



## ANALYSIS

This ordinance amends the Los Angeles County Code, Title 22 – Planning and Zoning to implement the Florence-Firestone Community Plan, located in the Florence-Firestone area, by updating the Florence-Firestone Community Standards District.

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TJM:SC:II

Requested: 03/14/18

Revised: 07/30/19

**ORDINANCE NO. \_\_\_\_\_**

An ordinance amending the Los Angeles County Code, Title 22 – Planning and Zoning to implement the Florence-Firestone Community Plan, located in the Florence-Firestone area, and update the Florence-Firestone Community Standards District to ensure consistency between the Commercial and Mixed Use Development zones.

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

**SECTION 1.** Section 22.324.010 is hereby amended to read as follows:

**22.324.010 Purpose.**

The Florence-Firestone Community Standards District ("CSD") is established to improve the appearance of the community ~~and~~, to promote the maintenance and reuse of structures and ~~surrounding~~ properties, and to implement the goals and policies of the Florence-Firestone Community Plan in a manner which protects the health, safety, and general welfare of the community. This CSD also establishes standards to improve the compatibility between residential ~~uses and~~ neighboring industrial uses, encourage pedestrian activity, and encourage business growth near transit.

**SECTION 2.** Section 22.324.020 is hereby added to read as follows:

**22.324.020 Definitions.**

The following term(s) is/are defined solely for this CSD:

A. Commercial Corridor. A street or highway that serves as a community gateway and has a commercial focus. Commercial corridors in Florence–Firestone are as follows:

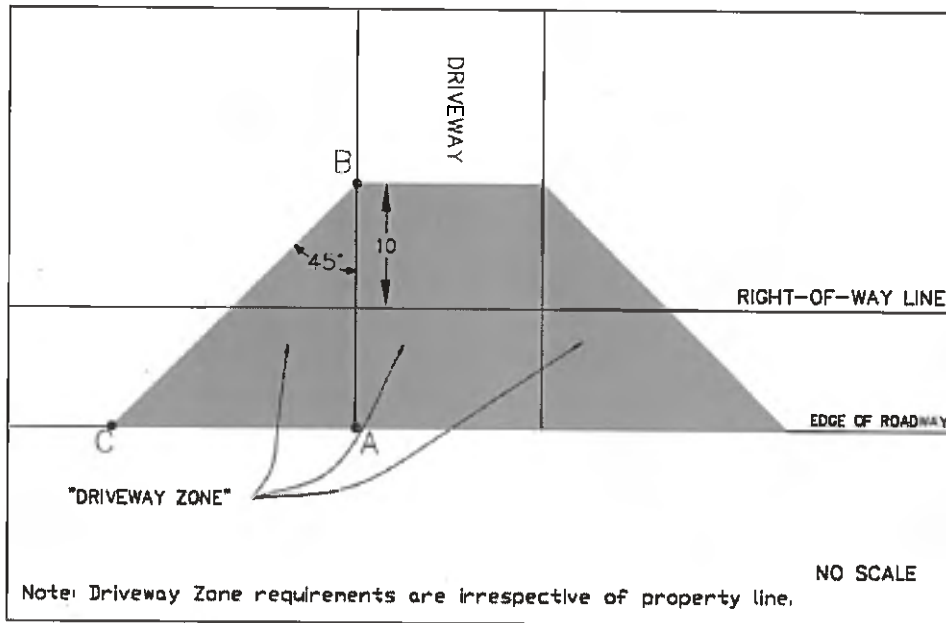
1. Florence Avenue;
2. Firestone Boulevard;
3. Compton Avenue; and
4. Central Avenue.

B. Directly Accessible to Pedestrians. Located within 10 feet of the public sidewalk abutting the property and where not more than 20 feet of path of travel is required from said public sidewalk.

C. Driveway Zone. The triangular areas created on both sides of a driveway delineated by the following three points, including the portion of the driveway located between the aforementioned triangular areas:

1. Point "A" is the point at which the existing edge of the driveway meets the edge of the roadway or top of the curb, if present;
2. Point "B" is the point along the edge of the driveway located 10 feet back from the right-of-way line towards the property; and
3. Point "C" is the point at which a line that is extended from Point "B" at a 45-degree angle meets the edge of the roadway or top of curb, if present, as illustrated by Figure 22.324.020-A: Driveway Zone.

Figure 22.324.020-A: Driveway Zone



D. Sensitive Use. Sensitive use means a school; park; playground; child care center; foster family home; small family or group home for children; senior citizen center; or church, temple, or other place used exclusively for religious worship.

**SECTION 3.** Section 22.324.030 is hereby amended to read as follows:

**22.324.030 District Map.**

The boundaries of this CSD are shown on Figure 22.324-A: Florence-Firestone CSD Boundary, at the end of this Chapter.

**SECTION 4.** Section 22.324.040 is hereby amended to read as follows:

**22.324.040 Applicability.**

A. ~~Nonconforming Residential Uses~~General Applicability. The regulations of this CSD shall apply to any new use or structure for which a complete application has

been filed on or after the effective date of this CSD, except as otherwise required in this Section.

B. Additions, Repairs, or Modifications to Existing Structures.

1. The new or revised CSD regulations contained in this Chapter shall apply to any new addition, repair, or modification to existing structures, for which a complete application has been filed on or after the effective date of the ordinance containing these new or revised regulations, except as otherwise provided for in this Subsection B. When an addition, repair, or modification to an existing structure is subject to these new or revised regulations, only the actual addition, repair, or modification shall be required to comply with the new or revised CSD regulations.

2. The following types of additions, repairs, or modifications to existing structures shall be exempt from new or revised CSD regulations:

a. Normal maintenance or repair of an existing building or structure that is necessary to ensure its safe and habitable condition for ordinary and intended use; and

b. The remodeling of interior space of a structure that does not cause any of the structure's windows to be eliminated; and does not increase the gross square footage of the structure's nonresidential floor area, the number of rooms available for lodging uses, or the number of dwelling units in the structure.

C. Existing Structures. In addition to the requirements of Subsection 22.324.040.A, above, the following regulations shall apply to any existing use or structure one year after the effective date of this ordinance:

1. Section 22.324.060 (Community Wide Development Standards);
2. Section 22.324.070.B.1.a.iii (Exterior Lighting);
3. Section 22.324.070.B.1.a.iv (Security); and
4. Section 22.324.070.B.1.b (Required Signage).

AD. Nonconforming Uses, Buildings, or Structures. Nonconforming residential uses in Zones C-M and M-1 shall be exempt from the following:

1. The termination periods set forth in Section 22.172.050 (Termination Conditions and Time Limits) as long as the residential use continues; and
2. The provisions in Section 22.172.020.G (Repair of Damaged or Partially Destroyed Buildings or Structures Nonconforming Due to Use and/or Standards).

**SECTION 5.** Section 22.324.050 is hereby added to read as follows:

**22.324.050 Application and Review Procedures.**

**A. Application Materials.**

1. The following application materials shall be required for any development where lighting, landscaping, maintenance, or signage is required:
  - a. Lighting Plan;
  - b. Maintenance Plan;
  - c. Site Plan with locations, sign dimensions, and lettering dimensions of required informational signage; and
  - d. Any other materials, as requested by the Director.

B. Denial of Inactive Application by Hearing Officer. Notwithstanding the provisions of Section 22.222.100 (Denial of Inactive Application), the Hearing Officer shall deny, without a public hearing, any discretionary application, if such application has been deemed inactive by the Director for three months per Section 22.222.100.A (Inactive Application). Denial of an inactive application shall be issued in accordance with Section 22.222.220 (Notice of Action).

**SECTION 6.** Section 22.324.060 is hereby amended to read as follows:

**22.324.060 Community Wide Development Standards.**

A. Graffiti. All structures, walls, and fences that are publicly visible shall remain free of graffiti. Any property owner, lessee, or other person responsible for the maintenance of a property shall remove graffiti within 72 hours of receiving written notice from a Zoning Enforcement Officer that graffiti exists on the property. Paint used to cover graffiti shall match, as near as possible, the color of the surrounding surfaces.

B. Maintenance. ~~Any areas of The property, that are publicly visible,~~ including ~~front yards, front-adjoining sidewalks,~~ and rear alleys, shall remain free of trash and other debris. Storage of household appliances, such as refrigerators, stoves, freezers, and similar products, is prohibited in all yard areas.

C. Material Colors. Black or other similar dark color shall not be used as the primary or base color for any wall or structure.

D. Measuring Height of Fences and Walls. Notwithstanding Section 22.110.070.A (Measuring Height of Fences and Walls), the height of a fence or

wall shall be measured inclusive of any architectural feature, fixture, or support element attached to or part of said fence or wall.

**SECTION 7.** Section 22.324.070 is hereby amended to read as follows:

**22.324.070 Zone Specific Development Standards.**

A. ~~Zone R-2~~Residential Zones.

~~1. — Front Yard Landscaping. For lots less than 40 feet in width, front yards shall have a minimum of 25 percent landscaping. For all other lots, front yards shall have a minimum of 50 percent landscaping.~~

~~2. — Front and Corner Side Yard Fences. Notwithstanding Sections 22.110.070.B.1 (Front Yards) and 22.110.070.B.3 (Corner Side Yards), a front or corner side yard fence may exceed three and one-half feet in height provided:~~

~~a. — The portions of the fence above three and one-half feet are built so as not to completely obstruct the public's view through that portion of the fence;~~

~~b. — If the fence is chain link or wrought iron, the fence may not exceed four feet in height unless a GSD Modification application is submitted and approved in accordance with Section 22.324.090 (Modification of Development Standards). In that instance, the Hearing Officer may approve up to an additional two feet in height pursuant to Section 22.228.040 (Findings and Decision). On the site plan for a corner side yard fence, conditions may be imposed on the fence design to assure adequate site distance for pedestrians and traffic at the respective intersection; and~~

~~c. — A corner side yard fence that is five feet or more from a public street shall not exceed six feet in height.~~



1. All Residential Zones. All Residential Zones shall be subject to the following development standards:

a. Front Yard Landscaping. For lots less than 40 feet in width, front yards shall have a minimum of 25 percent landscaping. For all other lots, front yards shall have a minimum of 50 percent landscaping.

b. Fences, Walls, and Landscaping for Single-Family Residence or Two-Family Residence Uses.

i. Front Yards. The provisions of this CSD shall supersede the provisions of Section 22.110.070 (Fences and Walls) as follows, including in Table 22.324.070-A.

(1) Corner or Reversed Corner Lots.

(a) Table 22.324.070-A, below, identifies the maximum height for fences, walls, and landscaping for corner or reversed corner lots.

<b>Table 22.324.070-A: Fences, Walls, and Landscaping Height Limits for Corner or Reversed Corner Lots</b>		
<b>Location</b>	<b>Maximum Height</b>	
	<b>Fences and Walls</b>	<b>Trees*, Shrubs*, Flowers*, and Plants*, including Hedges*</b>
<u>Area between the edge of roadway or top of curb, if present, and the right-of-way line</u>	<u>Permit Required**</u>	<u>Permit Required**</u>
<u>Area between the right-of-way line and 10 feet back from the right-of-way line towards the property</u>	<u>42 inches</u>	<u>42 inches</u>
<u>&gt; 10 feet from the right-of-way line towards the property</u>	<u>6 feet</u>	<u>6 feet</u>

\* Where forming a barrier serving the same purpose as a fence or wall.  
 \*\* Any encroachment within the public right-of-way requires a permit issued by Public Works as set forth in Section 16.06.010 within Title 16.

(b) Where such fence or wall exceeds 42 inches in height, such front yard shall maintain live plants in the portion of the yard

between the fence or wall and the right-of-way. Such plants shall comply with the provisions of this CSD.

(2) All Other Lots. Table 22.324.070-B, below, identifies the maximum height for fences, walls, and landscaping for all other lots.

