

FOOTHILL BOULEVARD CORRIDOR

Specific Plan

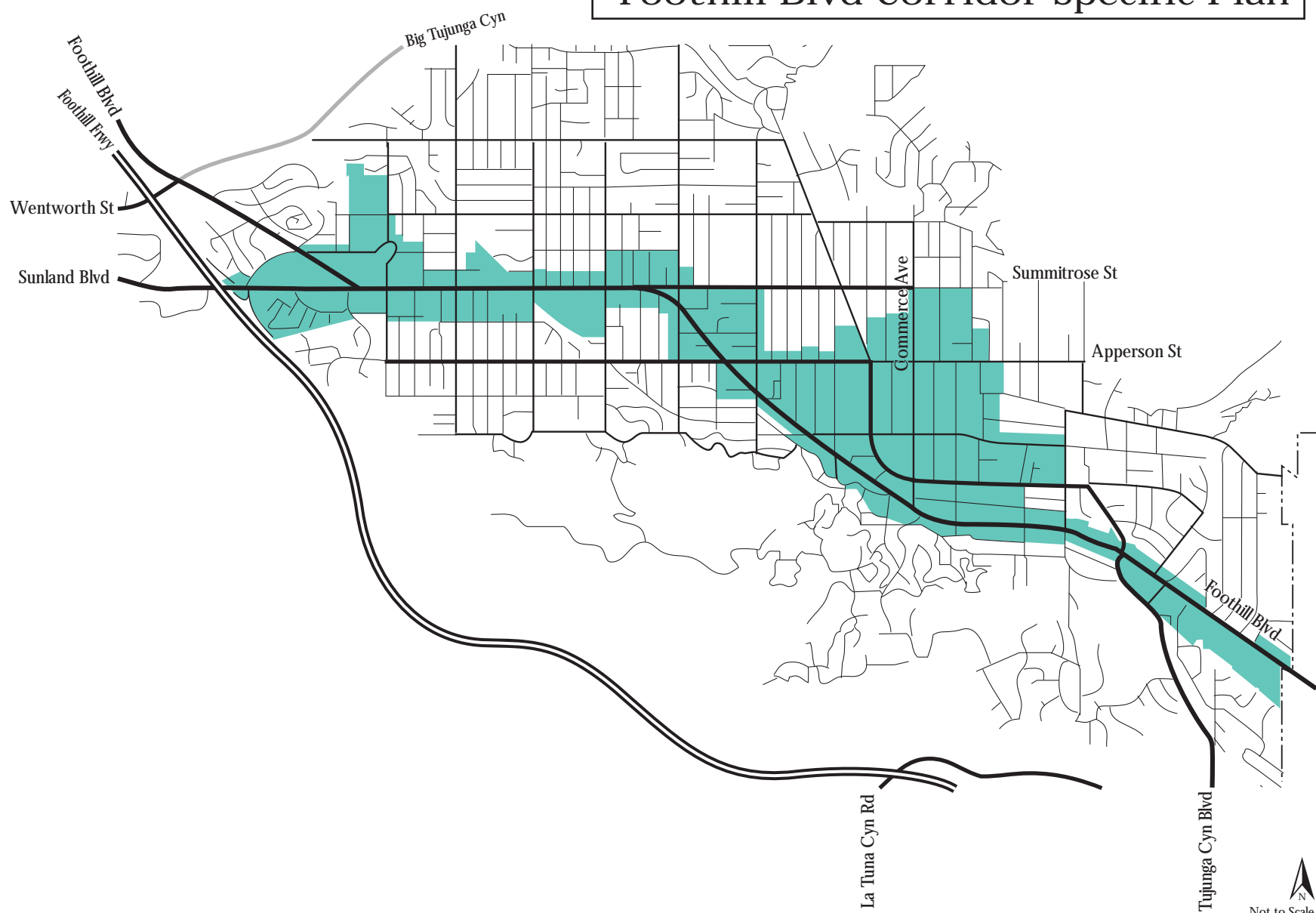
**Ordinance No. 170,694
Effective October 27, 1995**

