

La Crescenta-Montrose Community Standards District

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22.328.010 Purpose

The La Crescenta-Montrose Community Standards District ("CSD") is established to enhance the character and vitality of the La Crescenta-Montrose foothill community through thoughtful design. The provisions in this CSD ensure commercial and multi-family buildings are designed to be compatible with the character of existing residential neighborhoods. This CSD contains development standards and design requirements to improve the appearance of the Foothill Boulevard commercial corridor, buffer residences from adjacent commercial uses and promote a pedestrian-friendly environment.

~~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 and to improve the appearance of the Foothill Boulevard commercial corridor through the thoughtful design of pedestrian-friendly structures integrated with extensive landscaping.~~

22.328.020 Definitions

The following definitions are defined solely for this CSD:

Facade. Any face of a building oriented towards a shared public space, such as a street, alley, parking lot, sidewalk, courtyard, plaza, or park.

Landscaping. An area planted with vegetative materials such as lawn, shrubs, flowers, trees, or drought tolerant groundcover or plants.

Smoke Shop. A business establishment that is dedicated, in whole or in part, to the smoking or sale of tobacco products, electronic cigarettes, or other substances, including, but not limited to, establishments such as cigar lounges, hookah lounges, tobacco clubs, shops, or bars.

Walk-up facility. A facility attached to a building designed to serve pedestrians outside, without need for entering a building, such as an Automated Teller Machine, or food service window.

The following definitions are defined solely for Section 22.328.080 (Area Specific Development Standards).

Architectural Styles.

~~**Arts and Crafts architectural style.** Employing low pitched gable roofs with wide unenclosed eave overhangs; roof rafters that are usually exposed and often extend past roofing; decorative beams or bracing that are commonly added under gables; porches of either full or partial width with a roof supported by tapered square columns or groups of beam columns; pedestals generally massive in proportion that often extend to ground level and are natural stone, brick, or stucco; and brick, stucco, clapboard, or shingle with stone wainscoting wall covering.~~

~~**Foothill Eclectic architectural style.** Employing prototypes from indigenous architecture in the foothill escarpment of the San Gabriel Mountains, bounded by the communities of Sunland and Tujunga on the west, and the communities of Claremont and Upland to the east, such as Bolton Hall and McGroarty Art Center in Tujunga and St. Luke's of the Mountains Church in La Crescenta; and local materials, with a predominant use of the naturally occurring eroded granite stones of the alluvial fans that these communities sit upon commonly known as river rock.~~

~~**Mission architectural style.** Employing a mission-shaped dormer or roof parapet on a main roof or porch roof; wide overhanging eaves that are typically open; porch roofs supported by large square piers typically arched above them; and smooth or heavily-roughed wall stucco wall covering. Mission architectural style may include mission-like bell towers, quatrefoil windows, and limited decorative detailing, such as patterned tiles or carved stonework.~~

~~**Prairie architectural style.** Employing a low pitched roof that is primarily hipped and has widely overhanging eaves; single-story wings or porches; eaves, cornices, and facade detailing that emphasize the horizontal line, often with massive square porch supports; trim emphasizing the upper part of the upper story; and wall covering consisting of contrasting materials such as brick or stucco, or by the use of board and batten.~~

~~**Spanish architectural style.** Employing prototypes from Spanish architecture in Europe and the Americas and/or prototypes from California missions and rancho architecture; a low pitched roof with little or no eave overhang, unless it employs wide, encircling verandas; one or more arches placed above door or principal window or beneath roof porch; an asymmetrical facade; rich details drawing from Moorish,~~

~~Byzantine, Gothic, or Renaissance inspiration, such as large, exposed timber accents, mission-tile roof covering, decorative columns, pilasters, stonework, patterned tiles, wrought-iron grilles, balconies, courtyards, fountains, arcaded walkways, and round or square towers; and smooth stucco covering.~~

~~**Victorian architectural style.** Employing prototypes from Medieval architecture using a multi-textured or multi-colored walls; strongly asymmetrical facades; steeply pitched or mansard roofs with towers and turrets; extravagant use of complex shapes and elaborate detailing adapted from medieval, classical, or native precedents; and clapboard or shingle with stucco wall covering.~~

~~**Earth tone colors.** Colors that draw from a palette of browns, tans, grays, greens, and reds, and are muted and flat in emulation of the natural colors found in dirt, rocks, and vegetation.~~

~~**Existing mature trees.** Trees that are at least eight inches in diameter as measured four-and-one-half feet above mean grade.~~

22.328.030 District Map

The boundaries of this CSD are shown on Figure 22.328-A: La Crescenta-Montrose CSD Boundary, at the end of this Chapter.

22.328.040 Applicability

A. Applicability

1. The provisions of this CSD shall apply to new development unless otherwise noted in the CSD.
2. This CSD shall not apply to the following:
 - a. Structures or building additions for which a valid building permit was issued prior to the effective date of this ordinance, provided that such building permit has not expired.
 - b. The following complete applications submitted to the Department prior to the effective date of this ordinance.
 - i. Structures or building additions located on a primary or secondary highway.
 - ii. General Plan Amendments and Area Plan Amendments.
 - iii. Tentative tract maps and parcel maps.
 - iv. Zone Changes.
 - v. Zoning Conformance Reviews

3. Building permits and complete applications referenced in subsection 22.328.040 2.a and b above that were submitted to the Department prior to the effective date of this ordinance shall be subject to the previous CSD.
4. Interpretation. Should there be a conflict between provisions of this CSD and other provisions in Title 22, the Director shall make the determination and apply the more restrictive provision.

B. Nonconforming Structures.

1. When an addition, repair, or modification to existing development is subject to Chapter 22.172 (Nonconforming Uses and Buildings), only the new addition, repair, or modification is required to comply with this CSD.
2. Notwithstanding the requirements in Subsection B.1, in any case where more than 50 percent of the existing exterior walls are cumulatively removed, demolished, or rebuilt, the entire project shall be subject to this CSD.

~~This CSD shall not apply to development proposals which are the subject of applications for the following types of permits or approvals:~~

- ~~A. 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 establishing this CSD;~~
- ~~B. Buildings or building additions located on a primary or secondary highway and for which a complete application was submitted to the Department prior to March 7, 2006, provided that such application has not expired prior to the effective date of the ordinance establishing this CSD;~~
- ~~C. General Plan Amendments and Area Plan Amendments for which a complete application was submitted to the Director prior to March 7, 2006;~~
- ~~D. 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;~~
- ~~E. Tentative tract maps and parcel maps concerning buildings or building additions on a primary or secondary highway for which a complete application review by the Director was submitted prior to March 7, 2006, provided that such application has not expired prior to the effective date of the ordinance establishing this CSD;~~
- ~~F. Zone Changes for which a complete application was submitted to the Director prior to March 7, 2006;~~

- G. ~~Zoning Conformance Reviews for which a complete application was submitted to the Director prior to March 7, 2006; and~~
- H. ~~Buildings or building additions for which a Conditional Use Permit (Chapter 22.158) application was approved pursuant to Interim Urgency Ordinance No. 2006-0015U, as said ordinance was extended.~~

22.328.050 Application and Review Procedures

(Reserved)

22.328.060 Community Wide Development Standards

(Reserved)

22.328.070 R-3 Zone Specific Development Standards

- A. **Applicability.** The provisions of this section shall not apply to single-family and two-family residences.
- B. **Front Yards.**
 - 1. At least 50 percent of the required front yard shall be landscaped, and such landscaping shall include at least one minimum 15-gallon tree.
 - 2. Where a lot is 100 feet or less in average width, only one driveway shall be permitted in the required front yard. Such driveway shall not exceed 20 feet in width, unless a greater width is required by another State or County code.
 - 3. Where a lot is greater than 100 feet in average width, one driveway shall be permitted in the required front yard for every 100 feet of a lot width. Each driveway shall not exceed 20 feet in width, unless a greater width is required by another State or County code.
 - 4. Front yards that adjoin any single-family or two-family residential-property shall include a landscaped area of at least five feet in width as measured from the side lot line adjoining said residential-property. Driveways, walkways, patio slabs, and other areas constructed of concrete, asphalt, or similar materials shall not be permitted in said landscaped area.
- C. **Interior Side Yards.**
 - 1. Where a lot is 50 feet or less in average width, such lot shall have interior side yards each of at least five feet.

2. Where a lot is more than 50 feet in average width but not more than 100 feet in average width, such lot shall have interior side yards equal to 10 percent of the average width of such lot.
3. Where a lot is greater than 100 feet in average width, such lot shall have interior side yards of at least 10 feet.
4. Interior side yards that adjoin single-family or two-family residential property shall be fully landscaped and such landscaping shall include shrubbery and/or trees to provide shielding in order to maintain privacy from the adjoining property.
5. Driveways, walkways, patio slabs, and other areas constructed of concrete, asphalt, or similar materials shall not be permitted in interior side yards that adjoin single-family or two-family residential property, except that, to meet Fire Department access requirements, a permeable paver walkway may be used on the inside edge of landscaping to the satisfaction of the Fire Department.
6. Porches, platforms, landings, and decks that are uncovered shall not project into interior side yards that adjoin single-family or two-family residential property.

D. Rear Yards.

1. Accessory buildings and structures shall not be permitted in required rear yards that adjoin a single-family or two-family residential property.
2. Rear yards that adjoin a single-family or two-family residential property shall include a landscaped area with a depth of at least 10 feet as measured from the rear lot line. Such landscaped area shall include shrubbery and/or trees to provide shielding from the adjoining single-family or two-family property. At least one minimum 15-gallon tree shall be provided for every 250 square feet of the required landscaped area or as otherwise required by Chapter 22.126, whichever is greater.

- E. Structure Height.** For structures located on a lot adjoining a single-family or two-family residential property, the height of any structure at the inside boundary of the required side and rear yards shall be 25 feet. Any portion of the structure that exceeds 25 feet in height shall be stepped back an additional foot for every two feet in height up to a maximum height of 35 feet.

F. Open Space.

1. Where a lot 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.

2. 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.
3. At least 50 percent of the required open space shall be clustered in one common area with dimensions of at least 15 feet by 25 feet. Such common area shall include recreational amenities accessible to and useable by all building occupants and may include a required yard or any portion thereof, provided that such yard or portion thereof is landscaped.

G. Building Design.

1. Where a lot is 100 feet or less 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, unless otherwise required by State or County Requirements.
2. Where a lot 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, unless otherwise required by State or County Requirements.
3. For each building that fronts a public street, at least one window shall be placed on the building wall that faces that street.
4. For each building that fronts a public street, at least one entrance shall be placed on the building wall that faces that street, except for corner lots for which only one front entrance to the building is required. Such entrance shall consist of a portico, hereby defined as a roof structure consisting of columns or enclosed walls.
5. Building walls exceeding 30 feet in length shall be articulated by use of patios, balconies, bay windows or other such articulations which may extend more than three feet from the building wall.
6. The entire roof structure shall be pitched with a slope of at least 1:3.
7. Rooflines shall be broken into smaller sections by use of decorative elements such as pitched dormers, gables, and eyebrows.
8. Roof mounted equipment shall be screened view from any adjacent residential property and any adjoining public street, except that solar panels that match the slope and direction of the roof and are less than 18 inches tall above the roof need not be screened.

- H. **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. Required trees shall comply with Chapter 22.126, unless otherwise provided by this CSD.

A. ~~Zone R-3.~~

1. ~~Front Yards.~~

- a. ~~At least 50 percent of the required front yard shall be landscaped and such landscaping shall include at least one minimum 15-gallon tree.~~
- b. ~~Where a lot 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.~~
- c. ~~Where a lot 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.~~
- d. ~~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.~~

2. ~~Interior Side Yards.~~

- a. ~~Where a lot is 50 feet or less in average width, such lot shall have interior side yards each of not less than five feet.~~
- b. ~~Where a lot is more than 50 feet in average width but not more than 100 feet in average width, such lot shall have interior side yards each equal to 10 percent of the average width of such lot.~~
- c. ~~Where a lot is greater than 100 feet in average width, such lot shall have interior side yards each of not less than 10 feet.~~
- d. ~~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.~~
- e. ~~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.~~

- f. ~~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.~~
3. ~~Rear Yards.~~
- a. ~~Accessory buildings shall not be permitted in rear yards that are adjoining a single-family or two-family residentially-zoned property in any jurisdiction.~~
 - b. ~~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.~~
4. ~~**Structure Height and Setback.** For structures that exceed 25 feet in height and are located on a lot adjoining a single-family or two-family residentially-zoned property in any jurisdiction:~~
- a. ~~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~~
 - b. ~~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.~~
5. ~~Open Space.~~
- a. ~~Where a lot 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.~~
 - b. ~~Open space may be provided in common areas, including required yards or any portion thereof, provided that these common areas are landscaped or include recreational amenities. Open space may also be provided in private areas such as patios and balconies.~~
 - c. ~~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.~~

6. ~~Building Design.~~

- a. ~~Where a lot 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.~~
 - b. ~~Where a lot 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.~~
 - c. ~~For each building that fronts a public street, at least one window shall be placed on the building's wall which faces that street.~~
 - d. ~~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.~~
 - e. ~~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.~~
 - f. ~~A pitched roofline shall be required along all sides of any building, with a slope of not less than 1:3.~~
 - g. ~~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.~~
 - h. ~~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.~~
7. **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.~~

I. ~~Other Zones. (Reserved)~~

22.328.080 Foothill Boulevard Area Specific Development Standards

- A. **Purpose.** The following standards apply to all commercially zoned property in the Foothill Blvd area and are intended to improve walkability and aesthetics along the commercial corridor to promote the area's identity as a foothill community.

B. **Area Description.** The specific boundaries of the Foothill Boulevard subarea are shown on Figure 22.328-A: Foothill Boulevard, at the end of this Chapter.

C. **Zone Specific Use Standards – All C Zones.**

1. **Conditional Use Permit.** Notwithstanding the use requirements provided in Section 22.20.030.C (Land Use Regulations for Zones C-H, C-1, C-2, C-3, C-M, C-MJ, and C-R), the following uses shall require a conditional use permit.

a. **Drive-through facilities, either attached to the principal structure or detached in a separate structure.**

b. **Sales and Rentals.**

— **Automobile sales, sale of new motor vehicles, including incidental repair and washing, subject to provisions of Section 22.140.100 (Automobile and Vehicle Sales and Rental, Automobile Service Stations and Automobile Supply Stores – Accessory Uses).**

— **Boat and other marine sales or rentals.**

— **Pet stores.**

— **Recreational vehicle rentals**

— **Tool sales or rentals**

— **Trailer sales or rentals, box and utility only.**

— **Truck sales or rentals.**

c. **Services.**

— **Automobile battery service**

— **Automobile brake repair shops**

— **Automobile muffler shops**

— **Automobile radiator shops.**

— **Automobile rental and leasing agencies.**

— **Automobile repair and parts installation incidental to automobile supply stores.**

— **Automobile repair garages.**

— **Automobile service stations, including incidental repair, washing, and rental of utility trailers, subject to the provisions of Section**

22.140.100 (Automobile and Vehicle Sales and Rental, Automobile Service Stations and Automobile Supply Stores – Accessory Uses).

- Car washes, automatic, coin-operated, and hand wash.
- Colleges and universities, State accredited or equivalent including accessory facilities.
- Community centers.
- Communications equipment buildings.
- Parking lots and parking buildings, except where accessory to a structure on the same lot.
- Post offices.
- Schools through grade 12, accredited, including appurtenant facilities, which offers instruction required to be taught in the public schools by the State of California.
- Schools, business and professional, including art, barber, beauty, dance, drama, and music, including trade schools specializing in manual training, shop work, or in the repair and maintenance of machinery or mechanical equipment; and tutoring instruction schools where more than 20 students are in attendance at any one time.
- Smoke shops.
- Veterinary clinics, small animals.

d. Recreation and Amusement.

- Athletic fields, excluding stadiums.
- Golf courses, including the customary clubhouse and appurtenant facilities.
- Recreation clubs, commercial, including tennis, polo, swimming, and similar outdoor/indoor recreational activities together with appurtenant clubhouse.
- Swimming pools, as a primary use.
- Tennis, volleyball, badminton lawn bowling or bowling alleys, and similar courts.

