gardens, District No. 94).
- 406 Added by 5889 § 1, 1952 (North Palmdale, District No. 95).
- 407 Added by 5962 § 1, 1952 (South El Monte, District No. 96).
- 408 Added by 5979 § 1, 1952 (Workman Mill, District No. 97).
- 409 Added by 6008 § 1, 1952 (Quartz Hill, District No. 98).
- 410 Added by 6098 § 1, 1952 (Five Points, District No. 99).
- 411 Added by 6106 § 1, 1952 (Castaic Canyon, District No. 100).
- 412 Added by 6272 § 1, 1953 (Rolling Hills, District No. 101).
- 413 Added by 6306 § 2, 1953 (Inglewood Park Cemetery, District No. 102).
- 414 Added by 6315, 1953 (Del Amo, District No. 103).
- 415 Added by 6391, 1954 (Inglewood Islands, District No. 104).
- 416 Added by 6529 § 1, 1954 (Carson, District No. 105).
- 417 Added by 6584, 1954 (Sand Canyon, District No. 106).
- 418 Added by 6690 § 1, 1955 (Littlerock, District No. 107).
- 419 Added by 6698 § 1, 1955 (Whittier Narrows, District No. 108).
- 420 Added by 6727 § 1, 1955 (Leona Valley, District No. 109).
- 421 Added by 6752 § 1, 1955 (Old Topanga, District No. 110); amended by 7076, 1956 (The Malibu); 7395 § 1, 1958, and other map amendments.
- 422 Added by 6756 § 1, 1955 (Victoria, District No. 111).
- 423 Added by 6759 § 1, 1955 (Palos Verdes Peninsula, District No. 112).
- 424 Added by 6776 § 1, 1955 (Harbor Heights, District No. 113).
- 425 Added by 6850 § 1, 1955 (Watson, District No. 114).
- 426 Added by 7086 § 1, 1957 (Antelope Valley, District No. 115); amended by 7395 § 2, 1958, and other map amendments.

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- 427 Added by 7093 § 1, 1957 (Antelope Valley East, District No. 116).
428 Added by 7091 § 2, 1957 (Soledad, District No. 117).
429 Added by 7168, 1957 (Newhall, District No. 118).
430 Added by 7210 § 1, 1957 (Bouquet, District No. 119).
431 Added by 7233 § 1, 1957 (Mountain Park, District No. 120).
432 Added by 7395 § 3, 1958 (San Gabriel Watershed, District No. 121).
433 Added by 7505 § 1, 1959 (Chatsworth, District No. 122).
434 Added by 7749 § 1, 1960 (Franklin Canyon, District No. 123).
435 Added by 7895 § 1, 1960 (Sawtelle, District No. 124).
436 Added by 8024 § 1, 1961 (Los Alamitos, District No. 125).
437 Added by 10877 § 1 (part), 1974 (Hacienda Heights, District No. 126).
443 In 5447; repealed by 11178 § 1, 1975.
444 In 5447; repealed by 11178 § 1, 1975.
445 In 5447; repealed by 11178 § 1, 1975.
446 In 5447; amended by 8030 § 11, 1961; repealed by 11178 § 1, 1975.
447 In 5447 (Johnson Lake); repealed by 11178 § 1, 1975.
448 In 5447 (Laguna Dominguez); repealed by 11178 § 1, 1975.
449 In 5447 (Laguna Dominguez); repealed by 11178 § 1, 1975.
451 In 5447; amended by 5623 § 49, 1950; 5641 § 19, 1950; repealed by 11523 § 46, 1977.
451.1 Added by 11523 § 47 (part), 1977.
451.2 Added by 11523 § 47 (part), 1977.
452 In 5447; amended by 5623 § 50, 1950; repealed by 11523 § 46, 1977.
452.1 Added by 11523 § 50, 1977.
452.2 Added by 11523 § 51, 1977.
452.3 Added by 11523 § 52, 1977.
452.4 Added by 11523 § 52, 1977.
452.5 Added by 11523 § 53, 1977.
452.6 Added by 11523 § 54, 1977.
452.7 Added by 11523 § 55, 1977.
452.8 Added by 11523 § 56, 1977.
452.81 Added by 11523 § 57, 1977.
452.9 Added by 11523 § 58, 1977.
452.10 Added by 11523 § 59, 1977.
452.11 Added by 11523 § 60, 1977.
452.12 Added by 11523 § 61, 1977.
452.13 Added by 11523 § 62, 1977.
452.14 Added by 11523 § 63, 1977.
452.15 Added by 11523 § 64, 1977.
452.16 Added by 11570 § 1, 1977 and 11582 § 1, 1977.
453 In 5447; amended by 5623 § 51, 1950; 5812 § 18, 1951; 5819 § 1, 1951; 5845 § 2, 1951; 5906 § 2, 1952; 8030 § 12, 1961; repealed by 11523 § 46, 1977.
453.5 Added by 5906 § 3, 1952; repealed by 11523 § 46, 1977.
454 In 5447; amended by 6942 § 23 (part), 1956; amended by 8574 § 3 (part), 1964; repealed by 9330 § 1, 1967.
455 In 5447; repealed by 11523 § 46, 1977.
456 In 5447; amended by 5623 § 52, 1950; 5837 § 1, 1951; 7894 § 15 (part), 1960; repealed by 11523 § 46, 1977.
457 Added by 8065 § 2, 1961; repealed by 11523 § 46, 1977.

- 462 In 5447; amended by 5623 § 53, 1950; 7768 § 9 (part), 1960; 7894 § 15 (part), 1960; 8585 § 12, 1964; 10670 § 44, 1973; repealed by 11523 § 49, 1977.
- 463 In 5447; amended by 5623 § 54, 1950; 7894 § 15 (part), 1960; 8585 § 13, 1964; 10670 § 45, 1973; repealed by 11523 § 49, 1977.
- 464 In 5447; amended by 7894 § 15 (part), 1960; 8585 § 14, 1964; 10670 § 46, 1973; repealed by 11523 § 49, 1977.
- 465 In 5447; amended by 7894 § 15 (part), 1960; 8585 § 15, 1964; 10670 § 47, 1973; repealed by 11523 § 49, 1977.
- 465.2 Added by 7894 § 16 (part), 1960; amended by 8585 § 16, 1964; 10670 § 48, 1973; repealed by 11523 § 49, 1977.
- 465.4 Added by 7894 § 16 (part), 1960; amended by 8585 § 17, 1964; repealed by 11523 § 49, 1977.
- 465.6 Added by 7894 § 16 (part), 1960; amended by 10670 § 49, 1973; repealed by 11523 § 49, 1977.
- 465.8 Added by 7894 § 16 (part), 1960; amended by 10670 § 50, 1973; repealed by 11523 § 49, 1977.
- 466 In 5447; amended by 7768 § 9 (part), 1960; repealed by 11523 § 49, 1977.
- 467 In 5447; amended by 5641 § 20, 1950; 6942 § 23 (part), 1956; 8574 § 3 (part), 1964; 8645 § 1, 1964; 10039 § 1, 1970; 10718 § 1, 1973; 10740 § 1, 1973; repealed by 11523 § 66, 1977.
Added by 11523 § 67, 1977; amended by 11872 § 1, 1979; 12021 §§ 34 and 35, 1979.
- 468 Added by 5812 § 19, 1951; amended by 8574 § 3 (part), 1964; repealed by 11523 § 66, 1977.
Added by 11523 § 68, 1977.
- 469 Added by 7894 § 16 (part), 1960; repealed by 11523 § 49, 1977.
- 471 Renumbered from § 371 by 5309 § 2 (part), 1949.*
In 5447; repealed by 11523 § 71, 1977.
- 472 Renumbered from § 372 by 5309 § 2 (part), 1949.*
Was § 9 of Ord. 2179, 1932 (City Terrace); added as § 472 by 5447 § 5 (part), 1949; amended by 5623 § 55, 1950; repealed by 11523 § 71, 1977.
- 473 Renumbered from § 373 by 5309 § 2 (part), 1949.*
Was § 9½ of Ord. 2179, 1932 (West Hollywood); added as § 473 by 5447 § 5 (part), 1949; amended by 5623 § 56, 1950; 5771 § 1, 1951; repealed by 11523 § 71, 1977.
- 474 Was § 9⅓ of Ord. 2179, 1932 (Walnut Park); added as § 474 by 5447 § 5 (part), 1949; amended by 5623 § 57, 1950; repealed by 11523 § 71, 1977.
- 475 Renumbered from § 375 by 5309 § 2 (part), 1949.*
Was § 9¼ of Ord. 2179, 1932 (Southwest); added as § 475 by 5447 § 5 (part), 1949; amended by 5623 § 58, 1960; repealed by 11523 § 71, 1977.
- 476 Renumbered from § 376 by 5309 § 2 (part), 1949.*
Was § 9⅓ of Ord. 2179, 1932 (Second Unit, Eastside); added as § 476 by 5447 § 5 (part), 1949; amended by 5623 § 59, 1950; repealed by 11523 § 71, 1977.
- 477 Renumbered from § 377 by 5309 § 2 (part), 1949.*
Was § 9⅔ of Ord. 2179, 1932 (First Unit, Eastside); added as § 477 by 5447 § 5 (part), 1949; amended by 5623 § 60, 1950; repealed by 11523 § 71, 1977.
- 478 Renumbered from § 378 by 5309 § 2 (part), 1949.*

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- Was § 9¹/₇ of Ord. 2179, 1932 (Altadena, Unit No. 1); added as § 478 by 5447 § 5 (part), 1949; amended by 5623 § 61, 1950; repealed by 11523 § 71, 1977.
- 479 Renumbered from § 379 by 5309 § 2 (part), 1949.*
Was § 9¹/₈ of Ord. 2179, 1932 (Altadena, Unit No. 2); added as § 479 by 5447 § 5 (part), 1949; amended by 5623 § 62, 1950; repealed by 11523 § 71, 1977.
- 480 Renumbered from § 380 by 5309 § 2 (part), 1949.*
Was § 9¹/₉ of Ord. 2179, 1932 (East Pasadena, Unit No. 1); added as § 480 by 5447 § 5 (part), 1949; amended by 5623 § 63, 1950; repealed by 11523 § 71, 1977.
- 481 Renumbered from § 381 by 5309 § 2 (part), 1949.*
Was § 9¹/₁₀ of Ord. 2179, 1932 (East Compton-Midland Precinct, Tract No. 4827); added as § 481 by 5447 § 5 (part), 1949; amended by 5623 § 64, 1950; repealed by 11523 § 71, 1977.
- 482 Renumbered from § 382 by 5309 § 2 (part), 1949.*
Was § 9¹/₁₁ of Ord. 2179, 1932 (Northwest El Monte); added as § 482 by 5447 § 5 (part), 1949; amended by 5623 § 65, 1950; repealed by 11523 § 71, 1977.
- 483 Renumbered from § 383 by 5309 § 2 (part), 1949.*
Added by 5541 § 2, 1950; repealed by 11523 § 71, 1977.
- 484 Added by 5600 § 1, 1950; repealed by 11523 § 71, 1977.
- 485 Added by 6526 § 1, 1954 (Southwest Puente); repealed by 11523 § 71, 1977.
- 486 *: repealed by 11523 § 71, 1977.
- 487 *: repealed by 11523 § 71, 1977.
- 488 Renumbered from § 388 by 5301 § 1 (part), 1949.*
Added by 11353 § 1, 1976 (Long Beach Rear Yard Setback District); repealed by 11523 § 71, 1977.
- 489 Renumbered from § 389 by 5301 § 1 (part), 1949.*
- 490 Renumbered from § 390 by 5301 § 1 (part), 1949.*
- 491 Renumbered from § 391 by 5301 § 1 (part), 1949.*
Added by 8574 § 4 (part), 1964; amended by 12021 § 36, 1979; 12021 § 37, 1979.
- 492 Renumbered from § 392 by 5309 § 1 (part), 1949.*
Added by 8574 § 4 (part), 1964; amended by 10670 § 5, 1973.
- 493 Renumbered from § 393 by 5309 § 1 (part), 1949.*
Added by 8574 § 4 (part), 1964; amended by 10670 § 6, 1973.
- 494 Added by 8574 § 4 (part), 1964; amended by 10670 § 7, 1973.
- 495 Added by 8574 § 4 (part), 1964.
- 496 Added by 8574 § 4 (part), 1964.
- 497 Added by 8574 § 4 (part), 1964.
- 498 Added by 8574 § 4 (part), 1964; amended by 10670 § 8, 1973.
- 499 Added by 8574 § 4 (part), 1964; amended by 10366 § 55, 1971.
- 501 Renumbered from § 25 by 4292 § 21, 1943.*
In 5447: amended by 5623 § 66, 1950; 5641 § 21, 1950; 5644 § 2, 1951; 5728 § 1, 1951; 5812 § 20, 1951; 6851 § 1 (part), 1955; 6942 § 23.3, 1956; 7034 § 2, 1956; 7034 § 3, 1956; 8604 § 1, 1964; 9689 § 7, 1968; 9917 § 3, 1969; 10003 §§ 2 and 3, 1970; renumbered to be § 278.6 by 10366 § 44, 1971.

- 501.1 Added by 10366 § 58, 1971.
 501.2 Renumbered from § 633 and amended by 10366 § 59 (part), 1971.
 501.3 Renumbered from § 504 and amended by 10366 § 59 (part), 1971.
 501.4 Added by 10366 § 60, 1971.
 501.5 Renumbered from § 517 and amended by 10366 § 61, 1971.
 501.6 Added by 10366 § 62, 1971.
 501.7 Renumbered from § 509 and amended by 10366 § 63, 1971.
 501.8 Added by 10366 § 64 (part), 1971; amended by 10826 § 20, 1974; 11391 § 18, 1976.
 501.9 Added by 10366 § 64 (part), 1971.
 501.10 Added by 10366 § 64 (part), 1971.
 501.11 Renumbered from § 511.5 and amended by 10366 § 65, 1971.
 501.12 Added by 10366 § 66, 1971.
 501.13 Renumbered from § 519 and amended by 10366 § 67 (part), 1971; repealed by 11934 § 27, 1979.
 501.14 Renumbered from § 519.1 and amended by 10366 § 67 (part), 1971; amended by 10782 § 7, 1973; 11934 § 28, 1979.
 501.15 Renumbered from § 519.6 and amended by 10366 § 67 (part), 1971; amended by 11934 § 29, 1979.
 501.16 Added by 10366 § 68, 1971.
 501.17 Renumbered from § 513 and amended by 10366 § 69, 1971; amended by 11134 § 1 (part), 1975; 12062 § 24, 1979.
 501.18 Added by 10366 § 70, 1971; repealed by 85-0195 § 1, 1985.
 501.19 Renumbered from § 515 and amended by 10366 § 71 (part), 1971.
 501.20 Renumbered from § 516 and amended by 10366 § 71 (part), 1971.
 501.21 Added by 10366 § 72 (part), 1971; repealed by 85-0195 § 1, 1985.
 501.22 Added by 10366 § 72 (part), 1971.
 501.23 Added by 10366 § 72 (part), 1971.
 501.24 Added by 11519 § 60, 1977 and 11522 § 60, 1977.
 501.25 *; amended by 11830 § 16, 1978.
 501.26 Added by 11991 § 12, 1979.
 502 In 5447; renumbered to be § 278.65 by 10366 § 45 (part), 1971.
 502.1 Added by 10366 § 74, 1971.
 502.2 Added by 10366 § 75 (part), 1971.
 502.3 Added by 10366 § 75 (part), 1971.
 502.4 Added by 10366 § 75 (part), 1971.
 502.5 Renumbered from § 539 and amended by 10366 § 76 (part), 1971.
 502.6 Renumbered from § 537 and amended by 10366 § 76 (part), 1971.
 502.7 Added by 10366 § 77 (part), 1971.
 502.8 Added by 10366 § 77 (part), 1971.
 502.9 Renumbered from § 520.5 and amended by 10366 § 78 (part), 1971.
 502.10 Renumbered from § 543 and amended by 10366 § 78 (part), 1971.
 502.11 Renumbered from § 540 and amended by 10366 § 78 (part), 1971; amended by 11134 § 1 (part), 1975; 12062 § 25, 1979.
 502.12 Added by 10366 § 79 (part), 1971; repealed by 85-0195 § 1, 1985.
 502.13 Added by 10366 § 79 (part), 1971.
 502.14 Added by 10366 § 79 (part), 1971; repealed by 85-0195 § 1, 1985.
 502.15 Added by 10366 § 79 (part), 1971.
 502.16 Added by 10366 § 79 (part), 1971.