**Specific Plan Procedures amended
pursuant to LAMC Sec. 13B.4. of Ch. 1A in
accordance with Ordinance No. 187,930**

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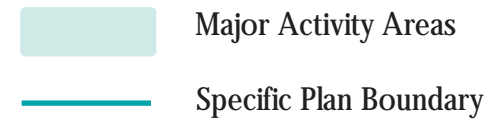
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Foothill Blvd Corridor Specific Plan



Specific Plan Area

Foothill Blvd Corridor Specific Plan

[illegible]

Major Activity Area No. 2

The map displays a street grid with a central area highlighted in light blue. The highlighted area is bounded by Foothill Blvd to the north, Wyngate St to the west, and a diagonal line extending from Wyngate St to the southeast. The streets shown include:

- North-South Streets (from west to east):** Port Ave, Apperson St, Old Ave, McVine Ave, Wyngate St, Nassau Ave, Mather Ave, Longview Ave, Bates Cyn Channel, Yates St, Woodward Ave, Leaning Ave, and Looking Ave.
- East-West Streets:** Foothill Blvd and Wyngate St.

The highlighted area covers a large portion of the central and eastern part of the map, including the intersection of Wyngate St and the diagonal boundary line.

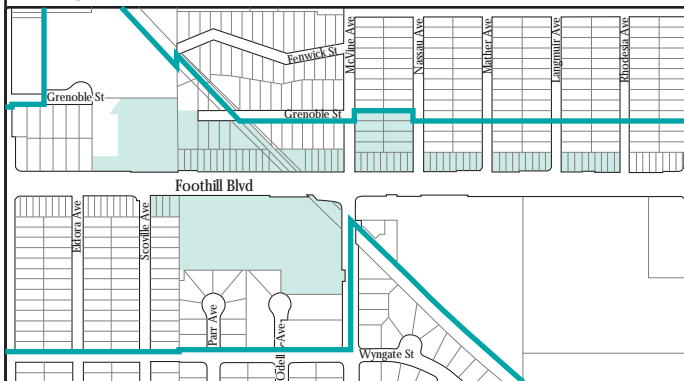
This map illustrates the layout of Major Activity Area No. 3. The Raines Cyn Channel flows from the bottom right towards the top left. Key streets include Mountain Ave, Valmont St, Tunney Cyn Blvd, Hillhaven Ave, and Simon Ave running horizontally or diagonally. Other streets shown are Elm St, Commerce Ave, Foothill Blvd, Danby St, Valaho Dr, Hillhaven St, Greeley St, and St Estaban St. The map uses a grid system with letters A through J and numbers 1 through 10 to identify specific locations. Shaded green areas represent the channel and certain street corridors.

Major Activity Area No. 4

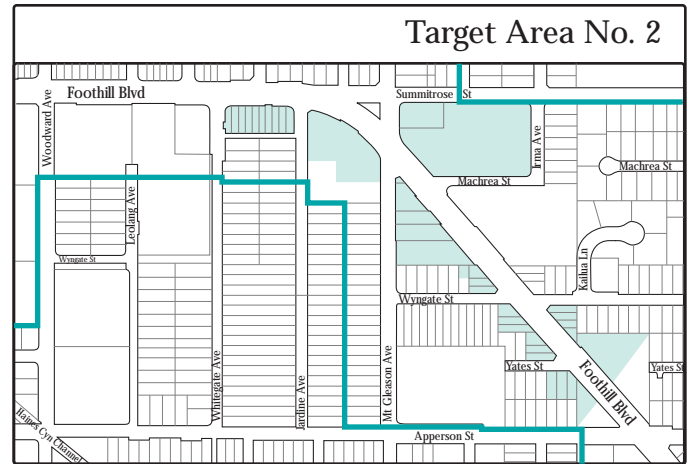
Map showing Major Activity Area No. 4, bounded by a thick teal line. The area includes streets such as Cremona Ave, Foothill Blvd, La Reina Ave, and others. A scale bar indicates 0 to 1/4 mile.