D. General Development Standards

1. Applicability. In addition to new development renovations in cases where more than 50 percent of the existing exterior walls are cumulatively removed, demolished, or rebuilt, the entire project shall conform to the following standards.
2. Lot Coverage. Buildings and structures shall not cumulatively occupy more than 85 percent of the net area of a lot. A minimum of 15 percent of the net area shall be landscaped.
3. Yard Setbacks. Outdoor dining, exterior furniture, or pedestrian circulation areas may be provided in lieu of landscaping in the front and side yard setbacks if such setbacks are provided in order to meet the landscaping requirement.
4. Corner cutoffs. Corner cutoffs shall be provided as specified in Section 22.116.040 (Intersections and Corner Cutoff Requirements). If the existing corner cutoff is less than 20 feet, any new development shall provide a corner cutoff of at least 20 feet, as shown in Figure 22.328.080 -A: Required Corner Cutoff Area, below:

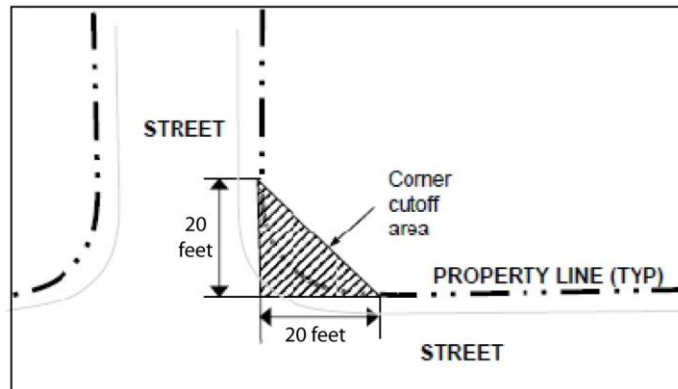


Figure 22.328.080 -A: Required Corner Cutoff Area

5. Rear Yards.
 - a. If a lot adjoins a Residential Zone at its rear lot line, such lot shall have a rear yard of at least five feet in depth and such rear yard shall be landscaped.
 - i. If a lot is 60 feet or less in width at its rear lot line, at least two minimum 24-inch box trees shall be planted, and such trees shall be planted at least 27 feet apart.

- ii. If a lot is more than 60 feet in width at its rear lot line, a 24-inch box tree shall be planted in both directions at intervals of 27 feet, as measured from the midpoint of the width of such lot at its rear lot line.
 - b. If a lot is located between Ramsdell Avenue and Raymond Avenue, this rear yard standard shall not apply:
- 6. Building or Structure Height.
 - a. If a lot does not adjoin a Residential Zone at its rear lot line, the maximum building or structure height shall be 35 feet above grade, excluding chimneys, rooftop antennas, and solar panels.
 - b. If a lot adjoins a Residential Zone at its rear lot line, the maximum building or structure height shall be 35 feet, except that at the rear lot line, height shall be stepped back as follows:
 - i. If an adjoining lot has a lower elevation, the maximum height of 35 feet shall be established as a 45-degree projection measured from six feet above the grade of the rear lot line. (See Figure 22.328.080 -B)
 - ii. If an adjoining lot has a higher elevation, the maximum height shall be established as a 45-degree projection measured from the grade of the rear lot line (See Figure 22.328.080 -C)
 - c. Exceptions.
 - i. If the lot is located between Ramsdell Avenue and Raymond Avenue, Subsection b, above, shall not apply.
 - ii. If the average lot depth is 100 feet or less, Subsection b, above, shall not apply and the maximum height shall be 35 feet,

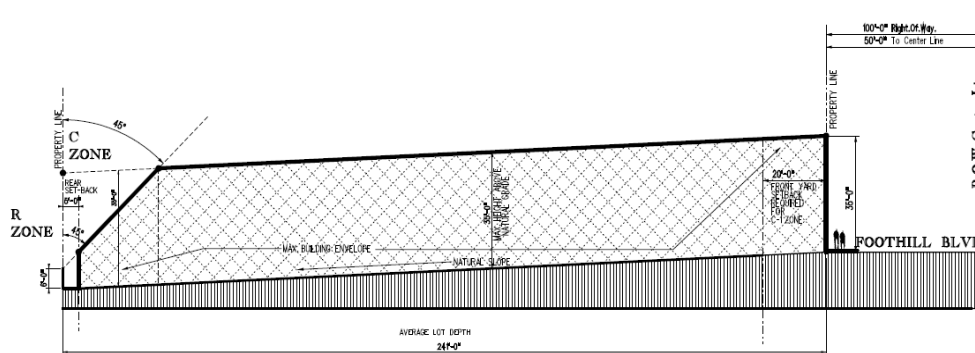


Figure 22.328.080 -B: Building or Structure Height [Not Final Figure]

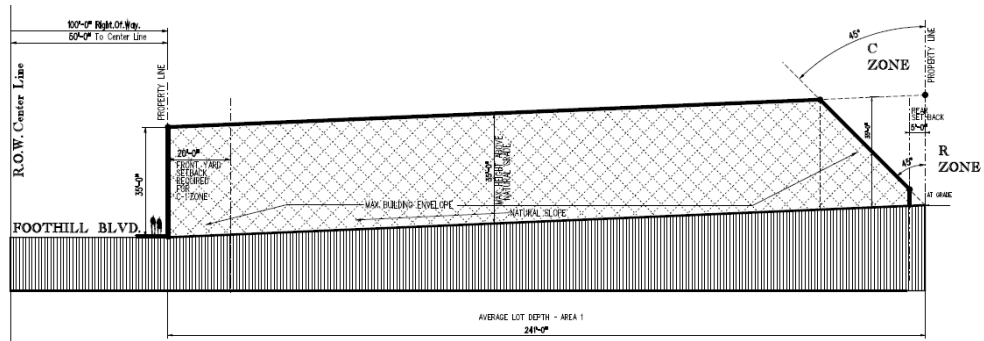


Figure 22.328.080 -C: Building or Structure Height [Not Final Figure]

7. **Building Base Design.** In addition to the applicability requirements of this CSD, any improvement subject to site plan review, shall include at least two of the following design elements on at least one façade fronting Foothill Boulevard:
 - a. Trellis or Pergola – Consisting of posts and beams with cross members and open to the sky or complemented with the use of canvas shades or vines as shown on Figure 22.323.080 -D, below.





Figure 22.328.080 -D: Example of Trellis and Pergola structures.

- b. Natural La Crescenta rock (not manufactured rock), which shall be provided at the base of structures, including (See Figure 22.328.080 -E below):
- i. As fascia for landscape wall;
 - ii. On the base of façade walls at least three feet in height for the length of all walls at ground floor; and
 - iii. On the base of all columns on the exterior of the buildings at least three feet in height.

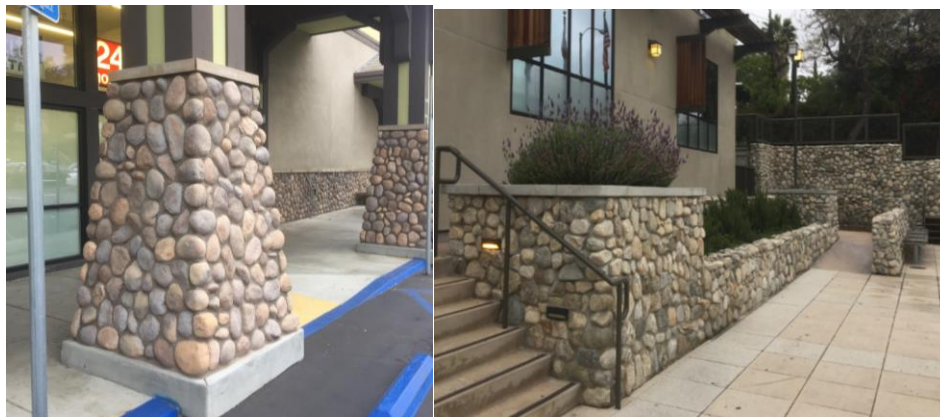


Figure 22.328.080 -E: Example of Natural La Crescenta rock.

- c. Exterior Furniture. At least one of following exterior furniture. Such furniture shall be made of steel with powder coat or other comparable material of equal durability and shall be well maintained at all times.
- i. Benches – with a seating length of at least 48 inches. (See Figure 22.328.080 -F, below)



Figure 22.328.080 -F: Example of bench seating

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



Figure 22.328.080 -G: Example of bicycle rack

- iii. Tables with chairs – May include at least three tables with at least two chairs each. (See Figure 22.328.080 -H, below)



Figure 22.328.080 -H: Example of tables with chairs for outdoor seating.

8. Ground Floor Transparency. At least 60 percent of all ground-floor building frontage that adjoin a street shall be comprised of windows. The bottom of any such window shall be no more than three feet above the sidewalk or grade. Flashing lights or similar flashing devices shall not be visible from the outside.
9. Roof.
 - a. Roof forms and materials shall complement the building mass and match the principal building in terms of style and detailing.
 - b. A roof shall have a gable, arc raised center, or if flat roof, consist of molding that crowns the building such as an eave, cornice, parapet or other such projection.
 - c. Roof-mounted equipment shall be screened from view on all sides by roof forms, roof projections, or architectural screening.
10. Awnings.
 - a. Use of awnings. As part of the building articulation, awnings with or without a sign may be used at entrances, windows, bays or along building frontages or facades subject to the requirements of Subsection F.7.g.ii (Awning Sign).
 - b. Multiple awnings belonging to a single commercial business shall be the same color and style.
 - c. Awnings shall not utilize glossy material or be internally illuminated.
 - d. Awning shall be maintained in good repair. For the purposes of this subsection, good repair shall be defined as not torn or ripped.
11. Exterior Lighting. Except traffic lights, navigational lights, and other similar public safety lighting, exterior lighting shall comply with the requirements and standards set forth below.
 - a. Prohibited outdoor lighting. The following types of outdoor lighting shall be prohibited unless otherwise required for safety:
 - i. Drop-down lenses, defined as a lens or diffuser that extends below a horizontal plane passing through the lowest point of the opaque portion of a light fixture.
 - ii. Mercury vapor lights.

- iii. Ultraviolet lights.
 - iv. Searchlights, laser lights, or other outdoor lighting that flashes, blinks, alternates, or moves unless required by a government agency for public safety. This applies to lighting behind display windows visible from the public right-of-way.
 - b. Lighting. Fully shielded fixtures shall be used for exterior lighting as to prevent light trespass to adjacent uses. Perimeter luminaries shall be located at least five feet from any adjacent residential lot line.
12. Equipment. Where visible from the street, mechanical and utility equipment, including air conditioning, piping, ducts, conduits external to a building, trash dumpsters, electrical vaults, and other similar equipment shall be screened from view from adjacent buildings and the public right-of-way by use of landscaping, grilles, screens, or other enclosures.
13. Landscaping. These landscaping provisions shall apply to installation or replacement of landscaping.
- a. Native trees with a trunk diameter of at least eight inches, as measured four-and-one-half feet above grade, shall be preserved and integrated into required landscaping, either in their current location or another location on the same lot, provided that such trees are good candidates for relocation as established by a certified arborist. Such trees shall be moved in accordance with currently accepted arboricultural standards and practices and shall be supervised by a certified arborist. This provision shall not apply to oak trees, which are subject to the requirements of Chapter 22.174 (Oak Tree Permits).
 - b. Landscaped areas shall be maintained with regular pruning, weeding, fertilizing, litter removal, and replacement of plants as necessary. Landscaped areas shall be maintained with a permanent automatic irrigation system.
 - c. Trees, shrubs, flowers and plants placed in any required yard, including hedges planted within yards and forming a barrier serving the same purpose as a fence or wall shall comply with all height restrictions applying to fences and walls as provided in 22.48.160 in addition to Subsections 14 and 15 below.
14. Retaining Walls.
- a. Retaining walls that employ crib wall construction are not required to meet the requirements of this subsection, provided that such retaining walls are landscaped.

- b. Retaining walls shall be finished with one or more of the following materials: brick, stucco, natural La Crescenta rock, or split-faced concrete block with a cap.
- c. Retaining walls greater than 3.5 feet in height that are adjacent to a road right-of-way, shall be set back at least three feet from the road right-of-way. This setback area shall be landscaped, but such landscaping shall no higher than the height of the retaining wall and shall not obstruct line of sight.
- d. Retaining walls that adjoin or are adjacent to the rear lot line shall comply with the following standards (see Figure 22.328.080 -I):
 - i. Retaining walls shall be limited to eight feet in height as measured from finished grade from the bottom of the retaining wall. If eight feet is insufficient, additional retaining walls may be constructed, in a terraced manner, in increments of four or fewer feet in height, similarly measured, unless the Department of Public Works determines such a terraced construction is unsafe. In such case, a retaining wall greater than eight feet may be allowed.
 - ii. Each vertical increment of terraced retaining walls shall be set back from adjoining increments by at least two feet, and the area between each increment shall be landscaped in compliance with the requirements of Subsection D.12 (Landscaping),

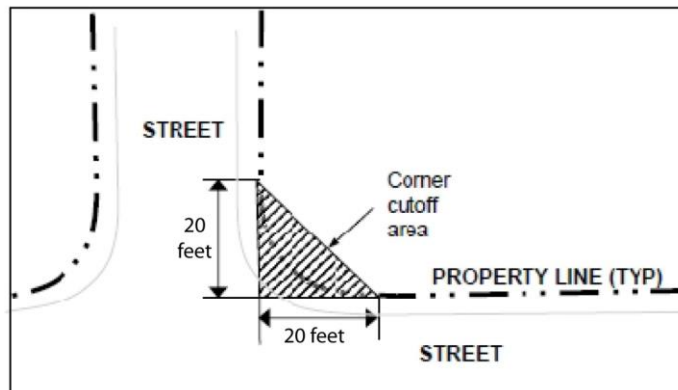


Figure 22.328.080 -I: Rear Lot Retaining Wall Design [PLACEHOLDER FIGURE]

15. Other Walls and Fences.

- a. Walls shall be constructed of similar materials as Subsection 14.b. Fences shall be constructed of the following materials, and shall be maintained in good condition:
 - i. Wood or simulated wood;

- ii. Brick or stone; or
 - iii. Wrought iron.
 - b. Prohibited Fences. Chain-link, barbed and concertina wire fences, electric fences, fences or walls with protruding sharp edges thereof, or other fences and walls designed for or likely to cause harm to persons, are prohibited, except as otherwise provided below.
 - c. Special Purpose Fences. Chain link fences are permitted only when used to secure undeveloped lots, construction sites, or for special events authorized by a special event permit pursuant to Chapter 22.188 (Special Events Permit).
16. Parking. The requirements of 22.112 (Parking) shall apply except where modified herein:
- a. Setback. A parking lot or parking structure that fronts a public street, shall be set back at least seven feet from the road right-of-way unless a greater distance is otherwise required by this CSD. Such area shall be landscaped and maintained as required by this CSD.
 - b. Fence or Wall. If a parking lot adjoins a public street, a solid fence or wall 3.5 feet in height, setback at least seven feet from the road right-of-way shall be required. Substitution of a landscaped berm in place of a solid fence or wall may be permitted.
 - c. Parking Ratio. Eating establishments and other similar uses located on a lot between Ramsdell Avenue and Raymond Avenue shall provide at least one parking space for each six persons based on the occupant load, which is determined by the Department of Public Works.
 - d. Off-Site or Shared Parking Areas. Off-site or shared parking arrangements may be provided to meet required parking for commercial uses, provided a site plan has first been approved and the following standards are met. The approved site plan shall be revoked if the applicant fails to provide required parking as approved by the site plan.
 - i. Such off-site or shared parking facility shall be located within 1,320 feet (1/4 mile) from any publicly-accessible entrance of the use to which they are provided;
 - ii. Such off-site or shared parking facility is located on a lot where parking is permitted;

- iii. Such area shall be clearly marked as being made available for parking for the subject use(s), at the location of subject use(s) and at the location of the off-site or shared parking area; and
- iv. The applicant:
 - (A) Is the owner of the lot where such off-site or shared parking facility is located; or
 - (B) Has control of such off-site or shared parking facility through leasing or other arrangement in such a way as to prevent multiple leasing for the same spaces or cancellation without provided alternate spaces. Such leasing or other arrangement shall contain other guarantees assuring continued availability of the spaces.

E. Building Design Standards

- 1. Applicability. All new buildings and structures shall conform to the following design standards.
- 2. Façade Composition. Building facades shall be differentiated as follows: one-story buildings shall consist of a building top and building base; multi-story buildings shall consist of a building top, building middle, and building base. (See Figure 22.328.080 -J: Example of Façade Height Articulation Elements)
 - a. Building Top. The building top the upper most portion of the building including a roof, shall be differentiated from the rest of the building through variations in color, materials, ornamentation or shape. The roof is subject to the requirements of Subsection D.8 (Roof) and shall consist of a molding that crowns the building such as an eave, cornice, parapet or other such projection.
 - b. Building Middle. The building middle may be one or more stories. The building middle shall be articulated through elements such as windows, lintels, columns, horizontal differentiation, recesses, stepbacks, materials and color. These treatments shall be consistent, providing unity and order to the composition.
 - c. Building Base. A building base consists of the floor at ground-level where most of the pedestrian interactions and commerce take place. See Subsection D.6 for the specific Building Base Design requirements.