<b>Table 22.324.070-B: Fences, Walls, and Landscaping Height Limits for All Other Lots</b>		
<b>Location</b>	<b>Maximum Height</b>	
	<b>Fences and Walls</b>	<b>Trees*, Shrubs*, Flowers*, and Plants*, including Hedges*</b>
<u>Area between the edge of roadway or top of curb, if present, and the right-of-way line</u>	<u>Permit Required**</u>	<u>Permit Required**</u>
<u>Area within a Driveway Zone between the right-of-way line and 10 feet back from the right-of-way line towards the property</u>	<u>42 inches</u>	<u>42 inches</u>
<u>Area outside a Driveway Zone between the right-of-way line and 10 feet back from the right-of-way line towards the property</u>	<u>6 feet, pursuant to Subsection (b) below</u>	<u>42 inches</u>
<u>&gt; 10 feet from the right-of-way line towards the property</u>	<u>6 feet</u>	<u>6 feet</u>

\* Where forming a barrier serving the same purpose as a fence or wall.  
 \*\* Any encroachment within the public right-of-way requires a permit issued by Public Works as set forth in Section 16.06.010 within Title 16.

(a) Where such fence or wall exceeds 42 inches in height, such front yard shall maintain live plants in the portion of the yard between the fence or wall and the right-of-way. Such plants shall comply with the provisions of this CSD.

(b) When located within an area outside a driveway zone between the right-of-way line and 10 feet from the right-of-way line towards the property, fences or walls shall be open and non-view obscuring for any portion of the fence or wall greater than 42 inches in height. A fence, wall, or portion thereof shall be considered open and non-view obscuring when:

(i) A minimum of 80 percent of that fence, wall, or portion thereof, evenly distributed horizontally along the entire length of said fence, or wall, or portion thereof, is transparent or permits views. Glass or chain link fencing with live plant material shall not be considered open and non-view obscuring; and

(ii) Vertical support elements maintain a minimum distance of five feet apart.

ii. Corner Side Yards. Fences, walls, hedges, and landscaping within a required corner side yard shall comply with the provisions of Section 22.110.080.C (Corner Side Yards).

iii. Location.

(1) Notwithstanding the provisions of Section 22.110.080.E (Limited Secondary Highways) and Section 22.110.040 (Accessory Structures and Equipment), any fence, wall, hedge, or landscaping shall comply with the provisions of this CSD.

(2) Notwithstanding the provisions of this CSD, any encroachment within the public right-of-way requires a permit issued by Public Works as set forth in Section 16.06.010 (Permit – Prerequisite to Commencement of Certain Work) within Title 16 (Highways) of the County Code.

~~G2. Zones R-4. The standards prescribed for Zone R-2 shall apply to Zone R-4. In addition, a~~ building or structure in Zone R-4 shall not exceed a height of

35 feet above grade, excluding chimneys and rooftop antennas, rooftop mechanical equipment, and structure-mounted renewable energy systems.

B. ~~Zone R-3 Commercial Zones.~~ The standards prescribed for Zone R-2 shall apply to Zone R-3.

1. All Commercial Zones. All commercial zones shall be subject to the following development standards:

a. Design Standards.

(i) Façades.

(1) Variation of form and massing shall be used in building designs to provide visual interest. Long, unbroken façades are prohibited.

(2) For building façades with street frontage, at least 30 percent of the façade above the first story shall consist of materials or designs different from the rest of the façade. Examples of such materials include recessed windows, balconies, offset planes, or similar architectural accents or features.

ii. Mechanical Equipment. All mechanical equipment shall be located in a manner that avoids obstructing the architectural design of a building.

(1) Air Conditioning Units.

(a) Ground-mounted air conditioning units shall be screened or enclosed with landscaping or screening so as to not be visible from public areas at ground level, and shall be screened with appropriate sound and vibration isolating mounts and barriers.

(b) Roof-mounted air conditioning units

shall be screened by architectural features so that the equipment will not be visible from public areas at ground level.

(c) Window-mounted or wall-mounted

air conditioning units shall be placed to minimize overhang and impacts to the design of the building. Casements shall match the design of the façade.

(2) Other mechanical equipment shall be screened

from view using architectural features or screening materials so as to not be visible from public areas at ground level.

iii. Exterior Lighting.

(1) Light trespass. Fully shielded fixtures shall be

used for exterior and directional lighting so as to prevent light trespass to adjacent Residential Zones or sensitive uses.

(2) Lighting shall be provided at building access

points, along pedestrian accessible walkways, or along any building face fronting a street to illuminate the storefront, the sidewalk, or access point in order to enhance pedestrian safety.

(3) Lighting shall be designed to minimize or

prevent shadows or glare, such that visibility is not impaired. Examples include illumination of recessed entryways, and lighting evenly distributed along the storefrontage or walkways such that near uniform foot-candles are registered along any pedestrian accessible area.

iv. Security.

(1) Chain link, barbed wire, concertina wire, or similar fences are prohibited. Corrugated metal shall not be used as fencing material.

(2) Solid security grilles or roll down gates are prohibited.

(3) Security grilles shall be installed in the interior of a building and not be visible from the exterior of the building when not in use. Such security grilles shall not obstruct the public's view of the interior of the building and shall remain open during business hours.

v. Trash Enclosure. Any trash bin or storage shall be enclosed by a minimum five-foot and maximum six-foot-high wall, matching the exterior of the building. Said trash enclosure shall have solid doors and be located in the rear of the lot, as far away as possible from any adjoining Residential Zone.

b. Required Signage.

i. Required signage shall inform the public that maintenance, nuisance, or other issues may be reported to the property owner or agent, and the County, if necessary, by the community or public. Such signage shall not be considered business signage.

ii. Posting. Required signage shall be posted on site for each property and visible to the public from any on-site parking or from the public sidewalk along the frontage of the property.

iii. Content. The following text shall be plainly visible to the public on the sign: "To report any maintenance issues or graffiti on site, please call the property manager at (###) ###-###, or the County of Los Angeles at 211."

iv. Sign Design.

(1) Where not located on a window or glass door, subject to Section 22.114.190 (Directional and/or Informational Signs), sign area shall be a minimum of 1.5 square feet with no side being less than one foot in length.

(2) Where located on a window or glass door, or designed as window or glass doorway lettering, such lettering shall be subject to the requirements of Chapter 22.114.150 (Temporary Window Signs).

(3) Alternative sign design, including signage shared among different properties, may be permitted, as approved by the Director.

c. Pedestrian Character. To encourage pedestrian activity and support safer and more active storefronts, the following standards shall apply:

i. Pedestrian Entrance. A pedestrian-accessible entrance shall be required facing and directly accessible to pedestrians from at least one public sidewalk abutting the property.

ii. Architectural Elements. Buildings shall incorporate at least three of the architectural elements or desirable uses on-site along the street frontage, as set forth herein. Where a building frontage exceeds 40 feet in length, an additional architectural element shall be used for each segment, or portion, of 40 feet of frontage and distributed throughout the width of the building façade.

(1) Architectural elements, which shall be repeated and distributed throughout the street frontage:

- (a) Balconies;
- (b) Bay Windows;
- (c) Benches or seating for pedestrians,

distributed along the length of the entire frontage and clustered at interest points:

- (d) Decorative exterior stairs;
- (e) Raised planters, with live plants,

distributed along the length of the entire frontage:

- (f) Recessed upper loggias or pergolas;

and

- (g) Working tile or masonry water fountains.

(2) Architectural elements or uses on-site, which shall be accessible to the public:

- (a) Courtyards;
- (b) Forecourts;
- (c) Outdoor Dining; and
- (d) Plazas.

iii. Windows.

(1) At least 60 percent of the total width and 40 percent of the total area of the building façade at ground level shall be devoted to windows, interior views, or interior displays visible to pedestrians. Entrances, mirrored



or highly reflective materials, false windows, densely tinted glass, or displays of materials offering no views of the interior shall not meet the requirements of this Section.

(2) Transparent or lightly tinted material, such as glass, shall be used at or near the street level to allow maximum visual interaction between sidewalk areas and the interior of the building.

(3) Not more than 20 percent of the building façade at ground level shall consist of mirrored or densely tinted glass.

iv. Vehicle Access. Not more than 20 feet of a property frontage shall be devoted to parking access, such as driveways, for every 100 feet of lot frontage. Where additional driveway width is required by the County, or where there are other legal or permit requirements, no more than the minimum of the greater requirement specified shall be required.

d. Parking. In addition to the requirements of Chapter 22.112 (Parking), the following requirements shall apply:

i. Parking Areas.

(1) Parking Location.

(a) Except fully subterranean structures or roof parking, screened from view from the street, and parking structures as a primary use, all parking shall be provided in the rear of the commercial structure, and screened from view from the street and any adjacent residentially-zoned property. Screening materials shall include continuous walls and continuous landscaping.

(b) Where a parking structure is designated as the primary use of a site, the parking structure shall be screened from view from the street and any adjacent residentially-zoned property. Screening materials shall include continuous walls and continuous landscaping.

(2) Oversize Vehicles. Parking for vehicles that exceed 20 feet in length or nine feet in width shall be located as far as possible from any abutting residentially-zoned lots.

ii. Loading Spaces. In addition to the standards of Section 22.112.120 (Loading Spaces), the following standards shall apply:

(1) Location. Loading spaces shall be located in the rear of the structure(s), as far as possible from adjoining residentially-zoned lots, and shall be completely screened from the street and any adjacent residentially-zoned property. Screening materials shall include continuous walls and continuous landscaping.

(2) Hours. Loading and unloading operations shall not be conducted between the hours of 10:00 p.m. and 6:00 a.m. in such a manner as to cause a noise disturbance to any adjacent residentially-zoned properties.

iii. 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 by the Director and the following standards are met. In the event the applicant does not or cannot comply with the following after

approval of the Site Plan Review, approval of said site plan shall be revoked until parking areas are provided as follows, in accordance with Chapter 22.112 (Parking):

(1) 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;

(2) Such off-site or shared parking facility is located on a lot where parking is permitted;

(3) 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

(4) 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.

iv. Required Parking. Parking required for existing commercial uses shall be based on the requirements for the use at the time the building was constructed, except as required for accessible parking and otherwise noted herein:

(1) Required Parking by Use.

(a) Exception. Any entertainment or assembly use, except dining rooms, cafes, cafeterias, coffee shops, outdoor dining areas, restaurants, and other similar dining uses, shall provide required parking spaces in accordance with Chapter 22.112 (Parking).

(b) Outdoor Dining. Required parking for new outdoor dining uses less than 1,000 square feet of gross floor area shall be one space for every five persons, based on occupant load.

(2) Reduction of Parking. With an approved site plan, new commercial development may have a parking reduction of 30 percent, if the proposed development complies with the requirements as provided below. This provision shall not be combined with any other ministerial parking reduction, and accessible parking for persons with disabilities shall be calculated based on the total number of parking spaces required prior to any reduction authorized by this Section:

(a) A minimum of 10 square feet of privately owned public space shall be provided for every foot of lot frontage. The public space shall be provided on-site, along and directly accessible to pedestrians from a commercial corridor, or where a commercial corridor is not present, a street. Said privately owned public space shall be maintained by the property owner in the manner depicted in submitted maintenance, lighting, landscaping, and site plans. In addition to those required architectural elements, pursuant to Subsection B.1.c.ii of this Section (Architectural Elements), the public space shall contain at least one of the following:

(i) Any privately maintained type of courtyard, plaza, or public circulating area which incorporates benches and pedestrian seating, landscaping, or hardscaping, including water features and shade trees;

(ii) A privately maintained garden, accessible to the public, which incorporates benches or pedestrian seating, and landscaping or hardscaping, including water features, and shade trees;

(iii) Any type of privately maintained, landscaped open space, including a micro-park, green space, or other urban area that includes shade trees, and benches or public seating; or

(iv) Any type of privately maintained, landscaped animal-friendly space, including micro-park, dog run, green space, or other open area that includes on-site pet waste stations, shade trees, and benches or public seating.

(b) Signage. Signage, subject to Section 22.114.190 (Directional and/or Informational Signs), shall be provided on-site to identify the privately owned public space as available for public use as follows:

(i) Size. Signage shall be at least three square feet in size.

(ii) Content. Signage shall also include contact information for the property owner to report any nuisance or maintenance issues as indicated in Subsection B.1.b (Required Signage). Signage shall also include the following minimum language, featured prominently on the required

sign and subject to Director approval: "Open to the Public." Signage provided to meet the requirements of this Section shall not be subtracted from the allowed signage for the lot.