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- 503 In 5447; amended by 6851 § 1 (part), 1955; 6918 § 1, 1956; renumbered to be § 278.7 by 10366 § 45 (part), 1971.
- 503.1 Added by 10977 § 14 (part), 1974.
- 503.2 Added by 10977 § 14 (part), 1974.
- 503.3 Added by 10977 § 14 (part), 1974.
- 503.4 Added by 10977 § 14 (part), 1974.
- 503.5 Added by 10977 § 14 (part), 1974.
- 503.6 Added by 10977 § 14 (part), 1974.
- 503.7 Added by 10977 § 14 (part), 1974.
- 503.8 Added by 10977 § 14 (part), 1974.
- 503.9 Added by 10977 § 14 (part), 1974.
- 503.10 Added by 10977 § 14 (part), 1974.
- 503.11 Added by 10977 § 14 (part), 1974.
- 503.12 Added by 10977 § 14 (part), 1974.
- 504 In 5447; amended by 8459 § 1 (part), 1963; renumbered to be § 501.3 by 10366 § 59 (part), 1971.
- 504.1 Renumbered from § 561 and amended by 10366 § 82 (part), 1971.
- 504.3 Renumbered from § 562 and amended by 10366 § 82 (part), 1971.
- 504.5 Renumbered from § 563 and amended by 10366 § 82 (part), 1971.
- 504.7 Renumbered from § 564 and amended by 10366 § 82 (part), 1971.
- 504.9 Renumbered from § 565 and amended by 10366 § 82 (part), 1971.
- 504.11 Renumbered from § 566 and amended by 10366 § 82 (part), 1971; amended by 10513 § 1, 1972.
- 504.13 Renumbered from § 567 and amended by 10366 § 83, 1971.
- 504.15 Renumbered from § 568 and amended by 10366 § 84, 1971; amended by 10513 § 2 (part), 1972.
- 504.17 Renumbered from § 569 and amended by 10366 § 85, 1971; amended by 10513 § 2 (part), 1972.
- 504.19 Renumbered from § 570 and amended by 10366 § 86 (part), 1971; amended by 12021 § 38, 1979.
- 504.21 Renumbered from § 571 and amended by 10366 § 86 (part), 1971.
- 504.23 Renumbered from § 572 and amended by 10366 § 86 (part), 1971.
- 504.25 Renumbered from § 573 and amended by 10366 § 86 (part), 1971.
- 504.27 Added by 10513 § 3, 1972; repealed by 90-0134 § 14, 1990.
- 504.29 Added by 11205 § 15, 1975.
- 505 In 5447; amended by 8459 § 1 (part), 1963; repealed by 10366 § 80, 1971.
- 505.1 In 10402 § 2 (part), 1971, amending Ch. 5 Art. 5 (see § 586).
- 505.2 In 10402 § 2 (part), 1971, amending Ch. 5 Art. 5 (see § 587).
- 505.3 In 10402 § 2 (part), 1971, amending Ch. 5 Art. 5 (see § 588).
- 505.4 In 10402 § 2 (part), 1971, amending Ch. 5 Art. 5 (see § 589).
- 505.5 In 10402 § 2 (part), 1971, amending Ch. 5 Art. 5 (see § 590).
- 505.6 In 10402 § 2 (part), 1971, amending Ch. 5 Art. 5 (see § 591).
- 505.7 In 10402 § 2 (part), 1971, amending Ch. 5 Art. 5 (see § 592).
- 505.8 In 10402 § 2 (part), 1971, amending Ch. 5 Art. 5 (see § 593).
- 505.9 In 10402 § 2 (part), 1971, amending Ch. 5 Art. 5 (see § 594).
- 505.10 In 10402 § 2 (part), 1971, amending Ch. 5 Art. 5 (see § 595).
- 505.11 In 10402 § 2 (part), 1971, amending Ch. 5 Art. 5 (see § 596).
- 505.12 In 10402 § 2 (part), 1971, amending Ch. 5 Art. 5 (see § 597).
- 506 In 5447; amended by 8459 § 1 (part), 1963; repealed by 10366 § 80, 1971.

- 506.1 Renumbered from § 574 and amended by 10366 § 88 (part), 1971; amended by 11467 § 1, 1977.
- 506.2 Renumbered from § 575 and amended by 10366 § 88 (part), 1971; amended by 11467 § 2, 1977.
- 506.3 Renumbered from § 576 and amended by 10366 § 88 (part), 1971; amended by 11467 § 3, 1977.
- 506.4 Renumbered from § 577 and amended by 10366 § 88 (part), 1971; amended by 11467 § 4, 1977.
- 506.5 Renumbered from § 578 and amended by 10366 § 88 (part), 1971; amended by 11467 § 5, 1977.
- 506.6 Renumbered from § 579 and amended by 10366 § 88 (part), 1971; repealed by 11467 § 6, 1977.
- 506.7 Renumbered from § 580 and amended by 10366 § 89, 1971; repealed by 11467 § 6, 1977.
- 506.8 Renumbered from § 581 and amended by 10366 § 90 (part), 1971; amended by 11467 § 7, 1977.
- 506.9 Renumbered from § 582 and amended by 10366 § 90 (part), 1971; amended by 11467 § 8, 1977.
- 506.10 Renumbered from § 583 and amended by 10366 § 91, 1971; amended by 11467 § 9, 1977.
- 506.11 Renumbered from § 584 and amended by 10366 § 92, 1971.
- 506.12 Added by 11467 § 10, 1977.
- 507 In 5447; amended by 8459 § 1 (part), 1963; repealed by 10366 § 80, 1971.
- 507.1 Added by 10366 § 94, 1971.
- 507.2 Renumbered from § 637 and amended by 10366 § 95, 1971.
- 507.3 Added by 10366 § 96, 1971; repealed by 85-0009.
- 507.4 Renumbered from § 631 and amended by 10366 § 97 (part), 1971.
- 507.5 Renumbered from § 639 and amended by 10366 § 97 (part), 1971; repealed by 85-0195 § 3, 1985.
- 507.6 Added by 10366 § 98 (part), 1971; repealed by 85-0195 § 3, 1985.
- 507.7 Added by 10366 § 98 (part), 1971; repealed by 85-0195 § 3, 1985.
- 507.8 Renumbered from § 642 and amended by 10366 § 99, 1971; repealed by 85-0195 § 3, 1985.
- 507.9 Renumbered from § 642.5 and amended by 10366 § 100, 1971; repealed by 85-0195 § 3, 1985.
- 507.10 Added by 10366 § 101, 1971; repealed by 85-0009.
- 508 In 5447; repealed by 10366 § 80, 1971.
- 508.1 Added by 10366 § 102 (part), 1971.
- 508.2 Added by 10366 § 102 (part), 1971.
- 508.3 Added by 10366 § 102 (part), 1971.
- 508.4 Added by 10366 § 102 (part), 1971.
- 508.5 Added by 10366 § 102 (part), 1971; renumbered to be § 508.6. Added by 11468 § 4 (part), 1977.
- 508.6 Added by 10366 § 102 (part), 1971; renumbered to be § 508.7. Renumbered from § 508.5 by 11468 § 4 (part), 1977.
- 508.7 Added by 10366 § 102 (part), 1971; renumbered to be § 508.8. Renumbered from § 508.6 by 11468 § 4 (part), 1977.
- 508.8 Renumbered from § 508.7 by 11468 § 4 (part), 1977.
- 508.9 Added by 11934 § 30, 1979.

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- 508.10 Added by 11934 § 31, 1979.
- 509 In 5447; renumbered to be § 501.7.
- 509.1 Renumbered from § 530 and amended by 10366 § 104, 1971; renumbered to be § 509.3.
Renumbered from § 509.2 and amended by 12271 § 3, 1980.
- 509.2 Added by 10366 § 105 (part), 1971; amended by 12021 § 39, 1979; renumbered to be 509.1.
Renumbered from 509.3 and amended by 12271 § 4, 1980.
- 509.3 Added by 10366 § 105 (part), 1971; amended by 10722 § 12, 1973; 11519 § 63, 1977; 11522 § 63, 1977; renumbered to be 509.1.
Renumbered from 509.1 and amended by 12271 § 2, 1980.
- 509.4 Added by 10366 § 105 (part), 1971.
- 509.5 Added by 10366 § 105 (part), 1971.
- 509.6 Added by 10366 § 105 (part), 1971; amended by 10782 § 8, 1973; 10914 §§ 1 and 2, 1974.
- 510 In 5447; amended by 8459 § 1 (part), 1963; repealed by 10366 § 80, 1971.
- 510.1 Renumbered from § 649 and amended by 10366 § 107 (part), 1971; amended by 12062 § 26, 1979.
- 510.2 Renumbered from § 533 and amended by 10366 § 107 (part), 1971.
- 510.3 Added by 10366 § 108 (part), 1971.
- 510.4 Added by 10366 § 108 (part), 1971.
- 510.5 Added by 10366 § 108 (part), 1971.
- 510.6 Added by 10366 § 108 (part), 1971.
- 510.7 Added by 10366 § 108 (part), 1971; repealed by 85-0195 § 1, 1985.
- 511 In 5447; amended by 8459 § 1 (part), 1963; repealed by 10366 § 80, 1971.
- 511.1 Added by 12062 § 27 (part), 1979.
- 511.2 Added by 12062 § 27 (part), 1979.
- 511.3 Added by 12062 § 27 (part), 1979.
- 511.4 Added by 12062 § 27 (part), 1979.
- 511.5 Added by 7874 § 3 (part), 1960; amended by 8337 § 2 (part), 1963; 8459 § 1 (part), 1963; renumbered to be § 501.11.
Added by 12062 § 27 (part), 1979.
- 511.6 Added by 12062 § 27 (part), 1979.
- 511.7 Added by 12062 § 27 (part), 1979.
- 511.8 Added by 12062 § 27 (part), 1979.
- 511.9 Added by 12062 § 27 (part), 1979.
- 511.10 Added by 12062 § 27 (part), 1979.
- 511.11 Added by 12062 § 27 (part), 1979.
- 511.12 Added by 12062 § 27 (part), 1979.
- 511.13 Added by 12062 § 27 (part), 1979.
- 511.14 Added by 12062 § 27 (part), 1979.
- 511.15 Added by 12062 § 27 (part), 1979.
- 511.16 Added by 12062 § 27 (part), 1979.
- 511.17 Added by 12062 § 27 (part), 1979.
- 511.18 Added by 12062 § 27 (part), 1979; repealed by 92-0032 § 11, 1992.
- 511.19 Added by 12062 § 27 (part), 1979.
- 511.20 Added by 12062 § 27 (part), 1979.
- 511.21 Added by 12062 § 27 (part), 1979.

- 511.22 Added by 12062 § 27 (part), 1979; repealed by 85-0195 § 1, 1985.
511.23 Added by 12062 § 27 (part), 1979.
511.24 Added by 12062 § 27 (part), 1979; repealed by 85-0195 § 1, 1985.
511.25 Added by 12062 § 27 (part), 1979.
511.26 Added by 12062 § 27 (part), 1979; repealed by 92-0032 § 16, 1992.
512 In 5447; repealed by 10366 § 80, 1971.
512.1 Added by 12083 § 3 (part), 1980.
512.2 Added by 12083 § 3 (part), 1980.
512.3 Added by 12083 § 3 (part), 1980.
512.4 Added by 12083 § 3 (part), 1980.
512.5 Added by 12083 § 3 (part), 1980.
512.6 Added by 12083 § 3 (part), 1980.
512.7 Added by 12083 § 3 (part), 1980.
512.8 Added by 12083 § 3 (part), 1980.
512.9 Added by 12083 § 3 (part), 1980.
512.10 Added by 12083 § 3 (part), 1980.
512.11 Added by 12083 § 3 (part), 1980; repealed by 85-0195 § 1, 1985.
512.12 Added by 12083 § 3 (part), 1980.
512.13 Added by 12083 § 3 (part), 1980.
512.14 Added by 12083 § 3 (part), 1980.
512.15 Added by 12083 § 3 (part), 1980.
512.16 Added by 12083 § 3 (part), 1980.
512.17 Added by 12083 § 3 (part), 1980.
512.18 Added by 12083 § 3 (part), 1980.
512.19 Added by 12083 § 3 (part), 1980.
512.20 Added by 12083 § 3 (part), 1980.
513 In 5447; amended by 5641 § 22, 1950; 6942 § 23.6 (part), 1956; renumbered to be § 501.17.
513.1 Added by 11614 § 2 (part), 1977.
513.2 Added by 11614 § 2 (part), 1977.
513.3 Added by 11614 § 2 (part), 1977.
513.4 Added by 11614 § 2 (part), 1977.
513.5 Added by 11614 § 2 (part), 1977.
513.6 Added by 11614 § 2 (part), 1977; repealed by 83-0161.
513.7 Added by 11614 § 2 (part), 1977.
513.8 Added by 11614 § 2 (part), 1977.
513.9 Added by 11614 § 2 (part), 1977.
513.10 Added by 11614 § 2 (part), 1977.
513.11 Added by 11614 § 2 (part), 1977.
513.12 Added by 11614 § 2 (part), 1977.
513.13 Added by 11614 § 2 (part), 1977.
513.14 Added by 11614 § 2 (part), 1977.
513.15 Added by 11614 § 2 (part), 1977.
513.16 Added by 11614 § 2 (part), 1977.
514 In 5447; repealed by 5641 § 4, 1950.
514.1 Added by 12326 § 1 (part), 1981.
514.2 Added by 12326 § 1 (part), 1981.
514.3 Added by 12326 § 1 (part), 1981.
514.4 Added by 12326 § 1 (part), 1981.
514.5 Added by 12326 § 1 (part), 1981.

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- 514.6 Added by 12326 § 1 (part), 1981.
- 514.7 Added by 12326 § 1 (part), 1981.
- 514.8 Added by 12326 § 1 (part), 1981.
- 514.9 Added by 12326 § 1 (part), 1981.
- 514.10 Added by 12326 § 1 (part), 1981.
- 515 In 5447; amended by 5812 § 21, 1951; renumbered to be § 501.19.
- 516 In 5447; renumbered to be § 501.20.
- 517 In 5447; amended by 6566 § 1 (part), 1954; 6942 § 23.6 (part), 1956; renumbered to be § 501.5.
- 518 Added by 6557 § 1 (part), 1954; * added again by 6810 § 1 (part), 1955; repealed by 10366 § 80, 1971.
- 518.4 Added by 10003 § 4, 1970; repealed by 10366 § 80, 1971.
- 519 Added by 6557 § 1 (part), 1954; * added again by 6810 § 1 (part), 1955; repealed by 8459 § 2, 1963.
Added by 9790 § 2 (part), 1969; amended by 9792 § 1, 1969; renumbered to be § 501.13.
- 519.1 Added by 9790 § 2 (part), 1969; renumbered to be § 501.14.
- 519.6 Added by 9790 § 2 (part), 1969; renumbered to be § 501.15.
- 520 In 5447; repealed by 10366 § 80, 1971.
- 520.5 Added by 7874 § 3 (part), 1960; amended by 8337 § 2 (part), 1963; renumbered to be § 502.9.
- 521 In 5447; repealed by 10366 § 80, 1971.
- 522 In 5447; repealed by 10366 § 80, 1971.
- 523 In 5447; amended by 5623 § 67, 1950; repealed by 10366 § 80, 1971.
- 523.3 Added by 5623 § 68, 1950; repealed by 10366 § 80, 1971.
- 524 Added by 5623 § 69, 1950; amended by 6942 § 23.6 (part), 1956; repealed by 10366 § 80, 1971.
- 525 In 5447; repealed by 10366 § 80, 1971.
- 525.5 Added by 5641 § 23, 1950; repealed by 10366 § 80, 1971.
- 526 In 5447; repealed by 10366 § 80, 1971.
- 526.3 Added by 6566 § 4 (part), 1954; amended by 8291 § 3 (part), 1962; repealed by 10366 § 80, 1971.
- 526.5 Added by 5812 § 22, 1951; amended by 6942 § 24, 1956; repealed by 10366 § 80, 1971.
- 527 In 5447; repealed by 10366 § 80, 1971.
- 528 In 5447; repealed by 10366 § 80, 1971.
- 528.5 Added by 7034 § 5, 1956; repealed by 10472 § 4, 1972.
- 529 In 5447; amended by 5472 § 10, 1950; repealed by 10366 § 80, 1971.
- 530 In 5447; amended by 9857 § 3, 1969; renumbered to be § 509.1.
- 531 In 5447; amended by 5623 § 70, 1950; 5641 § 24, 1950; 6716 § 8, 1955; 6942 § 25, 1956; 7239 § 2, 1957; 7804 § 3, 1960; 10184 § 10, 1970; repealed by 10366 § 80, 1971.
- 532 In 5447; repealed by 10366 § 80, 1971.
- 533 In 5447; renumbered to be § 510.2.
- 534 In 5447; amended by 6942 § 26 (part), 1956; repealed by 10366 § 80, 1971.
- 535 In 5447; amended by 6942 § 26 (part), 1956; repealed by 10366 § 80, 1971.
- 536 In 5447; amended by 9857 § 5 (part), 1969; repealed by 10366 § 80, 1971.

537
538

In 5447; amended by 9857 § 5 (part), 1969; renumbered to be § 502.6.
In 5447; amended by 9857 § 5 (part), 1969; repealed by 10366 § 80,
1971.

- 539 In 5447; amended by 6566 § 1 (part), 1954; amended by 9857 § 5 (part), 1969; renumbered to be § 502.5.
- 541 In 5447; amended by 5623 § 71, 1950; repealed by 10366 § 80, 1971.
- 542 Added by 5472 § 11, 1950; amended by 9857 § 7 (part), 1969; repealed by 10366 § 80, 1971.
- 543 Added by 5869 § 5, 1951; renumbered to be § 502.10.
- 561 In 5447; amended by 5623 § 72, 1950; renumbered to be § 504.1.
- 562 In 5447; renumbered to be § 504.3.
- 563 In 5447; renumbered to be § 504.5.
- 564 In 5447; renumbered to be § 504.7.
- 565 In 5447; renumbered to be § 504.9.
- 566 In 5447; renumbered to be § 504.11.
- 567 In 5447; amended by 6566 § 1 (part), 1954; 6942 § 26 (part), 1956; renumbered to be § 504.13.
- 568 In 5447; amended by 6550 § 1, 1954; 6942 § 26 (part), 1956; renumbered to be § 504.15.
- 569 In 5447; amended by 6493 § 1, 1954; 7768 § 10, 1960; renumbered to be § 504.17.
- 570 In 5447; amended by 7315 § 2, 1958; renumbered to be § 504.19.
- 571 In 5447; renumbered to be § 504.21.
- 572 In 5447; renumbered to be § 504.23.
- 573 In 5447; renumbered to be § 504.25.
- 574 Added by 8892 § 21 (part), 1965; amended by 9420 § 1 (part), 1967; renumbered to be § 506.1.
- 575 Added by 8892 § 21 (part), 1965; amended by 9420 § 1 (part), 1967; renumbered to be § 506.2.
- 576 Added by 8892 § 21 (part), 1965; renumbered to be § 506.2.
- 577 Added by 8892 § 21 (part), 1965; amended by 9420 § 1 (part), 1967; renumbered to be § 506.4.
- 578 Added by 8892 § 21 (part), 1965; amended by 9420 § 1 (part), 1967; renumbered to be § 506.5.
- 579 Added by 8892 § 21 (part), 1965; amended by 9420 § 1 (part), 1967; renumbered to be § 506.6.
- 580 Added by 8892 § 21 (part), 1965; renumbered to be § 506.7.
- 581 Added by 8892 § 21 (part), 1965; amended by 9420 § 1 (part), 1967; renumbered to be § 506.8.
- 582 Added by 8892 § 21 (part), 1965; amended by 9420 § 1 (part), 1967; renumbered to be § 506.9.
- 583 Added by 8892 § 21 (part), 1965; amended by 9420 § 1 (part), 1967; renumbered to be § 506.10.
- 584 Added by 8892 § 21 (part), 1965; renumbered to be § 506.11.
- 586 In 5447, Ch. 5 Art. 5; see § 505.1.
- 587 In 5447, Ch. 5 Art. 5; see § 505.2.
- 588 In 5447, Ch. 5 Art. 5; amended by 6566 § 1 (part), 1954; 8368 § 1 (part), 1963; see § 505.3.
- 589 In 5447, Ch. 5 Art. 5; see § 505.4.
- 590 In 5447, Ch. 5 Art. 5; see § 505.5.
- 591 In 5447, Ch. 5 Art. 5; amended by 8368 § 1 (part), 1963; see § 505.6.
- 592 In 5447, Ch. 5 Art. 5; see § 505.7.

