**Altadena Town Council**

**Community Standards District/Vision Committee**

**Minutes: February 12, 2013**

**Members present:** Mark Goldschmidt, Dan Harlow, Meredith Miller, Ed Myers, Marge Nichols, Jim Osterling, Tecumseh Shackelford.

**Minutes:** MSC – Approved minutes of January 22 meeting.

**President’s Report:**  County Regional Planning staff members Mitch Glazer and Adam Thurtell were introduced. They are with the Community Planning North section and will be working with the committee on Community Standards District revisions.

**Vice Chair’s Report:** No matters to report.

**Secretary’s Report:** A draft roster with committee members’ contact information was distributed, with the request for several members to fill in needed items. For purposes of titles on committee material it was agreed that the committee name will be Community Standards District/Vision Committee. This identifies the group as responsible for recommendations on CSD revision as a first priority, followed by consideration of how to implement findings of the Visioning Report.

**Committee Member Application:** Craig Sloan applied to join the committee, and was asked to introduce himself to the committee. He serves as General Manager of the Altadena Country Club and has worked on youth and family involvement including a period with YMCA of Greater Los Angeles. It was noted that committee members should be appointed by the Altadena Town Council (ATC) Chair, rather than by the CSD/Vision Committee. Action on Sloan’s application was tabled pending a decision by the ATC Chairman Bernardean Broadus, who was attending another meeting in the building. Subsequently Ms. Broadus joined the meeting and confirmed that the rule is that the Town Council Chair makes committee appointments. She noted that a specific committee size has not been established and she and Jamie Bissner, the Town Council liaison to the committee, will make a decision regarding any additional appointments to the committee. Committee discussion noted:

* Any additional members should be appointed soon, preferably before the next meeting as several orientation meetings have been held and the committee is ready to start work
* More representation from west Altadena is needed on the committee
* Committee size could be slightly larger than 9 members originally anticipated in order to allow more representation from west Altadena.

**CSD 101, Presented by Regional Planning Staff:**

Altadena CSD regulations were developed in 1986, with an update 4 or 5 years ago dealing with zoning R2 and R3 (multifamily, duplex) and the hillsides ordinance. Regional Planning staff reviewed an **Altadena Background Report** which is appended to these minutes, and answered questions about various topics:

* Community driven, community-based planning is the desired approach to CSD revision.
* The report summarized themes identified in the 2012 Visioning Report:
* Altadena CSD represents modifications to county code, and may allow prohibited uses, or prohibit uses allowed by county code.
* Street parking is regulated by Public Works, not Regional Planning Commission
* Parking requirements on private property is regulated by Regional Planning
* La Crescenta CSD relaxed parking requirements on Foothill. New businesses have to meet current codes.
* Liquor stores are regulated by state Alcoholic Beverages Commission, not by county.
* Could hiking trails be part of CSD? Trails could be added, working with Parks and Recreation Department, such as was done with Agua Dulce CSD.
* Can we provide input on zoning to the revision of county General Plan, such as expansion of mixed use zoning? The General Plan provides general policy for unincorporated areas. Zoning would be covered in the Altadena Community Plan. If we want to change commercial/industrial or other zoning changes, that would be come under the Altadena Community Plan.
* Modification of yards: county code allows modification by a “Director’s Review” which is cheaper and faster than obtaining a Conditional Use Permit (CUP). The county process requires notification of neighbors within 1,000 feet of the property. However, Altadena CSD requires a CUP hearing which is much more expensive.
* It was noted that R-1 regulation (22.44.127) is the Altadena CSD. Remaining code sections discussed in the Altadena Background Report are countywide.
* Carolyn Seitz asked from the audience whether the CSD Committee could recommend more mixed use zoning. RPC staff answered yes, this could be done. Mixed use or live/work requirements include issues of noise, smells, etc. There is a specific section of CSD dealing with home based businesses.
* Zoning maps can be viewed on RPC website.
* What is included in light manufacturing zoning? C-M (Commercial Manufacturing) zones allow a broad range of commercial and manufacturing activities (corrected from M-1 in followup communication from RPC staff). The CSD for West Altadena allows business Park uses.
* An application for a CUP costs about $8,000. RPC can do a “minor CUP” but it’s almost as difficult since two complaints from neighbors require a regular CUP.
* Are there any CSD changes that would create a problem? Yes – La Crescenta CSD was two specific, for example, in requiring one of five types of “Mediterranean” style architecture that no two architects can agree on. It’s better to avoid very detailed requirements.

The Altadena CSD revisions would follow these steps:

1. CSD committee presents recommendations to Town Council. Town Council approves recommendations.
2. Regional Planning does a mailing to all property owners, announcing a community meeting to review recommendations.
3. Revision to recommendations if needed.
4. RPC staff reviews recommendations, including environmental review.
5. Revised CSD goes to Regional Planning Commission for approval.
6. Board of Supervisors approves revised CSD.