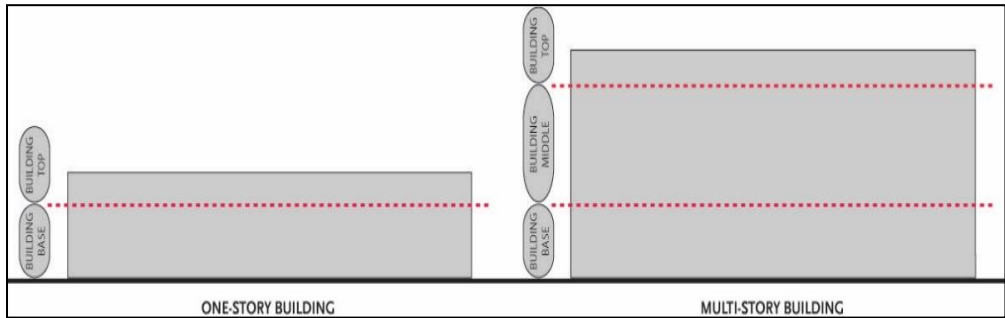


Figure 22.328.080 -J: Example of Façade Height Articulation Elements. [NOT FINAL GRAPHIC]

3. Architectural Elements. New primary structures shall include at least one of the following elements listed below on at least one façade fronting Foothill Boulevard. If the lot is located between Ramsdell Avenue and Raymond Avenue, this requirement shall not apply.
 - a. Terrace. A terrace separates the building façade from the sidewalk and street. A terrace may provide a space for public uses such as public seating or dining. It creates a buffer from public rights-of-way.

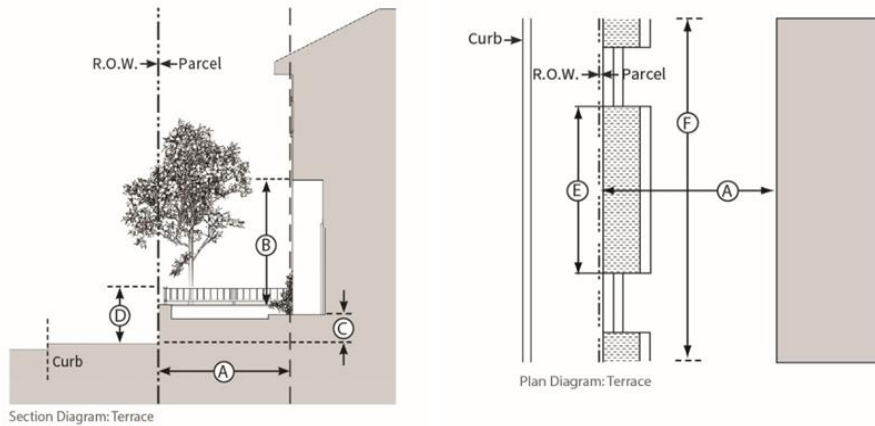


Figure 22.328.080 -K: Terrace Design

- i. Design Standards (See Figure 22.328.080 -K)

<input type="checkbox"/>	<u>Depth, clear</u>	<u>10 ft. min.</u>
<input type="checkbox"/>	<u>Height, clear</u>	<u>10 ft. min.</u>
<input type="checkbox"/>	<u>Finish level above sidewalk</u>	<u>3 ft. max.</u>
<input type="checkbox"/>	<u>Height, perimeter wall</u>	<u>4 ft. max.</u>

<input type="checkbox"/>	<u>Distance between access points</u>	<u>50 ft. max.</u>
<input type="checkbox"/>	<u>Length of terrace</u>	<u>At least 50% of building frontage.</u>

- ii. Low walls used as seating may count towards satisfying the requirements of Subsection D.6.c.i (Benches), above.
- iii. Any required guardrails shall be at least 75% open above the perimeter wall.



Figure 22.328.080 -L: Example of Covered Terrace and Terrace Area

- b. Forecourt. A forecourt is a semi-public space formed by a recess in the façade of a building and is generally appropriate for commercial or public use.

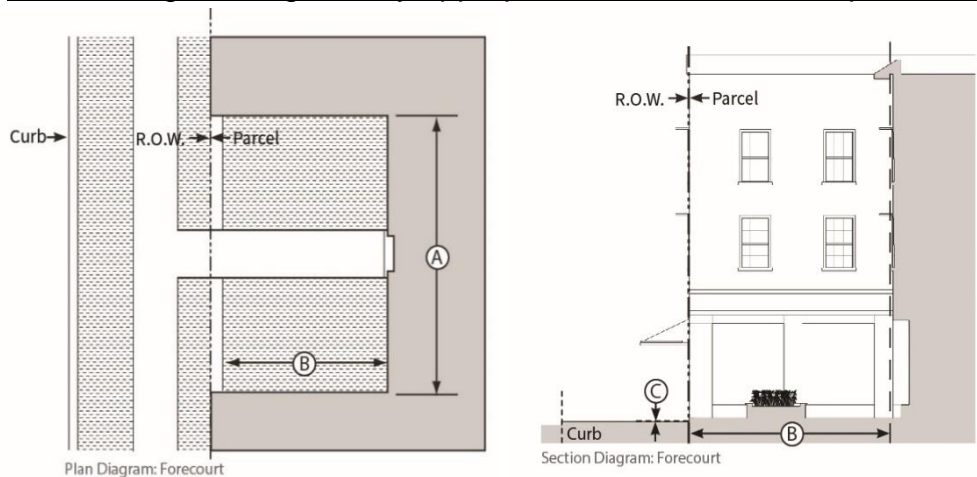


Figure 22.328.080 -M: Forecourt Design

i. Design Standards (See Figure 22.328.080 -M)

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

- ii. Encroachments, such as balconies, awnings, and signage, are allowed within the forecourt and shall be located at least 8 feet above finish level.
- iii. Forecourts shall dedicate at least 50% of their area to landscape or design elements such as seating areas, fountains, or other similar fixtures, or combination thereof.



Figure 22.328.080 -N: Examples of Forecourt Area

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

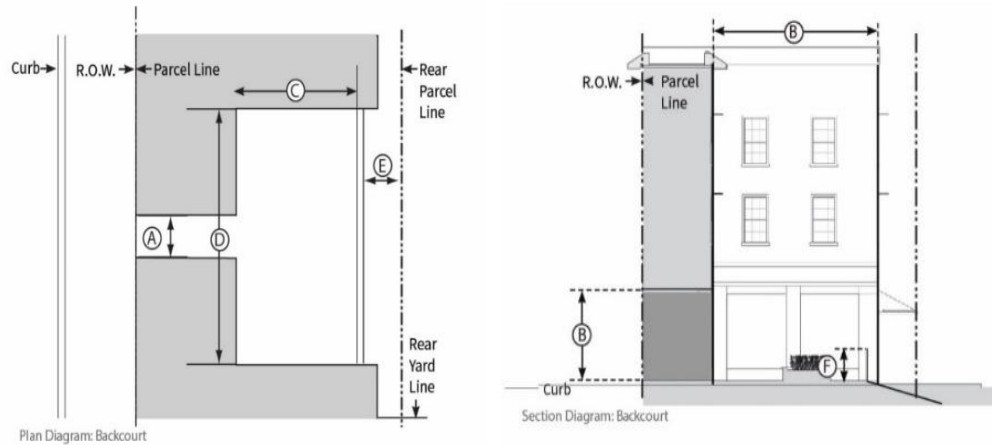


Figure 22.328.080 -O: Backcourt (Rear Court) Design

i. Design Standards (See Figure 22.328.080 -O)

<input type="checkbox"/>	<u>Access width, clear</u>	<u>10 ft. min.</u>
<input type="checkbox"/>	<u>Access height, clear</u>	<u>12 ft. min.</u>
<input type="checkbox"/>	<u>Width, clear</u>	<u>20 ft. min.</u>
<input type="checkbox"/>	<u>Depth, clear</u>	<u>20 ft. min.</u>
<input type="checkbox"/>	<u>Setback from rear parcel line</u>	<u>15 ft. min.</u>
<input type="checkbox"/>	<u>Privacy wall height, solid</u>	<u>4 ft.</u>
	<u>Ground Floor Transparency</u>	<u>60% min.</u>

- ii. When provided, a backcourt shall satisfy the requirements of Subsection E.5, only if there is direct access from Foothill Boulevard providing exterior access for pedestrians to the backcourt.
- iii. Encroachments, such as balconies, awnings, and signage are allowed within the backcourt and shall be located at least 8 feet above finish level.
- iv. Backcourts shall dedicate at least 50% of their area to landscape or design elements such as seating areas, fountains, or other similar fixtures.



Figure 22.328.080 -P: Examples of Backcourt Areas

- d. Arcade. An arcade is a façade with an attached Colonnade that is covered by upper stories. Colonnades shall not screen from public view more than 25 percent of the ground floor façade.

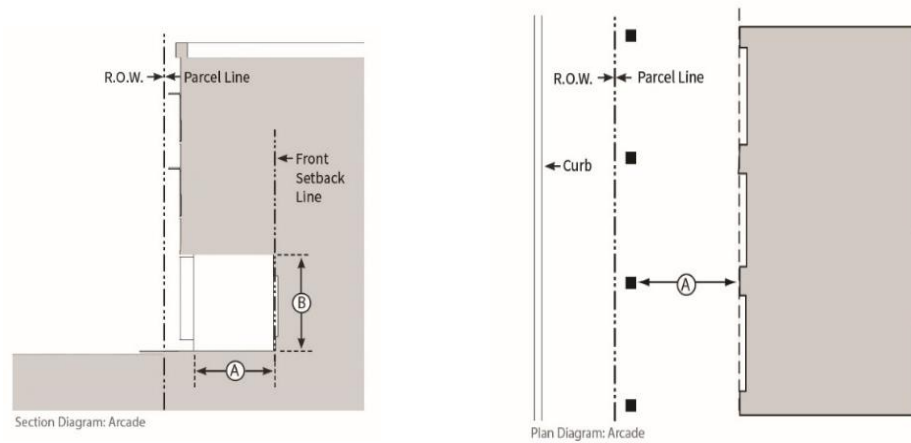


Figure 22.328.080 -Q: Arcade Design

- i. Design Standards (See Figure 22.328.080 -Q)

<input type="checkbox"/>	<u>Depth, Clear</u>	<u>10 ft. min.</u>
<input type="checkbox"/>	<u>Ground Floor Height, Clear</u>	<u>10 ft. min.</u>



Figure 22.328.080 -R: Examples of Arcade Frontage

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

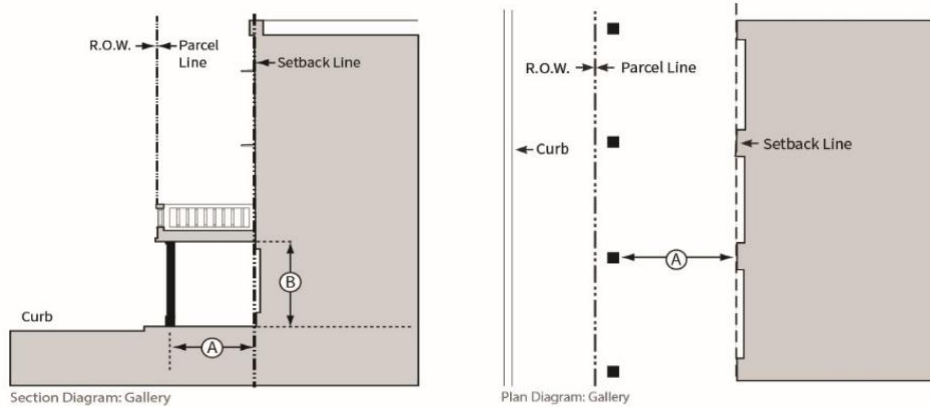


Figure 22.328.080 -S: Gallery Design

- i. Design Standards (See Figure 22.328.080 -S)

<input type="checkbox"/>	<u>Depth, Clear</u>	<u>20 ft. min.</u>
<input type="checkbox"/>	<u>Ground floor height, Clear</u>	<u>10 ft. min.</u>



Figure 22.328.080 -T: Example of Gallery Frontage

4. Entrances

- a. Shop Front Entrances. The following standards apply to public entrances to shop fronts located on the ground floor. Shop front entrances shall be recessed façades consisting of a door, transom lights and sidelights. (See Figure 22.328.080 -V below).

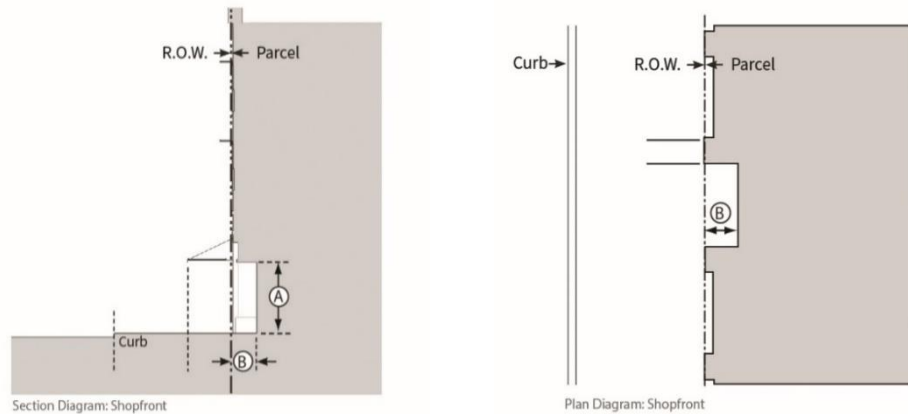


Figure 22.328.080 -U: Shop Front Entrance Design

- i. Design Standards (See Figure 22.328.080 -U)

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

- ii. Entrances shall be treated with special paving materials, such as ceramic or mosaic tile; ornamental ceilings, such as coffering; or decorative light fixtures.
- iii. Awnings may be used at shop fronts and are subject to Subsections D.9 (Awnings) and F.7.g.ii (Awning Signs).
- iv. Walk-up facilities lacking pedestrian entrances shall be set back at least six feet from the edge of the right-of-way.



Figure 22.328.080 -V: Example of Shop Front Entrance (Left) and Corner Entrance (Right)

- b. Main Entrances. A multitenant building with a lobby at the ground floor shall provide a main entrance at the street level for pedestrian use. A main entrance is the widest entrance that opens into a lobby or primary circulation space of a building. In addition to the standards provided in Subsection 4.a (Shop Front Entrances), a main entrance shall be easily identifiable and distinguishable from other ground floor entrances through the use of one of the following:

- i. Marked by a taller mass above, such as a tower, or within a volume that projects from the rest of the building surface;
 - ii. Accented by columns or ornamental light fixtures; or
 - iii. Marked or accented by a change in the roofline or change in the roof type.
 - c. Corner Entrances. Buildings located on a corner lot shall provide a corner entrance that complies with Subsection 4.a (Shop Front Entrances) or 4.b (Main Entrances) above, as applicable.
- 5. Articulation. In addition to complying with the following requirements, a building façade shall be differentiated as provided in Subsection E.2 (Façade Composition).
 - a. Types of Articulation. Horizontal and vertical articulations shall be produced by variations in rooflines, window groupings, applied façade elements such as piers or pilasters, bay windows, rough textured wood beams, headers, siding, pre-cast headers, casements, cornices, balconies, entrance stoops, porches, and/or changes in materials and horizontal and vertical planes that create shadow lines and textural differences. The articulation shall be such that there is consistency and uniformity in the overall design.
 - b. Roof Drainage. The location, spacing, materials, and colors of exposed downspouts, gutters, scuppers, and other visible roof drainage components should be incorporated into the architectural composition of the façade and roof.
- 6. Wall Surface. The following standards shall apply to the building walls.
 - a. A wall of a building located within 30 feet of the lot line shall have the same trim and finish as the front building façade.
 - b. A wall facing an internal courtyard or a side façade without windows and doors are only allowed if the wall is located more than 30 feet from the lot line and enhancements such as surface reliefs, wall articulations, architectural murals or vines are incorporated.
 - c. Building finishes shall be of durable materials, such as brick, natural La Crescenta rock, decorative concrete, glass, wood, stucco, or other similar materials except cinder block (concrete masonry unit).
 - d. Building walls shall have contrasting colors to give emphasis to design features such as door/window trim, pilasters, cornices, capitals, wainscot, and/or similar treatments.

- e. On at least two feet of the wall surface above the street level, durable materials shall be used as provided in Subsection E.6.c above, except that stucco or other similar troweled finishes may not be used.

7. Wall Openings.

- a. For frontages, upper stories shall have a window to wall area proportion that is less than that of the ground floor frontage. Glass curtain walls or portions of glass curtain walls are exempt from this standard.
- b. Storage areas within a structure, other than product displays, shall not be visible through windows.
- c. Railings and grilles may be installed on the exterior or interior of a window on the ground floor of a structure, provided that such railings and grilles do not interfere with the required sixty (60) percent transparency.
- d. Roll-up security gates that are solid shall not be installed on the exterior of any window.