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- 593 In 5447, Ch. 5 Art. 5; see § 505.8.
594 In 5447, Ch. 5 Art. 5; see § 505.9.
595 In 5447, Ch. 5 Art. 5; see § 505.10.
596 In 5447, Ch. 5 Art. 5; see § 505.11.
597 In 5447, Ch. 5 Art. 5; see § 505.12.
598 Added by 7877 § 6 (part), 1960; repealed by 10366 § 80, 1971.
599 Added by 7877 § 6 (part), 1960; renumbered to be § 653.
601 In 5447; amended by 6694 § 1 (part), 1955; amended by 9857 § 7 (part), 1969; 10968 § 2, 1974; repealed by 85-0195 § 2, 1985.
602 In 5447; amended by 6694 § 1 (part), 1955; amended by 9857 § 7 (part), 1969; repealed by 85-0195 § 2, 1985.
603 In 5447; amended by 9857 § 7 (part), 1969; 11458 § 1, 1977; repealed by 85-0195 § 2, 1985.
604 In 5447; amended by 9857 § 7 (part), 1969; repealed by 85-0195 § 2, 1985.
605 In 5447; amended by 6694 § 1 (part), 1955; 9857 § 7 (part), 1969; 10968 § 3, 1974; repealed by 85-0195 § 2, 1985.
606 In 5447; amended by 9857 § 7 (part), 1969; repealed by 85-0195 § 2, 1985.
607 In 5447; amended by 9857 § 7 (part), 1969; repealed by 85-0195 § 2, 1985.
608 In 5447; amended by 9857 § 7 (part), 1969; repealed by 85-0195 § 2, 1985.
620 Renumbered from § 646 and amended by 10366 § 111, 1971.
621 Added by 10366 § 112, 1971; amended by 10977 § 15, 1974; 11157 § 1, 1975; 11467 § 11, 1977; 11614 § 3, 1977; 11798 § 1, 1978; 12062 § 28, 1979; 12083 § 4, 1980; 12257 § 1, 1980; 12326 § 5, 1981; 12365 § 1, 1981.
622 Renumbered from § 645 and amended by 10366 § 113 (part), 1971.
623 Renumbered from § 644 and amended by 10366 § 113 (part), 1971.
631 In 5447; amended by 9857 § 7 (part), 1969; renumbered to be § 507.4.
Renumbered from § 638 and amended by 10366 § 115 (part), 1971; amended by 10969 § 1, 1974; 12021 § 40, 1979; 12062 § 28.5, 1979.
632 In 5447; repealed by 10366 § 80, 1971.
Renumbered from § 648 and amended by 10366 § 115 (part), 1971.
633 Renumbered from § 643 by 10366 § 115 (part), 1971.
634 In 5447; amended by 5623 § 73, 1950; amended by 8291 § 3 (part), 1962; repealed by 10366 § 80, 1971.
635 In 5447; amended by 7874 § 4, 1960; 8337 § 2 (part), 1963; repealed by 10366 § 80, 1971.
636 In 5447; amended by 6566 § 1 (part), 1954; 6942 § 27, 1956; 7372 § 2, 1958; 8368 § 1 (part), 1963; 8610 § 1, 1964; 8892 § 22, 1965; 9460 § 1, 1967; repealed by 10366 § 80, 1971.
637 In 5447; amended by 6566 § 1 (part), 1954; renumbered to be § 507.2.
638 In 5447; amended by 6493 § 2, 1954; 6942 § 28, 1956; renumbered to be § 631.
639 In 5447; amended by 9857 § 7 (part), 1969; renumbered to be § 507.5.
640 In 5447; amended by 9857 § 7 (part), 1969; repealed by 10366 § 80, 1971.
641 In 5447; repealed by 10366 § 80, 1971.
Added by 10366 § 116 (part), 1971; repealed by 85-0195 § 4, 1985.
642 In 5447; amended by 9857 § 7 (part), 1969; renumbered to be § 507.8.

- 642.5 Added by 10366 § 116 (part), 1971; repealed by 85-0195 § 4, 1985.
 643 Added by 9460 § 2, 1967; renumbered to be § 507.9.
 In 5447; amended by 6942 § 29, 1956; 8892 § 23, 1965; renumbered to be § 633.
 Renumbered from § 659.5 and amended by 10366 § 118, 1971; repealed by 85-0195 § 4, 1985.
- 644 In 5447; renumbered to be § 623.
 Added by 10366 § 119 (part), 1971; repealed by 85-0195 § 4, 1985.
- 645 In 5447; amended by 6566 § 1 (part), 1954; 6942 § 30, 1956; 8368 § 1 (part), 1963; renumbered to be § 622.
 Added by 10366 § 119, 1971; repealed by 85-0195 § 4, 1985.
- 646 In 5447; amended by 5641 § 26, 1950; 6566 § 1 (part), 1954; renumbered to be § 620.
 Renumbered from § 663 and amended by 10366 § 120 (part), 1971; repealed by 85-0195 § 4, 1985.
- 647 In 5447; repealed by 10366 § 80, 1971.
 Renumbered from § 660 and amended by 10366 § 120 (part), 1971; repealed by 85-0195 § 4, 1985.
- 647.5 Added by 10366 § 121 (part), 1971; repealed by 85-0195 § 4, 1985.
- 648 In 5447; renumbered to be § 632.
 Added by 10366 § 121 (part), 1971; repealed by 85-0195 § 4, 1985.
- 648.5 Added by 10366 § 121 (part), 1971; repealed by 85-0195 § 4, 1985.
- 649 In 5447; amended by 7114 § 2, 1957; renumbered to be § 510.1.
 Added by 10366 § 121 (part), 1971; repealed by 85-0195 § 4, 1985.
- 649.5 Renumbered from § 665 and amended by 10366 § 138, 1971; repealed by 85-0195 § 4, 1985.
- 650 In 5447; repealed by 10366 § 80, 1971.
- 651 Added by 10366 § 122 (part), 1971.
- 652 Added by 10366 § 122 (part), 1971.
- 653 Renumbered from § 599 and amended by 10366 § 123, 1971.
- 659 Added by 5679 § 1, 1951; amended by 9302 § 1, 1967; repealed by 10366 § 80, 1971.
- 659.5 Added by 9302 § 2, 1967; renumbered to be § 643.
- 660 Added by 5679 § 1, 1951; renumbered to be § 647.
- 661 In 5447; amended by 5623 § 74, 1950; 5641 § 27, 1960; 5679 § 3, 1951; repealed by 10366 § 80, 1971.
- 661.5 Added by 5869 § 6, 1951; repealed by 10366 § 80, 1971.
- 662 In 5447; amended by 8635 § 1, 1964; repealed by 10366 § 80, 1971.
- 663 In 5447; renumbered to be § 646.
- 664 In 5447; amended by 9302 § 3, 1967; repealed by 10366 § 80, 1971.
- 665 In 5447; renumbered to be § 649.5.
- 701 In 5447; amended by 6942 § 31 (part), 1956; 7034 § 6, 1956; 7768 § 12, 1960; renumbered to be § 701.1.
- 701.1 Renumbered from § 701 by 11519 § 1 (part), 1977 and 11522 § 1 (part), 1977.
- 701.2 Renumbered from § 702 by 11519 § 1 (part), 1977 and 11522 § 1 (part), 1977.
- 701.3 Renumbered from § 703 by 11519 § 1 (part), 1977 and 11522 § 1 (part), 1977.

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- 701.4 Renumbered from § 705.5 by 11519 § 1 (part), 1977 and 11522 § 1 (part), 1977.
- 701.5 Renumbered from § 706 by 11519 § 1 (part), 1977 and 11522 § 1 (part), 1977.
- 701.6 Renumbered from § 707 by 11519 § 1 (part), 1977 and 11522 § 1 (part), 1977; repealed by 85-0191 § 1, 1985.
- 701.7 Renumbered from § 719 by 11519 § 1 (part), 1977 and 11522 § 1 (part), 1977.
- 701.8 Renumbered from § 720 by 11519 § 1 (part), 1977 and 11522 § 1 (part), 1977.
- 701.9 Renumbered from § 720.1 by 11519 § 1 (part), 1977 and 11522 § 1 (part), 1977.
- 702 In 5447; renumbered to be § 701.2.
- 702.1 Renumbered from § 721 by 11519 § 2 (part), 1977 and 11522 § 2 (part), 1977.
- 702.2 Renumbered from § 721.2 by 11519 § 2 (part), 1977 and 11522 § 2 (part), 1977.
- 702.3 Renumbered from § 722 by 11519 § 2 (part), 1977 and 11522 § 2 (part), 1977.
- 702.4 Renumbered from § 722.3 by 11519 § 2 (part), and 11522 § 2 (part), 1977; amended by 12021 § 42, 1979.
- 702.5 Renumbered from § 722.5 by 11519 § 2 (part), 1977 and 11522 § 2 (part), 1977.
- 702.6 Renumbered from § 723 by 11519 § 2 (part), 1977 and 11522 § 2 (part), 1977.
- 702.7 Renumbered from § 724 by 11519 § 2 (part), 1977 and 11522 § 2 (part), 1977; repealed by 83-0006 § 13, 1983.
- 702.8 Renumbered from § 725 by 11519 § 2 (part), 1977 and 11522 § 2 (part), 1977.
- 702.9 Renumbered from § 726 by 11519 § 2 (part), 1977 and 11522 § 2 (part), 1977; repealed by 83-0006 § 13, 1983.
- 702.10 Renumbered from § 727 by 11519 § 2 (part), 1977 and 11522 § 2 (part), 1977.
- 702.11 Renumbered from § 727.2 by 11519 § 2 (part), 1977 and 11522 § 2 (part), 1977.
- 702.12 Renumbered from § 727.4 by 11519 § 2 (part), 1977 and 11522 § 2 (part), 1977.
- 702.13 Renumbered from § 732 by 11519 § 2 (part), 1977 and 11522 § 2 (part), 1977.
- 702.14 Renumbered from § 733 by 11519 § 2 (part), 1977 and 11522 § 2 (part), 1977.
- 702.15 Renumbered from § 733.5 by 11519 § 2 (part), 1977 and 11522 § 2 (part), 1977; amended by 12021 § 43, 1979.
- 702.16 Renumbered from § 734 by 11519 § 2 (part), 1977 and 11522 § 2 (part), 1977.
- 702.17 Renumbered from § 735 by 11519 § 2 (part), 1977 and 11522 § 2 (part), 1977.
- 702.18 Renumbered from § 736 by 11519 § 2 (part), 1977 and 11522 § 2 (part), 1977.

- 702.19 Renumbered from § 737 by 11519 § 2 (part), 1977 and 11522 § 2 (part), 1977.
- 702.20 Renumbered from § 738 by 11519 § 2 (part), 1977 and 11522 § 2 (part), 1977.
- 703 In 5447; renumbered to be § 701.3.
- 703.1 Renumbered from § 740 by 11519 § 3 (part), 1977 and 11522 § 3 (part), 1977; amended by 12271 § 30, 1980.
- 703.2 Renumbered from § 741 by 11519 § 3 (part), 1977 and 11522 § 3 (part), 1977.
- 703.3 Renumbered from § 742 by 11519 § 3 (part), 1977 and 11522 § 3 (part), 1977.
- 703.4 Renumbered from § 743 by 11519 § 3 (part), 1977 and 11522 § 3 (part), 1977; amended by 11991 § 13, 1979.
- 703.5 Renumbered from § 743.6 by 11519 § 3 (part), 1977 and 11522 § 3 (part), 1977.
- 703.6 Renumbered from § 743.7 by 11519 § 3 (part), 1977 and 11522 § 3 (part), 1977.
- 703.7 Renumbered from § 743.8 by 11519 § 3 (part), 1977 and 11522 § 3 (part), 1977; repealed by 83-0161.
- 703.8 Renumbered from § 743.9 by 11519 § 3 (part), 1977 and 11522 § 3 (part), 1977.
- 703.9 Renumbered from § 744 by 11519 § 3 (part), 1977 and 11522 § 3 (part), 1977.
- 703.10 Renumbered from § 745 by 11519 § 3 (part), 1977 and 11522 § 3 (part), 1977.
- 703.11. Renumbered from § 745.5 by 11519 § 3 (part), 1977 and 11522 § 3 (part), 1977; amended by 12278 § 1, 1980.
- 703.12 Renumbered from § 746 by 11519 § 3 (part), 1977 and 11522 § 3 (part), 1977; amended by 12278 § 2, 1980.
- 703.13 Renumbered from § 746.5 by 11519 § 3 (part), 1977 and 11522 § 3 (part), 1977; amended by 11991 § 14, 1979.
- 703.14 Renumbered from § 747 by 11519 § 3 (part), 1977 and 11522 § 3 (part), 1977; amended by 12021 § 44, 1979; repealed by 83-0161.
- 703.15 Renumbered from § 748 by 11519 § 3 (part), 1977 and 11522 § 3 (part), 1977; amended by 12021 § 45, 1979.
- 703.16 Renumbered from § 748.2 by 11519 § 3 (part), 1977 and 11522 § 3 (part), 1977; repealed by 12278 § 3, 1980.
Added by 12278 § 4, 1980.
- 703.17 Renumbered from § 748.5 by 11519 § 3 (part), 1977 and 11522 § 3 (part), 1977; amended as "748.5" by 11792 § 42, 1978; renumbered to be § 703.17 by 12021 § 46, 1979.
- 703.18 Renumbered from § 749 by 11519 § 3 (part), 1977 and 11522 § 3 (part), 1977.
- 703.19 Renumbered from § 749.1 by 11519 § 3 (part), 1977 and 11522 § 3 (part), 1977.
- 703.20 Renumbered from § 749.3 by 11519 § 3 (part), 1977 and 11522 § 3 (part), 1977.
- 703.21 Renumbered from § 749.4 by 11519 § 3 (part), 1977 and 11522 § 3 (part), 1977.

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- 703.22 Renumbered from § 749.5 by 11519 § 3 (part), 1977 and 11522 § 3 (part), 1977.
- 703.23 Renumbered from § 750 by 11519 § 3 (part), 1977 and 11522 § 3 (part), 1977.
- 704 In 5447; amended by 8413 § 1, 1963; repealed by 10366 § 80, 1971.
- 704.1 Renumbered from § 751 by 11519 § 4 (part), 1977 and 11522 § 4 (part), 1977.
- 704.2 Renumbered from § 752 by 11519 § 4 (part), 1977 and 11522 § 4 (part), 1977.
- 705 In 5447; amended by 5623 § 75, 1950; repealed by 10366 § 80, 1971.
- 705.1 Renumbered from § 760 by 11519 § 5 (part), 1977 and 11522 § 5 (part), 1977.
- 705.2 Renumbered from § 761 by 11519 § 5 (part), 1977 and 11522 § 5 (part), 1977.
- 705.3 Renumbered from § 762 by 11519 § 5 (part), 1977 and 11522 § 5 (part), 1977.
- 705.4 Renumbered from § 763 by 11519 § 5 (part), 1977 and 11522 § 5 (part), 1977.
- 705.5 Added by 10171 § 1, 1970; renumbered to be § 701.4.
- 705.5 Renumbered from § 764 by 11519 § 5 (part), 1977 and 11522 § 5 (part), 1977.
- 705.6 Renumbered from § 765 by 11519 § 5 (part), 1977 and 11522 § 5 (part), 1977.
- 705.7 Renumbered from § 766 by 11519 § 5 (part), 1977 and 11522 § 5 (part), 1977.
- 705.8 Renumbered from § 767 by 11519 § 5 (part), 1977 and 11522 § 5 (part), 1977.
- 705.9 Renumbered from § 768 by 11519 § 5 (part), 1977 and 11522 § 5 (part), 1977.
- 705.10 Added by 12292 § 1, 1980; amended by 12304 § 1, 1981.
- 706 In 5447; amended by 9857 § 7 (part), 1969; renumbered to be § 701.5.
- 706.1 Renumbered from § 771 by 11519 § 6 (part), 1977 and 11522 § 6 (part), 1977; amended by 12021 § 47, 1979; 12271 § 31, 1980.
- 706.2 Renumbered from § 772 by 11519 § 6 (part), 1977 and 11522 § 6 (part), 1977.
- 706.3 Renumbered from § 773 by 11519 § 6 (part), 1977 and 11522 § 6 (part), 1977; amended by 12021 § 48, 1979.
- 706.4 Renumbered from § 774 by 11519 § 6 (part), 1977 and 11522 § 6 (part), 1977; amended by 12062 § 29, 1979.
- 706.5 Renumbered from § 775 by 11519 § 6 (part), 1977 and 11522 § 6 (part), 1977.
- 706.6 Renumbered from § 776 by 11519 § 6 (part), 1977 and 11522 § 6 (part), 1977; amended by 12021 § 49, 1979.
- 706.7 Renumbered from § 777 by 11519 § 6 (part), 1977 and 11522 § 6 (part), 1977.
- 706.8 Renumbered from § 778 by 11519 § 6 (part), 1977 and 11522 § 6 (part), 1977.
- 706.9 Renumbered from § 779 by 11519 § 6 (part), 1977 and 11522 § 6 (part), 1977.