Foothill Blvd Corridor Specific Plan

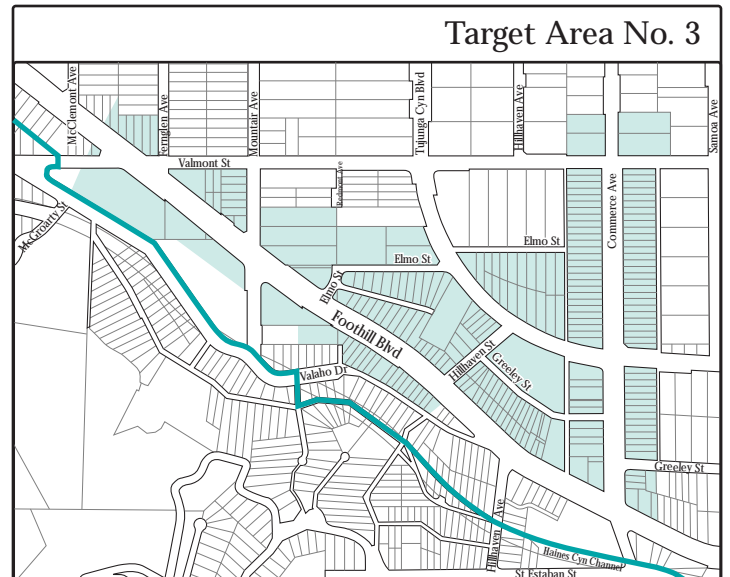
Target Area No. 1



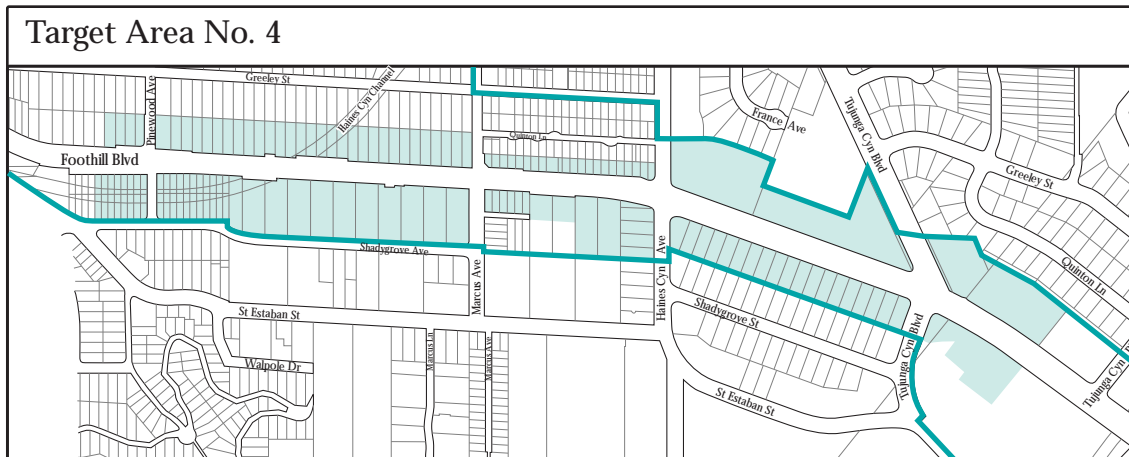
Target Area No. 2



Target Area No. 3



Target Area No. 4



- Target Areas
- Specific Plan Boundary

FOOTHILL BOULEVARD CORRIDOR SPECIFIC PLAN

An ordinance establishing a Specific Plan for the Foothill Boulevard Corridor.

THE PEOPLE OF THE CITY OF LOS ANGELES
DO ORDAIN AS FOLLOWS:

Section 1.

ESTABLISHMENT OF THE SPECIFIC PLAN

The City Council hereby establishes the Specific Plan applicable to the area of the City of Los Angeles as shown upon the attached maps. The Specific Plan boundary is shown within the shaded area on the attached Map No. 1. Major Activity Areas are shown on the numbered shaded areas of Map No. 2. Target Areas are shown on the numbered shaded areas of Map No. 3.

Section 2.