F. **Signs.** The requirements of Chapter 22.114 (Signs) shall apply except where modified herein:

- 1. Signs regulated by this section shall not be erected or displayed unless a building permit is first obtained, unless the sign is exempt as set forth in Subsection F.2 (Exempt Signs) below.
- 2. Exempt Signs. In addition to the exception for signs described in Subsection 7.b (Incidental Business Signs), the following types of signs are exempt from this Area Specific Standards, provided the signs conform to the following:
 - a. Future Tenant Signs. Temporary signs that identify the name of future businesses. Only one such sign is allowed per street frontage of the building with a maximum of 32 square feet of sign area. Such a sign may only be displayed after tenant improvements for the site have begun and may not be displayed after the first occupancy of the tenant space.
 - b. Grand Opening Sign. A temporary promotional sign used by newly established businesses to inform the public of their location and services. Such signs are permitted only until 90 days after the initial occupancy of the new business and shall be removed no later than the 91st day after such initial occupancy. One such sign is allowed per street frontage with a

maximum of 32 square feet of sign area. A “Grand Opening” sign shall not include annual or occasional promotion by a business.

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

5. Prohibited Signs. The following signs shall be prohibited in addition to those listed in Section 22.114.040 (Prohibited Signs Designated):
 - a. Signs employing any continuous or sequential flashing operation, including electronic reader boards and LED signage that employs crawling displays or flashing illuminations;
 - b. Signs employing video components;
 - c. Signs emitting odors;
 - d. Roof Business Signs. Roof business signs, including signs painted on the surface of roofs; and
 - e. Digital and Electronic Signs. Existing signs shall not be converted to a digital or electronic billboard sign. Digital and electronic signs include any internally or externally illuminated sign that utilizes digital message technology capable of instantaneously changing the static message or copy on the sign electronically.
6. Removal and Amortization Schedule. A sign which is nonconforming due to the requirements of this CSD shall be removed or made to comply with this CSD within 20 years from the effective date of this CSD in compliance with Section 22.172.050 B.1.f (Termination By Operation of Law).
7. Permitted Signs. Signs shall comply with Chapter 22.114 except as modified herein as follows:
 - a. To facilitate the identification or location of the premises in cases of emergency and for other public health, safety, and welfare purposes, business signs readable from a public right-of-way or parking area open to the general public shall include the following information on the sign: Street address and name of the business in digits which are readable from the right-of-way or parking area.
 - b. Incidental Business Signs. An incidental business sign shall not be attached to a freestanding sign and shall not be internally illuminated.
 - c. Building Identification Signs. A building identification sign shall not exceed four square feet in area, shall not be placed more than four feet above finished grade, and shall not be internally illuminated.
 - d. Temporary Construction Signs. A temporary construction sign shall not exceed 40 square feet in area and shall not exceed six feet in height if free-standing. The top of such sign shall not be placed more than six feet above finished grade if wall-mounted, shall not be internally illuminated,

and shall be removed from the premises within five days after completion of the construction.

- e. Directional or Informational Signs. A directional or informational sign shall not exceed four square feet in area, shall not exceed three feet in height if free-standing, and the top of the sign shall not be placed more than three feet above finished grade if wall-mounted.
- f. Special-Purpose Signs.
 - i. A bulletin or special-event sign shall not exceed 12 square feet in area.
 - ii. Fuel pricing signs shall comply with the standards of Subsection F.7.g.iv (Monument Sign) or Subsection F.7.h (Master Sign Program).
- g. Permitted Sign Types.
 - i. Projecting Sign. The projecting sign type is mounted perpendicular to a building's facade from decorative metal brackets or mounted on the building wall. Projecting signs are easily read from both sides. A projecting sign type includes a sign parallel to the building.

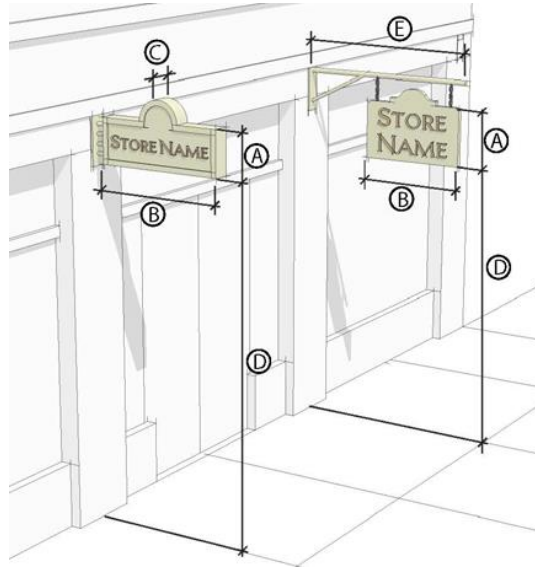


Figure 22.328.080 -W: Projecting Sign Design

(A) A 4 sq. ft. max. projecting business sign that does not exceed 2 ft. in height and width and is placed 10 or fewer ft. above

finished grade shall be permitted without substitution of wall business sign area.

(B) Size (See Figure 22.328.080 -W)

<u>□ and □</u>	<u>A ground-floor business establishment may substitute projecting business sign area for wall business sign area on the basis of one-half square foot of permitted projecting business sign area for each one square foot of permitted wall business sign area, provided that there is a corresponding reduction in permitted wall business sign area.</u>	
<u>□</u>	<u>Thickness</u>	<u>4 in. max.</u>

(C) Location (See Figure 22.328.080 -W)

<u>□</u>	<u>8 ft. min.</u>	<u>Clear Height</u>
<u>□</u>	<u>5 ft. max.</u>	<u>Projection</u>
<u>Signs Per Building</u>	<u>1 per ground-floor business establishment with reduction in any permitted wall sign.</u>	

- ii. Awning Sign. The awning sign may be used in the shop front to protect merchandise and keep interiors and sidewalk passages shaded and cool in hot weather. Tenant signs may be painted, screen printed, or appliquéd on the awnings.

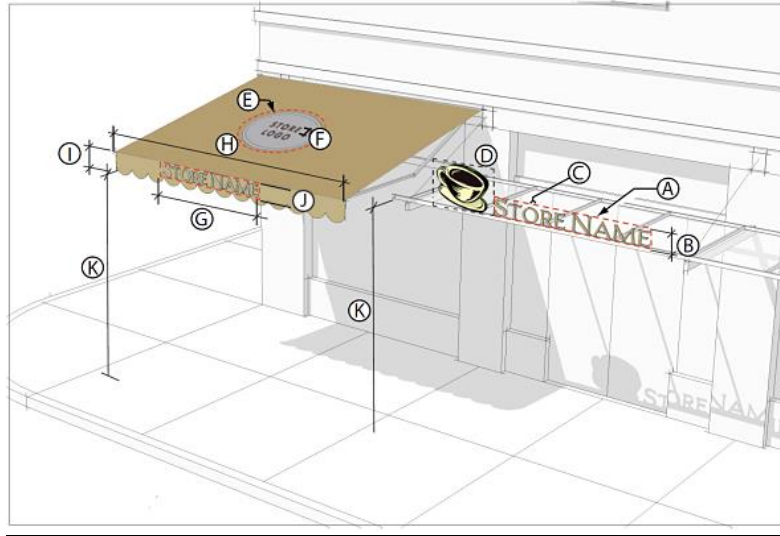


Figure 22.328.080 -X: Awning Sign Design

- (A) Only the store name, logo, and/or address shall be applied to the awning. Additional information is prohibited.
- (B) Internally illuminated awnings are prohibited.
- (C) Size (See Figure 22.328.080 -X)

<u>Parallel Projecting</u>		
<input type="checkbox"/>	<u>Signable Area</u>	<u>1 sq. ft. per linear ft. of shop front max.</u>
<input type="checkbox"/>	<u>Lettering Height</u>	<u>12 in. max.</u>
<input type="checkbox"/>	<u>Lettering Thickness</u>	<u>6 in. max.</u>
<input type="checkbox"/>	<u>Feature/Logo</u>	<u>2-1/4 sq. ft. max.</u>
<u>Awning Sloping Plane</u>		
<input type="checkbox"/>	<u>Signable Area</u>	<u>25% coverage max.</u>
<input type="checkbox"/>	<u>Lettering Height</u>	<u>18 in. max.</u>
<u>Awning Valance</u>		
<input type="checkbox"/>	<u>Signable Area</u>	<u>75% coverage max.</u>
<input type="checkbox"/>	<u>Width</u>	<u>Shop Front width max.</u>
<input type="checkbox"/>	<u>Height</u>	<u>8 in. min; 12 in. max.</u>
<input type="checkbox"/>	<u>Lettering Height</u>	<u>8 in. max.</u>

- (D) Location (See Figure 22.328.080 -X)

<input type="checkbox"/>	<u>Clear Height</u>	<u>8 ft. min.</u>
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<u>Signs Per Awning</u>	<u>1 projecting; or 1 valance and 1 sloping max.</u>
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- iii. Wall Business Sign. The wall business sign type is flat against the facade consisting of individual cut letters applied directly to the building, raised letters on a panel, or painted directly on the surface of the building. Wall signs are placed above shop fronts and often run horizontally along the entablature of traditional buildings, or decorative cornice or sign band at the top of the building.



Figure 22.328.080 -Y: Wall Business Sign Design

- (A) Changeable copy signs are only allowed for directory signs listing more than one tenant, signs advertising restaurant food specials, and films and live entertainment which change on a regular basis.
- (B) Wall signs shall not extend beyond the roof line or cornice of a building, or the building wall.
- (C) Size (See Figure 22.328.080 -Y)

<u>Signable Area</u>		
<u>Area Per Building</u>	<u>1 sq. ft. per linear foot of building frontage.</u>	
<u>Width</u>	<u>Shop front width, max.</u>	

	<u>Height</u>	<u>1 ft. min., 3 ft. max.</u>
<u>Lettering</u>		
	<u>Width</u>	<u>75% of signable width max.</u>
	<u>Height</u>	<u>75% of signable height, max.; 18 in. max., whichever is less</u>

(D) Location (See Figure 22.328.080 -Y)

<u>Projection</u>	<u>8 in. max.</u>
<u>Signs Per Building</u>	<u>1 per ground-floor business establishment max.</u>
<u>Additional Wall Signs Per Building</u>	<ul style="list-style-type: none"> - <u>Ground-floor business establishment adjoining two frontages, one 15 sq. ft. area wall sign allowed.</u> - <u>Ground-floor business establishment adjoining an alley or parking lot at side or rear, one 10 sq. ft. area wall sign allowed.</u>

- iv. Monument Sign. The monument sign type is not attached to a building and has an integral support structure. A monument sign stands directly on the ground or ground level foundation and is often used to mark a place of significance or the entrance to a location.

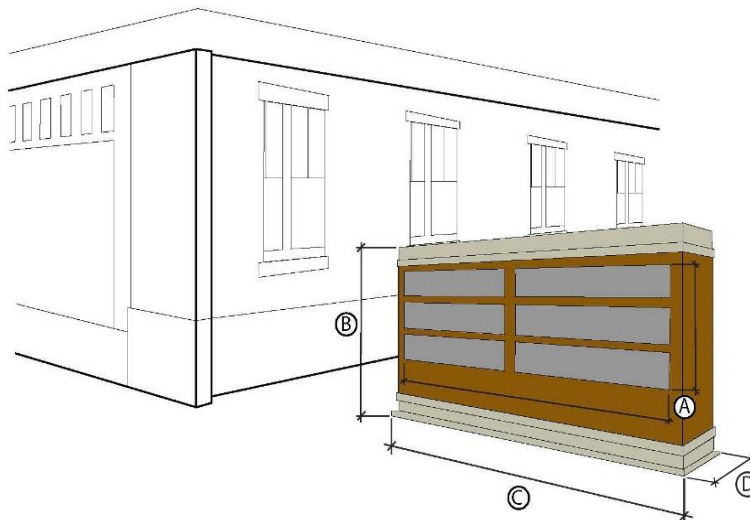


Figure 22.328.080 -Z: Monument Sign Design

- (A) Changeable copy signs are only allowed for fuel pricing signs, directory signs listing more than one tenant, signs advertising restaurant food specials, and films and live entertainment which change on a regular basis.
- (B) Shall be surrounded by landscaping that is at least twice as large as the area of one of its signs faces.
- (C) Shall not rotate, move, or simulate motion.
- (D) Shall not identify more than 8 establishments.
- (E) Size (See Figure 22.328.080 -Z)

<input type="checkbox"/>	<u>Signable Area</u>	<u>30 sq. ft. max.</u>
<input type="checkbox"/>	<u>Height</u>	<u>6 ft. max.</u>
<input type="checkbox"/>	<u>Width</u>	<u>8 ft. max.</u>
<input type="checkbox"/>	<u>Depth</u>	<u>1 ft. max.</u>

- (A) Location (See Figure 22.328.080 -Z)

<u>Street frontage of 99 ft. or less</u>	<u>Not permitted.</u>
<u>Street frontage having a continuous distance of between 100 ft. and 199 ft.</u>	<u>1 max.</u>
<u>Street frontage having a continuous distance of more than 200 ft.</u>	<u>2 Max., provided a 50 ft. separation between signs.</u>

h. Master Sign Program

i. Purpose. A master sign program is intended to:

- (A) Integrate the design of single or multiple signs proposed for a development project with the design of the project's structures to promote design consistency; and/or
- (B) Provide a means for applying common sign regulations for multi-tenant projects, and to allow latitude in the design and display of single or multiple signs for development projects. A master sign program is intended to achieve, not circumvent, the purpose of this CSD.

- ii. Applicability. A master sign program permit shall be required whenever any of the following circumstances exist:
 - (A) The property owner or applicant requests a master sign program;
 - (B) A project is proposed to include four or more business signs on the same lot or building; or
 - (C) A business sign is proposed at a location where a legally non-conforming sign exists on the property, and the property has four or more tenants or tenant spaces.
- iii. Application Requirements. A master sign program application shall be the same as that for a Ministerial Site Plan Review and shall require new business signs to comply, where applicable, with Subsection F. (Signs), and shall establish standards for sign location, style, size, color, font, materials, and any other applicable sign features, so that all new business signs in a commercial center meet this threshold until the required sign program has been approved by the Department.
 - (A) The master sign program shall enhance the overall development and relates visually to, other signs included in the master sign program, to the structures or developments they identify, and to surrounding development; and
 - (B) That the master sign program accommodates future revisions that may be required because of changes in use or tenants in the development.

A. ~~**Applicability, Review, and Certification.** The following standards of applicability, review, and certification shall apply in Area 1 (Foothill Boulevard West Town Area), Area 2 (Foothill Boulevard Mid-Town Area), and Area 3 (Foothill Boulevard East Town Area) as described hereafter:~~

1. ~~**Applicability.** These area specific standards shall apply to development proposals that involve one or more of the activities listed in Table 22.328-A, below, except for development proposals for which building permit applications were submitted to, and deemed complete by, the Department or the Department of Public Works prior to the effective date of these area specific development standards:~~

TABLE 22.328-A: AREA SPECIFIC DEVELOPMENT STANDARDS APPLICABILITY	
Activity	Applicable Standards

	Area 1	Area 2	Area 3
New or change of land use	<ul style="list-style-type: none"> -B.3 (Apartment Houses) -B.4 (Zone Specific Development Standards) 	<ul style="list-style-type: none"> -C.3 (Apartment Houses) -C.4 (Zone Specific Development Standards) 	<ul style="list-style-type: none"> -D.3 (Apartment Houses) -D.4 (Zone Specific Development Standards)
New structure	<ul style="list-style-type: none"> -B.5 (Lot Coverage) -B.6 (Required Yards) -B.7 (Structure Height) -B.8 (Structure Design) 	<ul style="list-style-type: none"> -C.5 (Lot Coverage) -C.6 (Required Yards) -C.7 (Structure Height) -C.8 (Structure Design) 	<ul style="list-style-type: none"> -D.5 (Lot Coverage) -D.6 (Required Yards) -D.7 (Structure Height) -D.8 (Structure Design)
New addition to existing structure	<ul style="list-style-type: none"> -B.5 (Lot Coverage) -B.6 (Required Yards) -B.7 (Structure Height) -B.8.d (Structure Design) 	<ul style="list-style-type: none"> -C.5 (Lot Coverage) -C.6 (Required Yards) -C.7 (Structure Height) -C.8.b (Structure Design) 	<ul style="list-style-type: none"> -D.5 (Lot Coverage) -D.6 (Required Yards) -D.7 (Structure Height) -D.8.b (Structure Design)
New alteration to the exterior of existing structure that requires permits from the Department of Public Works	<ul style="list-style-type: none"> -B.8.d through B.8.m (Structure Design) as they apply to the new alteration being proposed 	<ul style="list-style-type: none"> -C.8.b (Structure Design) as they apply to the new alteration being proposed 	<ul style="list-style-type: none"> -D.8.b (Structure Design) as they apply to the new alteration being proposed
<ul style="list-style-type: none"> • New parking lot • New addition to existing parking lot • Replacement of existing parking lot 	<ul style="list-style-type: none"> -B.9 (Parking Lot Design) 	<ul style="list-style-type: none"> -C.9 (Parking Lot Design) 	<ul style="list-style-type: none"> -D.9 (Parking Lot Design)
<ul style="list-style-type: none"> • Installation or replacement of landscaping in connection with a project as 	<ul style="list-style-type: none"> -B.10 (Landscaping) 	<ul style="list-style-type: none"> -C.10 (Landscaping) 	<ul style="list-style-type: none"> -C.10 (Landscaping)

defined in Division 2 (Definitions) under Drought-Tolerant Landscaping <ul style="list-style-type: none"> ● Replacement of existing landscaping 			
<ul style="list-style-type: none"> ● New wall or fence ● New addition to existing wall or fence ● Replacement of existing wall or fence 	B.11 (Walls and Fences)	C.11 (Walls and Fences)	C.11 (Walls and Fences)
<ul style="list-style-type: none"> ● New sign ● Enlargement or alteration of existing sign ● Replacement of existing sign 	B.12 (Signs)	C.12 (Signs)	C.12 (Signs)