- 706.10 Renumbered from § 780 by 11519 § 6 (part), 1977 and 11522 § 6 (part), 1977.
- 706.11 Renumbered from § 781 by 11519 § 6 (part), 1977 and 11522 § 6 (part), 1977.
- 706.12 Renumbered from § 782 by 11519 § 6 (part), 1977 and 11522 § 6 (part), 1977.
- 707 In 5447; renumbered to be § 701.6.
Added by 11519 § 62 (part), 1977 and 11522 § 62 (part), 1977.
- 707.1 Added by 11519 § 62 (part), 1977 and 11522 § 62 (part), 1977.
- 707.2 Added by 11519 § 62 (part), 1977 and 11522 § 62 (part), 1977.
- 707.3 Added by 11519 § 62 (part), 1977 and 11522 § 62 (part), 1977.
- 707.4 Added by 11519 § 62 (part), 1977 and 11522 § 62 (part), 1977.
- 707.5 Added by 11519 § 62 (part), 1977 and 11522 § 62 (part), 1977.
- 707.6 Added by 11519 § 62 (part), 1977 and 11522 § 62 (part), 1977; amended by 12062 § 30 (part), 1979; 12271 § 32, 1980.
- 707.7 Added by 11519 § 62 (part), 1977 and 11522 § 62 (part), 1977; amended by 12062 § 30 (part), 1979; 12271 § 33, 1980.
- 707.8 Added by 11519 § 62 (part), 1977 and 11522 § 62 (part), 1977.
- 707.9 Added by 11519 § 62 (part), 1977 and 11522 § 62 (part), 1977; amended by 12021 § 50, 1979; 12062 §§ 30 (part), 31, 32, 1979.
- 707.10 Added by 11519 § 62 (part), 1977 and 11522 § 62 (part), 1977; amended by 12062 § 33, 1979.
- 707.11 Added by 11519 § 62 (part), 1977 and 11522 § 62 (part), 1977; amended by 12062 § 34, 1979.
- 707.12 Added by 11519 § 62 (part), 1977 and 11522 § 62 (part), 1977; amended by 12062 § 35, 1979.
- 707.13 Added by 11519 § 62 (part), 1977 and 11522 § 62 (part), 1977; amended by 12062 § 36, 1979.
- 707.14 Added by 11519 § 62 (part), 1977 and 11522 § 62 (part), 1977.
- 707.15 Added by 11519 § 62 (part) 1977 and 11522 § 62 (part), 1977.
- 708.1 Renumbered from § 790.1 by 11519 § 7 (part), 1977 and 11522 § 7 (part), 1977; 12271 § 34, 1980.
- 708.2 Renumbered from § 790.2 by 11519 § 7 (part), 1977 and 11522 § 7 (part), 1977; amended by 12021 § 51, 1979.
- 708.3 Renumbered from § 790.3, by 11519 § 7 (part), 1977 and 11522 § 7 (part), 1977; amended by 12021 § 52, 1979.
- 708.4 Renumbered from § 790.4 by 11519 § 7 (part), 1977 and 11522 § 7 (part), 1977.
- 708.5 Renumbered from § 790.5 by 11519 § 7 (part), 1977 and 11522 § 7 (part), 1977.
- 708.6 Renumbered from § 790.6 by 11519 § 7 (part), 1977 and 11522 § 7 (part), 1977.
- 708.7 Renumbered from § 790.7 by 11519 § 7 (part), 1977 and 11522 § 7 (part), 1977.
- 708.8 Renumbered from § 790.8 by 11519 § 7 (part), 1977 and 11522 § 7 (part), 1977.
- 708.9 Renumbered from § 790.9 by 11519 § 7 (part), 1977 and 11522 § 7 (part), 1977.
- 709.1 Added by 12062 § 37 (part), 1979.
- 709.2 Added by 12062 § 37 (part), 1979; amended by 12271 § 35, 1980.

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- 709.3 Added by 12062 § 37 (part), 1979.
- 709.4 Added by 12062 § 37 (part), 1979.
- 712.1 Added by 10977 § 17 (part), 1974.
- 712.2 Added by 10977 § 17 (part), 1974.
- 712.3 Added by 10977 § 17 (part), 1974; amended by 12271 § 36, 1980.
- 712.4 Added by 10977 § 17 (part), 1974.
- 712.7 Added by 10977 § 17 (part), 1974.
- 712.10 Added by 10977 § 17 (part), 1974.
- 713.1 Added by 11792 § 41 (part), 1978; amended by 12021 § 53, 1979; 12271 §§ 37,38, 1980.
- 713.2 Added by 11792 § 41 (part), 1978; amended by 12271 § 39, 1980.
- 713.3 Added by 11792 § 41 (part), 1978.
- 713.4 Added by 11792 § 41 (part), 1978; amended by 12062 § 38, 1979.
- 719 Added by 6366 § 1 (part), 1954; amended by 6942 § 31 (part), 1956; renumbered to be § 701.7.
- 720 Added by 6366 § 1 (part), 1954; amended by 6942 § 32, 1956; renumbered to be § 701.8.
- 720.1 Added by 6366 § 1 (part), 1954; amended by 9857 § 7 (part), 1969; renumbered to be § 701.9.
- 721 In 5447; amended by 5623 § 76, 1950; 6946 § 33, 1956; 7379 § 2 (part), 1958; 7768 § 13, 1960; 7894 § 17, 1960; 8585 § 4 (part), 1964; 9085 § 3 (part), 1966; 10670 § 51, 1973; 10709 § 21, 1973; 11401 § 2, 1976; renumbered to be § 702.1.
- 721.2 Added by 9671 § 5, 1968; renumbered to be § 702.2.
- 722 Added by 5472 § 12, 1950; amended by 6942 § 34 (part), 1956; 7239 § 3 (part), 1957; 8291 § 1, 1962; 8585 § 18, 1964; renumbered to be § 702.3.
- 722.3 Added by 8291 § 2, 1962; renumbered to be § 702.4.
- 722.5 Added by 6366 § 1 (part), 1954; amended by 6942 § 34 (part), 1956; renumbered to be § 702.5.
- 723 In 5447; amended by 9857 § 7 (part), 1969; renumbered to be § 702.6.
- 724 In 5447; amended by 5812 § 24 (part), 1951; 8585 § 19, 1964; renumbered to be § 702.7.
- 725 In 5447; amended by 5623 § 77, 1950; 5812 § 24 (part), 1951; 7804 § 4 (part), 1960; renumbered to be § 702.8.
- 726 In 5447; amended by 5812 § 24 (part), 1951; renumbered to be § 702.9.
- 727 In 5447; amended by 5623 § 78, 1950; 5812 § 24 (part), 1951; 7804 § 4 (part), 1960; renumbered to be § 702.10.
- 727.2 Added by 7804 § 5 (part), 1960; amended by 10670 § 9, 1973; renumbered to be § 702.11.
- 727.4 Added by 7804 § 5 (part), 1960; amended by 7837 § 1 (part), 1960; 10670 § 10, 1973; renumbered to be § 702.12.
- 728 In 5447; repealed by 10366 § 80, 1971.
- 729 In 5447; repealed by 10366 § 80, 1971.
- 730 In 5447; repealed by 10366 § 80, 1971.
- 731 In 5447; repealed by 10366 § 80, 1971.
- 732 In 5447; renumbered to be § 702.13 by 11519 § 2 (part), 1977 and 11522 § 2 (part), 1977.
- 733 In 5447; amended by 5623 § 79, 1950; amended by 6366 § 3, 1954; renumbered to be § 702.14.

- 733.5 Added by 6366 § 4, 1954; renumbered to be § 702.15.
734 In 5447; amended by 5641 § 28, 1950; renumbered to be § 702.16.
735 In 5447; renumbered to be § 702.17.
736 In 5447; amended by 6366 § 5 (part), 1954; amended by 10366 § 124, 1971; renumbered to be § 702.18.
737 Added by 5472 § 13, 1950; amended by 5623 § 80, 1950; 5641 § 29, 1950; 6366 § 5 (part), 1954; 6942 § 35, 1956; 7894 § 18, 1960; 8291 § 3 (part), 1962; 8585 § 20, 1964; 10366 § 125, 1971; 10670 § 52, 1973; renumbered to be § 702.19.
738 Added by 6566 § 4 (part), 1954; renumbered to be § 702.20.
740 Added by 10139 § 2, 1970; renumbered to be § 703.1.
741 In 5447; amended by 5542 § 1, 1950; 5623 § 81, 1950; 7349 § 14, 1958; 7768 § 14, 1960; 10139 § 3, 1970; renumbered to be § 703.2.
741.5 Added by 6942 § 36, 1956; amended by 7239 § 3 (part), 1957; renumbered to be § 742.
742 In 5447; amended by 5623 § 82, 1950; 6942, § 37 (part), 1956; 7239 § 3 (part), 1957; repealed by 7349 § 9, 1958.
Renumbered from § 741.5 and amended by 7349 § 15, 1958; amended by 8264 § 1 (part), 1962; renumbered to be § 703.3.
743 In 5447; amended by 6942 § 37 (part), 1956; 7239 § 3 (part), 1957; 7349 § 16, 1958; 8264 § 1 (part), 1962; 10808 § 4, 1973; renumbered to be § 703.4.
743.5 Added by 6942 § 38, 1956; amended by 7239 § 31 (part), 1957; 10184 § 1, 1971; repealed by 10826 § 6, 1974.
743.6 Added by 7349 § 17, 1958; renumbered to be § 703.5.
743.7 Added by 7239 § 4 (part), 1957; amended by 10184 § 11, 1971; renumbered to be § 703.6.
743.8 Added by 7239 § 4 (part), 1957; amended by 10184 § 12, 1971; 10366 § 126 (part), 1971; renumbered to be § 703.7.
743.9 Added by 10782 § 9, 1973; renumbered to be § 703.8.
744 In 5447; amended by 5456 § 2, 1949; 7349 § 18, 1958; 7372 § 3, 1958; 9205 § 2, 1966; 10184 § 13, 1971; renumbered to be § 703.9.
745 Added by 7349 § 19 (part), 1958; amended by 10184 § 14, 1971; renumbered to be § 703.10.
745.5 Added by 10139 § 4, 1970; renumbered to be § 703.11.
746 Added by 7349 § 19 (part), 1958; amended by 10184 § 15, 1971; renumbered to be § 703.12.
746.5 Added by 7349 § 19 (part), 1958; amended by 10184 § 16, 1971; renumbered to be § 703.13.
747 Added by 7349 § 19 (part), 1958; amended by 10139 § 5, 1970; renumbered to be § 703.14.
748 Added by 7349 § 19 (part), 1958; amended by 10184 § 17, 1971; 10782 § 10, 1973; renumbered to be § 703.15.
748.2 Added by 8892 § 24, 1965; renumbered to be § 703.16.
748.5 Added by 7349 § 19 (part), 1958; renumbered to be § 703.17.
749 Added by 7349 § 19 (part), 1958; amended by 10184 § 18, 1971; 10670 § 53, 1973; renumbered to be § 703.18.
749.1 Added by 10826 § 21, 1974; renumbered to be § 703.19.
749.3 Added by 7768 § 15 (part), 1960; 10184 § 19, 1971; renumbered to be § 703.20.

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- 749.4 Added by 7768 § 15 (part), 1960.*
Renumbered from § 261 and amended by 10826 § 22, 1974; amended by 11463 § 1, 1977; 11523 § 69, 1977; renumbered to be § 703.21.
- 749.5 Added by 7349 § 19 (part), 1958; amended by 10184 § 20, 1971; renumbered to be § 703.22.
- 750 Added by 7349 § 19 (part), 1958; amended by 9882 § 1, 1969; 10184 § 21, 1971; renumbered to be § 703.23.
- 750.9 Added by 7768 § 15 (part), 1960; amended by 10184 § 22, 1971; repealed by 10366 § 80, 1971.
- 751 In 5447; renumbered to be § 704.1.
- 752 In 5447; renumbered to be § 704.2.
- 753 In 5447; repealed by 10366 § 80, 1971.
- 760 In 5447; renumbered to be § 705.1.
- 761 In 5447; amended by 6942 § 39, 1956; renumbered to be § 705.2.
- 762 In 5447; renumbered to be § 705.3.
- 763 In 5447; renumbered to be § 705.4.
- 764 In 5447; renumbered to be § 705.5.
- 765 In 5447; renumbered to be § 705.6.
- 766 In 5447; renumbered to be § 705.7.
- 767 In 5447; renumbered to be § 705.8.
- 768 In 5447; renumbered to be § 705.9.
- 771 In 5447; repealed by 7274 § 3, 1958.
Added by 9917 § 4 (part), 1969; renumbered to be § 706.1.
- 772 In 5447; repealed by 7274 § 3, 1958.
Added by 9917 § 4 (part), 1969; renumbered to be § 706.2.
- 773 In 5447; repealed by 7274 § 3, 1958.
Added by 9917 § 4 (part), 1969; renumbered by be § 706.3.
- 774 In 5447; repealed by 7274 § 3, 1958.
Added by 9917 § 4 (part), 1969; amended by 10709 § 22, 1973; renumbered to be § 706.4.
- 775 In 5447; repealed by 7274 § 3, 1958.
Added by 9914 § 4 (part), 1969; renumbered to be § 706.5.
- 776 Added by 9914 § 4 (part), 1969; renumbered to be § 706.6.
- 777 Added by 9914 § 4 (part), 1969; amended by 9948 § 2, 1970; renumbered to be 706.7.
- 778 Added by 9914 § 4 (part), 1969; renumbered to be § 706.8.
- 779 Added by 9914 § 4 (part), 1969; renumbered to be § 706.9.
- 780 Added by 9914 § 4 (part), 1969; renumbered to be § 706.10.
- 781 Added by 9914 § 4 (part), 1969; renumbered to be § 706.11.
- 782 Added by 9914 § 4 (part), 1969; amended by 10366 § 126 (part), 1971; renumbered to be § 706.12.
- 785.1 Added by 10722 § 13 (part), 1973; repealed by 11519 § 61, 1977 and 11522 § 61, 1977.
- 785.2 Added by 10722 § 13 (part), 1973; amended by 11468 § 3, 1977; repealed by 11519 § 61, 1977 and 11522 § 61, 1977.
- 785.3 Added by 10722 § 13 (part), 1973; repealed by 11519 § 61, 1977 and 11522 § 61, 1977.
- 785.4 Added by 10722 § 13 (part), 1973; repealed by 11519 § 61, 1977 and 11522 § 61, 1977.

- 785.5 Added by 11468 § 2, 1977; repealed by 11519 § 61, 1977 and 11522 § 61, 1977.
- 790.1 Added by 10643 § 6 (part), 1973; renumbered to be § 708.1.
- 790.2 Added by 10643 § 6 (part), 1973; renumbered to be § 708.2.
- 790.3 Added by 10643 § 6 (part), 1973; renumbered to be § 708.3.
- 790.4 Added by 10643 § 6 (part), 1973; renumbered to be § 708.4.
- 790.5 Added by 10643 § 6 (part), 1973; renumbered to be § 708.5.
- 790.6 Added by 10643 § 6 (part), 1973; renumbered to be § 708.6.
- 790.7 Added by 10643 § 6 (part), 1973; renumbered to be § 708.7.
- 790.8 Added by 10643 § 6 (part), 1973; renumbered to be § 708.8.
- 790.9 Added by 10643 § 6 (part), 1973; renumbered to be § 708.9.
- 801 In 5447.
- 802 In 5447; amended by 10366 § 126 (part), 1971.
- 803 In 5447; amended by 10366 § 126 (part), 1971.
- 804 In 5447.
- 805 In 5447.
- 806 In 5447.
- 807 In 5447.
- 808 Added by 10366 § 127 (part), 1971.
- 809 Added by 10366 § 127 (part), 1971.
- 901 Added by 10977 § 18 (part), 1974; in Ch. 9 Art. 1 and amended by 11427 § 1 (part), 1976; amended by 11523 § 70, 1977; 11873 § 2, 1979.
- 901.1 Added by 10977 § 18 (part), 1974; in Ch. 9 Art. 1 and amended by 11427 § 1 (part), 1976.
- 901.2 Added by 10977 § 18 (part), 1974; in Ch. 9 Art. 1 and amended by 11427 § 1 (part), 1976.
- 901.3 Added by 10977 § 18 (part), 1974; in Ch. 9 Art. 1 and amended by 11427 § 1 (part), 1976.
- 901.4 Added by 10977 § 18 (part), 1974; in Ch. 9 Art. 1 and amended by 11427 § 1 (part), 1976.
- 901.5 Added by 10977 § 18 (part), 1974; in Ch. 9 Art. 1 and amended by 11427 § 1 (part), 1976.
- 901.6 Added by 10977 § 18 (part), 1974; in Ch. 9 Art. 1 and amended by 11427 § 1 (part), 1976.
- 901.7 Added by 10977 § 18 (part), 1974; in Ch. 9 Art. 1 and amended by 11427 § 1 (part), 1976.
- 901.8 Added by 10977 § 18 (part), 1974.*
- 901.9 Added by 10977 § 18 (part), 1974.*
- 901.10 Added by 10977 § 18 (part), 1974.*
- 901.11 Added by 10977 § 18 (part), 1974.*
- 901.12 Added by 10977 § 18 (part), 1974.*
- 901.13 Added by 10977 § 18 (part), 1974.*
- 901.14 Added by 10977 § 18 (part), 1974.*
- 901.15 Added by 10977 § 18 (part), 1974.*
- 901.16 Added by 10977 § 18 (part), 1974.*
- 902.1 In Ch. 9 Art. 2 and amended by 11427 § 1 (part), 1976.
- 902.2 In Ch. 9 Art. 2 and amended by 11427 § 1 (part), 1976.
- 902.3 In Ch. 9 Art. 2 and amended by 11427 § 1 (part), 1976.
- 902.4 In Ch. 9 Art. 2 and amended by 11427 § 1 (part), 1976.