(c) Application Materials. In addition to the materials listed under Chapter 22.186 (Site Plan Review, Ministerial), the applicant shall submit:

(i) A site plan of the proposed privately owned public space design, detailing the required elements of this subsection, including the proposed location, design of the required public space identification signage, and design of the required signage, as required by Subsection B.1.b (Required Signage);

(ii) A lighting plan, showing the location and orientation of lights for the illumination of the privately maintained open space;

(iii) A landscaping plan, showing the location and plant palette for the privately maintained open space as may be required;

(iv) A maintenance plan, showing trash receptacles and cleaning schedules for elements of the privately maintained open space; and

(v) An applicant's statement describing the proposed design and how the proposed privately owned public space

would comply with the standards set forth in this Subsection B.1.d.iv.(2) (Reduction of Parking).

(d) Bicycle Parking Spaces and Bicycle Facilities. In addition to the standards and requirements of Section 22.112.100 (Bicycle Parking Spaces and Bicycle Facilities), a minimum of eight additional short-term, and two additional long-term, bicycle parking spaces shall be provided on-site for the general public, directly accessible to pedestrians.

e. Business Signs. Except as herein modified, all business signs shall conform to Chapter 22.114 (Signs):

i. Applicability. The sign regulations herein shall apply to:

(1) New signs.

(2) Signs that have fallen into disrepair, or which have been more than 50 percent damaged, and have not been repaired within 30 days of notice from the Department.

(3) Signs whose use has ceased or the structure upon which the sign rests has been abandoned by its owner for a period of not less than 90 days.

(4) This Subsection shall not apply to legally established existing signs that are maintained pursuant to State standards prior to the effective date of this CSD.

ii. Prohibited Signs. Roof business signs and business or advertising signs painted directly on buildings shall be prohibited.

iii. Damaged Signs.

(1) The display surface of all signs shall be kept clean, neatly painted, and free from rust and corrosion. Any cracks, broken surfaces, malfunctioning lights, missing parts, or other unmaintained or damaged portion of a sign shall be repaired or replaced.

(2) All signs in a state of disrepair shall be repaired so as to comply with the standards set out in this Section, or removed within 30 days from notification that a state of disrepair exists.

iv. Wall, Projecting, and Awning Business Signs. All businesses shall be permitted one wall, projecting, or awning business sign, unless the business has more than 40 feet of building frontage or multiple street frontages. For businesses with more than 40 feet of building frontage, the business shall be permitted one additional sign for each additional 30 feet or increment thereof of street frontage. For businesses with multiple street frontages, the business shall be permitted one such sign for each street frontage. These signs shall be subject to the standards below, as applicable:

(1) Wall business signs. Wall business signs shall be mounted flush and affixed securely to a building wall and shall extend from the wall a maximum of 12 inches. In addition, wall business signs shall have the following maximum attributes:



(a) A face area of two square feet for every linear foot of the applicable building frontage;

(b) Letter sizes of 24 inches in height; and

(c) A vertical dimension of 36 inches for the frame box or sign cabinet.

(2) Awning business signs.

(a) Awning business signs shall have a maximum face area of two square feet for every linear foot of the applicable building frontage;

(b) Every awning for the same business shall be the same color and style; and

(c) Every awning in a building with multiple storefronts shall be complementary in color and style.

v. Freestanding Business Signs. Freestanding business signs shall be allowed only if the business is located on a lot with a minimum of 100 feet of street frontage and shall not be located on, or extend above, a public right-of-way or public sidewalk. Freestanding business signs shall have the following attributes:

(1) A solid base resting directly on the ground;

(2) A maximum face area of 60 square feet; and

(3) A maximum height of 15 feet as measured vertically from ground level at the base of the sign.

D2. Zone C-2. In addition to those under Subsection B.1 (All Commercial Zones), the following standards shall also apply to Zone C-2.

~~1. — Facades. For building facades with street frontage, at least 30 percent of the facade above the first story shall consist of materials or designs different from the rest of the facade. Examples of such materials or designs include recessed windows, balconies, offset planes, or similar architectural accents. Long unbroken facades are prohibited.~~

~~2. — Loading/Unloading Decks. Loading and unloading docks shall be located as far away as practicable, in the reasonable judgment of the Director, from abutting residentially zoned lots.~~

~~3. — Business Signs. Except as herein modified, all business signs shall conform to Chapter 22.114 (Signs):~~

~~a. — Applicability. The sign regulations herein shall apply to new signs only and shall not apply to existing signs that were legally established prior to the effective date of the ordinance establishing this CSD.~~

~~b. — Prohibited signs. Roof business signs and signs painted directly on buildings shall be prohibited.~~

~~c. — Damaged signs. Damaged business signs shall be repaired or removed within 30 days of receipt of written notice from a Zoning Enforcement Officer.~~

~~d. — Wall, Projecting and Awning Business Signs. All businesses shall be permitted one wall, projecting or awning business sign, unless the~~

~~business has more than 40 feet of building frontage or multiple street frontages. For businesses with more than 40 feet of building frontage, the business shall be permitted one additional such sign for each additional 30 feet or increment thereof of street frontage; for businesses with multiple street frontages, the business shall be permitted one such sign for each street frontage. These signs shall be subject to the standards below, as applicable:~~

~~i.——Wall business signs. Wall business signs shall be mounted flush and affixed securely to a building wall and shall extend from the wall a maximum of 12 inches. In addition, wall business signs shall have the following maximum attributes:~~

~~(1)——A face area of two square feet for every linear foot of the applicable building frontage;~~

~~(2)——Letter sizes of 24 inches in height; and~~

~~(3)——A vertical dimension of 36 inches for the frame box.~~

~~ii.——Awning business signs:~~

~~(1)——Awning signs shall have a face area of two square feet for every linear foot of the applicable building frontage;~~

~~(2)——Every awning for the same business shall be the same color and style; and~~

~~(3)——Every awning in a building with multiple storefronts shall be complimentary in color and style.~~

~~e. Freestanding Business Signs. Freestanding business signs shall be allowed only if the business is located on a lot with a minimum of 100 feet of street frontage and shall not be located on, or extend above, any public right-of-way or public sidewalk. Freestanding business signs shall have the following attributes:~~

~~i. A solid base resting directly on the ground;~~

~~ii. A maximum face area of 60 square feet; and~~

~~iii. A maximum height of 15 feet measured~~

~~vertically from the ground level at the base of the sign.~~

4a. Residential and Mixed-Residential/Commercial Uses.

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

~~a. Dwelling Unit Density. The density for residential uses shall not exceed 30 dwelling units per net acre;~~

bj. Yard Requirements. Residential uses not included as part of a mixed use development shall comply with the yard requirements in Subsection 22.18.040.AB (Required Yards);

eij. Parking. The vehicle parking requirements in Chapter 22.112 (Parking) shall apply to residential uses in Zone C-2, except that any such requirement specifying the number of vehicle parking spaces may be reduced by a total of 25 percent of the residential parking requirement for new construction or a change in use, subject to approval by the Director. Residential parking shall be

distinguished from commercial parking in a mixed residential/commercial use by posting, pavement marking, or physical separation between the spaces;

diii. Height. All residential structures not included as part of a vertical mixed use development shall have a maximum height of 45 feet above grade, excluding chimneys, ~~and rooftop antennas,~~ rooftop mechanical equipment, and structure-mounted renewable energy systems;

eiv. Entrances. Residential and commercial uses that are located on the same floor shall not have a common entrance hallway or common balcony, except that common entrance hallways shall be allowed in a single-story structure; and

v. Residential Uses. Where residential and commercial uses are located in the same vertical mixed-use structure that is not a single-story structure, residential uses shall not be permitted on the ground floor.

~~f. Common Walls. Any common wall between a residential and commercial use shall be constructed in accordance with Title 26 (Building Code) requirements to minimize noise and vibration between the uses; and~~

~~g. Hours of Operations. The hours of operation for commercial uses in a mixed residential/commercial use shall be no earlier than 7:00 a.m. and no later than 10:00 p.m. daily.~~

€3. Zone C-3. In addition to those The standards in Subsection B.1 (All Commercial Zones), the uses and standards prescribed for Zone C-2 shall apply to Zone C-3 except as follows:  
1. Height. Residential and mixed-

residential/commercial structures shall have a maximum height of 50 feet above grade. All other structures shall have a maximum height of 45 feet above grade. These height limits do not include chimneys, ~~and rooftop antennas;~~ and, rooftop mechanical equipment, and structure-mounted renewable energy systems.

~~2. Dwelling Unit Density. The density for residential uses shall not exceed 50 dwelling units per net acre.~~

~~F4.~~ Zone C-M.

~~4a. Buffers. Properties that adjoin a Residential Zone, or a school, park, playground, child care center, senior citizen center, church, or temple~~ sensitive use shall have a minimum five-foot landscaped buffer along the common property line. One 15-gallon tree for every 100 square feet of landscaped area shall be planted equally spaced in the buffer strip. The landscaping shall be ~~irrigated by a permanent watering system and shall be maintained with regular~~ watering, pruning, weeding, fertilizing, litter removal, and replacement of plants when necessary.

~~2b. Setbacks. All new buildings and structures that face a Residential Zone or sensitive use as described in Subsection F.1, above, shall have a minimum setback of 10 feet from the front property line. The setback shall be completely landscaped, except where there is required parking and or a driveway. The landscaping shall be maintained in the manner provided in Subsection B.4.F.1.a, above.~~

~~3. Facades. For properties that adjoin or face a Residential Zone or sensitive use as described in Subsection F.1, above, the facade requirements~~

~~prescribed for Zone C-2 in Subsection D.1, above, shall apply, except that the percentage requirement shall be 25 rather than 30.~~

4c. Lot Coverage. ~~All new structures shall have a maximum~~The maximum lot coverage shall not exceed 70 percent lot coverage. At least 10 percent of the net lot area shall be landscaped with lawns, shrubbery, flowers, ~~or trees, or live plants.~~ The landscaping shall be maintained in the manner provided in Subsection ~~F.14B.4.a, above.~~ Incidental walkways, if any, shall not be counted toward the 10 percent landscaping requirement.

5d. Height. If located within 250 feet of a Residential Zone, ~~all new structures shall have a maximum height of 45 feet above grade if located within 250 feet of a Residential Zone,~~ excluding chimneys and, rooftop antennas, rooftop mechanical equipment, and structure-mounted renewable energy systems.

6e. Loading Decks~~Spaces.~~ In addition to the standards for Loading Spaces in Subsection B.1.d.ii (Loading Spaces), ~~No loading deckspace shall be permitted along a property line that adjoins a Residential Zone.~~

7f. Truck Access. ~~Other than during the hours from 8:00 a.m. to 5:00 p.m., Monday through Friday,~~ Industrial properties with multiple street frontages shall permit truck access only from the street that is furthest from any adjacent or nearby Residential Zone.

8g. Outdoor Storage. In addition to the requirements of Section 22.140.430.B (Zones C-3, C-M, C-MJ, C-RU, and MXD-RU), ~~outside~~outdoor

storage shall be kept so as not to be publicly visible to anyone in an ~~adjoining~~ adjacent Residential Zone.

9. ~~Business Signs. The standards prescribed for Zone C-2 as set forth in Subsection D.3, above, shall apply to Zone C-M.~~

40h. Uses Subject to Permits. In addition to the uses specified in Chapter 22.20 (Commercial Zones) for Zone C-M, and notwithstanding any contrary provision within ~~that Chapter~~ Chapter 22.20 (Commercial Zones) for Zone C-M, the following uses shall require a Conditional Use Permit (Chapter 22.158) application in Zone C-M:

aj. Services.

— Boat Rentals.

— Electric distribution substations, including microwave facilities, subject to the standards described for this use in Section 22.140.200 (Electric Distribution Substations, Including Microwave Facilities).

~~— Laboratories, research and testing~~

— Laundry plants, wholesale

~~— Medical laboratories.~~

— Tool rentals, including rototillers, power mowers, sanders, ~~and~~ saws, cement mixers, and other equipment, but excluding heavy machinery or trucks exceeding two-tons' capacity.



bii. Recreation and Amusement.

— Amusement rides and devices, including merry-go-rounds, ferris wheels, swings, toboggans, slides, rebound-tumbling, and similar equipment operated at one particular location not longer than seven days in any six-month period.

— Carnivals, commercial, including pony rides, operated at one particular location not longer than seven days in any six-month period.

eiii. Industrial Uses. The industrial uses in this Subsection ~~F.10.e.4.h.iii~~ are allowed with a Conditional Use Permit only if all activities associated with the use are conducted within an enclosed building.