2. Review.

- a. ~~Development proposals subject to these area specific standards shall require an approved Ministerial Site Plan Review (Chapter 22.186) application, unless a different approval is required by this Title 22.~~
- a. ~~Applications for approval shall include all information necessary to evaluate compliance with these area specific standards, as determined by the Director, including but not limited to site plans, floor plans, elevation plans, and landscaping plans, in addition to all other information required by this Title 22.~~
- a. ~~Site plans, floor plans, and elevation plans shall be prepared by an architect licensed by the State of California. On each plan, the architect shall affix his or her name, license number, signature, and a statement made under penalty of perjury pursuant to Section 2015.5 of the California Code of Civil Procedure that such plan complies in his or her professional opinion with the requirements of these area specific standards and all other applicable provisions of this Title 22.~~

- a. ~~Landscaping plans shall be prepared by a landscape architect licensed by the State of California. On each plan, the landscape architect shall affix his or her name, license number, signature, and a statement made under penalty of perjury pursuant to Section 2015.5 of the California Code of Civil Procedure that such plan complies in his or her professional opinion with the requirements of these area specific standards and all other applicable provisions of this Title 22.~~
 - a. ~~If an application includes landscaping plans, the application shall also include a covenant and agreement, to be recorded with the Registrar-Recorder/County Clerk following application approval, that all landscaping will be installed and maintained in compliance with the approved landscaping plans, these area specific standards, and all other applicable provisions of this Title 22.~~
 - 3. ~~**Certification.** Prior to each inspection required by Sections 108.4.2, 108.4.3, 108.4.4, and 108.4.6 in Title 26 (Building Code) of the County Code, an architect, general contractor, or applicable contractor licensed by the State of California shall submit a statement to the Department made under penalty of perjury pursuant to Section 2015.5 of the California Code of Civil Procedure that all construction to be inspected complies in his or her professional opinion with all approved plans, these area specific standards, and all other applicable provisions of this Title 22.~~
- I. ~~Area 1 – Foothill Boulevard West Town Area.~~**
- 1. ~~**Purpose.** The Foothill Boulevard West Town Area is established to improve the appearance of the western Foothill Boulevard commercial corridor through the thoughtful design of pedestrian-friendly structures integrated with extensive landscaping and to provide buffering from adjacent residential uses.~~
 - 2. ~~**Description of Area.** The boundaries of this area are shown on Figure 22.328-B: Foothill Boulevard West Town Area, at the end of this Chapter.~~
 - 3. ~~**Apartment Houses.** In approving a Conditional Use Permit (Chapter 22.158) application for an apartment house, the Commission or Hearing Officer shall make the following findings in addition to those required by Section 22.158.050 (Findings and Decision):~~
 - a. ~~That the inclusion of commercial uses into the proposed project, including but not limited to joint live and work units, is unfeasible due to access constraints, lot size or dimensions, or economic constraints substantiated by a market analysis; and~~

- a. ~~That the proposed project substantially complies with these area specific standards and that approval of such project will not be materially detrimental to properties or improvements in the area or contrary to the intent and purpose of this CSD, as provided in Section 22.328.010 (Purpose).~~

4. ~~**Zone Specific Use Standards.**~~

- a. ~~Zone C-1. In addition to the uses listed in Chapter 22.20 (Commercial Uses), the following uses shall require a Conditional Use Permit (Chapter 22.158) application in Zone C-1:~~

- ~~i. Drive-through facilities, either attached to the principal structure or detached in a separate structure.~~

- ~~i. Sales.~~

- ~~— Automobile sales, sale of new motor vehicles, and including incidental repair and washing, subject to provisions of Section 22.140.100 (Automobile and Vehicle Sales and Rental, Automobile Service Stations, and Automobile Supply Stores — Accessory Uses).~~

- ~~i. Services.~~

- ~~— Automobile repair and parts installation incidental to automobile supply stores.~~

- ~~— Automobile service stations, including incidental repair, washing, and rental of utility trailers, subject to the provisions of Section 22.140.100 (Automobile and Vehicle Sales and Rental, Automobile Service Stations, and Automobile Supply Stores — Accessory Uses).~~

- ~~— Churches, temples, or other places used exclusively for religious worship, including customary incidental educational and social activities in conjunction therewith.~~

- ~~— Communications equipment buildings.~~

- ~~— Parking lots and parking buildings, except where accessory to a structure on the same lot.~~

- ~~— Schools through grade 12, accredited, including appurtenant facilities, which offers instruction required to be taught in the public schools by the State of California in which no pupil is physically restrained.~~

~~— Schools, business and professional, including art, barber, beauty, dance, drama, and music, including trade schools specializing in manual training, shop work, or in the repair and maintenance of machinery or mechanical equipment.~~

~~i. Recreation and Amusement.~~

~~— Athletic fields, excluding stadiums.~~

~~— Golf courses, including the customary clubhouse and appurtenant facilities.~~

~~— Swimming pools, as a primary use.~~

- a. ~~Zone C-3. In addition to the uses in Chapter 22.20 (Commercial Zones), the following uses shall require a Conditional Use Permit (Chapter 22.158) application in Zone C-3:~~

~~i. Drive-through facilities, either attached to the principal structure or detached in a separate structure.~~

~~i. Sales.~~

~~— Automobile sales, sale of new and used motor vehicles.~~

~~— Boat and other marine sales.~~

~~— Pet stores.~~

~~i. Services.~~

~~— Automobile battery service.~~

~~— Automobile brake repair shops.~~

~~— Automobile muffler shops.~~

~~— Automobile radiator shops.~~

~~— Automobile rental and leasing agencies.~~

~~— Automobile repair and parts installation, incidental to automobile supply stores.~~

~~— Automobile repair garages.~~

~~— Automobile service stations.~~

~~— Boat rentals.~~

~~— 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.~~
- ~~— Colleges and universities, including appurtenant facilities, giving advanced academic instruction approved by the State Board of Education or other recognized accrediting agency.~~
- ~~— Communication equipment buildings.~~
- ~~— Community centers.~~
- ~~— Electrical distribution substations including microwave facilities.~~
- ~~— Gas metering and control stations, public utility.~~
- ~~— Libraries.~~
- ~~— Microwave stations.~~
- ~~— Parking lots and parking buildings, except where accessory to a structure on the same lot.~~
- ~~— Post offices.~~
- ~~— Recreational vehicle rentals.~~
- ~~— 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.~~
- ~~— Schools, business and professional, including art, barber, beauty, dance, drama, and music, including trade schools specializing in manual training, shop work, or in the repair and maintenance of machinery or mechanical equipment.~~
- ~~— Tool rentals, box and utility only.~~
- ~~— Trailer rentals, box and utility only.~~
- ~~— Truck rentals.~~
- ~~— Veterinary clinics, small animals.~~
- ~~i— Recreation and Amusement.~~
 - ~~— Athletic fields, including stadiums.~~

- ~~— Golf courses, including the customary clubhouse and appurtenant facilities.~~
- ~~— Recreation clubs, commercial, including tennis, polo, swimming, and similar outdoor recreational activities together with appurtenant clubhouse.~~
- ~~— Swimming pools.~~
- ~~— Tennis, volleyball, badminton, croquet, lawn bowling, and similar courts.~~

5. ~~**Lot Coverage.** Structures shall not cumulatively occupy more than 85 percent of the net area of a lot.~~

6. ~~**Required Yards.**~~

a. ~~*Front and Corner Side Yards.*~~

~~i. Each lot shall have a front yard of at least 20 feet in depth and a corner side yard of at least 10 feet in depth.~~

~~i. At least 25 percent of the area of each required front or corner side yard shall be landscaped and such landscaping shall comply with Subsection B.10, below.~~

~~i. The following uses are permitted in required front and corner side yards:~~

~~(A) Driveways, subject to the limitations of Subsection B.9.a, below;~~

~~(A) Outdoor dining;~~

~~(A) Street furniture; and~~

~~(A) Pedestrian circulation areas, subject to the limitations of Subsection B.8.h, below.~~

~~i. Each required front or corner side yard shall be landscaped in areas where none of the uses in the immediately preceding Subsection B.6.a.iii, above, are maintained and such landscaping shall comply with Subsection B.10, below.~~

a. ~~*Rear Yards.*~~

~~i. If a lot adjoins a Residential Zone at its rear lot line, such lot shall have a rear yard of at least five feet in depth and such rear yard shall be landscaped to provide shielding for the adjoining Residential Zone with~~

landscaping that complies with Subsection B.10, below, and the following requirements:

~~(A) If a lot is 60 feet or less in width at its rear lot line, at least two 24-inch box trees shall be planted and such trees shall be planted 27 feet apart; and~~

~~(A) If a lot is more than 60 feet in width at its rear lot line, a 24-inch box tree shall be planted in both directions at intervals of 27 feet, as measured from the midpoint of the width of such lot at its rear lot line.~~

7. ~~Structure Height.~~

~~a. If a lot does not adjoin a Residential Zone at its rear lot line, the maximum structure height shall be 35 feet as measured from grade before any fill is placed on any portion of the lot upon which the structure is to be located.~~

~~a. If a lot adjoins a Residential Zone at its rear lot line, the maximum structure height shall vary across the depth of the lot from front to back with the maximum height allowed at the front of the lot, and shall be established as follows:~~

~~i. If the adjoining lot in a Residential Zone has a lower elevation, the maximum structure height shall be established as a 45-degree projection measured from six feet above the grade of the rear lot line before any fill is placed on any portion of the lot upon which the structure is to be located.~~

~~i. If the adjoining lot in a Residential Zone has a higher elevation, the maximum structure height shall be established as a 45-degree projection measured from the grade of the rear lot line before any fill is placed on any portion of the lot upon which the structure is to be located.~~

8. ~~Structure Design.~~

~~a. *Design Features.* New primary structures shall include at least five of the following design features, and all such features shall be consistent with the chosen architectural style, as defined in Subsection B.8.c, below:~~

~~i. Arcading;~~

~~i. Arches;~~

~~i. Awnings;~~

~~i. Balconies;~~

- ~~i. Bay windows;~~
- ~~i. Colonnades;~~
- ~~i. Courtyards;~~
- ~~i. Decorative exterior stairs;~~
- ~~i. Decorative grilles;~~
- ~~i. Decorative iron fences;~~
- ~~i. Masonry benches;~~
- ~~i. Outdoor dining;~~
- ~~i. Pergolas and trellises;~~
- ~~i. Plazas;~~
- ~~i. Recessed upper floor loggias or pergolas;~~
- ~~i. Tile masonry fountains; and~~
- ~~i. Tiled bulkheads.~~

a. ~~Structure Frontage.~~

- ~~i. If a new primary structure adjoins either a public street or a yard on that lot required by Subsection B.6, above, that adjoins a public street, at least 50 percent of the ground-floor structure frontage adjoining such street or yard shall be dedicated to commercial uses.~~
- ~~i. If a new primary structure adjoins either multiple public streets or multiple yards required by Subsection B.6, above, that adjoin public streets:

 - ~~(A) At least 50 percent of the longest ground-floor structure frontage adjoining a street or yard shall be dedicated to commercial uses; and~~
 - ~~(A) At least 33 percent of the other ground-floor structure frontages adjoining a street or yard shall be dedicated to commercial uses.~~~~
- ~~i. At least 60 percent of all ground-floor structure frontages that adjoin either a public street or a yard required by Subsection B.6, above, that adjoins a public street shall be articulated through the use of recessed windows and entries, display windows, contrasting wall treatments, offset surfaces, differentiated piers and columns, awnings, landscaping, or outdoor seating.~~

- ~~i. At least 50 percent of all structure frontages above the ground floor that adjoin either a public street or a yard required by Subsection B.6, above, that adjoins a public street shall be articulated through the use of recessed windows, balconies, contrasting wall treatments, offset surfaces, differentiated piers and columns, or awnings.~~
- a. ~~*Architectural Style.* New primary structures shall be designed in compliance with one of the following architectural styles, defined by this Chapter and further explained in the Foothill Boulevard Design Guidelines, a separate document maintained by the Department:~~
 - ~~i. Victorian.~~
 - ~~i. Arts and Crafts.~~
 - ~~i. Mission.~~
 - ~~i. Prairie.~~
 - ~~i. Spanish.~~
 - ~~i. Foothill Eclectic.~~
- a. ~~*Roof Design.* Roofs shall be consistent with the chosen architectural style, as defined in Subsection B.8.c, above, and shall also comply with the following standards:~~
 - ~~i. Roofs and roof forms shall be employed on at least three of the four sides of a structure; and~~
 - ~~i. Roof materials shall consist of real or faux clay tile, real or faux slate, faux wood shake, dimensional asphalt shingle, or standing seam metal where metal roofs are otherwise authorized.~~
- a. ~~*Roof Projections.*~~
 - ~~i. Roof projections, including but not limited to towers and parapets, shall be consistent with the chosen architectural style, as defined in Subsection B.8.c, above.~~
 - ~~i. Roof projections, including but not limited to towers and parapets, shall not occupy more than 15 percent of the total roof area and shall not be designed to be habitable.~~
 - ~~i. Roof projections, including but not limited to towers and parapets, shall not extend more than 10 feet above the maximum structure height established by Subsection B.7, above.~~
- a. ~~*Mechanical Equipment.*~~

~~i. Roof-Mounted Equipment.~~

~~(A) Roof-mounted equipment shall be screened from view on all four of its sides by roof forms, roof projections, or architectural screening that is consistent with the chosen architectural style, as defined in Subsection B.8.c, above.~~

~~(A) Roof-mounted equipment shall not occupy more than 15 percent of the total area.~~

~~(A) Roof-mounted equipment shall not exceed eight feet in height, as measured from the roof.~~

~~(A) Roof-mounted equipment shall be set back from the nearest roof edge by at least one foot for each foot in height measured from the roof.~~

~~i. Mechanical equipment attached to a structure at the ground floor level, including but not limited to individual air conditioning units, shall be screened or enclosed through use of landscaping compliant with Subsection B.10, below, or use of walls or fences compliant with Subsection B.11, below.~~

a. ~~Exterior Lighting.~~

~~i. Each exterior lighting fixture shall be consistent with the chosen architectural style, as defined in Subsection B.8.c, above.~~

~~i. Each exterior lighting fixture shall not blink, flash, or exceed 250 watts and shall be directed away from adjacent public right-of-ways and Residential Zones.~~

a. ~~Pedestrian Circulation Areas.~~ Pedestrian circulation areas appurtenant to structures shall be consistent with the chosen architectural style, as defined in Subsection B.8.c, above, and pavement in such areas shall employ the following materials: brick, interlocking paving stones, or paver tiles.

a. ~~Pedestrian Entrances and Walk-Up Facilities.~~

~~i. If a structure adjoins a public street, pedestrian entrances shall be set back at least three feet from the edge of the right-of-way closest to the structure.~~

~~i. If a structure adjoins a public street, walk-up facilities lacking pedestrian entrances shall be set back at least six feet from the edge of the right-of-way closest to the structure.~~

a. *Windows.*

- ~~i. All ground-floor structure frontages adjoining either a public street or a yard on that lot required by Subsection B.6, above, that adjoins a public street shall include windows.~~
- ~~i. Windows shall be designed so that storage areas, other than product displays, within a structure are not visible and shall be consistent with the chosen architectural style, as defined in Subsection B.8.c, above.~~
- ~~i. Tinted glass may be employed in a window on the ground floor of a structure, provided that it is used as an architectural accent and does not exceed 30 percent of the surface area of a window.~~
- ~~i. Tinted glass may be employed in a window above the ground floor of a structure.~~
- ~~i. At least 50 percent of the surface area of a window shall be broken into panes, each of which shall not exceed six square feet in surface area, unless non-mullioned structural glass is employed.~~
- ~~i. Railings and grilles of a decorative nature may be installed on the exterior or interior of a window on the ground floor of a structure, provided that such railing and grilles do not exceed six feet in height and that at least 75 percent of the exterior surface area of each window containing such railing or grille is not view obscured.~~
- ~~i. Roll-up security gates and grilles shall not be installed on the exterior of any window.~~

a. *Awnings.*

- ~~i. Awnings on new structures shall be designed to coordinate with the elements of ground level floor structure articulation required by Subsection B.8.b, above, such as individual windows and bays, and any awnings shall be consistent with the chosen architectural style, as defined in Subsection B.8.c, above.~~
- ~~i. An open framework may be permitted beneath awnings.~~
- ~~i. Multiple awnings belonging to a single commercial business shall be the same color and style.~~
- ~~i. Awnings shall not employ glossy material or be internally lit.~~
- ~~i. If the Director determines that any awning on a lot is not maintained in good repair, the owner of such lot shall remove, repair, or replace such awning within 30 days of receipt of notification from the Director or his~~

designee. For the purposes of this Subsection B.8.k, good repair shall be defined as not torn, ripped, or faded to a different color.

a. ~~Wall Finishes.~~

~~i. Exterior wall finishes shall be applied uniformly on all sides of a structure and shall be consistent with the chosen architectural style, as defined in Subsection B.8.c, above.~~

~~i. Exterior wall finishes shall employ the following materials: bricks, shingles, lap siding, stucco, naturally occurring river rock, and stone veneers.~~

~~i. Split face concrete may be employed as a wainscoting or accent element in exterior wall finishes, provided that such concrete does not exceed 25 percent of the surface area of exterior wall finishes on the ground floor of a structure and is painted in earth tone colors.~~

~~i. Exterior wall finishes may employ the following design elements: rough textured wood beams, headers, trim, siding, pre-cast headers, lentils, casements, cornices, and trim.~~

a. ~~Color.~~ Earth tone colors shall be used as base colors on structures, with bright non-pastel colors generally providing accent.