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- 902.5 In Ch. 9 Art. 2 and amended by 11427 § 1 (part), 1976.
- 902.6 In Ch. 9 Art. 2 and amended by 11427 § 1 (part), 1976.
- 902.7 In Ch. 9 Art. 2 and amended by 11427 § 1 (part), 1976.
- 902.8 In Ch. 9 Art. 2 and amended by 11427 § 1 (part), 1976.
- 902.9 In Ch. 9 Art. 2 and amended by 11427 § 1 (part), 1976; amended by 11515 § 1, 1977; 11690 § 1, 1978; 11841 § 1, 1978.
- 903.1 Added by 11523 § 72 (part), 1977.
- 903.2 Added by 11523 § 72 (part), 1977.
- 903.3 Added by 11523 § 72 (part), 1977.
- 904.1 Added by 11873 § 3 (part), 1979.
- 904.2 Added by 11873 § 3 (part), 1979.
- 904.3 Added by 11873 § 3 (part), 1979; amended by 12199 § 1, 1980; 12200 § 1, 1980.
- 905.1 Added by 11873 § 4 (part), 1979.
- 905.2 Added by 11873 § 4 (part), 1979.
- 905.3 Added by 11873 § 4 (part), 1979.

APPENDIX 2

CROSS REFERENCE TABLE FOR ORDINANCE 1494

Chapter, article and section numbers of Ordinance 1494 are shown with the corresponding section numbers of Title 22 of the Los Angeles County Code in which they are set out. To locate the legislative history of a section (for example, Ord. 1494 § 101 — LACC § 22.12.010), check the entry for that section in Appendix 1.

Ord. 1494	LACC	Ord. 1494	LACC
Chapter 1		120.16	22.08.160
Article 1		120.17	22.08.170
100	22.04.010	120.18	22.08.180
101	22.12.010	120.19	22.08.190
101.1	22.12.020	120.20	22.08.200
101.3	22.12.030	120.21	22.08.210
101.4	22.12.040	120.22	22.08.220
102	22.04.020	120.23	22.08.230
103	22.12.050	120.25	22.08.250
104	22.12.060		
105	22.04.040	Chapter 2	
106	22.04.050	Article 1	
107	22.04.060	201	22.20.010
107.5	22.04.070	202	22.20.020
108	22.04.030	205	22.20.030
109	22.04.080	205.5	22.20.040
110	22.04.080	206	22.20.050
111	22.04.080	207	22.20.070
112	22.04.100	207.3	22.20.080
113	Repealed by 85-0191	207.5	22.20.090
114	22.12.070	208	22.20.100
		208.5	22.20.110
Article 2		209	22.20.120
120.1	22.08.010	211	Repealed by 83-0006
120.2	22.08.020	211.2	Repealed by 83-0006
120.3	22.08.030	211.4	Repealed by 83-0006
120.4	22.08.040	211.6	Repealed by 83-0006
120.5	22.08.050	212	22.20.170
120.6	22.08.060	212.3	22.20.180
120.7	22.08.070	212.5	22.20.190
120.8	22.08.080	212.7	22.20.200
120.9	22.08.090	212.8	22.20.210
120.10	22.08.100	213	22.20.220
120.11	22.08.110	215	22.20.230
120.12	22.08.120	215.2	22.20.240
120.13	22.08.130	215.4	22.20.250
120.14	22.08.140	216	22.20.260
120.15	22.08.150	216.03	22.20.270

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216.05	22.20.280	251.3	22.28.040
216.07	22.20.290	251.5	22.28.050
216.2	22.20.300	251.7	22.28.060
216.5	22.20.310	251.9	22.28.070
217	22.20.320	253.1	22.28.080
219	22.20.330	253.3	22.28.090
220	22.20.340	253.5	22.28.100
220.01	22.20.350	253.7	22.28.110
220.03	22.20.360	253.9	22.28.120
220.05	22.20.370	255.1	22.28.130
220.2	22.20.380	255.3	22.28.140
220.5	22.20.390	255.5	22.28.150
221	22.20.400	255.7	22.28.160
223	22.20.410	255.9	22.28.170
223.1	22.20.420	257.1	22.28.180
223.3	22.20.430	257.3	22.28.190
223.5	22.20.440	257.5	22.28.200
223.6	22.20.450	257.7	22.28.210
225.5	22.20.460	257.9	22.28.220
227	22.20.060	259.1	22.28.230
		259.3	22.28.240
		259.5	22.28.250
Article 2		259.7	22.28.260
230	22.24.010	259.9	22.28.270
231	22.24.020	261	22.28.280
232	22.24.030	261.1	22.28.290
232.3	22.24.040	261.3	22.28.300
232.5	22.24.050	261.5	22.28.310
233	22.24.070	261.7	22.28.320
233.1	22.24.080	261.9	22.28.330
233.2	22.24.090	262	22.28.340
233.3	22.24.100		
233.6	22.24.110		
242	22.24.120	Article 4	
242.1	22.24.130	270	22.32.010
242.2	22.24.140	270.1	22.32.020
242.3	22.24.150	271.1	22.32.040
242.5	22.24.160	271.3	22.32.050
242.6	22.24.170	271.5	22.32.060
243	22.24.180	271.7	22.32.070
244	22.24.190	271.9	22.32.080
245	22.24.200	272.1	22.32.090
245.1	22.24.210	273.1	22.32.100
245.2	22.24.220	273.3	22.32.110
245.3	22.24.230	273.5	22.32.120
246	22.24.060	273.7	22.32.130
		273.9	22.32.140
		274.1	22.32.150
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250	22.28.010	275.3	22.32.170
250.5	22.28.020	275.5	22.32.180
251.1	22.28.030		

275.7	22.32.190	295.5	22.40.210
275.9	22.32.200	295.7	22.40.220
276	22.32.210	295.9	22.40.230
276.1	22.32.220	296	22.40.240
276.5	22.32.230	296.1	22.40.250
276.7	22.32.240	296.3	22.40.260
276.9	22.32.250	296.5	22.40.270
277	22.32.260	296.7	22.40.280
277.1	22.32.270	296.9	22.40.290
277.3	22.32.280	297	22.40.300
277.5	22.32.290	297.1	22.40.310
277.7	22.32.300	297.3	22.40.320
277.8	22.32.310	297.5	22.40.330
277.9	22.32.320	297.7	22.40.340
278.1	22.32.330	298.1	22.40.350
278.3	22.32.340	298.3	22.40.360
278.5	22.32.350	298.5	22.40.370
278.7	22.32.360	298.7	22.40.380
279.1	22.32.370	298.9	22.40.390
279.3	22.32.380		
279.5	22.32.390		
279.7	22.32.400		
280	22.20.030		
		Chapter 3	
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281	22.36.010	301	22.16.010
282	22.36.020	302	22.16.020
283	22.36.030	303	22.16.030
		304	22.16.040
		305	22.16.050
		305.1	22.16.060
Article 6		Article 2	
290	22.40.010	306	22.16.070
290.1	22.40.020	307	22.16.080
291.1	22.40.030	308	22.16.090
291.2	22.40.040	308.3	22.16.100
291.3	22.40.050	308.5	22.16.110
291.4	22.40.060	308.7	22.16.120
291.5	22.40.070	308.8	22.16.130
291.6	22.40.080	309	22.16.140
292	22.40.090	309.1	22.16.150
292.1	22.40.100	309.3	22.16.160
292.2	22.40.110	309.5	22.16.170
293	22.40.120	309.7	22.16.180
293.1	22.40.130	309.9	22.16.190
293.3	22.40.140	310	22.16.200
293.5	22.40.150	310.3	
293.7	22.40.160	310.5	
293.9	22.40.170		
295	22.40.180		
295.1	22.40.190		
295.3	22.40.200		
			Repealed by 85-0009
			22.16.220

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315	Repealed by 90-0035	501.5	22.56.050
316—369	22.16.230	501.6	22.56.060
370	Repealed by 90-0035	501.7	22.56.070
371—437	22.16.230	501.8	22.56.080
		501.9	22.56.090
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Article 1		501.11	22.56.180
451.1	22.48.010	501.12	22.56.100
451.2	22.48.020	501.14	22.56.210
		501.15	22.56.230
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452.1	22.48.030	501.17	22.56.140
452.2	22.48.040	501.18	Repealed by 85-0195
452.3	22.48.050	501.19	22.56.150
452.4	22.48.060	501.20	22.56.160
452.5	22.48.070	501.21	Repealed by 85-0195
452.6	22.48.080	501.22	22.56.110
452.7	22.48.090	501.23	22.56.170
452.8	22.48.100	501.24	22.56.240
452.81	22.48.110	501.25	22.56.190
452.9	22.48.120	501.26	22.56.220
452.10	22.48.130		
452.11	22.48.140	Article 2	
452.12	22.48.150	502.1	22.56.260
452.13	22.48.160	502.2	22.56.270
452.14	22.48.170	502.3	22.56.280
452.15	22.48.190	502.4	22.56.290
452.16	22.48.180	502.5	22.56.300
		502.6	22.56.310
Article 3		502.7	22.56.320
467	22.48.200	502.8	22.56.330
468	22.48.210	502.9	22.56.360
		502.10	22.56.340
Article 4		502.11	22.56.400
491	22.48.220	502.12	Repealed by 85-0195
492	22.48.230	502.13	22.56.410
493	22.48.240	502.14	Repealed by 85-0195
494	22.48.250	502.15	22.56.350
495	22.48.260	502.16	22.56.390
496	22.48.270		
497	22.48.280	Article 3	
498	22.48.290	503.1	22.56.420
499	22.48.300	503.2	22.56.430
		503.3	22.56.440
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Article 1		503.5	22.56.460
501.1	22.56.010	503.6	22.56.470
501.2	22.56.020	503.7	22.56.480

503.8	22.56.490	507.3	Repealed by 85-0009
503.9	22.56.500	507.4	22.60.176
503.10	22.56.510	507.5	Repealed by 85-0195
503.11	22.56.520	507.6	Repealed by 85-0195
503.12	22.56.530	507.7	Repealed by 85-0195
		507.8	Repealed by 85-0195
Article 4		507.9	Repealed by 85-0195
504.1	22.56.540	507.10	Repealed by 85-0009
504.3	22.56.550		
504.5	22.56.560	Article 8	
504.7	22.56.570	508.1	22.56.1660
504.9	22.56.590	508.2	22.56.1670
504.11	22.56.580	508.3	22.56.1680
504.13	22.56.600	508.4	22.56.1690
504.15	22.56.610	508.5	22.56.1720
504.17	22.56.620	508.6	22.56.1730
504.19	22.56.630	508.7	22.56.1740
504.21	22.56.640	508.8	22.56.1750
504.23	22.56.650	508.9	22.56.1700
504.25	22.56.660	508.10	22.56.1710
504.27	Repealed by 90-0134		
504.29	22.56.680	Article 9	
		509.1	22.56.1500
Article 5		509.2	22.56.1510
505.1	22.56.690	509.3	22.56.1540
505.2	22.56.710	509.4	22.56.1520
505.3	22.56.720	509.5	22.56.1530
505.5	22.56.730	509.6	22.56.1550
505.6	22.56.740		
505.7	22.56.750	Article 10	
505.8	22.56.760	510.1	22.56.1780
505.10	22.56.780	510.2	22.56.1782
505.11	22.56.770	510.3	22.56.1785
505.12	22.56.700	510.4	22.56.1790
		510.5	22.56.1800
Article 6		510.6	22.56.1810
506.1	22.56.1150	510.7	Repealed by 85-0195
506.2	22.56.1150		
506.3	22.56.1160	Article 11	
506.4	22.56.1170	511.1	22.56.1240
506.5	22.56.1180	511.2	22.56.1250
506.8	22.56.1190	511.3	22.56.1260
506.9	22.56.1210	511.4	22.56.1390
506.10	22.56.1200	511.5	22.56.1280
506.11	22.56.1230	511.6	22.56.1270
506.12	22.56.1220	511.7	22.56.1290
		511.8	22.56.1300
Article 7		511.9	22.56.1310
507.1	22.60.170	511.10	22.56.1320
507.2	22.60.172	511.11	22.56.1330

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511.12	22.56.1340	513.11	22.56.1130
511.13	22.56.1350	513.12	22.56.1090
511.14	22.56.1360	513.13	22.56.1140
511.15	22.56.1370	513.14	22.56.1080
511.16	22.56.1380	513.15	22.56.1100
511.17	22.56.1400	513.16	22.56.1120
511.18	Repealed by 92-0032		
511.19	22.56.1420	Article 14	
511.20	22.56.1450	514.1	22.56.1830
511.21	22.56.1440	514.2	22.56.1840
511.22	Repealed by 85-0195	514.3	22.56.1850
511.23	22.56.1470	514.4	22.56.1860
511.24	Repealed by 85-0195	514.5	22.56.1870
511.25	Repealed by 92-0032	514.6	22.56.1880
511.26	22.56.1430	514.7	22.56.1890
		514.8	22.56.1900
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512.1	22.56.790		
512.2	22.56.800		
512.3	22.56.810	Chapter 6	
512.4	22.56.820	Article 1	
512.5	22.56.830	601—608	Repealed by 85-0195
512.6	22.56.840		
512.7	22.56.850	Article 2	
512.8	22.56.860	620	22.60.090
512.9	22.56.890	621	22.60.100
512.10	22.56.870	621.5	22.60.110
512.11	Repealed by 85-0195	622	22.60.120
512.12	22.56.900	623	22.60.130
512.13	22.56.910		
512.14	22.56.920	Article 3	
512.15	22.56.930	631	22.60.174
512.16	22.56.940	632	22.60.178
512.17	22.56.950	633	22.60.190
512.18	22.56.960		
512.19	22.56.970	Article 4	
512.20	22.56.980	641—647	Repealed by 85-0195
		647.5	Repealed by 85-0195
Article 13		648	Repealed by 85-0195
513.1	22.56.990	648.5	Repealed by 85-0195
513.2	22.56.1000	649	Repealed by 85-0195
513.3	22.56.1010	649.5	Repealed by 85-0195
513.4	22.56.1020		
513.5	22.56.1030	Article 5	
513.6	Repealed by 83-0161	651	22.60.140
513.7	22.56.1050	652	22.60.150
513.8	22.56.1060	653	22.60.160
513.9	22.56.1110		
513.10	22.56.1070		

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701.2	22.52.060
701.3	22.52.070
701.4	22.52.080
701.5	22.52.010
701.6	Repealed by 85-0191
701.7	22.52.020
701.8	22.52.030
701.9	22.52.040

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702.1	22.52.100
702.2	22.52.110
702.3	22.52.120
702.4	22.52.130
702.5	22.52.140
702.6	22.52.150
702.7	Repealed by 83-0006
702.8	22.52.260
702.9	Repealed by 83-0006
702.10	22.52.270
702.11	22.52.280
702.12	22.52.290
702.13	22.52.180
702.14	22.52.190
702.15	22.52.200
702.16	22.52.220
702.17	22.52.210
702.18	22.52.160
702.19	22.52.170
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703.3	22.52.1180
703.4	22.52.1210
703.5	22.52.1030
703.6	22.52.1040
703.7	Repealed by 83-0161
703.8	22.52.1010
703.9	22.52.1140
703.10	22.52.1090
703.11	22.52.1110
703.12	22.52.1120
703.13	22.52.1130
703.14	Repealed by 83-0161
703.15	22.52.1170

703.16	22.52.1175
703.17	22.52.1150
703.18	22.52.1100
703.19	22.52.1220
703.20	22.52.1020
703.21	22.52.1060
703.22	22.52.1080
703.23	22.52.1070

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704.2	22.52.660

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705.1	22.52.400
705.2	22.52.470
705.3	22.52.460
705.4	22.52.410
705.5	22.52.420
705.6	22.52.430
705.7	22.52.440
705.8	22.52.450
705.9	22.52.480
705.10	22.52.485

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706.1	22.52.670
706.2	22.52.720
706.3	22.52.730
706.4	22.52.740
706.5	22.52.750
706.6	22.52.760
706.7	22.52.770
706.8	22.52.780
706.9	22.52.710
706.10	22.52.700
706.11	22.52.680
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707.1	22.52.800
707.2	22.52.810
707.3	22.52.990
707.4	22.52.820
707.5	22.52.830
707.6	22.52.840
707.7	22.52.850
707.8	22.52.860
707.9(part)	22.52.870

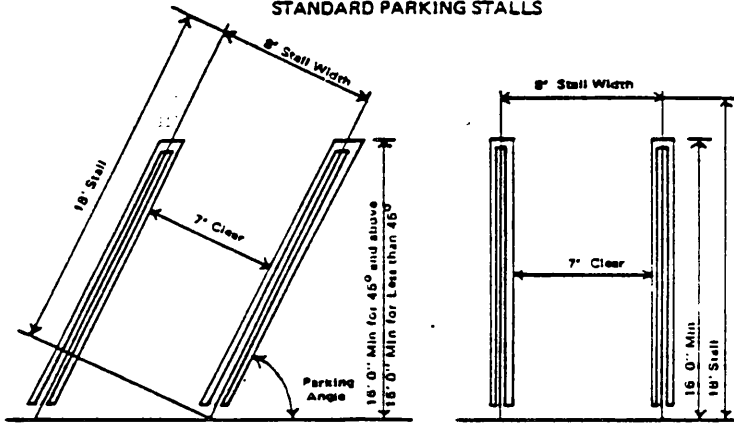
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707.9A	22.52.880	806	22.64.080
707.9B	22.52.890	807	22.64.090
707.9C	22.52.900	808	22.64.040
707.9D	22.52.910	809	22.64.050
707.9E	22.52.920		
707.10	22.52.930	Chapter 9	
707.11	22.52.940	Article 1	
707.12	22.52.950	901	22.44.010
707.13	22.52.960	901.1	22.44.020
707.14	22.52.970	901.2	22.44.030
707.15	22.52.980	901.3	22.44.040
		901.4	22.44.050
Article 8		901.5	22.44.060
708.1	22.52.560	901.6	22.44.070
708.2	22.52.570	901.7	22.44.080
708.3	22.52.610		
708.4	22.52.620	Article 2	
708.5	22.52.630	902.1	22.44.120
708.6	22.52.640	902.2	22.44.130
708.7	22.52.600	902.3	22.44.140
708.8	22.52.590	902.4	22.44.150
708.9	22.52.580	902.5	22.44.160
		902.6	22.44.170
Article 9		902.7	22.44.180
709.1	22.52.360	902.8	22.44.190
709.2	22.52.370	902.9	22.44.200
709.3	22.52.380		
709.4	22.52.390	Article 3	
		903.1	22.44.240
Article 12		903.2	22.44.250
712.1	22.52.300	903.3	22.44.260
712.2	22.52.310		
712.3	22.52.320	Article 4	
712.4	22.52.330	904.1	22.44.210
712.7	22.52.340	904.2	22.44.220
712.10	22.52.350	904.3	22.44.230
Article 13		Article 5	
713.1	22.52.500	905.1	22.44.090
713.2	22.52.530	905.2	22.44.100
713.3	22.52.540	905.3	22.44.110
713.4	22.52.550		
Chapter 8			
Article 1			
801	22.64.010		
802	22.64.020		
803	22.64.030		
804	22.64.060		
805	22.64.070		