— Assembly and manufacture of the following from previously prepared materials, and excluding the use of drop hammers, automatic screw machines, punch presses exceeding five-tons' capacity and motors exceeding one horse power capacity that are used to operate lathes, drill presses, grinders or metal cutters:

- (1) Aluminum products.
- (2) Metal plating.
- (3) Plastic products.
- (4) Shell products.
- (5) Stone products.

diy. Prohibited Uses. The following uses are prohibited in

Zone C-M:

~~— Sewage treatment plants.~~

— Explosive storage.

~~— Sewage treatment plants.~~

C. Industrial Zones.

1. All Industrial Zones. (Reserved)

G2. Zone M-1. The standards prescribed for Zone C-M in

Subsections ~~F.4B.4.a~~ through ~~F.8B.4.g~~, above, shall apply to Zone M-1. In addition, the following standards shall apply:

4a. Fences or Walls. Properties that adjoin a Residential Zone or sensitive use ~~as described in Subsection F.1, above,~~ shall have a minimum eight-foot high solid masonry wall or solid fence along the common property line in compliance with Section 22.140.430.C.2 (Fences and Walls) and sight distance requirements established by Public Works.

2b. Outdoor Businesses. All principal business ~~uses~~activities, except plant nurseries, parking lots, and customer parking, conducted outside an enclosed structure within 250 feet of a Residential Zone or sensitive use ~~as described in Subsection F.1, above,~~ shall require a Conditional Use Permit (Chapter 22.158) application.

3c. Minimum Lot Size. Except for lots legally created prior to the effective date of the ordinance establishing this CSD, the minimum lot size shall be 8,000 square feet.

d. Permitted Uses. In addition to the uses and standards specified in Chapter 22.22.030 (Land Use Regulations for Zones M-1, M-1.5, M-2, and M-2.5), the following standards shall apply to uses permitted in Zone M-1:

i. Breweries, provided they comply with all applicable standards for alcohol production in addition to the following:

- (1) All primary business activity is done indoors;
- (2) No outside storage of any materials, product, or equipment involved in the use; and
- (3) Any exhaust vapors are condensed before release, sent to a boiler and burned, or treated in such a manner as to prevent the external emission of odors.

4e. Uses Subject to Permits. In addition to the uses specified in Chapter 22.22 (Industrial Zones and Use Regulations for Zones M-1, M-1.5, M-2, and M-2.5) for Zone M-1, and notwithstanding any contrary provision within that Chapter, the following uses shall require a Conditional Use Permit (Chapter 22.158) application in Zone M-1:

— Acetylene; the storage of oxygen and acetylene in tanks, if oxygen is stored in a room separate from acetylene, and such rooms are separated by a not less than one-hour fire-resistant wall.

both.

- Agricultural contractor equipment, sale or rental or

- Animal experimentation research institute.

- Automobile body and fender repair shops, if all operations are conducted inside of a building.

- Automobile painting and upholstery.

- Batteries, ~~the manufacture and rebuilding of batteries.~~

- Bottling plant.

- Building materials, storage of.

- Carnivals, commercial or otherwise.

- ~~Cellophane; the manufacture of cellophane~~ products, manufacture.

- Circuses and wild animal exhibitions, including the temporary keeping or maintenance of wild animals in conjunction therewith for a period not to exceed 14 days, provided said animals are kept or maintained, pursuant to and in compliance with all regulations of the Department of Animal Care and Control.

- Cold-storage plants.

- Concrete batching, providing that the mixer is limited to one cubic yard capacity.

- Contractor's equipment yards, including farm equipment and all equipment used in building trades.

- Dairy products manufacture and depots and  
~~manufacture of dairy products.~~
- Distributing plants.
- Electrical transformer substations.
- Engraving; machine metal engraving.
- Fabricating, other than snap riveting or any process  
used in bending or shaping which produces any annoying or disagreeable noise.
- Ferris wheels.
- Fruit packing plants.
- Fumigating contractors.
- ~~— Granite, the grinding, cutting, and dressing of granite.~~
- Heating equipment, ~~the manufacture of.~~
- Horn products, ~~the manufacture of.~~
- Ice, ~~the manufacture, distribution, and storage of.~~
- Ink, ~~the manufacture of.~~
- Iron, ornamental iron works, but not including a  
foundry.
- Laboratories for testing experimental motion picture  
film.
- Lumberyards, except the storage of boxes or crates.
- Machine shops.
- Machinery storage yards.

~~— Marble, the grinding, cutting, and dressing of.~~

— Metals:

(1) Manufacturing of products of precious metals;

(2) Manufacturing of metal, steel and brass

stamps, including hand and machine engraving;

(3) Metal fabricating;

(4) Metal spinning;

(5) Metal storage;

(6) Metal working shops; and

(7) Plating and finishing of metals, provided no

perchloric acid is used.

— Nightclubs.

— Oil wells and appurtenances, to the same extent and under all of the same conditions as permitted in Zone A-2.

— Outdoor skating rinks and outdoor dance pavilions.

— ~~Outside~~Outdoor storage.

— Paint mixing, except the mixing of lacquers and synthetic enamels.

— Plaster, the storage of.

— Rubber; ~~the raw rubber processing of raw rubber,~~ if the rubber is not melted and, where a banbury mixer is used, the dust resulting therefrom is washed.

- Rug cleaning plant.
- Sheet metal shops.
- Shell products, ~~the manufacture of.~~
- Shooting gallery.
- Starch; ~~the mixing and bottling of starch.~~
- Stone, marble and granite, and grinding, dressing and cutting of.
- Storage and rental of plows, tractors, buses, contractor's equipment and cement mixers, not within a building.
- Stove polish, ~~the manufacture of.~~
- Tire yards and retreading facilities.
- Trucks; ~~the parking, storage, rental, and repair of.~~
- Ventilating ducts, ~~the manufacture of.~~
- Welding.

5f. Prohibited Uses. In addition to the uses specified in Section 22.22.030.E (Prohibited Uses), the following uses shall be prohibited in Zone M-1:

- Boat building.
- ~~Breweries.~~
- Bus storage.
- ~~Cannery~~Canneries, except meat or fish.
- Car barns for buses and streetcars.

- Casein; ~~the manufacture of casein products~~  
manufacture, except glue.
- Cesspool pumping, cleaning, and draining.
- Dextrine; ~~manufacture of.~~
- Draying yards or terminals.
- Engines; ~~the manufacture of internal combustion or~~  
steam engines manufacture.
- Explosives storage.
- Farm machinery repair.
- Fox farms.
- Fuel yard.
- Incinerators; ~~the manufacture of.~~
- Lubricating oil; ~~the canning and packaging of~~  
~~lubricating oil~~, if not more than 100 barrels are stored aboveground at any one time.
- ~~Machinery; the repair of farm machinery.~~
- Marine oil service stations.
- Moving van storage or operating yards.
- Oil well valves storage and repair.
- Poultry and rabbits; ~~the wholesale and retail sale of~~  
~~poultry and rabbits~~, including slaughtering and dressing within a building.
- Presses; hydraulic presses for the molding of plastics.
- Produce yards or terminals.



- Refrigeration plants.
- Sand; ~~the washing of sand to be used in~~  
for sandblasting.
- Slaughterhouses with wholesale or retail sale of meat  
or meat products.
- Sodium glutamate, ~~the manufacture of.~~
- ~~Valves; the storage and repair of oil well valves.~~
- Wood yards.
- Yarn; products manufacture, including the dying of  
~~yarn and manufacture of yarn products.~~

H3. Zone M-1.5. The standards prescribed for Zone C-M in Subsections ~~F.4B.4.a~~ through ~~F.8B.4.g~~, above, and the standards prescribed for Zone M-1 in Subsections ~~G.2C.2.b~~ through ~~G.5C.2.f~~, above, shall apply to Zone M-1.5.

4. Zone M-2. The standards prescribed for Zone C-M in Subsections ~~F.1, F.6 and F.7B.4.a, B.4.e, and B.4.f~~, above, and the standards prescribed for Zone M-1 in Subsection ~~G.2C.2.b~~, above, shall apply to Zone M-2. In addition, the following standards shall apply in Zone M-2:

4a. Minimum Lot Size. Except for lots legally created prior to the effective date of the ordinance establishing this CSD, the minimum lot size shall be 15,000 square feet.

2b. Prohibited Uses. Waste disposal facilities and yards for automobile dismantling, junk and salvage, and scrap metal processing shall not be

permitted on properties that adjoin a Residential Zone or sensitive use ~~as described in Subsection F.1, above. Properties that are separated by public roads or public rights-of-way shall not be considered adjoining for purposes of this Subsection I.2.~~

D. Special Purpose Zones.

1. MXD Zone. Notwithstanding the provisions of Section 22.26.030.D (Development Standards), the following standards shall apply to Zone MXD:

- a. Exterior Lighting (Subsection B.1.a.iii);
- b. Security (Subsection B.1.a.iv);
- c. Required Signage (Subsection B.1.b);
- d. Off-Site or Shared Parking Areas (Subsection B.1.d.iii);
- e. Reduction of Parking (Subsection B.1.d.iv.(2)); and
- f. Business Signs (Subsection B.1.e).

**SECTION 8.** Section 22.324.080 is hereby amended to read as follows:

**22.324.080 Area Specific Development Standards.**

**A. ~~Area 1—Florence Avenue~~Florence Mile.**

1. Purpose. This area is established to facilitate the development of Florence Avenue as a pedestrian and commercial corridor, to improve the appearance of existing and proposed structures and signs, and to encourage new business growth.

2. Area Description. In general, this area extends from Central Avenue ~~to Compton Avenue and from Wilmington Avenue~~ to Alameda Street. The specific boundaries of the area are shown on Figure 22.324-B: ~~Florence Avenue Area~~Mile, at the end of this Chapter.

3. Development Standards.

a. Signs. Outdoor advertising signs ~~are~~ shall be prohibited.

b. ~~Fences and Security Shutters.~~

~~ii. Chain link, barbed and concertina wire fences are prohibited.~~

~~iii. Outdoor roll-up security shutters shall be concealed to the greatest extent possible and shall not completely obstruct the public's view of the building. Solid security shutters are prohibited.~~

~~e. Air Conditioning Units. Air conditioning units on a building shall be located in a manner that avoids obstructing the architectural design of the building. These units shall also be screened or enclosed with landscaping or an awning.~~

~~db. Pedestrian Character.~~

~~i. All structures on lots fronting Florence Avenue must have at least one pedestrian accessible entrance fronting and directly accessible to pedestrians on Florence Avenue.~~

~~ii. At least 50/70 percent of the width and 50 percent of the area of a building's ground floor façade fronting Florence Avenue shall consist of entrances or shop windows, interior views, or interior displays visible to pedestrians. Entrances, mirrored or highly reflective materials, false windows, densely tinted glass, or displays or materials offering no views of the interior shall not meet the requirements of this Section.~~

iii. To the extent the building's façade facing the street at the ground level consists of windows or doors with glass, the glass shall be clear or lightly tinted. Not more than 20 percent of the building façade shall consist of mirrored or densely tinted glass.

~~b. — Parking. Except as herein modified, parking in this area shall comply with all applicable provisions of Chapter 22.112 (Parking):~~

~~i. — The required parking for new and existing retail, office, or restaurant uses with less than 1,000 square feet of gross floor area shall be one space for every 400 square feet of gross floor area; and~~

~~ii. — Except for fully subterranean parking structures, parking shall be at the rear of commercial structures and not be visible from Florence Avenue.~~

#### 4. Zone Specific Use Standards.

a. Zone C-2. In addition to the uses specified in Chapter 22.20 (Commercial Zones) for Zone C-2, and notwithstanding any contrary provision in such Chapter, the following uses shall require a Conditional Use Permit (Chapter 22.158) application in Zone C-2:

- Air-pollution sampling stations.
- Automobile service stations, including incidental repair, washing, and rental of utility trailers, subject to the applicable provisions of Section 22.140.100 (Automobile and Vehicle Sales and Rentals, 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.

b. Zone C-3. In addition to the uses specified in Chapter 22.20.030 (~~Commercial Zones~~Land Use Regulations for Zones C-H, C-1, C-2, C-3, C-M, C-MJ, and C-R) for Zone C-3, and notwithstanding any contrary provision in such Chapter, the following uses shall require a Conditional Use Permit (Chapter 22.158) application in Zone C-3:

i. Sales.