PURPOSES

The Foothill Boulevard Corridor shall function as a vibrant commercial area with multiple-family housing opportunities. It is the purpose of this Specific Plan to ensure that land uses and development in the area occur in a manner that is compatible with or complements the surrounding community. The following purposes, as specifically implemented by the provisions in this Specific Plan, shall guide the development within the Foothill Boulevard Corridor:

- A. To ensure that future development in the area occurs in a manner that is environmentally sensitive, considering existing topography, surrounding low-density residential, capacity of the street and circulation system, and scenic views of the local mountains.
- B. To enhance future commercial development of the Foothill Boulevard Corridor by establishing coordinating and comprehensive standards for parking, vehicle and pedestrian circulation, outdoor storage, building height, building design, building mass, landscape, and signs.
- C. To enhance multiple-family development in the area by establishing coordinated and comprehensive standards for parking, vehicle circulation, building height, building design, building mass, open space, landscape, and street improvements.
- D. To create a vibrant commercial environment along Foothill Boulevard and Commerce Avenue by encouraging appropriate uses, building design, landscaping, screening of unsightly views, minimizing uninteresting blank walls, and proper site designs.
- E. To promote safe and convenient vehicular circulation.

- F. To prevent traffic circulation problems in the area by ensuring street improvements and parking for multiple-family housing where existing infrastructure is inadequate.
- G. To preserve, to the maximum extent feasible, cultural resources, architecturally significant or community related landmarks.
- H. To provide guidelines for review and approval of landscape and exterior of buildings and structures.
- I. To create a more unified appearance in buildings and signs.
- J. To implement procedures for Plan Approval within the Specific Plan which will encourage good professional site planning and design practices, quality exterior design, and better appearance to improve the community.
- K. To protect the community from the adverse effects of poor planning and design.
- L. To promote the general welfare of the community

Section 3.

RELATIONSHIP TO PROVISIONS OF THE LOS ANGELES MUNICIPAL CODE

- A. The regulations of this Specific Plan area in addition to those set forth in Chapter 1 of the Los Angeles Municipal Code (hereinafter "Code") and do not convey any other rights not otherwise granted under such other provisions, except as specifically provided herein.
- B. Whenever this Specific Plan contains provisions which have different design, landscaping requirements, or parking requirements, different commercial land uses, building heights, sign provisions or other provisions which differ from those provisions contained in Chapter 1 of the Code, the most restrictive provisions shall prevail.
- C. Notwithstanding Section 3B, in the event of conflicts between provisions of this Specific Plan of existing "Q" and "T" conditions, "D" development limitations, or "F" funded improvements classifications imposed upon previously approved projects, the above-referenced conditions, development limitations, or funded improvement classifications shall prevail.

Section 4.

DEFINITIONS

The following words, whenever used, shall be construed as defined herein. Words and phrases not defined herein shall be construed as defined in Sections 12.03 and 91.6203 of the Code.

Automotive Repair Mall. A unified development with two or more automotive repair businesses. For the purpose of this Specific Plan, a unified development is:

- (a) a combination of functional linkages, such as pedestrian or vehicular connections which,
- (b) in conjunction with common architectural and landscape features, constitutes distinctive design elements of the development, and
- (c) when the development is viewed from adjoining streets, appears to be a consolidated whole.

Director. The Director of Planning of the Department of City Planning or his/her designee.

Discretionary Approval. An approval initiated by application of a property owner or representative thereof which requires the exercise of judgment, deliberation or a decision on the part of the City, including any board, Commission, or department and any officer or employee thereof, related to the use of land including, but not limited to:

- (a) zone change
- (b) height district change
- (c) supplemental use district
- (d) conditional use approval
- (e) use, area or height variance, slight modification or permits granted pursuant to the additional authority of the Zoning Administrator
- (f) parcel map
- (g) tentative tract map
- (h) site plan review
- (i) development agreement
- (j) commercial corner development pursuant to Section 12.27 I 8 of the Code
- (k) density bonus greater than the minimum required pursuant to Government Code Section 65915
- (l) exception from a geographically specific plan.

Financial Services. Services, including but not limited to, those typically offered by banks, savings and loans, thrift associations, real estate offices, insurance companies and offices, brokerage firms, escrow offices, title insurance companies and financial advisors.

Ground Floor. That floor level of a building within three vertical feet of the ground level. For the purpose of this Specific Plan, ground level is the elevation along the public sidewalk that is closest to the building.