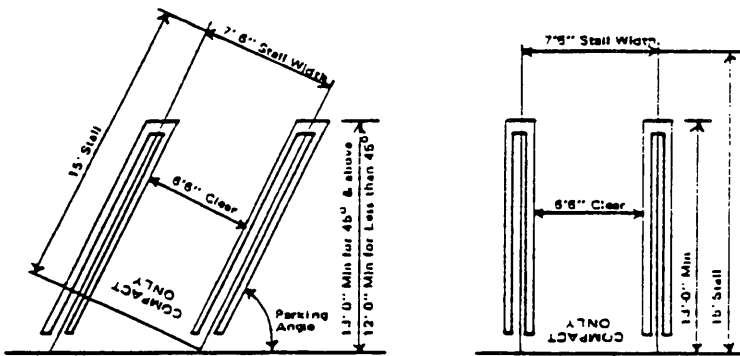
APPENDIX 3
MINIMUM DIMENSIONS FOR PARKING STALLS

Section 22.52.1060
STRIPING FOR PARKING STALLS

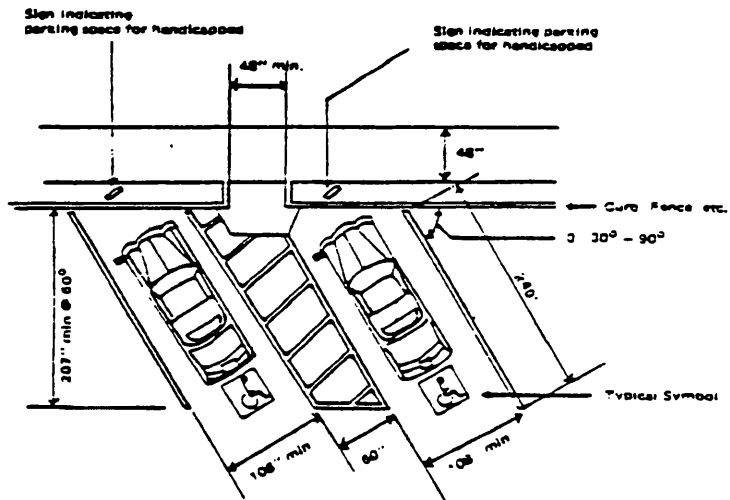
STANDARD PARKING STALLS



COMPACT PARKING STALLS



Section 22.52.1070
 DIMENSIONS AND STRIPING
 FOR PARKING FOR THE HANDICAPPED

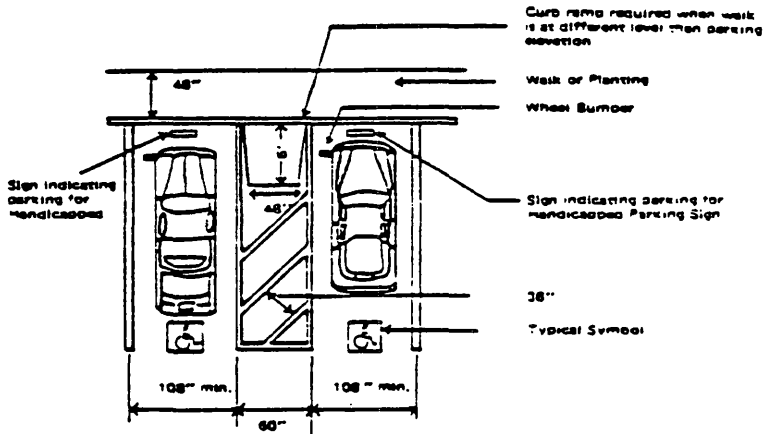


Parking Spaces for Handicapped, Double Diagonal

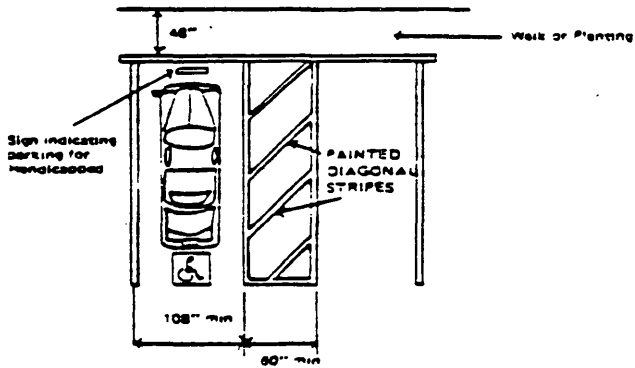
INTERNATIONAL SYMBOL OF ACCESSIBILITY



Section 22.52.1070
 DIMENSIONS AND STRIPING
 FOR PARKING FOR THE HANDICAPPED



Parking Space for Handicapped, Double Type



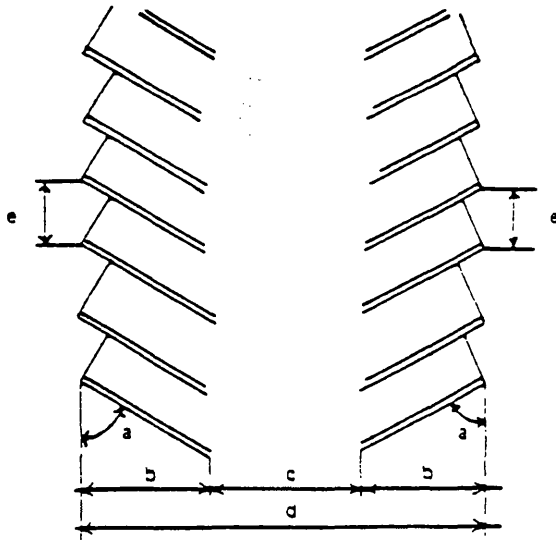
Parking Space for Handicapped, Single Type

Appendix 3
MINIMUM DIMENSIONS
FOR PARKING STALLS

Note: Stalls (curves) immediately adjacent to solid walls must be at least ten feet in width.

angle (degrees)	b stall	c aisle	d overall width	e curb length
STANDARD STALLS				
30	16'	12**	44'	16'
45	19'	14**	52'	11'
60	20'	20**	60'	9 3/4'
90	18'	25***	62'	8'
COMPACT STALLS				
30	14'	12**	40'	15'
45	15 3/4'	13**	44'	10' 5/8"
60	16 3/4'	16**	49'	8' 5/8"
90	15'	23***	53'	7' 5/8"

*one-way traffic
**two-way streets



Do Not File...

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 Use subject to permit
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ASPHALT PLANT
 Use subject to permit
 M-2 zone 22.32.190
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ASSEMBLY PLANT

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Permitted use

C-1 zone 22.28.080
C-2 zone 22.28.130
C-3 zone 22.28.180
C-M zone 22.28.230
C-R zone 22.28.290
R-R zone 22.40.190

Use subject to permit

A-2 zone 22.24.150
O-S zone 22.40.430

AUCTION HOUSE

Permitted use

C-3 zone 22.28.180
C-M zone 22.28.230

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Use subject to permit

C-2 zone 22.28.160
C-3 zone 22.28.210
C-R zone 22.28.320
M-1½ zone 22.32.130

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Battery service, permitted use

C-3 zone 22.28.180
C-M zone 22.28.230

Body, fender repair

accessory use

C-3 zone 22.28.190
C-M zone 22.28.240

permitted use

M-1 zone 22.32.040

use subject to permit

C-3 zone 22.28.210
C-M zone 22.28.260

Brake repair shop, permitted use

C-3 zone 22.28.180
C-M zone 22.28.230

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use subject to permit

C-3 zone 22.28.210
C-M zone 22.28.260

Muffler shop, permitted use

C-3 zone 22.28.180
C-M zone 22.28.230

Painting, upholstering

permitted use

M-1 zone 22.32.040

use subject to permit

C-3 zone 22.28.210
C-M zone 22.28.260

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Radiator shop, permitted use

C-3 zone 22.28.180
C-M zone 22.28.230

Rental, leasing agency, permitted use

C-2 zone 22.28.130
C-3 zone 22.28.180
C-M zone 22.28.230

Repair garage, permitted use

C-3 zone 22.28.180
C-M zone 22.28.230

Repair, parts installation

accessory use

C-1 zone 22.28.090
C-2 zone 22.28.130

permitted use

C-1 zone 22.28.080

Sales, permitted use

C-1 zone 22.28.080
C-2 zone 22.28.130
C-3 zone 22.28.180
C-M zone 22.28.230
MXD zone 22.40.520

Service station

defined 22.08.010

permitted use

C-1 zone 22.28.080
C-2 zone 22.28.130
C-3 zone 22.28.180
C-M zone 22.28.230

use subject to permit

C-R zone 22.28.320
R-R zone 22.40.220

Storage

R-1 zone 22.20.130
R-A zone 22.20.450

Supply store, permitted use

C-1 zone 22.28.080

- C-2 zone 22.28.130
- C-3 zone 22.28.180
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 - C-M zone 22.28.230
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 - R-R zone 22.40.190
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- Permitted use
 - M-1 zone 22.32.040

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- Use subject to permit
 - R-R zone 22.40.220

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 - C-3 zone 22.28.180
 - C-M zone 22.28.230
- Permitted use
 - C-M zone 22.28.230
- Shop, permitted use
 - C-1 zone 22.28.080
 - C-2 zone 22.28.130
 - C-3 zone 22.28.180
 - C-M zone 22.28.230

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BANK

- Permitted use
 - C-1 zone 22.28.080
 - C-2 zone 22.28.130
 - C-3 zone 22.28.180
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 - C-M zone 22.28.230

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- Use subject to permit
 - C-1 zone 22.28.110
 - C-2 zone 22.28.160

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R-R zone 22.40.220

BARBER SCHOOL

Permitted use

C-1 zone 22.28.080
C-2 zone 22.28.130
C-H zone 22.28.030

BARBER SHOP

Permitted use

C-1 zone 22.28.080
C-2 zone 22.28.130
C-3 zone 22.28.180
C-M zone 22.28.230

Use subject to permit

R-R zone 22.40.220

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M-1 zone 22.32.040

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M-1 zone 22.32.040

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Permitted use

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C-3 zone 22.28.180
C-H zone 22.28.030
C-M zone 22.28.230
C-R zone 22.28.290
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Use subject to permit

A-1 zone 22.24.100
O-S zone 22.40.430
R-1 zone 22.20.100
R-2 zone 22.20.200

R-3-()U zone 22.20.290
R-4-()U zone 22.20.370
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BEAUTY SCHOOL

Permitted use

C-1 zone 22.28.080
C-2 zone 22.28.130
C-H zone 22.28.030

BEAUTY SHOP

Permitted use

C-1 zone 22.28.080
C-2 zone 22.28.130
C-3 zone 22.28.180
C-M zone 22.28.230

Use subject to permit

R-R zone 22.40.220

BEDSPREAD, BEDSPRING MANUFACTURE

Permitted use

M-1 zone 22.32.040

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Permitted use

A-1 zone 22.24.070
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C-R zone 22.28.290
R-R zone 22.40.190

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C-M zone 22.28.230

use subject to permit

C-R zone 22.28.320

R-R zone 22.40.220

Shop, permitted use

C-1 zone 22.28.080

C-2 zone 22.28.130

C-3 zone 22.28.180

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BILLBOARD EXCLUSION ZONE

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Permitted use

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Use subject to permit

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Permitted use

A-1 zone 22.24.070

A-2 zone 22.24.120

C-R zone 22.28.290

R-R zone 22.40.190

BLACKSMITH SHOP

Permitted use

M-1 zone 22.32.040

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Use subject to permit

M-2 zone 22.32.190

M-4 zone 22.32.190

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Use subject to permit

M-2 zone 22.32.190

M-4 zone 22.32.190

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Permitted use

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C-3 zone 22.28.190

C-M zone 22.28.240

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C-3 zone 22.28.180

C-M zone 22.28.230

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Permitted use
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C-3 zone 22.28.180
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Use subject to permit
M-2 zone 22.32.190
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Permitted use
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Use subject to permit
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Permitted use
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Permitted use
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Use subject to permit
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C-3 zone 22.28.190

C-M zone 22.28.240

C-R zone 22.28.300

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R-1 zone 22.20.080

R-2 zone 22.20.180

R-3-()U zone 22.20.270

R-4-()U zone 22.20.350

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C-3 zone 22.28.180

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Permitted use

C-1 zone 22.28.080

C-2 zone 22.28.130

C-3 zone 22.28.180

C-H zone 22.28.030

C-M zone 22.28.230

SR-D zone 22.40.350

Use subject to permit

A-1 zone 22.24.100

A-2 zone 22.24.150

C-R zone 22.28.320

R-4-()U zone 22.20.370

R-R zone 22.40.220

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Use subject to permit

C-3 zone 22.28.210

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Permitted use
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C-2 zone 22.28.130
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C-M zone 22.28.230

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Permitted use
M-1 zone 22.32.040

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Manufacture, permitted use
M-1 zone 22.32.040
Products manufacture, permitted use
C-M zone 22.28.230

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M-1 zone 22.32.040

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C-R zone 22.28.320

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Commercial

permitted use

C-3 zone 22.28.180

C-M zone 22.28.230

C-R zone 22.28.290

use subject to permit

C-3 zone 22.28.210

C-M zone 22.28.260

C-R zone 22.28.320

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Permitted use

M-1 zone 22.32.040

Use subject to permit

A-1 zone 22.24.100

A-2 zone 22.24.150

B-1 zone 22.32.360

B-2 zone 22.32.400

C-1 zone 22.28.110

C-2 zone 22.28.160

C-3 zone 22.28.210

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C-M zone 22.28.260

C-R zone 22.28.320

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R-3-() U zone 22.20.290

R-4-()U zone 22.20.370

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Permitted use

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Permitted use

C-M zone 22.28.230

M-1 zone 22.32.040

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Use subject to permit

A-C zone 22.40.490

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Permitted use

C-3 zone 22.28.180

C-M zone 22.28.230

Use subject to permit

C-1 zone 22.28.110

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Permitted use

M-1 zone 22.32.040

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Permitted use

C-3 zone 22.28.180

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M-2 zone 22.32.190

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Use subject to permit

M-2 zone 22.32.190

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CELLAR

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Permitted use

M-1 zone 22.32.040

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Use subject to permit

M-2 zone 22.32.190

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Use subject to permit

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C-R zone 22.28.320

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M-1 zone 22.32.070

M-1½ zone 22.32.130

M-2 zone 22.32.190

M-2½ zone 22.32.300

M-3 zone 22.32.240

M-4 zone 22.32.190

O-S zone 22.40.430

()-P zone 22.40.160

R-1 zone 22.20.100

R-2 zone 22.20.200

R-3-()U zone 22.20.290

R-4-()U zone 22.20.370

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C-2 zone 22.28.130

C-3 zone 22.28.180

C-M zone 22.28.230

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A-2 zone 22.24.140

C-1 zone 22.28.100

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C-H zone 22.28.050

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C-2 zone 22.28.130

C-H zone 22.28.030

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Permitted use

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DRESS SHOP

Permitted use

C-1 zone 22.28.080

C-2 zone 22.28.130

C-3 zone 22.28.180

C-M zone 22.28.230

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Defined 22.08.040

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DROP HAMMER

- Use subject to permit
- M-2 zone 22.32.190
- M-4 zone 22.32.190

DRUG MANUFACTURE, WHOLESALE SALE

- Permitted use
- M-1 zone 22.32.040

DRUGSTORE

- Permitted use
- C-1 zone 22.28.080
- C-2 zone 22.28.130
- C-3 zone 22.28.180
- C-M zone 22.28.230

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- C-2 zone 22.28.130
- C-3 zone 22.28.180
- C-M zone 22.28.230
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- A-2 zone 22.24.150
- C-1 zone 22.28.110
- C-2 zone 22.28.160
- C-3 zone 22.28.210
- C-H zone 22.28.060
- C-M zone 22.28.260
- C-R zone 22.28.320
- O-S zone 22.40.430
- R-1 zone 22.20.100
- R-2 zone 22.20.200
- R-3()U zone 22.20.290
- R-4()U zone 22.20.370
- R-A zone 22.20.440
- R-R zone 22.40.220

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- Permitted use
- A-1 zone 22.24.070
- A-2 zone 22.24.120
- C-R zone 22.28.290
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EATING ESTABLISHMENT

- Permitted use
- C-1 zone 22.28.080
- C-2 zone 22.28.130
- C-3 zone 22.28.180
- C-M zone 22.28.230
- Use subject to permit
- C-R zone 22.28.320
- R-R zone 22.40.220
- W zone 22.40.280

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**EAST COMPTON MIDLAND FRONT
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Use subject to permit
IT zone 22.40.200
R-4-()U zone 22.20.370