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

— Motorcycle, motorscooter, and trail bike sales.

— Pawnshops.

— Trailer sales, box and utility.

ii. Services.

— Air-pollution sampling stations.

— Automobile battery service, provided all repair activities are conducted within an enclosed building only.

— Automobile brake repair shops, provided all repair activities are conducted within an enclosed building only.

— Automobile muffler shops, provided all repair activities are conducted within an enclosed building only.

— Automobile radiator shops, provided all repair activities are conducted within an enclosed building only.

— Automobile repair garages, provided all repair activities are conducted within an enclosed building only.

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

— Car washes; automatic, coin-operated, and hand wash.

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

— Drive-through facilities.

— Furniture and household transfer and storage.

— Truck rentals.

B. Area 2—Roseberry Park.

1. Purpose. This area is established to improve the compatibility between industrial and commercial uses in this unique community and to improve its appearance with specific development standards.

2. Area Description. In general, the boundaries of this area are Florence Avenue to the north, Santa Fe Avenue to the east, Nadeau Street to the south and Alameda Street to the west. The specific boundaries of the area are shown on Figure 22.324-C: Roseberry Park, at the end of this Chapter.

3. Zone-specific Development Standards.

a. Zone C-3. No structure in Zone C-3 shall exceed a height of 35 feet above grade, excluding chimneys, and rooftop antennas, rooftop mechanical equipment, and structure-mounted renewable energy systems.

b. Zone M-1.

i. Main Entrance. Any property that has frontage on both Roseberry Avenue and Alameda Street shall have its main entrance on Alameda Street.

ii. Lot Coverage. All new structures shall have a maximum 60 percent lot coverage. At least 10 percent of the net lot area shall be landscaped with lawns, shrubbery, flowers, or trees. The landscaping shall be maintained in the manner provided in Section 22.324.070.F.4B.4.a (Buffers). Incidental walkways, if any, shall not be counted toward the 10 percent landscaping requirement.

iii. Height. No structure in Zone M-1 shall exceed a height of 50 feet above grade, excluding chimneys, and rooftop antennas, rooftop mechanical equipment, and structure-mounted renewable energy systems.

iv. Lights. Parking lot lights, if any, shall be installed to minimize glare and illumination on neighboring residences.

v. Sound eEquipment. Sound amplification equipment shall be prohibited outside an enclosed structure.

C. Firestone Corridor.

1. Purpose. This area is established to facilitate the development of Firestone Boulevard as a pedestrian and commercial corridor.

2. Area Description. This area extends along Firestone Boulevard from Central Avenue to Ivy Street. The specific boundaries of this area are shown on Figure 22.324-D: Firestone Corridor, at the end of this Chapter.

3. Area Standards – Pedestrian Character. All structures on lots fronting Firestone Boulevard shall have at least one pedestrian accessible entrance fronting on and directly accessible to pedestrians from Firestone Boulevard.

D. Nadeau Community Center Area.

1. Purpose. This area is established to facilitate the development of Nadeau Street as a pedestrian corridor and encourage connectivity between the County service building, commercial structures, and park space on Nadeau Street.

2. Area Description. This area extends along Nadeau Street from Central Avenue to Alameda Avenue. The specific boundaries of this area are shown on Figure 22.324-E: Nadeau Community Center Area, at the end of this Chapter.

3. Area Standards – Pedestrian Character. All structures on lots fronting Nadeau Street shall have at least one pedestrian accessible entrance fronting on and directly accessible to pedestrians from Nadeau Street.



E. Compton Corridor.

1. Purpose. This area is established to facilitate the development of Compton Avenue as a pedestrian and commercial corridor.

2. Area Description. This area generally extends along both sides of Compton Avenue from East 92nd Street to Slauson Avenue, except where bisected by Florence Avenue and the Florence Mile Area, and Firestone Boulevard and the Firestone Corridor Area. The specific boundaries of this area are shown on Figure 22.324-F: Compton Corridor Area, at the end of this Chapter.

3. Area Standards – Pedestrian Character. All structures on lots fronting Compton Avenue shall have at least one pedestrian accessible entrance fronting on and directly accessible to pedestrians from Compton Avenue.

F. Central Avenue Corridor.

1. Purpose. This area is established to facilitate the development of Central Avenue as a pedestrian and commercial corridor.

2. Area Description. This area generally extends on both sides of Central Avenue from Firestone Boulevard to Slauson Avenue, except where bisected by Florence Avenue and the Florence Mile Area, Firestone Boulevard, and the Firestone Corridor Area, and Nadeau Street and the Nadeau Street Area. The specific boundaries of this area are shown on Figure 22.324-G: Central Avenue Corridor Area, at the end of this Chapter.

3. Area Standards – Pedestrian Character. All structures on lots fronting Central Avenue shall have at least one pedestrian accessible entrance fronting on and directly accessible to pedestrians from Central Avenue.

**SECTION 9.** Section 22.324.090 is hereby amended to read as follows:

**22.324.090 Modification of Development Standards.**

A. Modifications Authorized.

1. Minor variations to the standards specified in this Subsection A.1 ~~Section 22.324.070.A.2 (Front and Corner Side Yard Fences), Sections 22.324.070.D.1, D.3.d and D.3.e (Zone C-2), Sections 22.324.070.F.1 through F.6 (Zone C-M), Sections 22.324.070.G.1 and G.3 (Zone M-1), Section 22.324.070.I.1 (Zone M-2) and Sections 22.324.080.B.3.b.i and ii (Zone M-1 in Area 2)~~ shall be subject to the provisions of Subsection B, below.

a. Section 22.324.070.A.1 (All Residential Zones);

b. Section 22.324.070.B.1.e.iv (Wall, Projecting, and Awning Business Signs);

c. Section 22.324.070.B.1.e.v (Freestanding Business Signs);

d. Section 22.324.070.B.2.a.iv (Entrances);

e. Sections 22.324.070.B.4.a through 4.e (Zone C-M);

f. Sections 22.324.070.C.2.a and 2.c (Zone M-1);

g. Section 22.324.070.C.4.a (Zone M-2); and

h. Sections 22.324.080.B.3.b.i and ii (Zone M-1 in Area 2).

2. Minor variations to the standards specified in this Subsection A.2

shall be subject to the provisions of Subsection C below:

a. Section 22.324.070.B.1.c.i, c.iii and c.iv (Pedestrian

Character);

b. Section 22.324.080.A.3.b (Pedestrian Character);

c. Section 22.324.080.C.3 (Area Standards – Pedestrian

Character);

d. Section 22.324.080.D.3 (Area Standards – Pedestrian

Character);

e. Section 22.324.080.E.3 (Area Standards – Pedestrian

Character); and

f. Section 22.324.080.F.3 (Area Standards – Pedestrian

Character).

B. Minor Variations – General.

1. Applicability. Under exceptional circumstances, a minor variation may be permitted to the standards specified in Subsection A.1, above, subject to a CSD Modification application and in compliance with this Subsection B.

...

3. Findings and Decision.

...

iv. The application of these standards would result in alleviate  
practical difficulties or unnecessary hardships inconsistent with the goals of this CSD.

...

C. Minor Variations – Commercial.

1. Applicability. Under exceptional circumstances, a minor variation may be permitted to the standards specified in Subsection A.2, above, subject to a CSD Modification application and in compliance with this Subsection C.

2. Additional Development Standards for Modification. Where a modification of the standards referenced in Subsection A.2, above, is requested, the following additional standards shall apply:

a. A minimum of 10 square feet of privately owned public space shall be provided for every foot of lot frontage. The public space shall be provided on site, along and directly accessible to pedestrians from a commercial corridor, or where a commercial corridor is not present, the street. Said privately owned public space shall be maintained by the property owner in the manner depicted in submitted maintenance, lighting, landscaping, and site plans. In addition to those required architectural elements, pursuant to Subsection 22.324.070.B.1.c.ii (Architectural Elements), the public space shall contain at least one of the following:

i. Any privately maintained type of courtyard, plaza, or public circulating area which incorporates benches and pedestrian seating, landscaping or hardscaping, including water features, and shade trees;

ii. A privately maintained garden, accessible to the public, which incorporates benches or pedestrian seating, and landscaping or hardscaping, including water features and shade trees;

iii. Any type of privately maintained, landscaped open space, including a micro-park, green space, or other urban area that includes shade trees and benches or public seating; or

iv. Any type of privately maintained, landscaped animal friendly space, including micro-park, dog run, green space, or other open area that includes on-site pet waste stations, shade trees, and benches or public seating.

b. Signage. Signage, subject to Section 22.114.190 (Directional and/or Informational Signs), shall be provided on-site to identify the privately owned public space as available for public use as follows:

i. Size. Signage shall be at least three square feet in size.

ii. Content. Signage shall also include contact information for the property owner to report any nuisance or maintenance issues, as indicated in Subsection 22.324.070.B.1.b (Required Signage). Signage shall also include the following minimum language, featured prominently on the required sign and subject to Director approval: "Open to the Public." Signage provided to meet the requirements of this Section shall not be subtracted from the allowed signage for the lot.

c. Bicycle Parking Spaces and Bicycle Facilities. In addition to the standards and requirements of Section 22.112.100 (Bicycle Parking Spaces and Bicycle Facilities), a minimum of eight additional short-term and two additional long-term bicycle parking spaces shall be provided on-site for the general public, directly accessible to pedestrians.

3. Application and Review Procedures.

a. Application Checklist. In addition to all of the materials required by the CSD modification checklist, the application submittal shall contain all of the following additional materials:

i. A site plan of the proposed privately owned public space design, detailing the required elements of this Subsection, including the proposed location, design of the required public space identification signage, and design of the required signage, as required by Subsection 22.324.070.B.1.b (Required Signage);

ii. A lighting plan, showing the location and orientation of lights for the illumination of the privately maintained open space;

iii. A landscaping plan, showing the location and plant palette for the privately maintained open space as may be required;

iv. A maintenance plan, showing trash receptacles and cleaning schedules for elements of the privately maintained open space; and

v. An applicant's statement describing the proposed design and how the proposed privately owned public space would benefit or enhance the pedestrian character or use of the site by pedestrians.

b. Type II Review. The application shall be filed and processed, in compliance with Chapter 22.228 (Type II Review – Discretionary) and this Subsection C of Section 22.324.090.

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 C.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. The application of these standards would alleviate practical difficulties or unnecessary hardships inconsistent with the goals of this CSD.

v. There are exceptional circumstances or conditions applicable to the subject property or to the intended development of the property that do not apply to other properties within the Florence-Firestone area.