After our committee completes its work, the entire process should take approximately 18 months to become final.

Changes to zoning could be recommended subsequent to CSD. The process for zoning changes could take up to five years.

Our recommendations should be specific: not necessarily a “redline” revision of the current CSD, but concrete recommendations that RPC staff can work with.

**New Business:**

1. Additional committee members: February 26 should be the cutoff for additional members so that everyone will be starting work at the same time. The committee recommends up to a maximum of 11 members to allow for West Altadena representation. Ed Myers will ask Chairman Broadus to reach out to potential members from the Westside, including outreach through Town Council representatives.
2. Public participation/comment at meetings: Committee wants to provide opportunity for public comment at its regular meetings. The committee voted to approve that public comment will be solicited during the last ten minutes of each meeting. For now, public comment will be informal. If public attendance at the CSD committee meetings increases and many people want to comment, it may be necessary to adopt formal public comment procedures including sign-in, comment cards and limits on the amount of time per person. The committee will answer questions from attendees.
3. Commercial development moratorium: The chair asked if committee members have comments on the proposal for a temporary moratorium on development pending completion of the committee’s work. It was noted that the proposed moratorium would be for large scale projects only, not affecting smaller businesses. The moratorium issue will be discussed more fully later.
4. Posting of committee material on website: The committee agreed that minutes should be available to the public. The Chair will send committee minutes to be posted to Brent Musson, who maintains the Town Council website.
5. Split into working groups for residential and commercial? This matter will be discussed later as we develop a plan for the committee’s work.

**Public Comment:**

* Jonathan Potter, Beekeeper, commented that the Visioning Report referred to urban agriculture as something that should be encouraged, noting that a lot of people would like to do small scale animal, vegetable or fruit production to supply the Farmer’s Market. It was noted that Gloria Putnam has all the information on regulations affecting these activities.

MSC to adjourn at 8:40 pm.

**ALTADENA BACKGROUND REPORT**

**Vision Report: Implementation of Issues Raised**

**PLANNING AREA AND REGIONAL SETTING**

Altadena is a community of unincorporated Los Angeles County, located 14 miles from Downtown Los Angeles and directly north of Pasadena. It is bordered on the north and east by the San Gabriel Mountains, which are part of Angeles National Forest, and the Arroyo Seco to the west. The nearest communities are La Cañada Flintridge to the west and Sierra Madre to the east. The population of Altadena was 42,777 at the 2010 census, up from 42,610 at the 2000 census. Altadena is primarily residential in character, with some commercial and industrial uses present.

Altadena can be accessed by the 210 Freeway, which runs east-west to the south and is connected to the community by north-south thoroughfares including Lincoln Avenue, Fair Oaks Avenue, Lake Avenue and Allen Avenue.

**SYNOPSIS OF VISION REPORT**

In 2012 an Altadena Community Visioning Process was initiated in order to gather community input to set the direction for potential updates to the Community Standards District. The Vision Report, published in July 2012, is a summary of the community input that was received from the Visioning Process.

The Visioning Process was carried out by a consultant team that met with individuals and groups that were expected to have insight in major community issues and assets. Groups that participated included the Town Council and the Council’s Land Use Committee, Altadena Heritage, Chamber of Commerce, the Altadena Library, and Altadena Crest Trail Working Group.

A series of three workshops was held at Loma Alta Park Gym. The first workshop gathered comments about Altadena’s ‘treasures,’ ‘challenges,’ and ‘visions’ for the future. The second workshop prompted discussion of the input from the first workshop; this discussion formed the basis for the Draft Vision Report. In the final workshop, the Draft Vision Report was presented and community members provided comments and evaluation, which were incorporated into the final Vision Report, produced in July 2012.

The Vision Report identified the characteristics that community participants desired to retain or achieve:

* Diverse, eclectic, unique character
* Views and access to the mountains and nature
* Town/district centers with thriving businesses
* Safe and peaceful neighborhoods
* Community cohesion and strong institutions
* Opportunities for walking, biking, hiking, riding, and play

**SYNOPSES OF ADDITIONAL BACKGROUND DOCUMENTS**

**The Community Plan**—Adopted by Board on July 10, 1986. The primary purpose of the Community Plan is to preserve the residential character. The other purposes of the Community Plan are intensification, renovation and revitalization of commercial and industrial areas; and maintenance and improvement of existing community services

**The Community Standards District**— The Altadena Community Standards District (CSD) is zoning code specific to Altadena that enhances and modifies Countywide Zoning Code requirements. Community Standards Districts may allow uses that are prohibited by County Zoning Code, and also prohibit uses that are allowed by County Zoning Code.