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ELECTRIC DISTRIBUTION SUBSTATION
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Permitted use
C-1 zone 22.28.080
C-2 zone 22.28.130
C-3 zone 22.28.180
C-H zone 22.28.030
C-M zone 22.28.230
W zone 22.40.250
Use subject to permit
A-1 zone 22.24.100
A-2 zone 22.24.150
C-R zone 22.28.320
O-S zone 22.40.430
R-1 zone 22.20.100
R-2 zone 22.20.200
R-3-()U zone 22.20.290
R-4-()U zone 22.20.370
R-A zone 22.20.440
R-R zone 22.40.220
SR-D zone 22.40.380

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PLANT
Use subject to permit
A-2 zone 22.24.150
C-1 zone 22.28.110
C-2 zone 22.28.160
C-3 zone 22.28.210
C-H zone 22.28.060
C-M zone 22.28.260
C-R zone 22.28.320
R-R zone 22.40.220
W zone 22.40.280

ELECTRICIAN SHOP
Permitted use
C-3 zone 22.28.180
C-M zone 22.28.230

ELECTRIC MOTOR MANUFACTURE
Permitted use
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- A-1 zone 22.24.100
- A-2 zone 22.24.150
- C-1 zone 22.28.110
- C-2 zone 22.28.160
- C-3 zone 22.28.210
- C-H zone 22.28.060
- C-M zone 22.28.260
- C-R zone 22.28.320
- R-R zone 22.40.220
- SR-D zone 22.40.380

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Permitted use

- M-1 zone 22.32.040

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Accessory use

- B-1 zone 22.32.340
- B-2 zone 22.32.380

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Permitted use

- C-1 zone 22.28.080
- C-2 zone 22.28.130
- C-3 zone 22.28.180
- C-M zone 22.28.230

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Permitted use

- M-1 zone 22.32.040
- Use subject to permit
- A-C zone 22.40.490

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- C-R zone 22.28.320

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 - C-M zone 22.28.260
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Use subject to permit

- A-1 zone 22.24.100
- A-2 zone 22.24.150
- B-1 zone 22.32.360
- B-2 zone 22.32.400
- C-1 zone 22.28.110
- C-2 zone 22.28.160
- C-3 zone 22.28.210
- C-H zone 22.28.050
- C-M zone 22.28.260
- C-R zone 22.28.320
- M-1 zone 22.32.070
- M-2½ zone 22.32.300
- P-R zone 22.40.340
- ()-P zone 22.40.160
- R-1 zone 22.20.100
- R-2 zone 22.20.200
- R-3-() zone 22.20.290
- R-4-()U zone 22.20.370
- R-A zone 22.20.440
- R-R zone 22.40.220
- SR-D zone 22.40.380
- W zone 22.40.280

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permit

See EXPLOSIVES STORAGE
PERMIT

EXPLOSIVES STORAGE

Permit

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Use subject to permit

A-1 zone 22.24.100

A-2 zone 22.24.150

B-1 zone 22.32.360

B-2 zone 22.32.400

C-1 zone 22.28.110

C-2 zone 22.28.160

C-3 zone 22.28.210

C-H zone 22.28.060

C-M zone 22.28.260

C-R zone 22.28.320

M-1 zone 22.32.070

M-1½ zone 22.32.130
 M-2 zone 22.32.190
 M-2½ zone 22.32.300
 M-3 zone 22.32.240
 M-4 zone 22.32.190
 O-S zone 22.40.430
 ()-P zone 22.40.160
 R-1 zone 22.20.100
 R-2 zone 22.20.200
 R-3-()U zone 22.20.290
 R-4-()U zone 22.20.370
 R-A zone 22.20.440
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Use subject to permit
 A-1 zone 22.24.100
 A-2 zone 22.24.150
 B-1 zone 22.32.360
 B-2 zone 22.32.400

C-1 zone 22.28.110
 C-2 zone 22.28.160
 C-3 zone 22.28.210
 C-H zone 22.28.050
 C-M zone 22.28.260
 C-R zone 22.28.320
 M-1 zone 22.32.070
 M-2½ zone 22.32.300
 P-R zone 22.40.340
 ()-P zone 22.40.160
 R-1 zone 22.20.100
 R-2 zone 22.20.200
 R-3-()U zone 22.20.290
 R-4-()U zone 22.20.370
 R-A zone 22.20.440
 R-R zone 22.40.220
 SR-D zone 22.40.380
 W zone 22.40.280

FAIRGROUND

Permitted use
 A-2 zone 22.24.120
 Use subject to permit
 O-S zone 22.40.430

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 R-A zone 22.20.430

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Permitted use
 A-1 zone 22.24.070
 A-2 zone 22.24.120
 C-1 zone 22.28.080
 C-2 zone 22.28.130
 C-3 zone 22.28.180
 C-H zone 22.28.030
 C-M zone 22.28.230
 C-R zone 22.28.290
 R-1 zone 22.20.070
 R-2 zone 22.20.170
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FARM EQUIPMENT

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- Use subject to permit
 - A-2 zone 22.24.150

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- Use subject to permit
 - M-2 zone 22.32.190
 - M-4 zone 22.32.190

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- Permitted use
 - M-1 zone 22.32.040

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- Permitted use
 - C-3 zone 22.28.180
 - C-M zone 22.28.230

FEED MILL

- Permitted use
 - A-2 zone 22.24.120

FEED YARD

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FEES

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- Low-income housing waiver
 - 22.60.135

FELT

- Manufacture, permitted use
 - M-1 zone 22.32.040
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 - C-M zone 22.28.230

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- Open work, non-view-obscuring, accessory use
 - B-1 zone 22.32.340
 - B-2 zone 22.32.380
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- Use subject to permit
 - A-2 district 22.24.150
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- Use subject to permit
 - A-1 zone 22.24.100
 - A-2 zone 22.24.150
 - B-1 zone 22.32.360
 - B-2 zone 22.32.400
 - C-1 zone 22.28.110
 - C-2 zone 22.28.160
 - C-3 zone 22.28.210
 - C-H zone 22.28.050
 - C-M zone 22.28.260
 - C-R zone 22.28.320
 - M-1 zone 22.32.070
 - M-2½ zone 22.32.300
 - P-R zone 22.40.340
 - ()P zone 22.40.160
 - R-1 zone 22.20.100
 - R-2 zone 22.20.200
 - R-3-()U zone 22.20.290
 - R-4-()U zone 22.20.370
 - R-A zone 22.20.440
 - R-R zone 22.40.220
 - SR-D zone 22.40.380
 - W zone 22.40.280

FIBERGLASS MANUFACTURE

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FIBER PRODUCTS MANUFACTURE

- Permitted use
 - M-1 zone 22.32.040

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FILM LABORATORY

- Permitted use
 - C-3 zone 22.28.180
 - C-M zone 22.28.230

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Permitted use

- C-1 zone 22.28.080
- C-2 zone 22.28.130
- C-3 zone 22.28.180
- C-H zone 22.28.030
- C-M zone 22.28.230

FINANCING OF PUBLIC FACILITIES

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- Use subject to permit
- A-C zone 22.40.490

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FIRE STATION

Permitted use

- C-1 zone 22.28.080
- C-2 zone 22.28.130
- C-3 zone 22.28.180
- C-H zone 22.28.030
- C-M zone 22.28.230

Use subject to permit

- A-1 zone 22.24.100
- A-2 zone 22.24.150
- C-R zone 22.28.320
- IT zone 22.40.700
- R-1 zone 22.20.100
- R-2 zone 22.20.200
- R-3-()U zone 22.20.290
- R-4-()U zone 22.20.370
- R-A zone 22.20.440
- R-R zone 22.40.220
- SR-D zone 22.40.380

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- Use subject to permit
- M-2 zone 22.32.190
- M-4 zone 22.32.190

FIRST AID STATION

- Use subject to permit
- C-R zone 22.28.320
- R-R zone 22.40.220

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FISH

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- M-2 zone 22.32.190
- M-4 zone 22.32.190
- Raising, permitted use
- A-1 zone 22.24.070
- A-2 zone 22.24.120
- C-R zone 22.28.290
- R-R zone 22.40.190

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- Excavation permit issuance
- 22.52.420

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STORAGE
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FLOOD PROTECTION DISTRICT

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DISTRICT

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Permitted use

C-1 zone 22.28.080

C-2 zone 22.28.130

C-3 zone 22.28.180

C-M zone 22.28.230

FLOWERS

In yard

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FLOOD BYPRODUCTS MANUFACTURE

Use subject to permit

M-2 zone 22.32.190

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FOOD PRODUCTS MANUFACTURE

Permitted use

M-1 zone 22.32.040

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Explosives storage permit application
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Permitted use

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Use subject to permit

M-2 zone 22.32.190

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Permitted use

A-1 zone 22.24.070

A-2 zone 22.24.120

C-1 zone 22.28.080

C-2 zone 22.28.130

C-3 zone 22.28.180

C-H zone 22.28.030

C-M zone 22.28.230

R-1 zone 22.20.070

R-2 zone 22.20.170

R-3-()U zone 22.20.260

R-4-()U zone 22.20.340

R-A zone 22.20.410

R-R zone 22.40.190

FOUNDRY

Uses subject to permit

M-2 zone 22.32.190

M-4 zone 22.32.190

FOWL RAISING

Permitted use

A-1 zone 22.24.070

A-2 zone 22.24.120

C-R zone 22.28.290

R-R zone 22.40.190

FOX FARM

Permitted use

M-1 zone 22.32.040

FRATERNITY, SORORITY HOUSE

Parking space requirements

22.52.1130

Permitted use

R-4-()U zone 22.20.340

Use subject to permit

C-1 zone 22.28.110

C-2 zone 22.28.160

C-3 zone 22.28.210

C-H zone 22.29.060

C-M zone 22.28.260

R-3-()U zone 22.20.290

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Permitted use

A-1 zone 22.24.070

A-2 zone 22.24.120

C-R zone 22.28.290

R-R zone 22.40.190

FRONT YARD SETBACK DISTRICT

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Permitted use

C-3 zone 22.28.180

C-M zone 22.28.230

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Permitted use
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**FRUIT, VEGETABLE JUICE
MANUFACTURE**

Permitted use
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FRUIT, VEGETABLE MARKET

Permitted use
C-M zone 22.28.230

FRUIT, VEGETABLE PACKING PLANT

Permitted use
A-2 zone 22.24.120

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Permitted use
M-1 zone 22.32.040

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Permitted use
M-1 zone 22.32.040

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Products manufacture, permitted use
C-M zone 22.28.230
M-1 zone 22.32.040
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M-1 zone 22.32.040

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M-1 zone 22.32.040
Rentals, permitted use
C-2 zone 22.28.130
C-3 zone 22.28.180
C-M zone 22.28.230
Store, permitted use
C-1 zone 22.28.080
C-2 zone 22.28.130
C-3 zone 22.28.180
C-M zone 22.28.230
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**FURNITURE, HOUSEHOLD GOODS
TRANSFER, STORAGE**

Permitted use
C-3 zone 22.28.180
C-M zone 22.28.230

FURRIER SHOP

Permitted uses
C-1 zone 22.28.080
C-2 zone 22.28.130
C-3 zone 22.28.180
C-M zone 22.28.230

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GAME ARCADE

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GAMES OF SKILL

Use subject to permit
C-2 zone 22.28.160
C-3 zone 22.28.210
C-M zone 22.28.260
C-R zone 22.28.320

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GARAGE SALE

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GAS DISTRIBUTION DEPOT

Use subject to permit
C-3 zone 22.28.210
C-M zone 22.28.260

GAS DRILLING

See also OIL, GAS DRILLING
Permitted use
O-S zone 22.40.410

**GAS, ELECTRICAL FIXTURES
MANUFACTURE**

Permitted use
M-1 zone 22.32.040

GAS, INDUSTRIAL

Storage, permitted use
M-1 zone 22.32.040
Use subject to permit
C-M zone 22.28.260

GAS MANUFACTURE

GAS MANUFACTURE

Use subject to permit

M-2 zone 22.32.190

M-4 zone 22.32.190

GAS METERING, CONTROL STATION

MXD zone 22.40.520

Permitted use

C-1 zone 22.28.080

C-2 zone 22.28.130

C-3 zone 22.28.180

C-M zone 22.28.230

Use subject to

W zone 22.40.270

Use subject to permit

A-1 zone 22.24.100

A-2 zone 22.24.150

C-H zone 22.28.060

C-M zone 22.28.260

O-S zone 22.40.430

R-1 zone 22.20.100

R-2 zone 22.20.200

R-3-()U zone 22.20.290

R-4-()U zone 22.20.370

R-A zone 22.20.440

R-R zone 22.40.220

SR-D zone 22.40.380

GASOLINE STORAGE

Use subject to permit

M-2 zone 22.32.190

M-4 zone 22.32.190

GAS STORAGE

Use subject to permit

M-2 zone 22.32.190

M-4 zone 22.32.190

GELATIN MANUFACTURE

Use subject to permit

M-2 zone 22.32.190

M-4 zone 22.32.190

GENERAL PLAN

Consistency with 22.12.090

Defined 22.08.070

GENERATOR MANUFACTURE

Permitted use

M-1 zone 22.32.040

GIFT SHOP

Permitted use

C-1 zone 22.28.080

C-2 zone 22.28.130

C-3 zone 22.28.180

C-M zone 22.28.230

GLASS

Crystal glass art novelties

See CRYSTAL GLASS ART
NOVELTIES, HAND
PRODUCTION

Production, use subject to permit

A-C zone 22.40.490

Products assembly, permitted use

C-M zone 22.28.230

Sales, permitted use

C-1 zone 22.28.080

C-2 zone 22.28.130

C-3 zone 22.28.180

C-M zone 22.28.230

Storage, permitted use

M-1 zone 22.32.040

GLOVE MANUFACTURE

Permitted use

M-1 zone 22.32.040

GLUE MANUFACTURE

Use subject to permit

M-2 zone 22.32.190

M-4 zone 22.32.190

GOAT

Grazing

See GRAZING

Raising

permitted use

A-1 zone 22.24.070

A-2 zone 22.24.120

use subject to permit

A-1 zone 22.24.100

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Ball manufacture, permitted use, C-M
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Course

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permitted use

C-1 zone 22.28.080

C-2 zone 22.28.130

C-3 zone 22.28.180

C-M zone 22.28.230

C-R zone 22.28.290

R-R zone 22.40.190

use subject to permit

A-1 zone 22.24.100

A-2 zone 22.24.150

C-H zone 22.28.060

O-S zone 22.40.430

R-1 zone 22.20.100
 R-2 zone 22.20.200
 R-3-()U zone 22.20.290
 R-4-()U zone 22.20.370
 R-A zone 22.20.440

Driving range
 permitted use

C-R zone 22.28.290
 R-R zone 22.40.190

use subject to permit

A-1 zone 22.24.100
 A-2 zone 22.24.150
 C-1 zone 22.28.110
 C-2 zone 22.28.160
 C-3 zone 22.28.210
 C-M zone 22.28.260
 O-S zone 22.40.430

Miniature

See MINIATURE GOLF COURSE

GOVERNMENT OFFICE, SERVICES

Use subject to permit
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GRADE

Defined 22.08.070

**GRADING PROJECT, OFF-SITE
 TRANSPORT**

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 22.56.230
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Use subject to permit

A-1 zone 22.24.100
 A-2 zone 22.24.150
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 B-2 zone 22.32.400
 C-1 zone 22.28.110
 C-2 zone 22.28.160
 C-3 zone 22.28.210
 C-H zone 22.28.060
 C-M zone 22.28.260
 C-R zone 22.28.320
 M-1½ zone 22.32.130
 M-2 zone 22.32.190
 M-4 zone 22.32.190
 O-S zone 22.40.430
 P-R zone 22.40.340
 R-1 zone 22.20.100

R-2 zone 22.20.200
 R-3-()U zone 22.20.290
 R-A zone 22.20.440
 R-R zone 22.40.220
 SR-D zone 22.40.380
 W zone 22.40.280

Use subject to review

A-1 zone 22.24.090
 A-2 zone 22.24.140
 B-1 zone 22.32.350
 B-2 zone 22.32.390
 C-1 zone 22.28.100
 C-2 zone 22.28.150
 C-3 zone 22.28.200
 C-H zone 22.28.050
 C-M zone 22.28.250
 C-R zone 22.28.310
 M-1½ zone 22.32.120
 M-2 zone 22.32.180
 M-2½ zone 22.32.290
 M-3 zone 22.32.230
 M-4 zone 22.32.180
 O-S zone 22.40.420
 P-R zone 22.40.330
 R-1 zone 22.20.090
 R-2 zone 22.20.190
 R-3-()U zone 22.20.280
 R-4-()U zone 22.20.360
 R-A zone 22.20.430
 R-R zone 22.40.210

GRADING PROJECT, ON-SITE

Defined 22.08.070

Use subject to permit

A-2 zone 22.24.150
 B-1 zone 22.32.360
 B-2 zone 22.32.400
 C-1 zone 22.28.110
 C-3 zone 22.28.210
 C-M zone 22.28.260
 C-R zone 22.28.320
 M-1½ zone 22.32.130
 M-2 zone 22.32.190
 M-4 zone 22.32.190
 R-1 zone 22.20.100
 R-A zone 22.20.440
 R-R zone 22.40.220
 SR-D zone 22.40.380