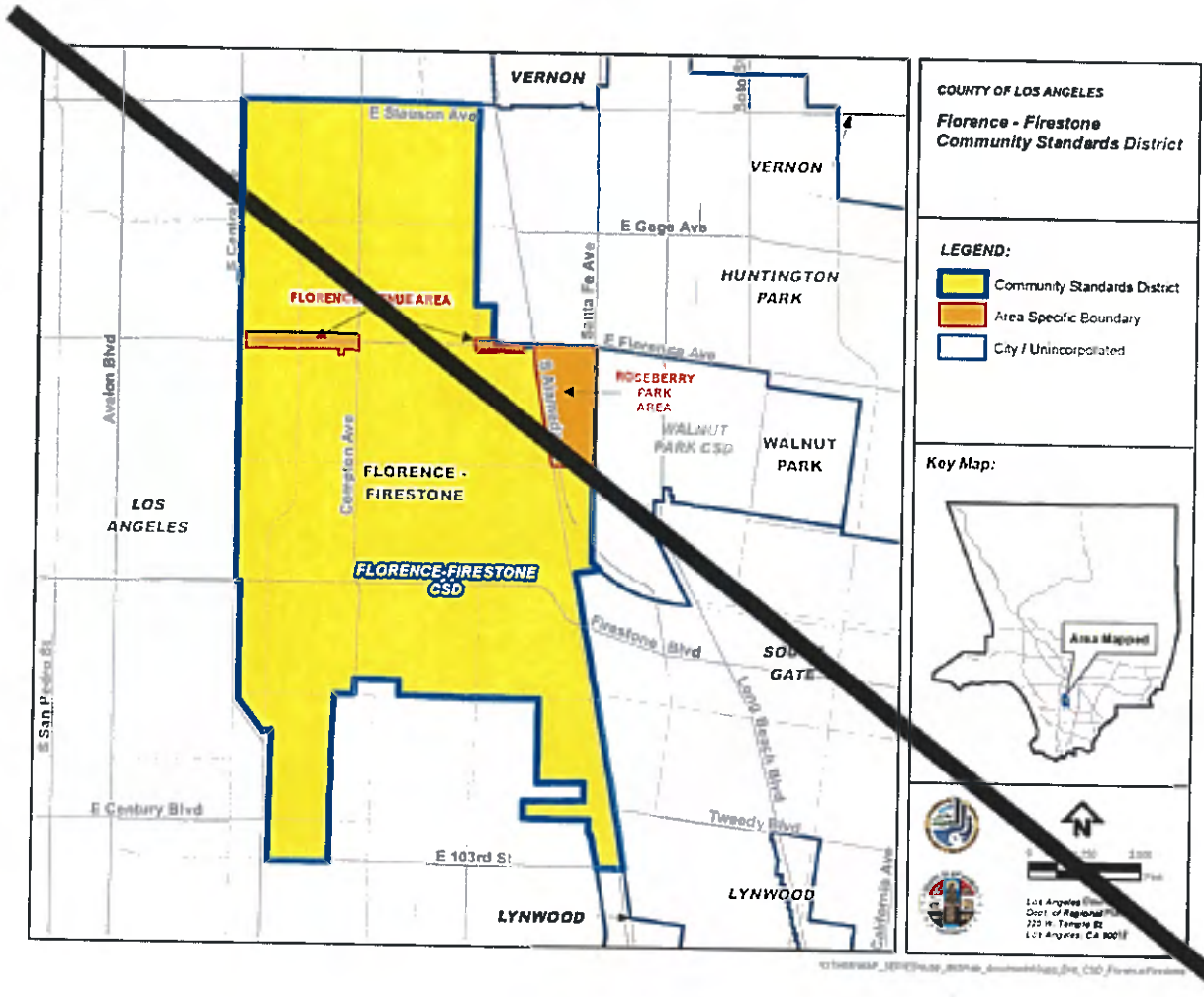
vi. That granting the requested minor variation will not be materially detrimental to properties or improvements in the area or contrary to the goals of this CSD.

vii. That the proposed alternative design meets the additional development standards in Subsection 22.324.090.C.2 (Additional Development Standards for Modification), and is designed in such a manner as to enhance the pedestrian character or use of the site by pedestrians.

c. Additional Conditions. In approving an application, the Hearing Officer may direct changes to be made or condition the project to meet the required findings.



FIGURE 22.324-A: FLORENCE-FIRESTONE CSD BOUNDARY



**FIGURE 22.324-A: FLORENCE-FIRESTONE CSD BOUNDARY**

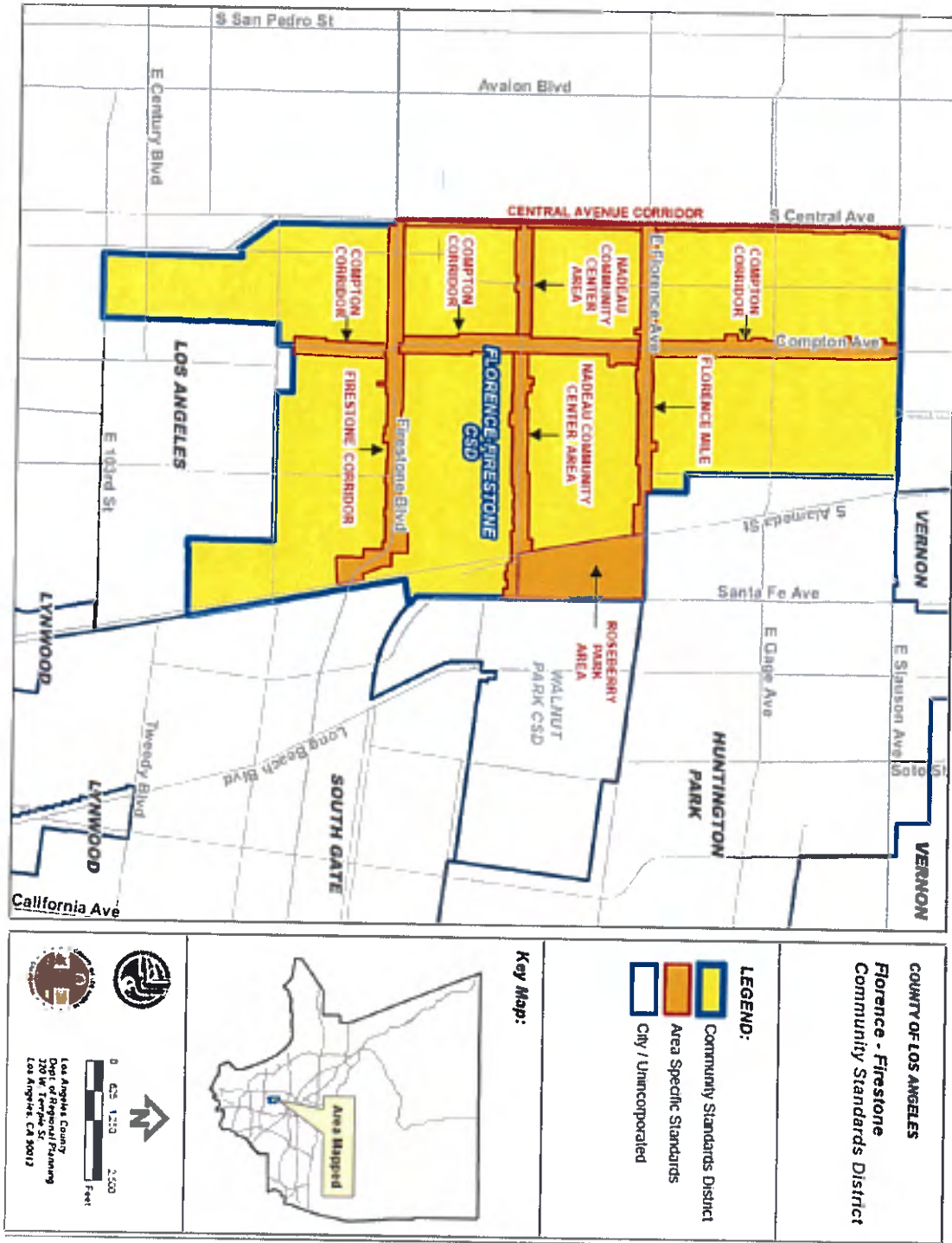
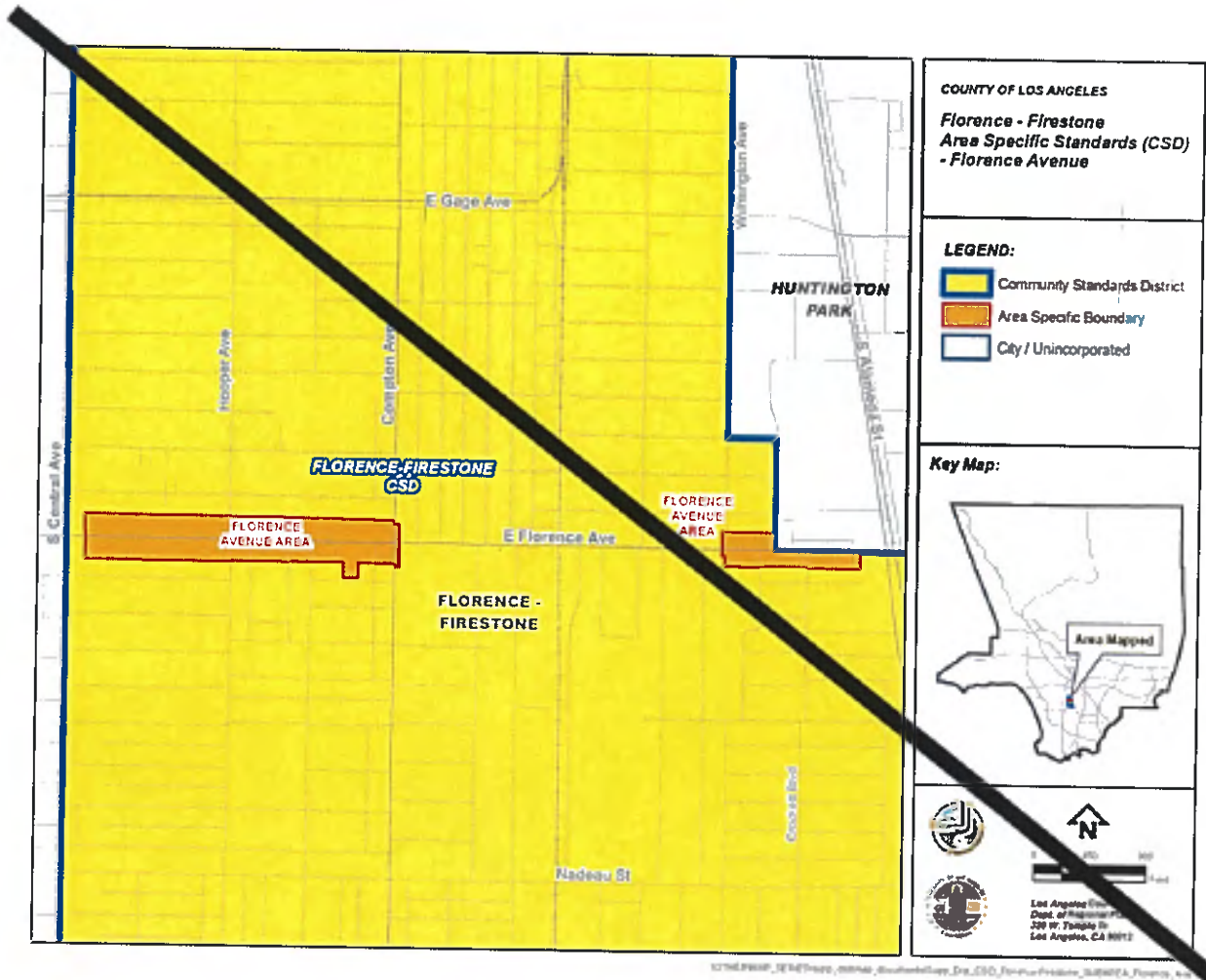