The CSD was established to ensure that new and expanded structures are compatible in size and scale with the characteristics of surrounding residential neighborhoods, protecting the light, air, and privacy of existing single-family residences from negative impacts. The CSD is also established to minimize the visual and environmental impacts of development in hillside management areas. (22.44.127)

**RESPONSE TO VISION REPORT**

**R-1 regulation:**

The Altadena Community Standards District (CSD) provides regulations for the Single Family Residence Zone (R-1) in addition to what is required by County Zoning Code. The purpose of the additional regulations is to maintain the existing character of residential neighborhoods and prohibit construction that was inconsistent with the existing character. Inconsistencies identified by residents include residential construction that exceeds reasonable gross structural area (GSA) and/or lot coverage, lacks appropriate yards, does not provide adequate parking, and/or is excessive in height.

The CSD provides a formula for calculating maximum allowable GSA/lot coverage:

(.25 x net lot area) + 1,000 square feet = GSA or Lot Coverage

The CSD also contains the following regulations:

* setbacks that are scaled with lot sizes (the larger the lot, the larger the required setback)
* on-site parking requirements based on number of bedrooms (more bedrooms require more parking spaces)
* height limits of 35, and number of stories limited to 2

Regional Planning is open to assessing the efficacy of the current code and exploring additional language to enhance or improve the current code. (22.44.127)

**Fence Heights**:

Countywide Zoning Code regulates limits fence heights to 3.5 feet tall in the front yard setback and 6 feet tall in the side and rear yard setbacks, with exemptions for fences required by State law. Fences and walls within a required corner side yard are limited to a height of 3.5 feet if located closer than five feet to the highway line, and are limited to a height of 6 feet if located farther than five feet from the highway line.

Countywide Zoning Code allows modifications to these regulations with a Yard Modification; the Altadena CSD requires a Conditional Use Permit for modifications to fence height. (22.48.160, 170, 180)

**Setbacks:**

Countywide Code requires front yards to be 20 feet, interior side yards to be 5 feet, and rear yards to be 15 feet. Modifications to yard size can be approved with a Yard Modification.

The Altadena CSD also requires front yards to be 20 feet and interior side yards to be 5 feet, however the CSD requires rear yards to be from 25 to 35 feet, depending on lot size. Under the CSD a Conditional Use Permit is required to modify these standards. (22.20.120)

**Signage:**

Countywide Code prohibits certain signs, including banners and sandwich boards. Currently the CSD does not regulate signs. The CSD could be updated to regulate signs, including allowing certain signs that are prohibited by Countywide Code, however this may require approval from other County departments, including the Department of Public Works. (22.52.990)

**Outdoor Lighting District Ordinance:**

Also known at the Dark Skies Ordinance, the Outdoor Lighting District Ordinance was established to promote dark skies for the enjoyment and health of humans and wildlife and to conserve energy, while permitting reasonable of outdoor lighting for nighttime safety and security. The ordinance establishes a Rural Outdoor Lighting District that includes rural areas of Altadena adjacent to Angeles National Forest. (See Dark Skies Overlay Map)

**Parking Requirements in Commercial Areas:**

The Countywide Zoning code requires one parking space per 250 square feet of floor area for commercial uses. Business or professional buildings, except medical offices, are required to provide one parking space per 400 square feet of floor area. Adult day care facilities and child care centers are required to have one parking space for each staff member and any motor vehicle used directly in conducting such use. Restaurants and similar on-site dining and entertainment establishments are required to have one parking space for each three persons based on the occupant load. (22.52.1100)

In the event that a particular use does not have the need for such parking requirements, and to provide more flexibility in the design of particular uses that have special characteristics by reducing the number of parking spaces otherwise required for such uses, the Countywide Zoning Code establishes the following procedures that allow reductions in required parking:

* Minor Parking Deviations allow reductions in parking up to 30% and are a Director’s Review (decisions typically made at the staff level). (22.56.1762)
* Parking Permits allow reductions of 31-50% and require a public hearing. (22.56.990)
* Reductions over 50% require a Variance.

**Liquor Stores:**

Ordinance that regulates liquor stores was adopted in 1992. This code does not apply to any liquor stores that were established prior to adoption of the code and have been in continuous use, with no more than 90 consecutive days of closure, since adoption. A CSD update could include regulations for liquor stores, but any regulations would only apply to liquor stores established after the date of the CSD update. (22.56.195)

**Group homes:**

Group homes with 6 or fewer persons are permitted by right in the R-1 zone. Group homes with more than 6 persons require a Conditional Use Permit and are regulated by the State. The County does not have the jurisdiction to regulate group homes with less than 6 residents. Group homes include adult residential facilities. (22.20.070)

**Maps Attached:** Dark Skies Overlay

**APPLICABLE CODE SECTIONS**

**R-1 regulation (22.44.127)**

Zone R-1.

a. Yard Requirements and Height Limits.

i. The standards for yards and heights shall be based on the size of the lot or parcel as noted in the following table, except as specified in subsections D1aii through D1avi:

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| Lot Size (square feet) | Minimum Yard Dimensions (linear feet): Front | Minimum Yard Dimensions (linear feet): Back | Minimum Yard Dimensions (linear feet): Side Interior and Corner | Minimum Yard Dimensions (linear feet): Side Reverse Corner | Maximum Height (linear feet): |
| 40,000+ | 20 | 35 | 5 | 10 | 35 |
| 39,999—20,000 | 20 | 35 | 5 | 10 | 35 |
| 19,999—13,000 | 20 | 25 | 5 | 10 | 30 |
| <13,000 | 20 | 25 | 5 | 10 | 30 |
| Flag lots <7,500 | 10 | 10 | 10 | 10 | 30 |

ii. The front yard shall not be less than the average depth of all of the front yards on the same side of the street on the same block. A vacant lot or parcel shall not be included in the computation for this purpose.

iii. Each side yard shall not be less than 10 percent of the average width of the lot or parcel, but in no case less than five feet for interior and corner side yards and 10 feet for reverse corner side yards.

iv. Each required yard shall not be less than 15 feet where any portion of a residence or other structure within that yard exceeds 23 feet in height.

v. Where fill material has been placed on a lot or parcel after such lot or parcel was legally created, height shall be measured from the previously existing grade.

vi. The maximum number of stories above grade shall be two. A "basement" as defined in[Section 22.08.020](http://library.municode.com/HTML/16274/level3/TIT22PLZO_DIV1PLZO_CH22.08DE.html#TIT22PLZO_DIV1PLZO_CH22.08DE_22.08.020B), B, shall be considered a story above grade, while a "cellar" as defined in[Section 22.08.030](http://library.municode.com/HTML/16274/level3/TIT22PLZO_DIV1PLZO_CH22.08DE.html#TIT22PLZO_DIV1PLZO_CH22.08DE_22.08.030C), C, shall not be considered a story above grade.

b. Gross Structural Area and Lot Coverage.

i. The gross structural area (GSA) of a residence includes the total floor area of all enclosed areas, including storage, but excluding cellars and garages or carports designed and used for the storage of automobiles. Lot coverage shall include all structures erected on the property.

ii. The maximum GSA or lot coverage shall be determined by the following formula:

GSA or Lot Coverage = (.25 x net lot area) + 1,000 square feet

iii. In no event shall the maximum GSA or maximum lot coverage exceed 9,000 square feet.

c. Parking.

i. Each residence shall provide on-site the required number of vehicle parking spaces, together with a maneuvering area and driveway, as follows:

|  |  |
| --- | --- |
| Number of Bedrooms | Number of Parking Spaces |
| 1 to 4 | 2 |
| 5 or 6 | 3 |
| 7 or more | 4 (plus 1 space for every 2 additional bedrooms) |

ii. Where more than two parking spaces are required, such spaces may be uncovered and developed in tandem.

iii. "Bedroom" means any habitable room or space with a closet which is designed to be capable of being used for sleeping purposes, excluding rooms commonly used for living, cooking or dining purposes.

d. Except as provided below, all sections of Part 2 of[Chapter 22.48](http://library.municode.com/HTML/16274/level3/TIT22PLZO_DIV1PLZO_CH22.48YAHILIHI.html#TIT22PLZO_DIV1PLZO_CH22.48YAHILIHI) relating to yards shall remain applicable. The provisions of this Community Standards District shall supersede the provisions of Part 2 of[Chapter 22.48](http://library.municode.com/HTML/16274/level3/TIT22PLZO_DIV1PLZO_CH22.48YAHILIHI.html#TIT22PLZO_DIV1PLZO_CH22.48YAHILIHI) as follows:

i. The flag lot yard provisions of[Section 22.48.050](http://library.municode.com/HTML/16274/level4/TIT22PLZO_DIV1PLZO_CH22.48YAHILIHI_PT2YA.html#TIT22PLZO_DIV1PLZO_CH22.48YAHILIHI_PT2YA_22.48.050FLLO) are hereby modified and not applicable to yards of 7,500 square feet or greater;

ii. The front yard provisions of Sections[22.48.060](http://library.municode.com/HTML/16274/level4/TIT22PLZO_DIV1PLZO_CH22.48YAHILIHI_PT2YA.html#TIT22PLZO_DIV1PLZO_CH22.48YAHILIHI_PT2YA_22.48.060FRYANPADEBL),[22.48.070](http://library.municode.com/HTML/16274/level4/TIT22PLZO_DIV1PLZO_CH22.48YAHILIHI_PT2YA.html#TIT22PLZO_DIV1PLZO_CH22.48YAHILIHI_PT2YA_22.48.070FRYANKELO), and[22.48.080](http://library.municode.com/HTML/16274/level4/TIT22PLZO_DIV1PLZO_CH22.48YAHILIHI_PT2YA.html#TIT22PLZO_DIV1PLZO_CH22.48YAHILIHI_PT2YA_22.48.080FRYANSLTE), are hereby modified by the provisions of subsection D.1.a.ii;