Landscape. The use of softscape, hardscape, and waterscape. Softscape is plant material such as shrubs, trees, ground cover, lawn, planter boxes or flowers. Hardscape consists of the following: stamped concrete, tile and/or brick pavers or other decorative materials. Waterscape consists of fountains, ponds, swimming pools, and other water features.

Major Activity Areas. Four subproject areas representing core areas with existing vibrant commercial activity as identified in the numbered shaded areas of Map No. 2.

Marquee Sign. A sign attached to or constructed on a marquee.

Neighborhood Retail. Retail sale of goods needed by residents and employees in the area on a regular basis, including: art gallery, art supplies, athletic/sporting goods, bakery, books and/or cards, bicycle sales and repairs, clock or watch sales and repairs, jewelry stores, computer sales and repair, stationery and office supply stores, drug stores, fabrics and dry goods, florist, food and grocery stores including supermarkets, delicatessens, hardware, household goods and small appliances, infant and children's clothing, photographic equipment and repairs, toys, and other similar retail items as determined by the Director or his/her designee.

Neighborhood Services. Services used by residents and employees in the area on a regular basis, including: barber shops, beauty parlors, blueprinting, copy and print shops, child care facilities, clubs and lodges, bridge clubs, fraternal and religious associations, dressmaking, dry cleaners, financial services, laundries and laundromats, locksmiths, opticians, physicians, photographers, shoe repair, tailor and other similar services as determined by the Director or his/her designee.

Open Storage. The covered or uncovered ground level portion of a business operation which is not completely enclosed within a building or structure and is used to store items for purchase or repair, or is used for tools of trade. The term does not apply to nurseries, flower stores, auto sales or other uses as determined by the Director or his/her designee.

Personal Services. Services offered to the public related to home, health, or family such as dry cleaners, shoe repair, pharmacy and the like, but not including financial-oriented services.

Project. The construction, erection, structural alteration of, or addition to, any building or structure, including architectural projections attached to the exterior walls or roof structures, which requires the issuance of a building permit or a change of use permit on a lot located in whole or in part within the Specific Plan area. A Project does not include interior remodeling of a building which does not increase the floor area, or single-family dwellings.

Sandwich Sign. A portable sign consisting of two sign faces, which connect at the top and extend outward at the bottom of the sign.

Significant Project. New buildings or structures or a Project in which the aggregate value of the work in any twelve month period exceeds 50 percent of the replacement value of the existing building. The valuation shall be determined by the Department of Building and Safety.

Target Areas. Four subproject areas as identified on the numbered shaded areas of Map No. 3 of this Specific Plan, representing locations where residential development is allowed in commercial zones.

Unoccupied Tower. A structure attached to a building which is solely an architectural feature, which is taller than its diameter, and which is designed so that it may not be occupied by individuals, goods, materials or equipment, and is not used for warehousing or office purposes. Any area contained within the exterior walls of the unoccupied tower shall not be calculated as part of the floor area of the building to which the tower is attached.

Village Pedestrian Sign. A sign which is attached to a wall or to the underside of an awning or marquee with one or two sign faces perpendicular to the face of the building and which identifies a use or service exclusively or primarily by symbol. Any use of lettering shall be limited to a maximum of 30 percent of the sign area.

Section 5.

REQUIREMENTS

A. No Project shall be issued a building permit unless it is first determined by the Department of Building and Safety to be in compliance with the Specific Plan. In addition, Projects located in a Major Activity Area, or a Target Area, shall first obtain a Plan Approval from the Director.

B. Plan Approval/Modification

The Director shall have the authority to issue approval of a Project within Major Activity Areas, or Target Areas, as well as for modifications of approved plans or materials before the issuance of a building permit or certificate of occupancy. Exceptions to this Specific Plan may be granted pursuant to the procedures set forth in Section 11.5.7 D of the Code. The authority to interpret this Specific Plan is given to the Director of Planning. A determination by the Director may be appealed to the City Planning Commission pursuant to Section 17.06 of the Code whose determination is thereafter appealable to the City Council.