9. **Parking Lot Design.** The requirements of Section 22.112.080 (Parking Design) shall apply except where modified herein:

a. ~~Driveways.~~

~~i. Driveways between a public street and a parking lot and/or parking structure shall not exceed 20 feet in width.~~

~~i. Only one driveway shall be provided to each public street adjoining a lot.~~

~~i. The Director may modify the requirements of this Subsection B.9.a, in consultation with the Fire Department and the Department of Public Works, if he finds that such modifications are necessary for public health and safety by providing necessary Fire Department access or resolving potential traffic circulation problems on public streets. Such modifications are exempt from Section 22.328.090 (Modification of Development Standards).~~

a. ~~Setbacks.~~

~~i. If a parking lot or parking structure adjoins a public street, such parking lot or parking structure shall be set back at least seven feet from the~~

~~edge of the right-of-way closest to the structure unless a greater distance is required by Subsection B.6, above.~~

~~i. The area between a parking lot or parking structure and the edge of the right-of-way closest to the structure which may include a pedestrian walk way, shall be landscaped and such landscaping shall comply with Subsection B.10, below.~~

~~a. *Fences and Walls.*~~

~~i. Where a fence or wall is required by this Subsection B.9 or by Section 22.112.080 (Parking Design), such fence or wall shall comply with the requirements of Subsection B.11, below.~~

~~i. If a parking lot adjoins a public street, a solid fence or wall between 30 and 42 inches in height, set back at least seven feet from the edge of the right-of-way closest to the structure shall be required. The Director may allow substitution of a landscaped berm in place of a solid fence or wall if he finds that such substitution results in a superior project design.~~

~~a. *Landscaping.* Parking lot landscaping shall comply with Subsection B.10, below, and the following requirements:~~

~~i. One 24-inch box tree shall be required for each four parking spaces and such trees shall be distributed throughout the parking lot. To the maximum extent feasible, each required tree shall be located so as to provide shading for four parking spaces upon maturity.~~

~~i. A landscaped area with a lateral dimension of at least three feet shall be provided where the end of a row of parking spaces adjoins an internal driveway and one 24-inch box tree shall be planted within such area. Said tree may be included as one of the trees required by the immediately preceding Subsection B.9.d.i.~~

~~i. All portions of a parking lot not used for vehicle parking or maneuvering, or for the movement of pedestrians to and from vehicles, shall be landscaped.~~

~~i. The Director may modify the requirements of this Subsection B.9.d when 20 or fewer parking spaces are provided on a lot if he finds that these requirements are infeasible due to the lot size or dimensions, and that the modified requirements provide sufficient landscaping. Such modifications are exempt from Section 22.328.090 (Modification of Development Standards).~~

a. *Pedestrian Circulation Areas.*

- ~~i. Pedestrian circulation areas within parking lots shall be consistent with the chosen architectural style, as defined in Subsection B.8.c, above, of the nearest structure on the same lot.~~
- ~~i. Pedestrian circulation areas within stand-alone parking lots shall utilize one of the architectural styles defined in Subsection B.8.c, above.~~
- ~~i. Pedestrian circulation areas within parking lots shall employ the following materials for the pavement in such areas: brick, interlocking paving stones, or paver tiles.~~

a. *Lighting.*

- ~~i. Each parking lot lighting fixture shall be consistent with the chosen architectural style, as defined in Subsection B.8.c, above, of the nearest structure on the same lot.~~
- ~~i. Each parking lot lighting fixture in a stand-alone parking lot shall be consistent with one of the architectural styles defined in Subsection B.8.c, above.~~
- ~~i. Each parking lot lighting fixture shall not exceed 250 watts and the light shall be directed away from adjacent public right-of-ways and Residential Zones.~~

10. ***Landscaping.*** ~~These landscaping provisions shall apply to installation or replacement of landscaping in connection with a project as defined in Division 2 (Definitions) under Drought-Tolerant Landscaping.~~

a. *General Requirements.*

- ~~i. At least 15 percent of the net area of a lot shall contain landscaping planted in the ground.~~
- ~~i. Landscaped areas, except incidental areas adjacent to fences, walls, and side and rear lot lines, shall have a minimum lateral dimension of three feet.~~
- ~~i. Landscaping shall be used to screen site utilities, including but not limited to trash dumpsters, electrical vaults, and mechanical equipment.~~
- ~~i. Landscaping shall be used to provide shade for pedestrian-oriented areas, including but not limited to outdoor dining, walkways, and plazas.~~

~~i. Water features, including but not limited to fountains, shall use re-circulating water systems.~~

a. ~~*Plant Materials.*~~

~~i. Plants shall be grouped in hydrozones, as required by Section 22.122.040 (Drought-Tolerant Landscaping Requirements).~~

~~i. Drought-tolerant plants shall be provided in accordance with Section 22.122.040 (Drought-Tolerant Landscaping Requirements).~~

~~i. Trees shall be at least 24-inch box size and shall be supported with appropriate staking and guy wires.~~

~~i. Shrubs shall be at least five-gallon size.~~

~~i. Groundcover.~~

~~(A) Groundcover plants shall be planted between six and eight inches apart.~~

~~(A) Shrubs of one gallon or smaller in size may be used as groundcover, provided that they are planted between 18 and 24 inches apart.~~

~~i. Turf grass shall be prohibited on any portion of a lot with a slope of 15 percent or greater.~~

a. ~~*Existing Mature Trees.*~~

~~i. This Subsection B.10.c shall not apply to oak trees, which are subject to the requirements of Chapter 22.174 (Oak Tree Permits).~~

~~i. Existing mature trees shall be preserved and integrated into required landscaping, either in their current location or another location on the same lot, provided that such trees are moved in accordance with State of California Arboricultural practices.~~

a. ~~*Maintenance.*~~

~~i. Landscaped areas shall be maintained with regular pruning, weeding, fertilizing, litter removal, and replacement of plants as necessary.~~

~~i. Landscaped areas shall be maintained with a permanent automatic irrigation system that meets the following requirements:~~

~~(A) The system shall consist of low volume sprinkler heads, drip emitters, and bubbler heads and shall include automatic controllers that are set to water between 7:00 p.m. and 7:00 a.m.~~

~~(A) The system shall be designed in coordination with the hydrozones established in Subsection B.10.b.i, above.~~

~~(A) The system shall be designed to avoid runoff onto non-irrigated areas and to avoid the watering of structures, pedestrian areas, and public right-of-ways.~~

~~11. Walls and Fences.~~

~~a. Retaining Walls.~~

~~i. Retaining walls shall be constructed of masonry split-face block, stone, stucco, or brick, and shall be painted with earth tone colors.~~

~~i. Retaining walls that adjoin or are adjacent to the front lot line shall comply with the following standards:~~

~~(A) Retaining walls shall be limited to four feet in height as measured from finished grade from the bottom of the retaining wall. If four feet is insufficient, additional retaining walls may be constructed in increments of four or fewer feet in height, similarly measured, unless the Department of Public Works determines such a terraced construction is unsafe. In such case, a retaining wall greater than four feet may be allowed.~~

~~(A) Each vertical increment of terraced retaining walls shall be set back from adjoining increments by at least two feet and the area between each increment shall be landscaped in compliance with the requirements of Subsection B.10, above.~~

~~i. Retaining walls that adjoin or are adjacent to the rear lot line shall comply with the following standards:~~

~~(A) Retaining walls shall be limited to eight feet in height as measured from finished grade from the bottom of the retaining wall. If eight feet is insufficient, additional retaining walls may be constructed in increments of four or fewer feet in height, similarly measured, unless the Department of Public Works determines such a terraced construction is unsafe. In such case, a retaining wall greater than eight feet may be allowed.~~

~~(A) Each vertical increment of terraced retaining walls shall be set back from adjoining increments by at least two feet, and the area between each increment shall be landscaped in compliance with the requirements of Subsection B.10, above.~~

~~i. Retaining walls that employ crib wall construction are not required to meet the requirements of this Subsection, provided that such retaining walls are landscaped in compliance with the requirements of Subsection B.10, above.~~

a. ~~Other Walls and Fences.~~

~~i. General Requirements.~~

~~(A) Walls and fences shall not exceed a height of six feet as measured from finished grade.~~

~~(A) Walls and fences shall be consistent with the chosen architectural style, as defined in Subsection B.8.c, above, of the nearest structure on the same lot.~~

~~(A) Signs, barbed wire, or razor wire shall not be affixed to walls or fences.~~

~~i. Walls.~~

~~(A) Walls shall be constructed of masonry and faced with the following materials: brick, stucco, split-faced concrete block with a masonry cap, manufactured veneer stones, or naturally occurring river rock.~~

~~(A) Walls shall be painted with earth tone colors.~~

~~i. Fences.~~

~~(A) Fences shall be constructed of the following materials: wood with a wood cap or decorative wrought iron, provided that the top of such wrought iron fence does not curve outward, away from the subject property.~~

~~(A) Chain link fences are permitted only when used for construction sites or for special events authorized by an approved Special Events Permit (Chapter 22.188).~~

12. **Signs.** ~~The requirements of Chapter 22.114 (Signs) shall apply except where modified herein:~~

a. ~~Non-Conforming Signs.~~ ~~An existing sign that was legally established and does not conform to the provisions of these area specific standards shall not be enlarged or altered unless such enlargement or alteration is in compliance with this Subsection B.12.~~

a. ~~General Requirements.~~

~~i. A sign shall be consistent with the chosen architectural style, as defined in Subsection B.8.c, above, of the structure onto which it is affixed.~~

~~i. A sign shall employ earth tone colors.~~

~~i. Letters on a sign shall not exceed 18 inches in height.~~

~~i. A sign shall have margins of at least 15 percent of the length of the copy on such sign.~~

~~i. If a sign has two or more rows of copy, each row shall be separated by at least three-quarters of an inch.~~

~~i. A sign that is internally illuminated or employs exposed neon shall be placed at least seven feet above finished grade.~~

~~i. The use of exposed neon shall be limited to script, pictorial graphics, and animation, provided that such animation is limited to intervals of five or more seconds.~~

a. ~~Wall Business Signs.~~

~~i. Area Permitted.~~

~~(A) Each ground floor business establishment adjoining or oriented to one public street or highway shall be permitted a maximum of one square foot of wall business sign area for each one linear foot of building frontage, not to exceed 40 square feet of wall business sign area, provided that:~~

~~(a) Each wall business sign does not exceed 25 square feet in area; and~~

~~(b) All wall business signs placed 12 or more feet above finished grade do not cumulatively contain more than five 35 percent of permitted wall business sign area.~~

~~(A) If a ground floor business establishment adjoins or is oriented to two public streets or highways, an additional wall business sign not to exceed 15 square feet in area shall be permitted on the side of such business establishment with the least building frontage.~~

~~(A) If a ground floor business establishment adjoins or is oriented to an alley or parking lot at its side or rear, an additional wall business sign not to exceed 10 square feet in area shall be permitted on the side of such business establishment that adjoins or is oriented to such alley or parking lot.~~

~~i. Height Permitted. A wall business sign shall not extend above a parapet wall or more than two feet above an eave.~~

a. ~~Awning Business Signs.~~

~~i. Area Permitted.~~

~~(A) A ground-floor business establishment shall be permitted a maximum of one awning business sign.~~

~~(A) A ground-floor business establishment may substitute awning business sign area for wall business sign area on the basis of one-half square foot of permitted awning business sign area for each one square foot of permitted wall business sign area, provided that there is a corresponding reduction in permitted wall business sign area.~~

~~i. Other Requirements.~~

~~(A) An awning business sign shall be located on an awning valance, provided that such valance is at least seven feet above finished grade and does not project more than four feet from a structure wall.~~

~~(A) Letters on an awning business sign shall not exceed eight inches in height.~~

~~(A) An awning business sign shall not be internally lit.~~

a. ~~Projecting Business Signs.~~

~~i. Area Permitted.~~

~~(A) A ground-floor business establishment shall be permitted a maximum of one projecting business sign.~~

~~(A) A ground-floor business establishment may substitute projecting business sign area for wall business sign area on the basis of one-half square foot of permitted projecting business sign area for each one square foot of permitted wall business sign area, provided that there is a corresponding reduction in permitted wall business sign area.~~

~~(A) A projecting business sign that does not exceed two feet in height and width and is placed 10 or fewer feet above finished grade shall be permitted without substitution of wall business sign area.~~

~~i. Height Permitted.~~

- ~~(A) A projecting business sign shall be placed at least seven feet above finished grade and at least eight feet above a public right-of-way.~~
- ~~(A) A projecting business sign shall not extend above a parapet wall or more than two feet above an eave.~~
- a. ~~*Roof Business Signs.* Roof business signs, including signs painted on the surface of roofs, shall be prohibited.~~
- a. ~~*Freestanding Business Signs.*~~
- ~~i. *Frontage.*~~
- ~~(A) One freestanding business sign shall be permitted on a lot with a street or highway frontage having a continuous distance of between 100 and 199 feet.~~
- ~~(A) Two freestanding business signs shall be permitted on a lot with a street or highway frontage having a continuous distance of 200 or more feet, provided that the two freestanding signs are separated by at least 50 feet.~~
- ~~i. *Type Permitted.* A freestanding business sign shall be a monument sign. For the purposes of this Subsection B.12.g, a monument sign is defined as a sign placed on a solid base that extends at least 75 percent of the length and width of such sign.~~
- ~~i. *Size Permitted.*~~
- ~~(A) A freestanding business sign shall not exceed six feet in height, eight feet in length, or one foot in width.~~
- ~~(A) Each sign face of a freestanding business sign shall be limited to 30 square feet in area.~~
- ~~i. *Landscaping.* A freestanding business sign shall be surrounded by a landscaped area that is at least twice as large as the area of one of its sign faces and such landscaping shall comply with the requirements of Subsection B.10, above.~~
- ~~i. *Other Requirements.*~~
- ~~(A) A freestanding business sign shall not rotate, move, or simulate motion in any way.~~
- ~~(A) A freestanding business sign shall not identify more than eight business establishments.~~

~~(A) A freestanding business sign shall not be internally illuminated or employ exposed neon.~~

- ~~a. *Incidental Business Signs.* An incidental business sign shall not be attached to a freestanding sign and shall not be internally illuminated.~~
- ~~a. *Building Identification Signs.* A building identification sign shall not exceed four square feet in area, shall not be placed more than four feet above finished grade, and shall not be internally illuminated.~~
- ~~a. *Temporary Real Estate Signs.* A temporary real estate sign shall not exceed 24 square feet in area and shall not be internally illuminated.~~
- ~~a. *Temporary Construction Signs.* A temporary construction sign shall not exceed 80 square feet in area and shall not exceed six feet in height if free-standing. The top of such sign shall not be placed more than six feet above finished grade if wall-mounted, shall not be internally illuminated, and shall be removed from the premises within five days after completion of the construction.~~
- ~~a. *Directional or Informational Signs.* A directional or informational sign shall not exceed four square feet in area, shall not exceed three feet in height if free-standing, and the top of the sign shall not be placed more than three feet above finished grade if wall-mounted.~~
- ~~a. *Special Purpose Signs.*
 - ~~i. A bulletin or special-event sign shall not exceed 12 square feet in area.~~
 - ~~i. Fuel pricing signs shall comply with the requirements of Subsections B.12.g.ii through B.12.g.v, above.~~
 - ~~i. A public transportation sign shall not include advertising.~~~~
- ~~a. *Prohibited Signs.* The following signs shall be prohibited in addition to those listed in Section 22.114.040 (Prohibited Signs Designated):
 - ~~i. Signs employing any continuous or sequential flashing operation, including electronic reader boards and LED signage that employs crawling displays or flashing illuminations;~~
 - ~~i. Signs employing video components; and~~
 - ~~i. Signs emitting odors.~~~~

J. Area 2 - Foothill Boulevard Mid-Town Area.

1. **Purpose.** The Foothill Boulevard Mid-Town Area is established to improve the appearance of the middle Foothill Boulevard commercial corridor through

the thoughtful design of pedestrian-friendly structures integrated with extensive landscaping and to provide buffering from adjacent residential uses. These standards acknowledge the constraints presented by small lot sizes.