iii. The side yard provisions of Sections[22.48.090](http://library.municode.com/HTML/16274/level4/TIT22PLZO_DIV1PLZO_CH22.48YAHILIHI_PT2YA.html#TIT22PLZO_DIV1PLZO_CH22.48YAHILIHI_PT2YA_22.48.090SIYARECOLOADKELO) and[22.48.100](http://library.municode.com/HTML/16274/level4/TIT22PLZO_DIV1PLZO_CH22.48YAHILIHI_PT2YA.html#TIT22PLZO_DIV1PLZO_CH22.48YAHILIHI_PT2YA_22.48.100INSIYANALO) are hereby modified by the provisions of subsection D.1.a.iii;

iv. The accessory building provisions of subsections A and D of[Section 22.48.140](http://library.municode.com/HTML/16274/level4/TIT22PLZO_DIV1PLZO_CH22.48YAHILIHI_PT2YA.html#TIT22PLZO_DIV1PLZO_CH22.48YAHILIHI_PT2YA_22.48.140ACBUOCTYPE) shall not be applicable; and

v. The yard modification provisions of[Section 22.48.180](http://library.municode.com/HTML/16274/level4/TIT22PLZO_DIV1PLZO_CH22.48YAHILIHI_PT2YA.html#TIT22PLZO_DIV1PLZO_CH22.48YAHILIHI_PT2YA_22.48.180MOAU) shall not be applicable.

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**Fence Heights (22.48.160)**

Fences and walls may be erected and maintained in required yards subject to the requirements specified herein:

A. Front Yards. Fences and walls within a required front yard shall not exceed a height of three and one-half feet.

B. Corner Side Yards. Fences and walls within a required corner side yard shall not exceed three and one-half feet in height where closer than five feet to the highway line, nor exceed six feet in height where five feet or more from said highway line.

C. Interior Side and Rear Yards. Fences and walls within a required interior side or rear yard shall not exceed six feet in height; provided, however, that on the street or highway side of a corner lot such fence or wall shall be subject to the same requirements as for a corner side yard.

D. Retaining Walls. Retaining walls not to exceed six feet in height are permitted in all yards.

E. Retaining Walls Topped with Walls or Fences.

1. Where a retaining wall protects a cut below the natural grade and is located on a front, side or rear lot line, such retaining wall may be topped by a fence or wall of the same height that would otherwise be permitted at the location if no retaining wall existed. Where such retaining wall contains a fill, the height of the retaining wall built to retain the fill shall be considered as contributing to the permissible height of a fence or wall; providing, however, that in any event an open-work non-view-obscuring fence of three and one-half feet may be erected at the top of the retaining wall for safety protection.

2. Where a wall or fence is located in the required yard adjacent to a retaining wall containing a fill, such wall or fence shall be set back from said retaining wall a distance of one foot for each one foot in height, to a maximum distance of five feet; provided, however, that this does not permit a wall or fence in required yards higher than permitted by this section. The area between such wall or fence and said retaining wall shall be landscaped and continuously maintained in good condition.

F. Fences and Walls Exempted. Where a fence or wall exceeding the heights specified is required by any law or regulation of the state of California, a fence or wall not exceeding such required height is permitted.

G. Measurement of Fence and Wall Height. The height of a fence or wall shall be measured at the highest average ground level within three feet of either side of said wall or fence. In order to allow for variation in topography, the height of a required fence or wall may vary an amount not to exceed six inches; provided, however, that in no event shall the average height of such fence or wall exceed the maximum height specified.

H. Notwithstanding the other provisions of this section, the director may permit fences or walls within any required yard on flag lots to a height not to exceed six feet, pursuant to the provisions of Part 12 of[Chapter 22.56](http://library.municode.com/HTML/16274/level3/TIT22PLZO_DIV1PLZO_CH22.56COUSPEVANOUSTEUSDIRE.html#TIT22PLZO_DIV1PLZO_CH22.56COUSPEVANOUSTEUSDIRE)

*(Ord. 1494 Ch. 4 Art. 2 § 452.13, 1927.)*

**Setbacks (22.20.120)**

Premises in Zone R-1 shall be subject to the yard requirements provided herein:

1. Front Yards. Each lot or parcel of land shall have a front yard of not less than 20 feet in depth.

2. Corner Side Yards. Each lot or parcel of land shall have corner side yards of not less than:

a. 10 feet on a reversed corner lot; or

b. Five feet on other corner lots.

3. Interior Side Yards. Each lot or parcel of land shall have interior side yards of not less than five feet.

4. Rear Yards. Each lot or parcel of land shall have a rear yard of not less than 15 feet in depth.

B. Yards required by this zone are also subject to the general provisions and exceptions contained in[Chapter 22.48](http://library.municode.com/HTML/16274/level3/TIT22PLZO_DIV1PLZO_CH22.48YAHILIHI.html#TIT22PLZO_DIV1PLZO_CH22.48YAHILIHI), which shall apply as specified.