C. Exceptions

The provisions of this section shall not apply to:

1. Any Project involving replacement of an earthquake hazardous building demolished as a result of enforcement of the Earthquake Safety Ordinance (Division 88, Article 1, Chapter IX of the Code).
2. Any Project for which a building permit is required: a) in order to comply with an order issued by the Department of Building and Safety to repair an unsafe or substandard condition, or b) in order to rebuild as a result of destruction by fire, earthquake, or other natural disaster.

3. Any Project which has obtained a still-valid discretionary land use approval from the City prior to the effective date of this ordinance, and which approval also considered height, mass, and design.
4. Any Project involving a structure which is designated on the National Register of Historic Places or State or City list of historical or cultural monuments.

D. Guidelines Manual

The Planning Department shall draft additional guidelines to be included in the Guidelines Manual that may include illustrations, interpretations, standards or policies, and may address color, materials, texture, and/or design of features including but not limited to exterior building facades, signs, street furniture, trash containers, landscape, traffic direction and parking information signs. These guidelines shall be considered by the Director in acting on Plan Approvals and Modifications and in issuing interpretations. Modified guidelines shall be presented to the City Planning Commission for hearing and approval within one year of enactment of the Foothill Boulevard Corridor Specific Plan.

Section 6.

GENERAL PROVISIONS

A. General Design Provisions for Buildings and Structures

1. All roof mechanical equipment and duct work shall be screened from view.
2. Night lighting shall be shielded and directed onto the site and no floodlighting shall be located so as to be seen directly by adjacent properties. Blinking lights are prohibited. This provision shall not preclude the installation of low-level security lighting.
3. Trash/garbage areas shall be screened by a wall enclosure and/or landscape materials.

B. General Provisions for Access and Circulation

In order to reduce curb cuts and left turns from Foothill Boulevard, or Commerce Avenue within Major Activity Area No. 3 on Map 2B, the following shall apply to Significant Projects where an alley or side street is available for access to the Project: driveway access to Foothill Boulevard or Commerce Avenue is prohibited, unless the driveway is for an automotive fueling station and outside of Major Activity Area No. 3, or a written exception is obtained from the Department of Transportation.

C. General Provisions for Landscaping

Notwithstanding Section 12.23 of the Code related to non-conforming buildings and uses, in order to establish consistent landscape standards for Projects, no building permit shall be issued unless the Project is consistent with the landscape requirements set forth below. All parcels rendered nonconforming by the landscape standards shall comply with the landscape provisions within five years of the effective date of this ordinance. Exceptions to this section may be granted for existing landscape, provided that the Director finds that the landscape conforms to the intent of this ordinance or it is practically impossible to provide. Otherwise, all Projects shall incorporate landscaping in conformance with the following requirements:

1. In addition to the provisions of Sections 12.24 C 44 and 12.26 I of the Code, all Significant Projects that will operate as an automobile repair business, fueling and service station, or laundry or wash rack shall provide landscaping at a minimum of four percent of the lot area.
2. Landscaping shall be required only to the extent that it does not cause the reduction of the existing number of parking spaces below the legally required number, or require an increase in the number of tandem spaces. If a reduction in parking spaces occurs because of the landscape requirements set forth herein, exceptions may be granted after review by the Director.
3. The following provisions shall apply to any Project and are applicable until the adoption of the Citywide landscape ordinance, which will then supersede the provisions in this Specific Plan. [Landscape Ordinance, Ord. No. 170,978, adopted April 3, 1996 and operational July 12, 1996]:
 - a. Use of artificial plants for exterior landscape shall be prohibited. In addition, drought-tolerant plant materials are encouraged and landscaping shall comply with the adopted Xeriscape Ordinance.
 - b. All landscape areas shall be equipped with an automatic sprinkling or drip irrigation system designed to conserve water. In addition, the system shall be installed and operational prior to issuance of a certificate of occupancy.
 - c. Softscape. Each area to be landscaped shall be planted with a variety of plant materials which include shrubs, trees, ground cover, lawn, planter boxes or flowers.
 - d. Entrances to courtyards and walkways. Softscape shall be grouped and placed at entrances to courtyards and walkways.

e. Surface Parking - Interior

1) Amount

- a) At least seven percent of the total area of an open parking lot shall be softscaped. It shall have at least one shade tree for every four uncovered parking spaces.
- b) At least half of the trees planted shall be evergreen shade-producing trees of no less than 24" box. These trees should be distributed throughout the parking lot so as to shade the parking area at maturity.