GRAIN SALES

See FEED, GRAIN SALES

GRANGE HALL

Use subject to permit
 A-1 zone 22.24.100

GRANGE HALL

A-2 zone 22.24.150

GRANITE GRINDING, DRESSING, CUTTING

Permitted use

M-1 zone 22.32.040

GRAPHIC DESIGN, DISPLAY STUDIO

Use subject to permit

A-C zone 22.40.490

GRAVEL STORAGE

See ROCK, GRAVEL STORAGE

GRAZING

Permitted use

A-1 zone 22.24.070

C-R zone 22.28.390

O-S zone 22.40.410

R-R zone 22.40.190

Use subject to review

W zone 22.40.270

GREASE MANUFACTURE

Use subject to permit

M-2 zone 22.32.190

M-4 zone 22.32.190

GREENHOUSE

Permitted use

A-1 zone 22.24.070

A-2 zone 22.24.120

C-1 zone 22.28.080

C-2 zone 22.28.130

C-3 zone 22.28.180

C-M zone 22.28.230

C-R zone 22.28.290

R-R zone 22.40.190

SR-D zone 22.42.350

GROCERY STORE

In hotel, apartment house

See CONCESSION

Permitted use

C-1 zone 22.28.080

C-2 zone 22.28.130

C-3 zone 22.28.180

C-M zone 22.28.230

Use subject to permit

R-R zone 22.40.220

GROUP HOME FOR CHILDREN

Defined 22.08.070

Parking 22.52.1120

Permitted use

A-1 zone 22.24.070

A-2 zone 22.24.120

C-2 zone 22.28.130

R-1 zone 22.20.070

R-2 zone 22.20.170

R-3-()U zone 22.20.160

R-4-()U zone 22.20.340

R-A zone 22.20.410

Use subject to director review, approval

R-1 zone 22.20.090

Use subject to permit

A-1 zone 22.24.100

A-2 zone 22.24.150

C-1 zone 22.28.110

C-3 zone 22.28.210

C-M zone 22.28.260

R-1 zone 22.20.100

R-2 zone 22.20.200

R-3-()U zone 22.20.290

R-4-()U zone 22.20.370

R-A zone 22.20.440

R-R zone 22.40.220

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GUEST RANCH

Defined 22.08.070

Use subject to permit

A-1 zone 22.24.100

A-2 zone 22.24.150

R-R zone 22.40.220

GUEST ROOM

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GUEST SUITE

Defined 22.08.190

GUNCOTTON PRODUCTS MANUFACTURE

Use subject to permit

M-2 zone 22.32.190

M-4 zone 22.32.190

GUTTERS

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GYMNASIUM

Parking space requirements 22.52.1160

Use subject to permit

C-3 zone 22.28.210

C-M zone 22.28.260

C-R zone 22.28.320

GYPSUM MANUFACTURE

Use subject to permit
 M-2 zone 22.32.190
 M-4 zone 22.32.190

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HABITABLE ROOM

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HAIR PRODUCTS MANUFACTURE

Permitted use
 M-1 zone 22.32.040

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 HANDICAPPED
 PERSONS HOUSING
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See SMALL BOAT HARBOR

HARDWARE STORE

Permitted use
 C-1 zone 22.28.080
 C-2 zone 22.28.130
 C-3 zone 22.28.180
 C-M zone 22.28.230

HARNESS MANUFACTURE

Permitted use
 M-1 zone 22.32.040

HARVESTING

Use subject to permit
 O-S zone 22.40.430

HEALTH CLUB, CENTER

Use subject to permit
 C-3 zone 22.28.210
 C-M zone 22.28.260
 C-R zone 22.28.320

HEALTH FOOD STORE

Permitted use
 C-1 zone 22.28.080
 C-2 zone 22.28.130
 C-3 zone 22.28.180
 C-M zone 22.28.230

HEALTH RETREAT

Agricultural zones, conditional use permit
 22.24.060

Defined 22.08.080
 Use subject to permit
 A-1 zone 22.24.100
 A-2 zone 22.24.150
 C-R zone 22.28.320
 R-R zone 22.40.220

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HEARING, PUBLIC

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- Including hog ranches
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 - A-1 zone 22.24.100
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- Defined 22.08.080
- Use subject to permit
 - A-1 zone 22.24.100
 - A-2 zone 22.24.150
 - C-1 zone 22.28.110
 - C-2 zone 22.28.160
 - C-3 zone 22.28.210
 - C-H zone 22.28.060
 - C-M zone 22.28.260
 - C-R zone 22.28.320
 - R-1 zone 22.20.100

- R-2 zone 22.20.200
- R-3-()U zone 22.20.290
- R-4-()U zone 22.20.370
- R-A zone 22.20.440
- R-R zone 22.40.220
- W zone 22.40.280

HELISTOP

- Defined 22.08.080
- Use subject to permit
 - A-1 zone 22.24.100
 - A-2 zone 22.24.150
 - C-1 zone 22.28.110
 - C-2 zone 22.28.160
 - C-3 zone 22.28.210
 - C-H zone 22.28.060
 - C-M zone 22.28.260
 - C-R zone 22.28.320
 - M-1½ zone 22.32.130
 - O-S zone 22.40.430
 - R-1 zone 22.20.100
 - R-2 zone 22.20.200
 - R-3-()U zone 22.20.290
 - R-4-()U zone 22.20.370
 - R-A zone 22.20.440
 - R-R zone 22.40.220
 - SR-D zone 22.40.380
 - W zone 22.40.280

HEMP STORAGE

- Permitted use
 - M-2 zone 22.32.040

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Use subject to
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Permitted use
 C-1 zone 22.28.080
 C-2 zone 22.28.130
 C-3 zone 22.28.180
 C-M zone 22.28.230

HOG

Keeping
 permitted use
 A-1 zone 22.24.070
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 C-R zone 22.28.290
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 M-2 zone 22.32.190
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 C-3 zone 22.28.200

C-H zone 22.28.050
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HORN PRODUCTS MANUFACTURE

Permitted use
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 Raising
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 A-1 zone 22.24.070
 A-2 zone 22.24.120
 use subject to permit
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Permitted use
 C-1 zone 22.28.080
 C-2 zone 22.28.130
 C-3 zone 22.28.180
 C-M zone 22.28.230
 C-R zone 22.28.290
 R-R zone 22.40.190
 SR-D zone 22.40.350
 Use subject to permit
 A-1 zone 22.24.100
 A-2 zone 22.24.150
 C-H zone 22.28.060
 R-1 zone 22.20.100
 R-2 zone 22.20.200
 R-3-(U) zone 22.20.290

HORTICULTURAL GARDEN

R-4-(U) zone 22.20.370
R-A zone 22.20.440

HOSPITAL

Parking space requirements 22.52.1120

Use subject to permit

A-1 zone 22.24.100
A-2 zone 22.24.150
C-1 zone 22.28.110
C-2 zone 22.28.160
C-3 zone 22.28.210
C-H zone 22.28.060
C-M zone 22.28.260
C-R zone 22.28.320
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R-4-(U) zone 22.20.370
R-R zone 22.240.220

HOSPITAL EQUIPMENT, SUPPLY RENTALS

Permitted use

C-2 zone 22.28.130
C-3 zone 22.28.180
C-M zone 22.28.230

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HOTEL

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C-H zone 22.28.060
C-M zone 22.28.260
C-R zone 22.28.320
O-S zone 22.40.430
R-4-(U) zone 22.20.370
R-R zone 22.240.220

HOUSEHOLD APPLIANCE STORE

Permitted use

C-1 zone 22.28.080
C-2 zone 22.28.130
C-3 zone 22.28.180
C-M zone 22.28.230

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HUMANE SOCIETIES

Permitted use

M-1 zone 22.32.040

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HYDRAULIC PRESS, PLASTIC MOLDING

Permitted use

M-1 zone 22.32.040

HYDROCYANIC ACID PRODUCT MANUFACTURE

HYDROCYANIC ACID PRODUCT MANUFACTURE

Use subject to permit

M-2 zone 22.32.190

M-4 zone 22.32.190

HYDROELECTRIC GENERATING PLANT

Permitted use

W zone 22.40.250

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ICE

Manufacture, distribution, storage, permitted
use

M-1 zone 22.32.040

Sales

permitted use

C-3 zone 22.28.180

C-M zone 22.28.230

use subject to permit

C-1 zone 22.28.110

C-2 zone 22.28.160

ICE CREAM

Manufacture, permitted use

C-M zone 22.28.230

Shop, permitted use

C-1 zone 22.28.080

C-2 zone 22.28.130

C-3 zone 22.28.180

C-M zone 22.28.230

ICE SKATING RINK

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Permitted use

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Permitted use

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See EDUCATIONAL,

PHILANTHROPIC,

CHARITABLE INSTITUTION

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INSTITUTION

INSTITUTIONAL ZONE

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C-1 zone 22.28.080

C-2 zone 22.28.130

C-3 zone 22.28.180

C-M zone 22.28.230

INTERIOR DECORATOR

Use subject to permit

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Permitted use 22.40.670

Use subject to permit 22.40.700

Use subject to review 22.40.699

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JAIL

Farm

See JAIL FARM

Use subject to permit

A-1 zone 22.24.100

A-2 zone 22.24.150

C-1 zone 22.28.110

C-2 zone 22.28.160

C-3 zone 22.28.210

C-M zone 22.28.260

C-R zone 22.28.320

R-R zone 22.40.220

JAIL FARM

JAIL FARM

- Use subject to permit
 - M-2 zone 22.32.190
 - M-4 zone 22.32.190

JET POWER PLANT

- Permitted use
 - M-2½ zone 22.32.270

JEWELRY

- Crafting, use subject to permit
 - A-C zone 22.40.490
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 - C-M zone 22.28.230
 - M-1 zone 22.32.040
- Store, permitted use
 - C-1 zone 22.28.080
 - C-2 zone 22.28.130
 - C-3 zone 22.28.180
 - C-M zone 22.28.230

JUNK, SALVAGE YARD

- Parking 22.52.1205
- Use subject to permit
 - M-2 zone 22.32.190
 - M-4 zone 22.32.190

JUVENILE HALL

- Use subject to permit
 - A-1 zone 22.24.100
 - A-2 zone 22.24.150
 - C-1 zone 22.28.110
 - C-2 zone 22.28.160
 - C-3 zone 22.28.210
 - C-H zone 22.28.060
 - C-M zone 22.28.260
 - C-R zone 22.28.320
 - R-1 zone 22.20.100
 - R-2 zone 22.20.200
 - R-3-()U zone 22.20.290
 - R-4-()U zone 22.20.370
 - R-A zone 22.20.440
 - R-R zone 22.40.220

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- Permitted use
 - M-1 zone 22.32.040

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 - C-M zone 22.28.230

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LINSEED, COTTONSEED, COCONUT OIL
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Permitted use

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Permitted use

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C-2 zone 22.28.130

C-3 zone 22.28.180

C-M zone 22.28.230

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Use subject to permit

M-2 zone 22.32.190

M-4 zone 22.32.190

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Permitted use

C-1 zone 22.28.080

C-2 zone 22.28.130

C-3 zone 22.28.180

C-M zone 22.28.230

Use subject to permit

C-H zone 22.28.060

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Permitted use

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Permitted use

M-1 zone 22.32.040

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Use subject to permit

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R-3-()U zone 22.20.280

R-4-()U zone 22.20.360

R-A zone 22.20.430

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Permitted use

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Permitted use

C-1 zone 22.28.080

C-2 zone 22.28.130

C-3 zone 22.28.180

C-M zone 22.28.230

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Use subject to permit

A-1 zone 22.24.100
A-2 zone 22.24.150
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Use subject to permit

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Permitted use

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R-A zone 22.20.440

use subject to review

A-1 zone 22.24.090

A-2 zone 22.24.140

C-1 zone 22.28.100

C-2 zone 22.28.150

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A-1 zone 22.24.100

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R-1 zone 22.20.100

R-2 zone 22.20.200

R-A zone 22.20.440

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- Permitted use
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OCCUPANT LOAD

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C-R zone 22.28.320

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 - C-M zone 22.28.260
 - C-R zone 22.28.320
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 - R-A zone 22.20.440
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- Permitted use
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PARCEL DELIVERY TERMINAL

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PARKING ATTENDANT STRUCTURE

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C-3 zone 22.28.180

C-M zone 22.28.230

P-R zone 22.40.310

Use subject to permit

C-H zone 22.28.060

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Permitted use

C-1 zone 22.28.080

C-2 zone 22.28.130

C-3 zone 22.28.180

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R-3-()U zone 22.20.260
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C-1 zone 22.28.080

C-2 zone 22.28.130

C-3 zone 22.28.180

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PHARMACEUTICALS MANUFACTURE, STORAGE

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Permitted use

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Permitted use

C-1 zone 22.28.080

C-2 zone 22.28.130

C-3 zone 22.28.180

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Permitted use

C-1 zone 22.28.080

C-2 zone 22.28.130

C-3 zone 22.28.180

C-M zone 22.28.230

Use subject to permit

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Permitted use

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Use subject to permit

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POTASH MANUFACTURE, REFINING

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RECREATIONAL TRAILER PARK

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RENOVATION, EXTERIOR FACADE

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RESIDENTIAL ZONES

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REST HOME

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A-1 zone 22.24.100
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Use subject to permit

A-1 zone 22.24.100
C-R zone 22.28.320
R-1 zone 22.20.100
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C-2 zone 22.28.160

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C-H zone 22.28.060

C-M zone 22.28.260

C-R zone 22.28.320

R-1 zone 22.20.100

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SIGHTSEEING AGENCY

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- Use subject to permit
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- Use subject to permit
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- Use subject to permit
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 - C-H zone 22.28.060
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Commercial

permitted use

C-3 zone 22.28.180
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use subject to permit

C-1 zone 22.28.110
C-2 zone 22.28.160

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A-1 zone 22.24.100
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Permitted use

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Use subject to permit

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Use subject to permit

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- C-M zone 22.28.260
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TWO-FAMILY RESIDENCE ZONE

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VENTILATING DUCT MANUFACTURE

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VITAMIN TABLETS MANUFACTURE

Permitted use

M-1 zone 22.32.040

VOLLEYBALL COURT

Permitted use

C-3 zone 22.28.180

C-M zone 22.28.230

C-R zone 22.28.290

R-R zone 22.40.190

Use subject to permit

C-1 zone 22.28.110

C-2 zone 22.28.160

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WALLBOARD MANUFACTURE

Permitted use

M-1 zone 22.32.040

WALLPAPER STORE

See PAINT, WALLPAPER STORE

WALLS

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WALL SIGN

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WALNUT PARK FRONT YARD SETBACK DISTRICT

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WAREHOUSE

Permitted use

M-1 zone 22.32.040

WAR USES

Temporary, conditional use permit
22.56.250

WASTE DISPOSAL FACILITY

Use subject to permit

M-2 zone 22.32.190

M-4 zone 22.32.190

WATCH

Manufacture

permitted use

M-1 zone 22.32.040

use subject to permit

A-C zone 22.40.490

Repair shop, permitted use

C-1 zone 22.28.080

C-2 zone 22.28.130

C-3 zone 22.28.180

C-M zone 22.28.230

WATER GAUGING STATION

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FACILITIES

WATER PUMPING STATION

See WATER STORAGE, DISTRIBUTION
FACILITIES

WATER RESERVOIR

See WATER STORAGE, DISTRIBUTION
FACILITIES

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WATERSHED, PERCOLATION AREA

Permitted use

O-5 zone 22.40.410

WATERSHED ZONE

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WATER STORAGE, DISTRIBUTION FACILITIES

WATER STORAGE, DISTRIBUTION FACILITIES

Permitted use

W zone 22.40.250

Use subject to permit

A-1 zone 22.24.100

A-2 zone 22.24.150

C-1 zone 22.28.110

C-2 zone 22.28.160

C-3 zone 22.28.210

C-H zone 22.28.060

C-M zone 22.28.260

C-R zone 22.28.320

R-1 zone 22.20.100

R-2 zone 22.20.200

R-3-()U zone 22.20.290

R-4-()U zone 22.20.370

R-A zone 22.20.440

R-R zone 22.40.220

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WATER TREATMENT PLANT

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WEDDING CHAPEL

Permitted use

C-3 zone 22.28.180

C-M zone 22.28.230

WELDING

Permitted use

M-1 zone 22.32.040

WEST ALTADENA COMMUNITY STANDARDS DISTRICT

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WEST ALTADENA EQUESTRIAN DISTRICT

See EQUESTRIAN DISTRICT

WEST ATHENS-WESTMONT COMMUNITY STANDARDS DISTRICT

See COMMUNITY STANDARDS DISTRICT

WEST HOLLYWOOD FRONT YARD SETBACK DISTRICT

See SETBACK DISTRICT

WEST RANCHO DOMINGUEZ-VICTORIA COMMUNITY STANDARDS DISTRICT

See COMMUNITY STANDARDS DISTRICT

WHARVES

Permitted use

M-1 zone 22.32.040

WHITTIER DOWNS, DISTRICT FRONT

YARD SETBACK DISTRICT

See SETBACK DISTRICT

WICKER, BAMBOO PRODUCTS MANUFACTURE

Permitted use

C-M zone 22.28.230

WILD ANIMAL

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WILDLIFE PRESERVE

Use subject to permit

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STANDARDS DISTRICT

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Use subject to permit

A-1 zone 22.24.100

A-2 zone 22.24.150

R-1 zone 22.20.100

R-2 zone 22.20.200

R-3-()U zone 22.20.290

R-4-()U zone 22.20.370

R-A zone 22.20.440

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Permitted use

M-1 zone 22.32.040

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Use subject to permit

A-1 zone 22.24.100

A-2 zone 22.24.150

M-1 zone 22.32.040

C-3 zone 22.40.210

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Use subject to permit

A-C zone 22.40.490

WOOD PRODUCTS MANUFACTURE

- Permitted use
 - M-1 zone 22.32.040
- Use subject to permit
 - A-C zone 22.40.490

WOOD YARD

- Permitted use
 - M-1 zone 22.32.040

WOOLEN GOODS MANUFACTURE,
STORAGE

- Permitted use
 - M-1 zone 22.32.040

WOOL-PULLING PLANT

- Use subject to permit
 - M-2 zone 22.32.190
 - M-4 zone 22.32.190

WRITING

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 - A-C zone 22.40.490

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YARDAGE STORE

YARDAGE STORE

See YARN, YARDAGE STORE

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YARD

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YARN

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M-1 zone 22.32.040

Products manufacture, permitted use

C-M zone 22.28.230

Store

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YARN, YARDAGE STORE

Permitted use

C-1 zone 22.28.080

C-2 zone 22.28.130

C-3 zone 22.28.180

C-M zone 22.28.230

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YOUTH HOSTEL

Defined 22.08.250

Permitted use

A-2 zone 22.24.120

Uses subject to permit

A-1 zone 22.24.100

C-1 zone 22.28.110

C-2 zone 22.28.160

C-3 zone 22.28.210

C-H zone 22.28.060

C-M zone 22.28.260

C-R zone 22.28.320

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R-R zone 22.40.220

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Use subject to permit

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