*(Ord. 1494 Ch. 2 Art. 1 § 209, 1927.)*

**Signage (22.52.990)**

The following signs shall be prohibited in all zones:

A. Signs which contain or utilize:

1. Any exposed incandescent lamp with a rated wattage in excess of 40 watts;

2. Any exposed incandescent lamp with an internal metallic reflector;

3. Any exposed incandescent lamp with an external metallic reflector;

4. Any revolving beacon light;

5. Any continuous or sequential flashing operation, other than signs displaying time of day, atmospheric temperature or having programmable electronic messages, in which:

a. More than one-third of the lights are turned on or off at one time, or

b. The operation is located less than 100 feet on the same side of the street or highway from residentially or agriculturally zoned property;

6. Any system for display of time of day, atmospheric temperature or programmable electronic messages in which:

a. The proposed display has any illumination which is in continuous motion or which appears to be continuous motion, or

b. The message is changed at a rate faster than one message every four seconds, or

c. The interval between messages is less than one second, or

d. The intensity of illumination changes, or

e. The display is located less than 100 feet on the same side of the street or highway from residentially or agriculturally zoned property;

B. Revolving signs, all or any portion of which rotate at a speed exceeding six revolutions per minute;

C. Signs advertising or displaying any unlawful act, business or purpose;

D. Devices dispensing bubbles and free-floating particles of matter;

E. Any notice, placard, bill, card, poster, sticker, banner, sign, advertising or other device calculated to attract the attention of the public which any person posts, prints, sticks, stamps, tacks or otherwise affixes, or causes the same to be done to or upon any street, right-of-way, public sidewalk, crosswalk, curb, lamppost, hydrant, tree, telephone pole or lighting system, or upon any fixture of the police or fire alarm system of the county, with the exception of public transportation signs specifically permitted by this Part 10;

F. Any strings of pennants, banners or streamers, clusters of flags, strings of twirlers or propellers, flares, balloons, and similar attention-getting devices, including noise-emitting devices, with the exception of the following:

1. National, state, local governmental, institutional or corporate flags, properly displayed,

2. Holiday decorations, in season, used for an aggregate period of 60 days in any one calendar year;

G. Devices projecting or otherwise reproducing the image of a sign or message on any surface or object;

H. Signs emitting or amplifying sounds for the purpose of attracting attention;

I. Portable signs, except as otherwise specifically permitted by this[Title 22](http://library.municode.com/HTML/16274/level1/TIT22PLZO.html#TIT22PLZO)

J. Temporary signs, except as otherwise specifically permitted by this[Title 22](http://library.municode.com/HTML/16274/level1/TIT22PLZO.html#TIT22PLZO)

*(Ord. 83-0028 § 4, 1983; Ord. 1494 Ch. 7 Art. 7 § 707.3, 1927.)*

Outdoor Lighting District Ordinance (Dark Skies)

**Parking (22.52.1100)**

Except as otherwise provided in this Part 11, every lot or parcel of land which is used for a use permitted in Zone C-3 but not permitted in Zone R-4-( )U, except an electrical substation or similar public utility in which there are no offices or other places visited by the public, shall provide an area of sufficient size so that it contains one automobile parking space plus adequate access thereto for each 250 square feet of floor area of any building or structure so used. Except for medical offices, the preceding provisions shall not apply to business and professional offices, which shall instead provide an area of sufficient size so that it contains one automobile parking space plus adequate access thereto for each 400 square feet of floor area of any building or structure so used.

*(Ord. 92-0026 § 1, 1992: Ord. 90-0155 § 2, 1990: Ord. 88-0156 § 2, 1988: Ord. 83-0161 § 46, 1983: Ord. 1494 Ch. 7 Art. 3 § 703.18, 1927.)*

**(22.52.1110)**  
A. Except as otherwise provided in this Part 11, every structure used for amusement, assembly, drinking, eating or entertainment shall provide one or more automobile parking spaces:

1. For each three persons based on the occupant load as determined by the county engineer. These uses include but are not limited to:

a. Conference rooms;

b. Dining rooms, cafes, cafeterias, coffee shops, nightclubs, restaurants, and other similar uses;

c. Drinking establishments, bars, cocktail lounges, nightclubs, soda fountains, tasting rooms, taverns, and other similar uses;

d. Exhibit rooms, stages, lounges, and other similar uses;

e. Theaters, auditoriums, lodge rooms, stadiums or other places of amusement and entertainment, not otherwise enumerated in this Part 11;

f. Mortuaries;

g. Dancehalls, skating rinks, and gymnasiums; and,

h. Health clubs and centers.