2. ~~**Description of Area.** The boundaries of this area are shown on Figure 22.328-C: Foothill Boulevard Mid-Town Area, at the end of this Chapter.~~
3. ~~**Apartment Houses.** The requirements of Subsection B.3, above shall apply.~~
4. ~~**Zone Specific Use Standards.**~~
 - a. ~~*Zone C-1.*~~
 - i. ~~The requirements of Subsection B.4.a, above, shall apply.~~
 - i. ~~Dining rooms, cafes, cafeterias, coffee shops, restaurants, and other similar uses shall provide at least one parking space for each six persons based on the occupant load, as determined by the Department of Public Works.~~
 - a. ~~*Zone C-2.*~~
 - i. ~~In addition to the uses listed in Chapter 22.20 (Commercial Uses), the following uses shall require a Conditional Use Permit (Chapter 22.158) application in Zone C-2:~~
 - (A) ~~Drive-through facilities, either attached to the principal structure or detached in a separate structure.~~
 - (A) ~~Sales.~~
 - ~~Automobile sales, sale of new motor vehicles, and including incidental repair and washing, subject to the provisions of Section 22.140.100 (Automobile and Vehicle Sales and Rental, Automobile Service Stations, and Automobile Supply Stores – Accessory Uses).~~
 - ~~Boat and other marine sales.~~
 - (A) ~~Services.~~
 - ~~Automobile rental and leasing agencies,~~
 - ~~Automobile repair and parts installation incidental to automobile supply stores.~~
 - ~~Churches, temples, and 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.~~
- ~~— Communications equipment buildings.~~
- ~~— Electrical distribution substations, including microwave facilities.~~
- ~~— Gas metering and control stations, public utility.~~
- ~~— Libraries.~~
- ~~— Microwave stations.~~
- ~~— Parking lots and parking buildings, except where accessory to a structure on the same lot.~~
- ~~— Post offices.~~
- ~~— 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.~~
- ~~— Schools, business and professional, including art, beauty, dance, drama, and music, including trade schools specializing in manual training, shop work, or in the repair or maintenance of machinery or mechanical equipment.~~
- ~~— Tool rentals.~~

~~(A) Recreation and Amusement.~~

- ~~— Athletic fields, excluding stadiums.~~
- ~~— Golf courses, including the customary clubhouse and appurtenant facilities.~~
- ~~— Swimming pools.~~

~~i. Dining rooms, cafes, cafeterias, coffee shops, restaurants, and other similar uses shall provide at least one parking space for each six persons based on the occupant load, as determined by the Department of Public Works.~~

a. ~~Zone C-3.~~

~~i. The requirements of Subsection B.4.b, above, shall apply.~~

~~i. Dining rooms, cafes, cafeterias, coffee shops, restaurants, and other similar uses shall provide at least one parking space for each six persons based on the occupant load, as determined by the Department of Public Works.~~

5. ~~**Lot Coverage.** The requirements of Subsection B.5, above, shall apply.~~

6. ~~**Required Yards.** Rear yards shall be provided according to the requirements of Subsection B.6.b, above.~~

7. ~~**Structure Height.** The maximum structure height shall be 35 feet, as measured from grade before any fill is placed on any portion of the lot upon which the structure is to be located.~~

8. ~~**Structure Design.**~~

~~a. The requirements of Subsections B.8.a and B.8.b, above, shall apply to new structures, except that reference to any yard required by Subsection F.3.f shall instead be made to any yard required by Subsection C.6, above.~~

~~a. The requirements of Subsections B.8.c through B.8.m, above, shall apply to new structures, new additions to existing structures, and alterations to the exterior of existing structures that require a permit from the Department of Public Works, except that:~~

~~i. Reference to any yard required by Subsection B.6, above, shall instead be made to any yard required by Subsection C.6, above; and~~

~~i. Reference to the required structure height established by Subsection B.7, above, shall instead be made to the required structure height established by Subsection C.7, above.~~

9. ~~**Parking Lot Design.** The requirements of Subsection B.9, above, shall apply, except that reference to any yard required by Subsection B.6, above, shall instead be made to any yard required by Subsection C.6, above.~~

10. ~~**Landscaping.** The requirements of Subsection B.10, above, shall apply, except that at least 10 percent of the net area of a lot shall contain landscaping planted in the ground.~~

11. ~~**Walls and Fences.** The requirements of Subsection B.11, above, shall apply.~~

12. ~~**Signs.** The requirements of Subsection B.12, above shall apply.~~

K. ~~**Area 3 – Foothill Boulevard East Town Area.**~~

1. ~~**Purpose.** The Foothill Boulevard East Town Area is established to improve the appearance of the eastern Foothill Boulevard commercial corridor through the thoughtful design of pedestrian-friendly structures integrated with extensive landscaping and to provide buffering from adjacent residential uses.~~
2. ~~**Description of Area.** The boundaries of this area are shown on Figure 22.328-D:Foothill Boulevard East Town Area, at the end of this Chapter.~~
3. ~~**Apartment Houses.** The requirements of Subsection B.3, above, shall apply.~~
4. ~~**Zone Specific Use Standards.**~~
 - a. ~~**Zone C-2.** The requirements of Subsection C.4.b.i, above, shall apply.~~
 - a. ~~(Reserved).~~
5. ~~**Lot Coverage.** The requirements of Subsection B.5, above, shall apply.~~
6. ~~**Required Yards.**~~
 - a. ~~**Front and Corner Side Yards.**~~
 - i. ~~Each lot shall have a front yard of at least 10 feet in average depth, provided that no portion of the front yard is less than five feet in depth, and shall have a corner side yard of at least 10 feet in average depth, provided that no portion of the corner side yard is less than five feet in depth.~~
 - i. ~~At least 25 percent of the area of each required front or corner side yard shall be landscaped and such landscaping shall comply with Subsection B.10, above.~~
 - i. ~~The following uses are permitted in required front and corner side yards:~~
 - ~~(A) Driveways, subject to the limitations of Subsection B.9.a, above;~~
 - ~~(A) Outdoor dining;~~
 - ~~(A) Street furniture; and~~
 - ~~(A) Pedestrian circulation areas, subject to the limitations of Subsection B.8.h, above.~~
 - i. ~~Each required front or corner side yard shall be landscaped in areas where none of the uses in Subsection D.6.a.iii, above, are maintained and such landscaping shall comply with the requirements of Subsection B.10, above.~~
 - a. ~~**Rear Yards.** The requirements of Subsection B.6.b, above, shall apply.~~

7. ***Structure Height.***

- a. ~~If a lot does not adjoin a Residential Zone at its rear lot line, the maximum structure height shall be 42 feet as measured from grade before any fill is placed on any portion of the lot upon which the structure is to be located.~~
- a. ~~If a lot adjoins a Residential Zone at its rear lot line, the maximum structure height shall be established by the requirements of Subsections B.7.b, above.~~

8. ***Structure Design.***

- a. ~~The requirements of Subsections B.8.a and B.8.b, above, shall apply to new structures, except that reference to any yard required by Subsection B.6, above, shall instead be made to any yard required by Subsection D.6, above.~~
 - a. ~~The requirements of Subsections B.8.c through B.8.m, above, shall apply to new structures, new additions to existing structures, and alterations to the exterior of existing structures that require a permit from the Department of Public Works, except that:
 - i. ~~Reference to any yard required by Subsection B.6, above, shall instead be made to any yard required by Subsection D.6, above; and~~
 - i. ~~Reference to the required structure height established by Subsection B.7, above, shall instead be made to the required structure height established by Subsection D.7, above.~~~~
9. ***Parking Lot Design.*** ~~The requirements of Subsection B.9, above, shall apply, except that reference to any yard required by Subsection B.6, above, shall instead be made to any yard required by Subsection D.6, above.~~
10. ***Landscaping.*** ~~The requirements of Subsection B.10, above, shall apply.~~
11. ***Walls and Fences.*** ~~The requirements of Subsection B.11, above, shall apply.~~
12. ***Signs.*** ~~The requirements of Subsection B.12, above, shall apply.~~

22.328.090 Modification of Development Standards

A. **Modifications Authorized.**

- 1. Modification of the development standards in the following Subsections shall be subject to the modification procedures specified in Subsection B, below:
 - a. 22.328.070 (R-3 Zone Specific Development Standards).

- b. 22.328.080.D (General Development Standards), except for 22.328.080.D.2 (Lot Coverage) and 22.328.080.D.6 (Building or Structure Height).
 - b. 22.328.080.E (Building Design Standards).
 - c. 22.328.080.F (Signs).
2. Modification of all other development standards in this CSD shall be subject to approval of a Conditional Use Permit.

B. Modification of Selected CSD Standards.

1. Applicability. Modification of the development standards specified in Subsection A.1, above, shall be subject to approval of a CSD Modification application, in compliance with this Subsection B.
2. Application and Review Procedures.
 - a. Application Checklist. The application submittal shall contain all of the materials required by the CSD Modification checklist.
 - b. Type II Review. The application shall be filed and processed in compliance with Chapter 22.228 (Type II Review – Discretionary) and this Subsection B.
3. Notification. The application shall comply with all noticing requirements as required by a Type II Review (Chapter 22.228), except that the notification radius shall be 1,000 feet of the exterior boundaries of the subject property, as shown on the County's last equalized assessment roll. A copy of the notice shall also be sent to the Crescenta Valley Town Council.
4. Findings and Decision.
 - a. Common Procedures. Findings and decision shall be made in compliance with Section 22.228.050 (Findings and Decision), and include the findings in Subsection b, below.
 - b. Findings.
 - i. The use, development of land, and application of development standards is in compliance with all applicable provisions of this Title 22.
 - ii. The use, development of land, and application of development standards, when considered on the basis of the suitability of the site for the particular use or development intended, is so arranged as to avoid traffic congestion, provide for the safety and convenience of bicyclists and pedestrians, including children, senior citizens, and persons with disabilities, insure the protection of public health, safety and general

welfare, prevent adverse effects on neighboring property and is in conformity with good zoning practice.

- iii. The use, development of land, and application of development standards is suitable from the standpoint of functional developmental design.
- iv. 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.
- v. That granting the request for modification will not be materially detrimental to properties or improvements in the area or contrary to the purpose of this CSD, as provided in Section 22.328.010 (Purpose).

A. Modifications Authorized.

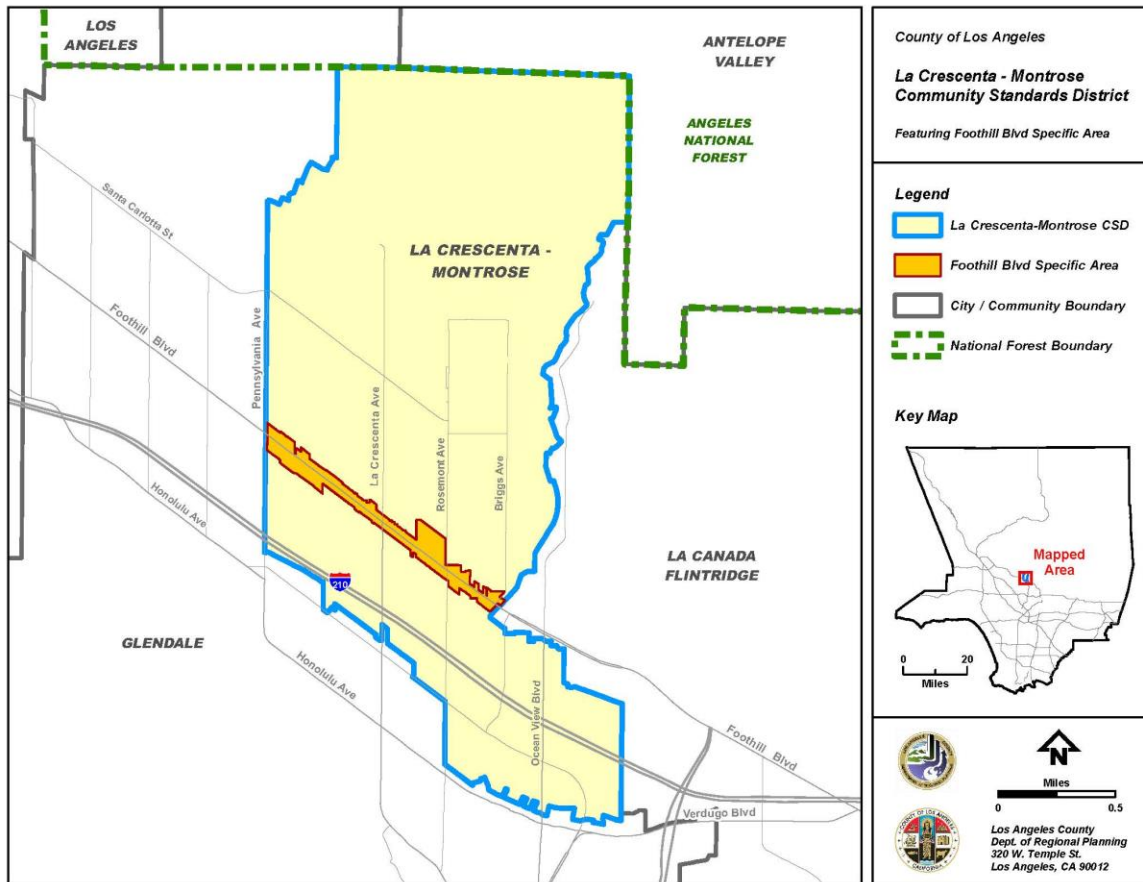
5. ~~Except as set forth in Section 22.328.080.B.9.a.iii and Section 22.328.080.B.9.d.iv, modification of the development standards specified in this Subsection A.1 shall be subject to the procedures specified in Subsection B, below:~~

- a. ~~22.328.070.A (Zone R-3),~~
- b. ~~22.328.080.B.6 (Required Yards),~~
- c. ~~22.328.080.B.8 (Structure Design),~~
- d. ~~22.328.080.B.9 (Parking Lot Design),~~
- e. ~~22.328.080.B.10 (Landscaping),~~
- f. ~~22.328.080.B.11 (Walls and Fences),~~
- g. ~~22.328.080.B.12 (Signs),~~
- h. ~~22.328.080.C.6 (Required Yards),~~
- i. ~~22.328.080.C.8 (Structure Design),~~
- j. ~~22.328.080.C.9 (Parking Lot Design),~~
- k. ~~22.328.080.C.10 (Landscaping),~~
- l. ~~22.328.080.C.11 (Walls and Fences),~~
- m. ~~22.328.080.C.12 (Signs),~~
- n. ~~22.328.080.D.6 (Required Yards),~~
- o. ~~22.328.080.D.8 (Structure Design),~~
- p. ~~22.328.080.D.9 (Parking Lot Design),~~

- q. ~~22.328.080.D.10 (Landscaping),~~
 - r. ~~22.328.080.D.11 (Walls and Fences), and~~
 - s. ~~22.328.080.D.12 (Signs); and~~
6. ~~Modification of other development standards in this CSD shall be subject to a Variance (Chapter 22.194) application.~~
- C. ~~Modification of Selected CSD Standards.~~
1. ~~**Applicability.** Modification of the development standards specified in Subsection A.1, above, shall be subject to approval of a CSD Modification application, in compliance with this Subsection B.~~
 2. ~~Application and Review Procedures.~~
 - a. ~~*Application Checklist.* The application submittal shall contain all of the materials required by the CSD Modification checklist.~~
 - b. ~~*Type II Review.* The application shall be filed and processed in compliance with Chapter 22.228 (Type II Review — Discretionary) and this Subsection B.~~
 3. ~~**Notification.** The application shall comply with all noticing requirements as required by a Type II Review (Chapter 22.228), except that the notification radius shall be 1,000 feet of the exterior boundaries of the subject property, as shown on the County's last equalized assessment roll. A copy of the notice shall also be sent to the Crescenta Valley Town Council.~~
 4. ~~Findings and Decision.~~
 - a. ~~*Common Procedures.* Findings and decision shall be made in compliance with Section 22.228.050 (Findings and Decision) and include the findings in Subsection B.4.b, below.~~
 - b. ~~Findings.~~
 - i. ~~The use, development of land, and application of development standards is in compliance with all applicable provisions of this Title 22.~~
 - ii. ~~The use, development of land, and application of development standards, when considered on the basis of the suitability of the site for the particular use or development intended, is so arranged as to avoid traffic congestion, provide for the safety and convenience of bicyclists and pedestrians, including children, senior citizens, and persons with disabilities, insure the protection of public health, safety and general welfare, prevent adverse effects on neighboring property and is in conformity with good zoning practice.~~