FIGURE 22.324-B:FLORENCE AVENUE AREA



**FIGURE 22.324-B: FLORENCE MILE**

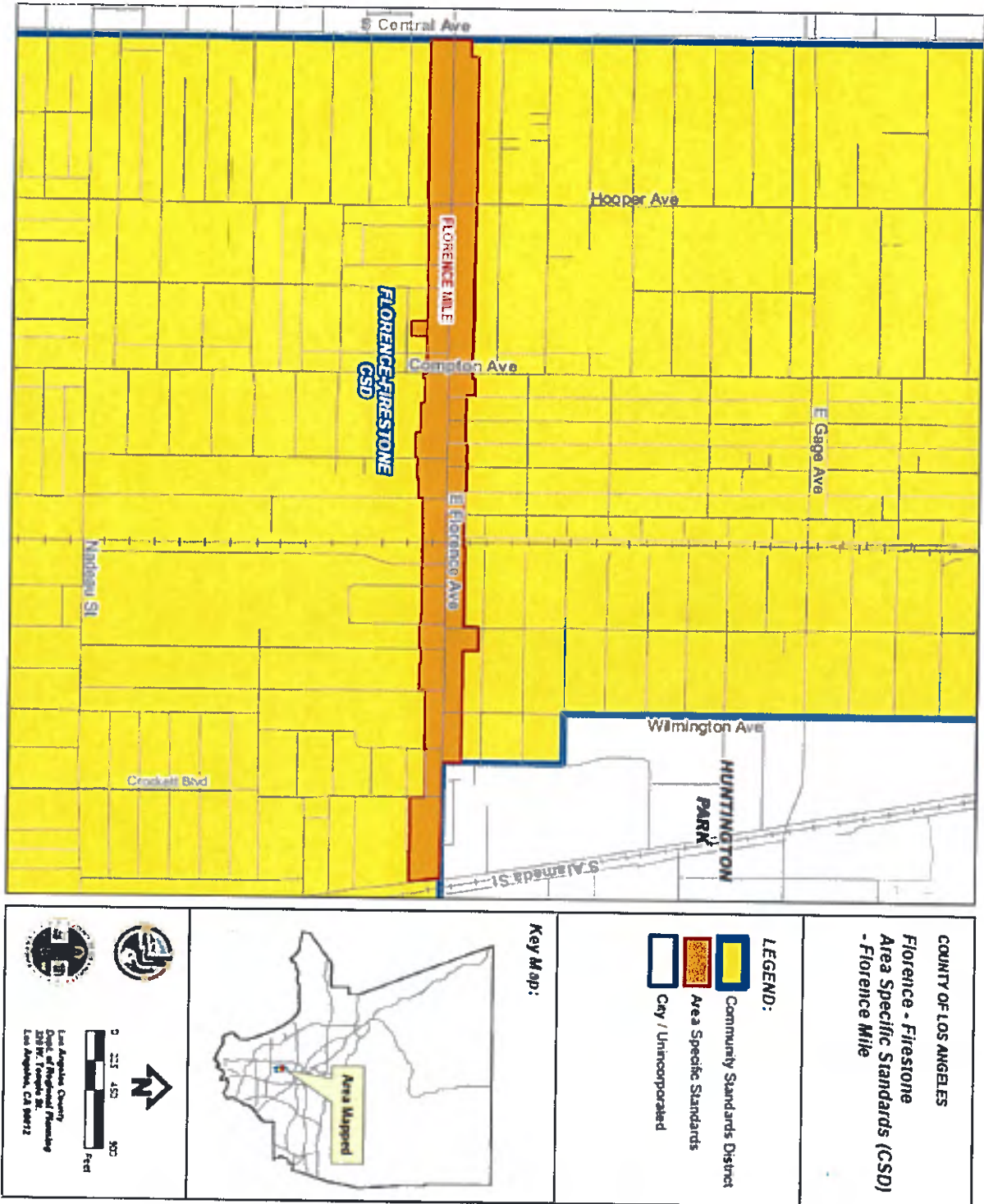
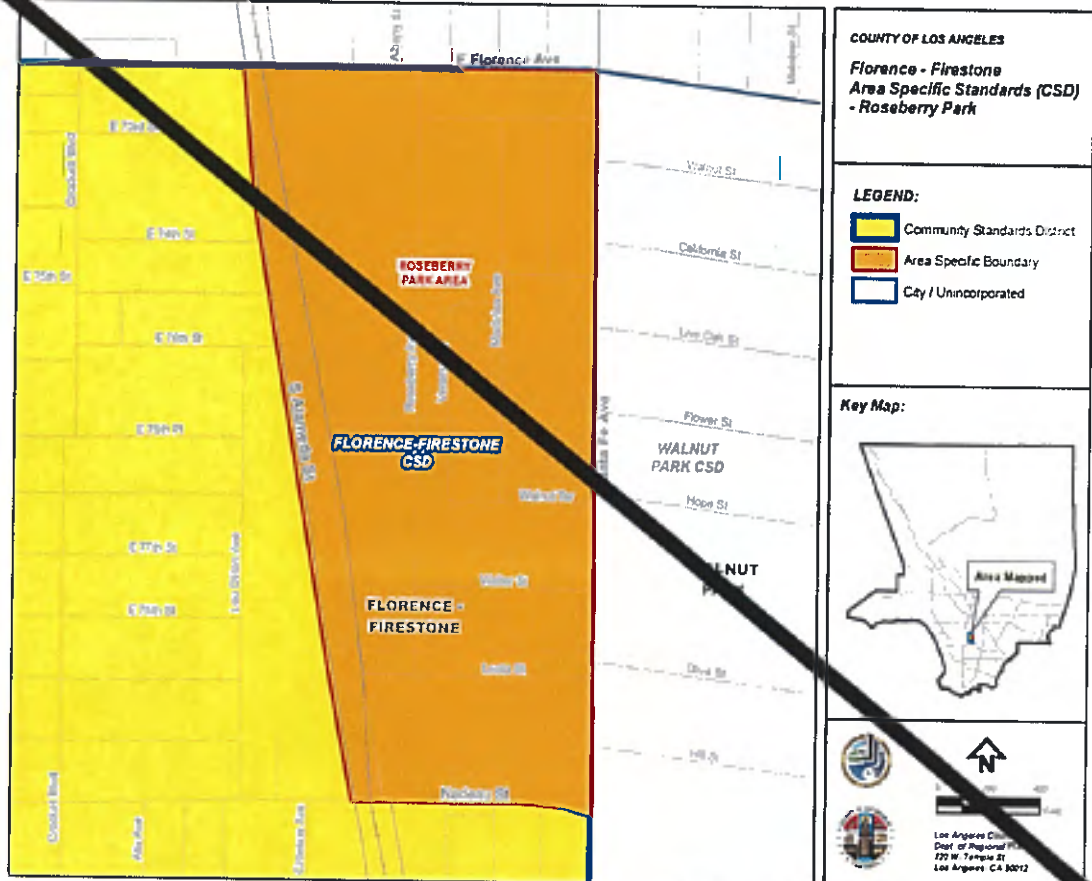
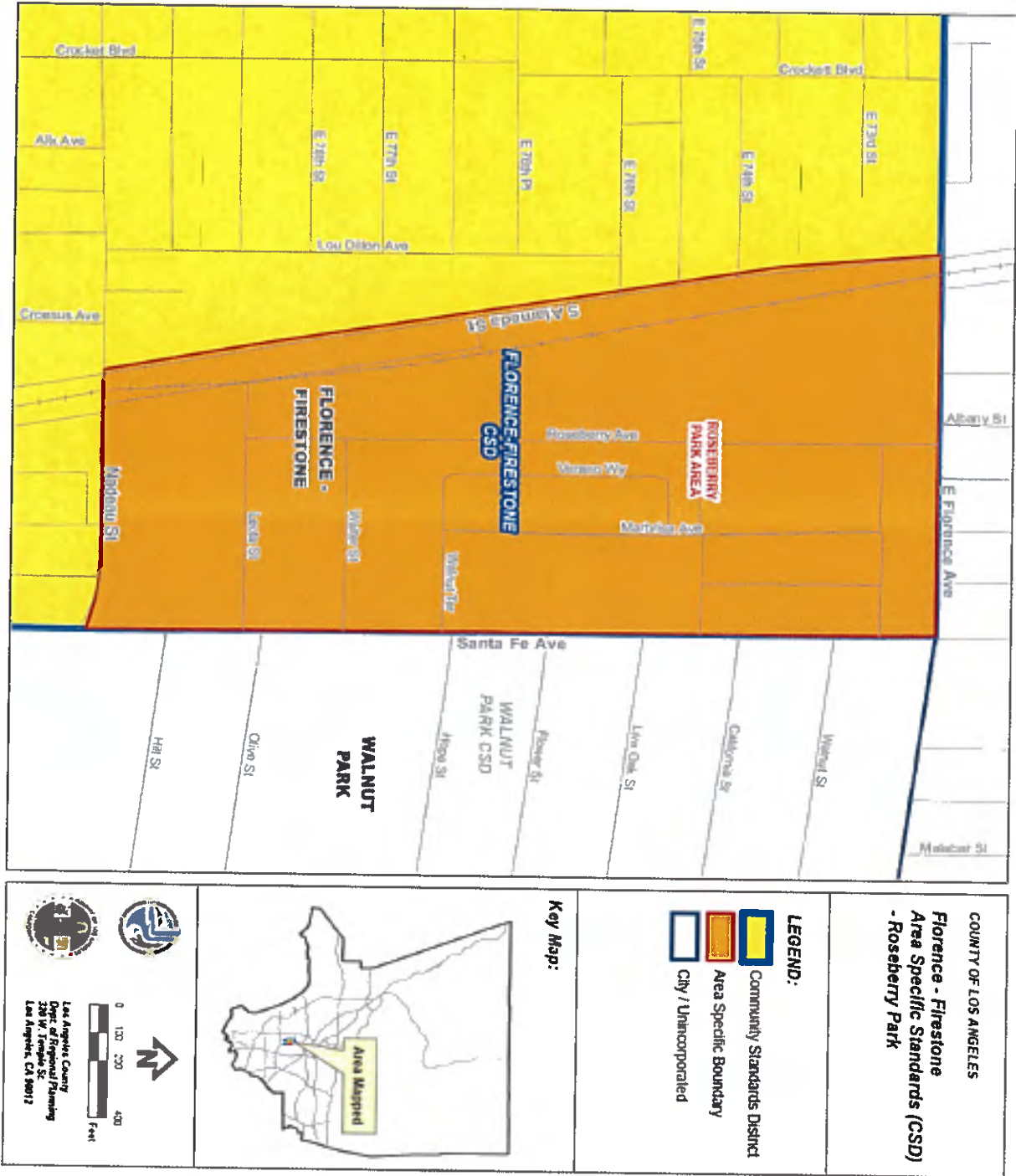