2. For each 250 square feet for an eating establishment selling food for off-site consumption and having no seating or other areas for on-site eating where approved by the director in accordance with[Section 22.56.1762](http://library.municode.com/HTML/16274/level4/TIT22PLZO_DIV1PLZO_CH22.56COUSPEVANOUSTEUSDIRE_PT12DIRERO.html#TIT22PLZO_DIV1PLZO_CH22.56COUSPEVANOUSTEUSDIRE_PT12DIRERO_22.56.1762DIREROMIDEREPAREHEPE)

B. A business establishment, other than that described in subsection A2 of this section, containing a use or uses enumerated in this section shall be subject to a minimum of 10 automobile parking spaces.

C. The parking requirement for that portion of a business described in subsection A of this section that is conducted outside of a building shall be calculated in accordance with the method of determining the occupant load contained in the Building Code (Title 26 of this code).

*(Ord. 2001-0071 § 1, 2001: Ord. 88-0156 § 3, 1988; Ord. 83-0161 § 48, 1983: Ord. 1494 Ch. 7 Art. 3 § 703.11, 1927.)*

**Minor Parking Deviation (22.56.1762)**

A. Notwithstanding provisions in[Title 22](http://library.municode.com/HTML/16274/level1/TIT22PLZO.html#TIT22PLZO) to the contrary, without a public hearing, the director may approve an application for a site plan review requesting a minor deviation in required parking requirements of said[Title 22](http://library.municode.com/HTML/16274/level1/TIT22PLZO.html#TIT22PLZO), provided that:

1. A reduction of less than 30 percent in the number of vehicle parking spaces required by this[Title 22](http://library.municode.com/HTML/16274/level1/TIT22PLZO.html#TIT22PLZO) is proposed or, in the case of an eating establishment selling food for off-site consumption, no less than one vehicle parking space for each 250 square feet is proposed in accordance with subsection A2 of[Section 22.52.1110](http://library.municode.com/HTML/16274/level4/TIT22PLZO_DIV1PLZO_CH22.52GERE_PT11VEPASP.html#TIT22PLZO_DIV1PLZO_CH22.52GERE_PT11VEPASP_22.52.1110ENASDI)

2. The principles and standards contained in[Section 22.56.1690](http://library.municode.com/HTML/16274/level4/TIT22PLZO_DIV1PLZO_CH22.56COUSPEVANOUSTEUSDIRE_PT12DIRERO.html#TIT22PLZO_DIV1PLZO_CH22.56COUSPEVANOUSTEUSDIRE_PT12DIRERO_22.56.1690DERISTCO) have been met to the satisfaction of the director; and,

3. Notice of said application has been given as provided herein below and no written protest to said application has been received as of the date set forth in the notice for the receipt of written protests.

B. The director shall cause a notice of the application to be mailed by first class mail, postage prepaid, to all persons whose names and addresses are shown on the latest available assessment roll of the county of Los Angeles as owning property within a distance of 500 feet from the exterior boundaries of the parcel of land under consideration and to such other persons whose property or interests might, in the director's judgment, be affected by the application.

C. The applicant shall post notice of the application on the subject property for a period of at least 15 days in accordance with the specifications of subsections A through E of[Section 22.60.175](http://library.municode.com/HTML/16274/level4/TIT22PLZO_DIV1PLZO_CH22.60AD_PT4PUHEPR.html#TIT22PLZO_DIV1PLZO_CH22.60AD_PT4PUHEPR_22.60.175PO)

D. The notice of the application required by subsections B and C shall indicate the nature of the requested application, the case number, and such other information that the director deems necessary to inform interested persons of the request. The notice shall also indicate that any person may oppose the granting of the application by written protest to the director received on or before the date set forth in the notice for the receipt of written protests. The notice shall be mailed and posted at least 30 days prior to such date.

E. The procedure set forth in this section shall not apply where an application for a site plan review has been concurrently filed with an application for a permit, variance or other discretionary approval under[Title 22](http://library.municode.com/HTML/16274/level1/TIT22PLZO.html#TIT22PLZO), or for a zone change, development agreement, or subdivision.

F. When an application is filed hereunder, it shall be accompanied by the filing fee and deposit required in[Section 22.60.100](http://library.municode.com/HTML/16274/level4/TIT22PLZO_DIV1PLZO_CH22.60AD_PT2APPEFE.html#TIT22PLZO_DIV1PLZO_CH22.60AD_PT2APPEFE_22.60.100FIFEDE)

*(Ord. 2001-0071 § 2, 2001.)*

**Parking Permit (22.56.990)**

A. The parking permit procedure is established to provide an alternative to the parking requirements of[Chapter 22.52](http://library.municode.com/HTML/16274/level3/TIT22PLZO_DIV1PLZO_CH22.52GERE.html#TIT22PLZO_DIV1PLZO_CH22.52GERE) in the event that a particular use does not have the need for such requirements.

B. It is the intent to provide more flexibility in the design of particular uses that have special characteristics by reducing the number of parking spaces otherwise required for such uses including:

1. Senior citizens and handicapped persons housing developments where few of the residents will own their own automobiles;

2. Certain uses where parking requirements are based upon floor area of a structure, but bear no relationship to the number of employees, customers, etc., on the premises or the trade conducted;

3. Businesses which provide their employees, customers, or others with positive incentives to use means of transportation other than the automobile.