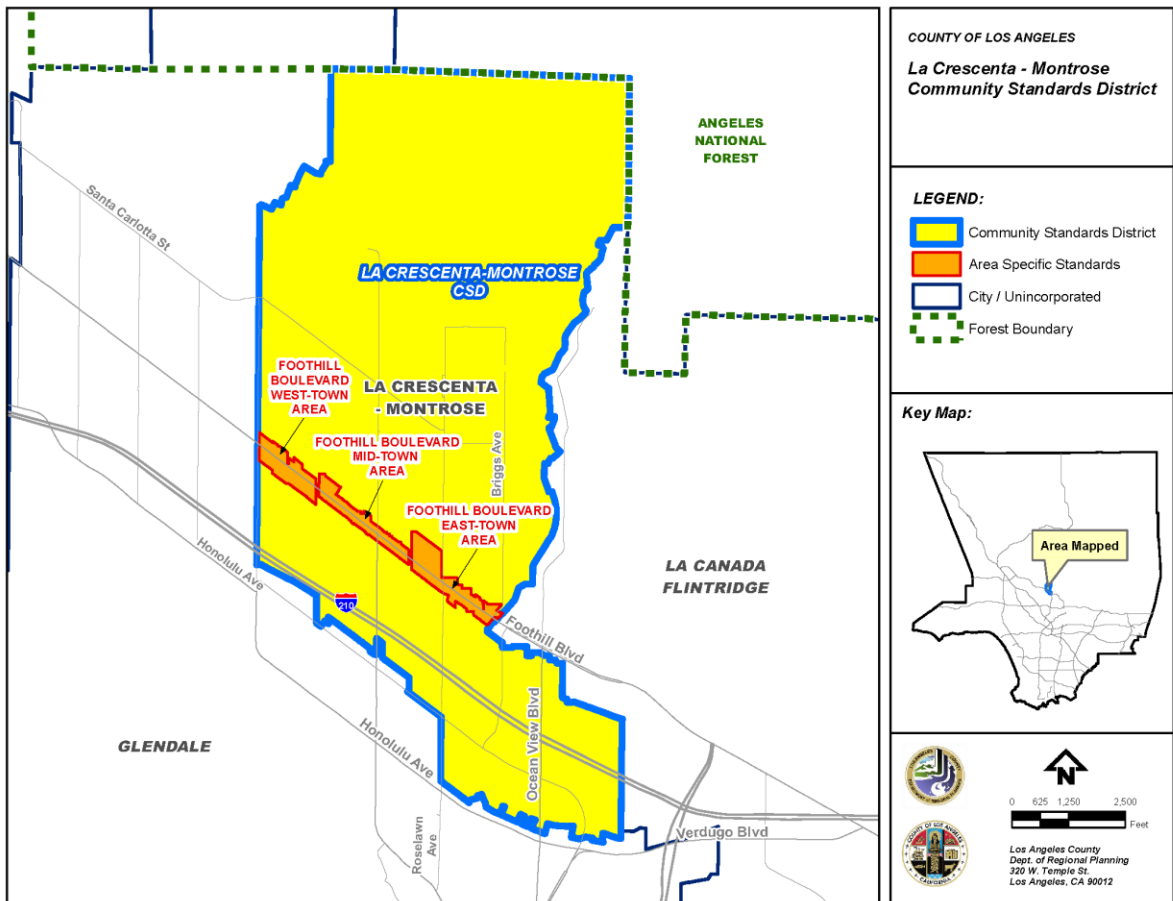
- iii. ~~The use, development of land, and application of development standards is suitable from the standpoint of functional developmental design.~~
- iv. ~~There are exceptional circumstances or conditions applicable to the subject property or to the intended development of the property that do not apply to other properties within the CSD area.~~
- v. ~~That granting the request for modification will not be materially detrimental to properties or improvements in the area or contrary to the purpose of this CSD, as provided in Section 22.328.010 (Purpose).~~

FIGURE 22.328-A: LA CRESCENTA-MONTROSE CSD BOUNDARY



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FIGURE 22.328-A: LA CRESCENTA-MONTROSE CSD BOUNDARY



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FIGURE 22.328-B:FOOTHILL BOULEVARD WEST TOWN AREA

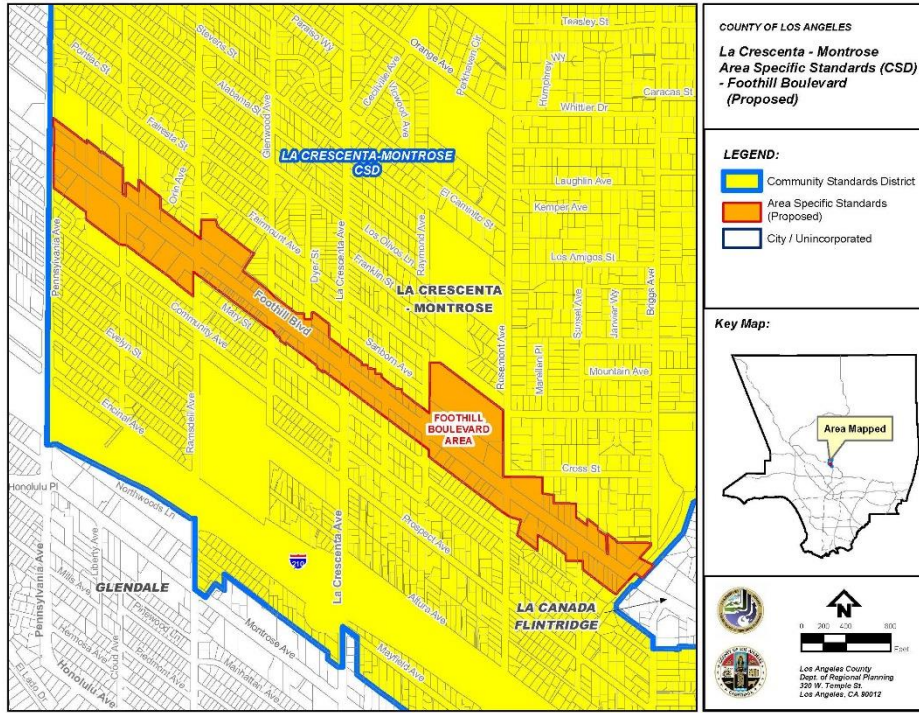
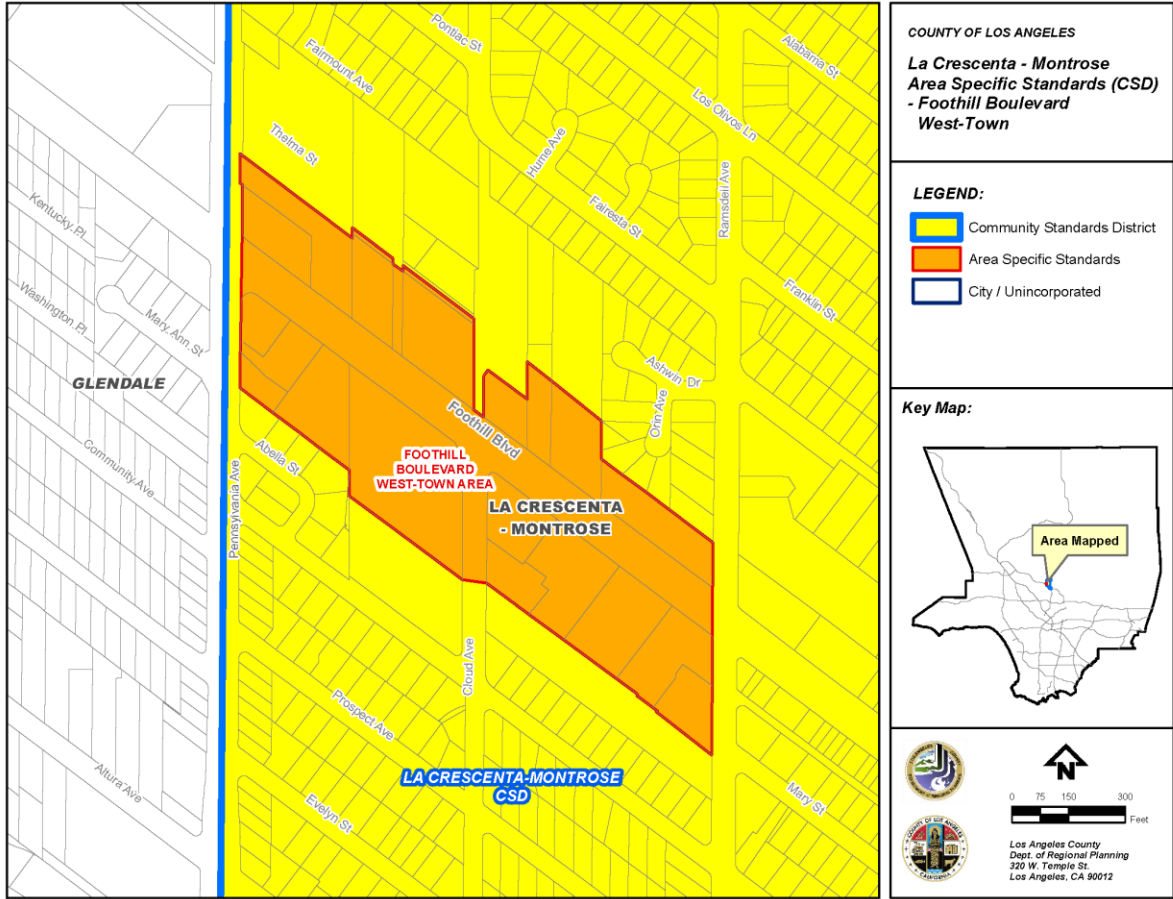
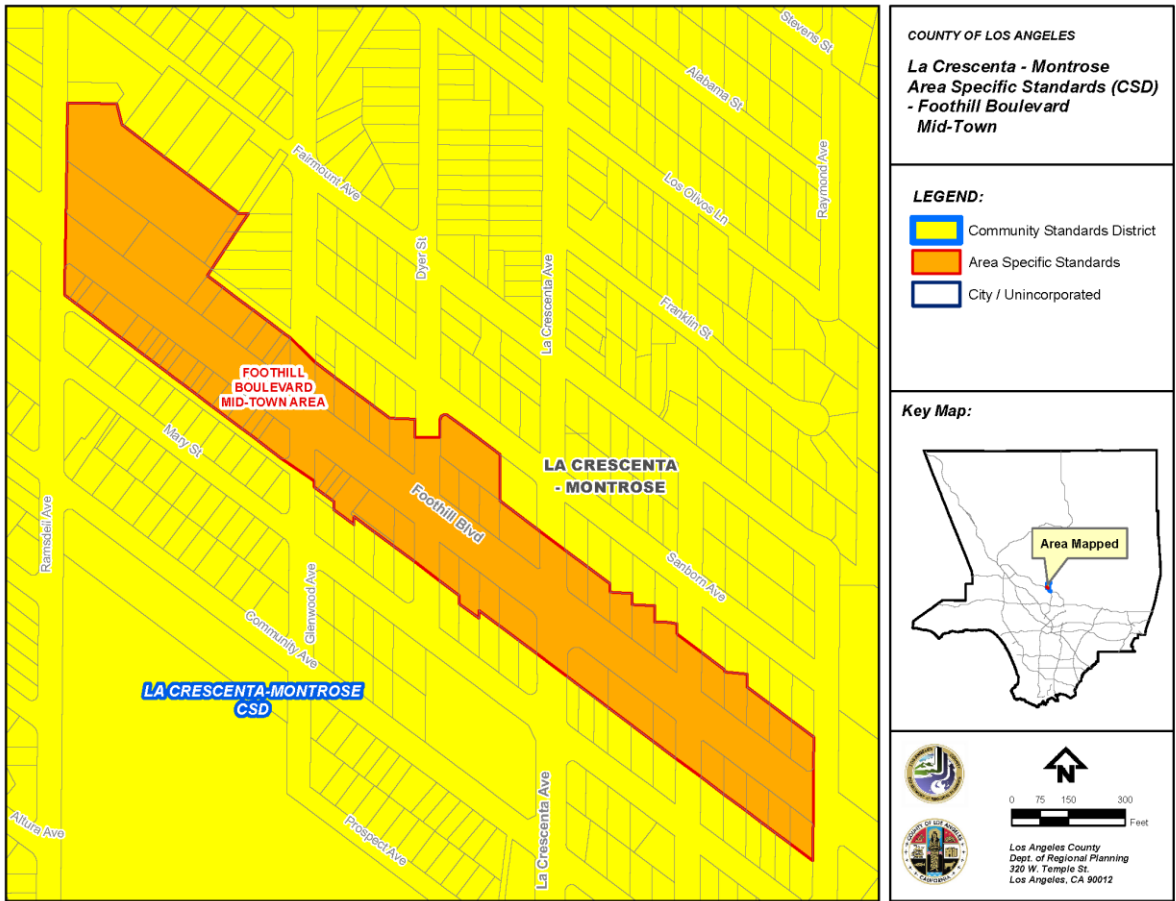


FIGURE 22.328-B:FOOTHILL BOULEVARD WEST TOWN AREA



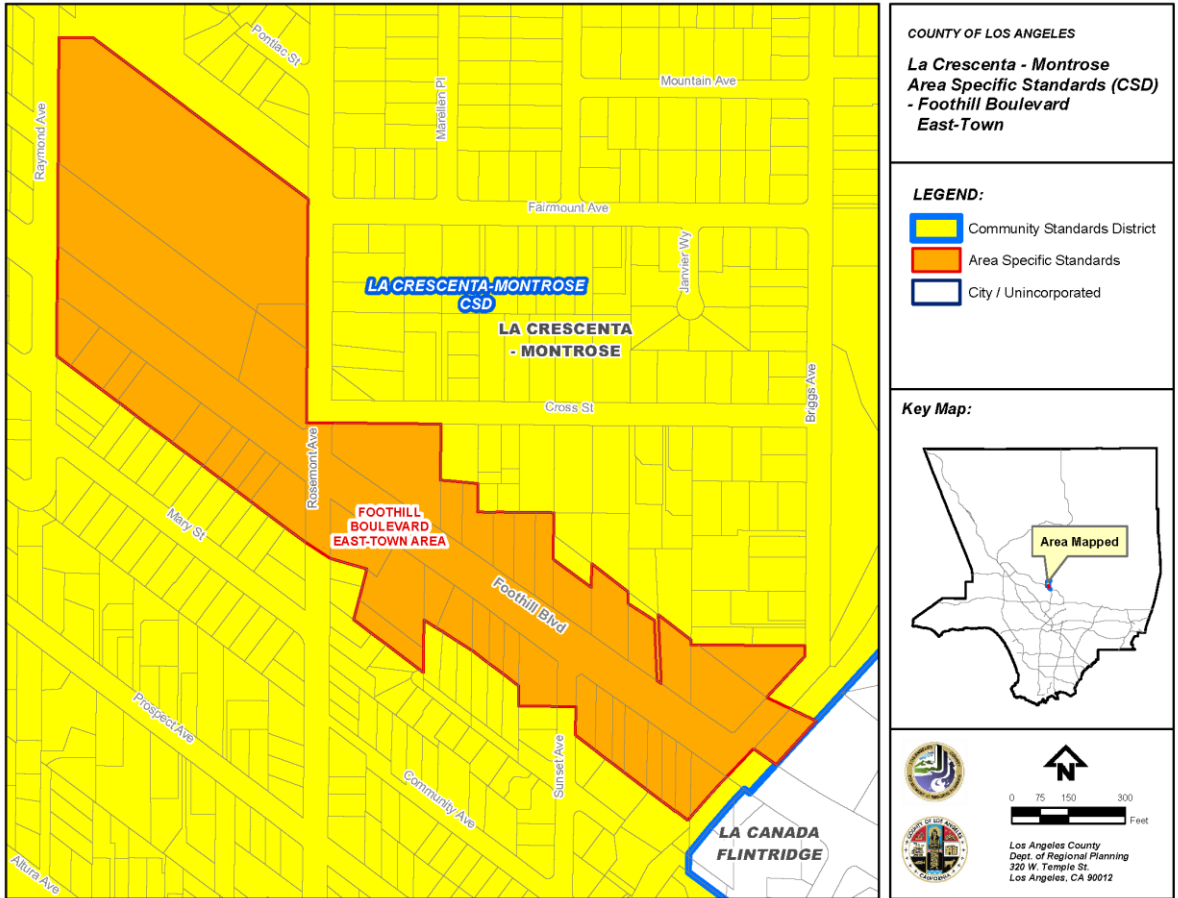
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FIGURE 22.328-C: FOOTHILL BOULEVARD MID-TOWN AREA



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FIGURE 22.328-D: FOOTHILL BOULEVARD EAST TOWN AREA



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