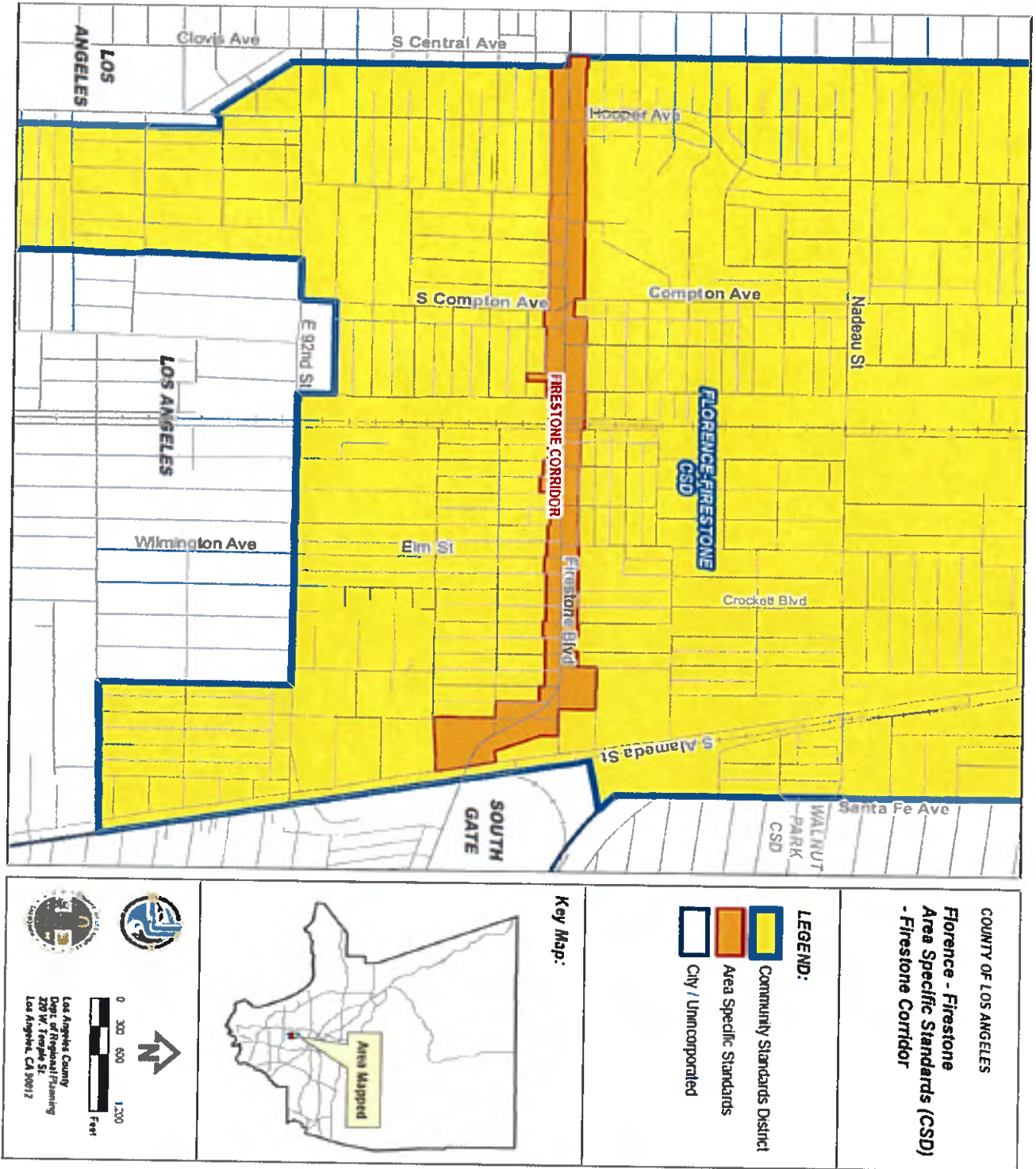
FIGURE 22.324-C:ROSEBERRY PARK AREA



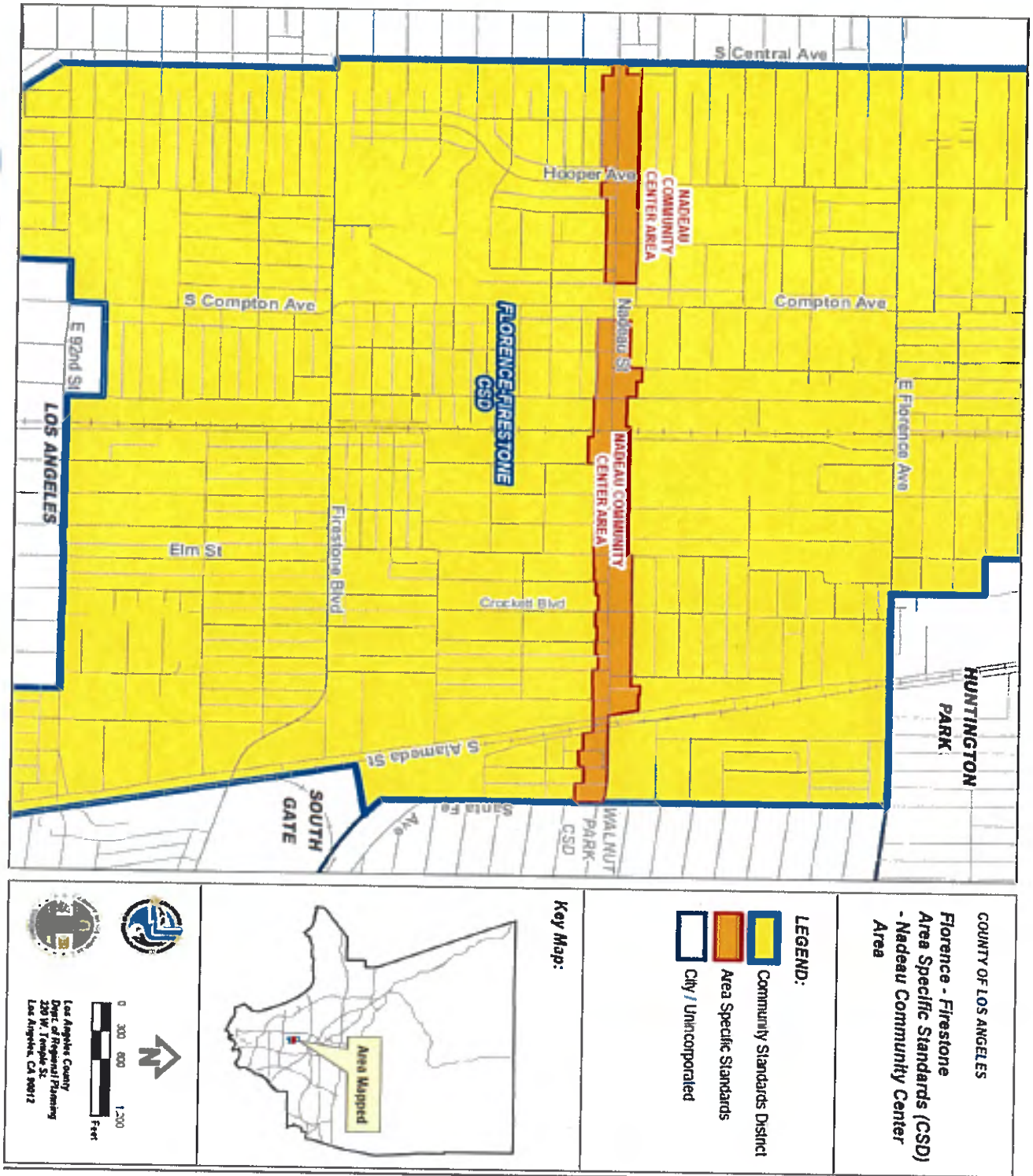
**FIGURE 22.324-C: ROSEBERRY PARK**



**FIGURE 22.324-D: FIRESTONE CORRIDOR**

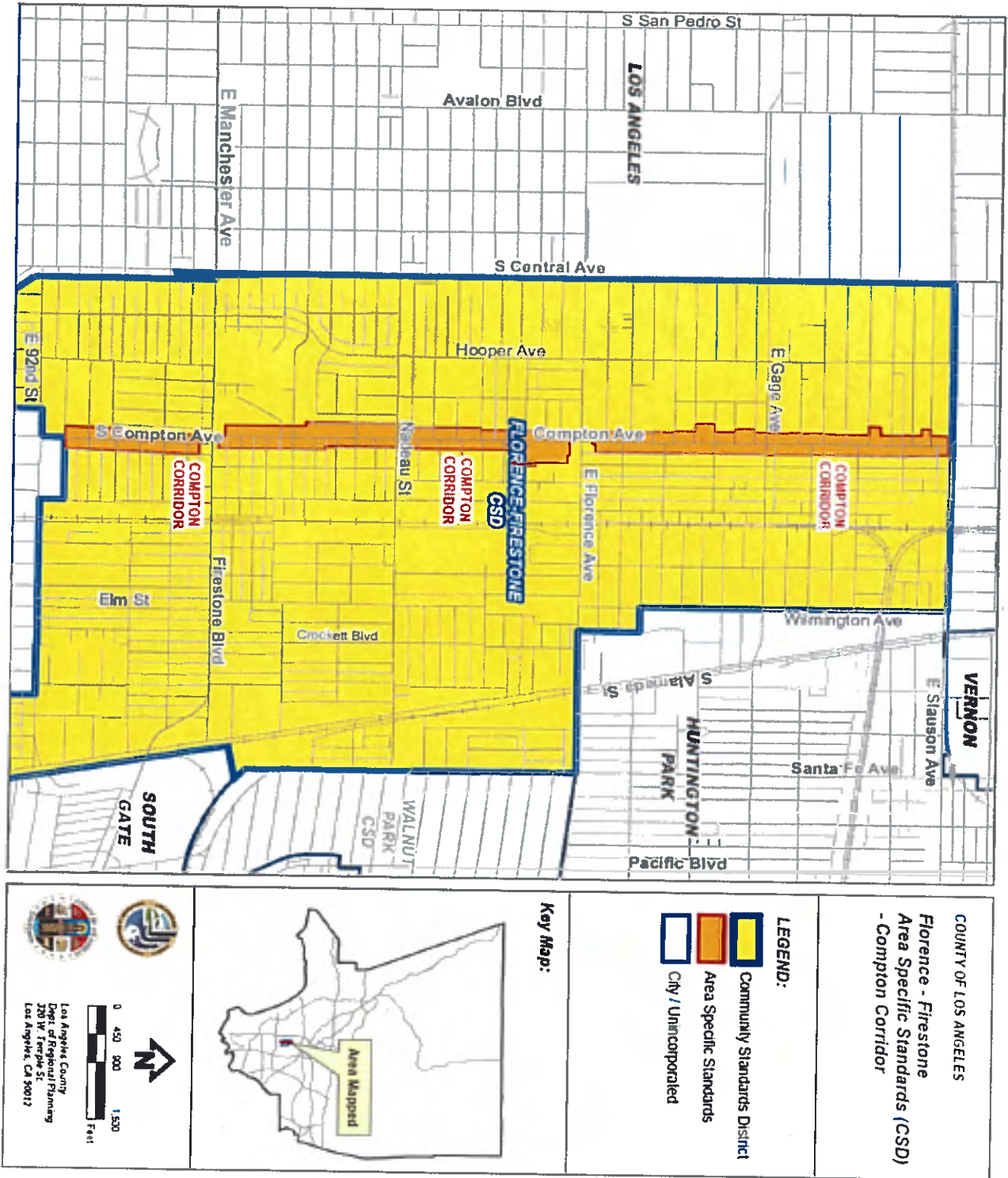


**FIGURE 22.324-E: NADEAU COMMUNITY CENTER AREA**

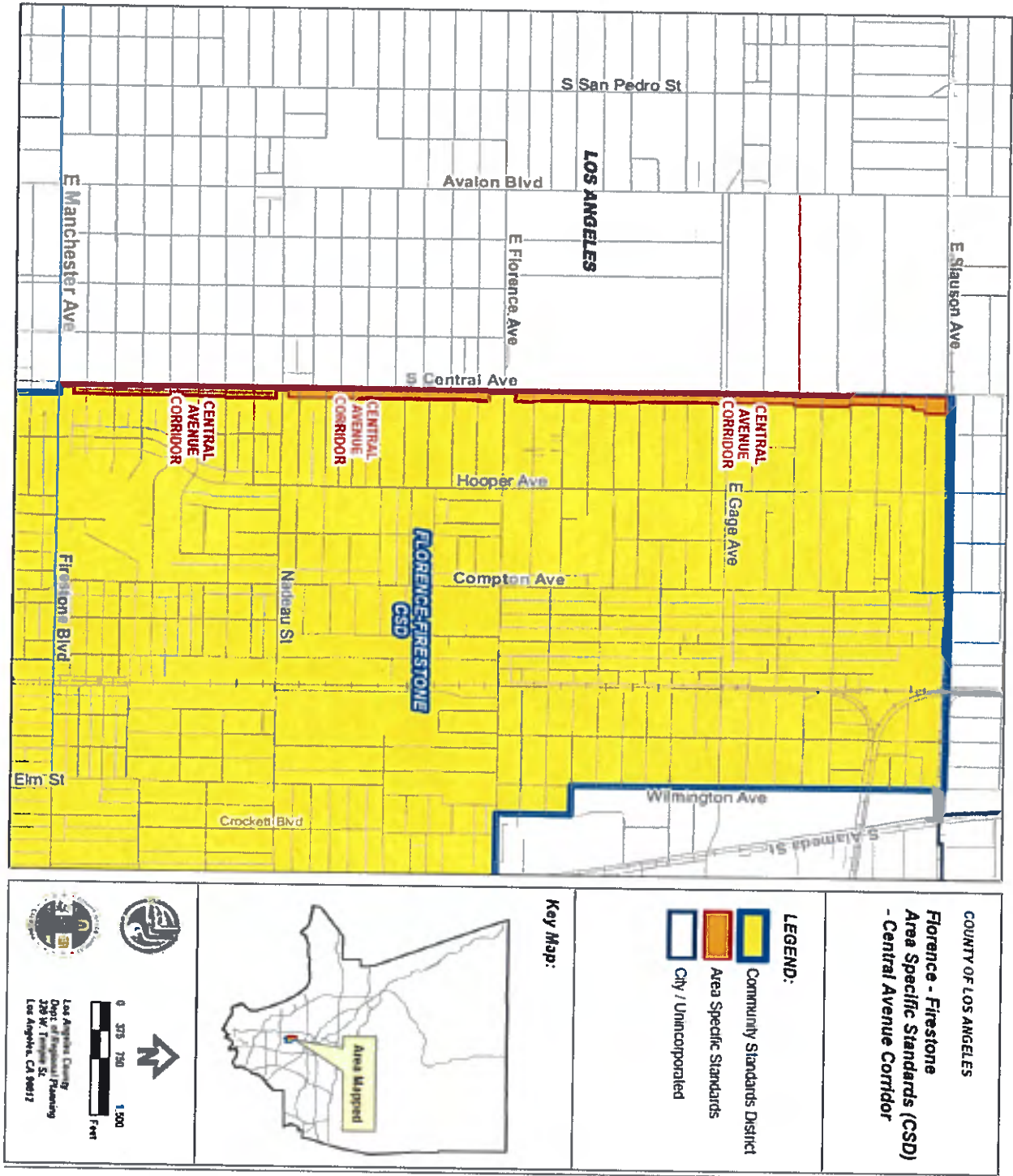




**FIGURE 22.324-F: COMPTON CORRIDOR**



**FIGURE 22.324-G: CENTRAL AVENUE CORRIDOR**



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