C. It is the intent to conserve land and promote efficient land use by allowing:

1. The dual or shared use of parking facilities by two or more uses;

2. Tandem parking for nonresidential uses;

3. Compact parking spaces for apartment houses.

D. It is the intent to provide greater flexibility and opportunity to meet the parking requirements by allowing:

1. Off-site parking facilities;

2. The short-term leasing of required parking spaces;

3. Transitional parking for parcels with rear lot lines abutting commercial or industrial zones;

4. Uncovered parking for low and moderate income housing.

*(Ord. 83-0161 § 63, 1983: Ord. 1494 Ch. 5 Art. 13 § 513.1, 1927.)*

**Liquor Stores (22.56.195)**

Additional Findings Prerequisite to Permit.

A. This section applies to the following uses, with the exception of tasting rooms and remote tasting rooms:

1. Establishments that do not currently, but propose to, sell alcoholic beverages, for either on-site or off-site consumption;

2. Establishments that currently sell alcoholic beverages but which propose to change the type of alcoholic beverages to be sold, by changing the type of retail liquor license within a license classification;

3. Establishments that currently sell alcoholic beverages, if the establishment substantially changes its mode or character of operation, which includes, but is not limited to:

a. A 10-percent increase in the floor area devoted to alcoholic beverage sales or inventory, or

b. A 25-percent increase in facing used for the display of alcoholic beverages; and

4. Establishments which have either been abandoned or discontinued operation for three months.

B. In addition to the findings required pursuant to subsection A of[Section 22.56.090](http://library.municode.com/HTML/16274/level4/TIT22PLZO_DIV1PLZO_CH22.56COUSPEVANOUSTEUSDIRE_PT1COUSPE.html#TIT22PLZO_DIV1PLZO_CH22.56COUSPEVANOUSTEUSDIRE_PT1COUSPE_22.56.090APRADEINDEPUHE), the planning agency shall approve an application for a conditional use permit for alcoholic beverage sales where the information submitted by the applicant, or presented at public hearing, substantiates the following findings:

1. The requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground or any similar use within a 600-foot radius; and

2. The requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity so as not to adversely affect said area; and

3. The requested use at the proposed location will not result in an undue concentration of similar premises; a separation of not less than 500 feet shall not be construed as undue concentration; provided, however, that the planning agency may find that the public convenience or necessity for an additional facility selling alcoholic beverages for off-site consumption, outweighs the fact that it is located within a 500-foot radius of any other facility selling alcoholic beverages for either on-site or off-site consumption, in which case the shelf space devoted to alcoholic beverages shall be limited to not more than five percent of the total shelf space in the establishment; and

4. The requested use at the proposed location will not adversely affect the economic welfare of the nearby community; and

5. The exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood so as to cause blight, deterioration, or substantially diminish or impair property values within the neighborhood.

*(Ord. 2010-0011 § 25, 2010; Ord. 92-0097 § 4, 1992.)*

**Group homes (22.20.070)**

Property in Zone R-1 may be used for:

—Adult residential facilities, limited to six or fewer persons.

—Family child care homes, large, subject to the procedures and standards provided in subsection A of[Section 22.20.021](http://library.municode.com/HTML/16274/level4/TIT22PLZO_DIV1PLZO_CH22.20REZO_PT1GERE.html#TIT22PLZO_DIV1PLZO_CH22.20REZO_PT1GERE_22.20.021LAFACHCAHOEG).

—Family child care homes, small.

—Farmworker dwelling units, subject to the applicable provisions of Part 24 of[Chapter 22.52](http://library.municode.com/HTML/16274/level3/TIT22PLZO_DIV1PLZO_CH22.52GERE.html#TIT22PLZO_DIV1PLZO_CH22.52GERE).

—Foster family homes.

—Group homes, children, limited to six or fewer persons.

—Residences, single-family, subject to the standards provided in[Section 22.20.105](http://library.municode.com/HTML/16274/level4/TIT22PLZO_DIV1PLZO_CH22.20REZO_PT2SIMIREZO.html#TIT22PLZO_DIV1PLZO_CH22.20REZO_PT2SIMIREZO_22.20.105DESTSIMIRE).

—Second units, subject to the provisions of Part 16 of[Chapter 22.52](http://library.municode.com/HTML/16274/level3/TIT22PLZO_DIV1PLZO_CH22.52GERE.html#TIT22PLZO_DIV1PLZO_CH22.52GERE).

—Small family homes, children.

*(Ord. 2010-0042 § 2, 2010; Ord. 2004-0030 § 6 (part), 2004; Ord. 2004-0012 § 3 (part), 2004; Ord. 85-0004 § 10, 1985; Ord. 82-0130 § 3 (part), 1982; Ord. 1494 Ch. 2 Art. 1 § 207, 1927.)*