2) Design

Planting medians when located in a surface parking area shall be three-feet wide when parking is single-load and seven-feet wide when parking is double-load. Notwithstanding Section 12.21 A 6(c) of the Code, to eliminate freestanding wheelstops, the landscaped area of the planting median may be five (5) feet wide for single-loaded parking and seven-feet wide for double-loaded parking. In such event, three feet of the area of the planting median shall be softscaped with the remaining width hardscaped with decorative material. Root barriers and trunk protection devices shall be provided.

f. Surface Parking - Perimeter

For any surface parking lot which abuts a public street, except at pedestrian or vehicle entrances:

- 1) A three-foot wide area shall be provided along the perimeter of the portion of the lot abutting the public street and shall be softscaped.
- 2) A three-foot wall shall be located behind the landscaped area, if a three-foot high landscape berm is not used. This wall shall be constructed of "vista type masonry" or other partially solid material. Vines and shrubs shall be planted along the side of the wall facing the street to screen the wall without blocking visibility into the parking area as required by Section 12.21 A 6(f) of the Code.

g. Parking Level Screening

Above-grade parking shall be visually screened from public streets and residences, except at pedestrian or vehicle entrances.

h. Maintenance of Landscape and Amenities

It shall be the responsibility of the property owner or representative to maintain all landscape features located on private property, including, but not limited to, softscape, walkways, benches and fountains in accordance with the following criteria:

- 1) All fabricated features shall be maintained in a good condition both in structural integrity and cosmetic appearance.
- 2) All softscape shall be watered, fertilized, trimmed and maintained in good condition.
- 3) Required landscape areas shall be maintained free of litter and other undesirable debris.

D. General Provisions for Buffering

All Projects shall incorporate buffering in conformance with the following requirements:

1. Where a building or structure has been demolished or abandoned, and plans for new construction or renovation have not been submitted to the Department of Building and Safety, within 12 months from the completion of demolition or date of abandonment, owners of lots shall provide landscape screening, fencing, or walls around the perimeter of the lot until construction commences. If chain link fencing is used the fence shall be constructed with either wood lath or similar device woven into the fence for screening, or vines or vegetation espaliered on the fence. However, if transparency is desired for security purposes, notwithstanding the above, the chain link fence may be color coated dark green or black.
2. No wall or fence within 50 feet of a front yard setback from a public street shall extend more than 25 feet horizontally without a visual break. Visual breaks may be accomplished by articulation or architectural detailing in the wall plane facing the street, using a staggered wall, an indentation in the wall, a spacing of columns, a series of raised planters or by varying the height of elements and alignment of the wall or including gates or other penetrations for pedestrian access.

Section 7.

MULTIPLE-FAMILY RESIDENTIAL PROVISIONS

A. Land Use Limitations

This Specific Plan permits land uses allowed by the General Plan and the Code, with the additional regulations as specified below:

1. New residential construction in commercial zones is restricted to areas identified on the Target Areas Map, except where prohibited by the underlying zone.
2. Notwithstanding the provisions of Section 12.24 B 30 and Section 12.22 A 18 of the Code, mixed commercial/residential use development shall only be located in Target Areas and Major Activity Areas, except where prohibited by the underlying zone.

B. Development Provisions

1. Required Yards for New Residential Construction. Any yards abutting Foothill Boulevard shall be a minimum of 15 feet deep, or as required by the underlying zone, whichever is larger.
2. Open Space. Open space for active and passive recreational purposes shall be provided on the subject site as follows:
 - a. A minimum of 100 square feet of usable open space shall be provided for each dwelling unit. Parking areas, driveway and the required front yard setback area may not be included as open space.
 - b. Required access ways, building separation and side yard and rear yard setback areas may be included as usable open space, provided such areas are at least 20 feet in width and are landscaped or improved for recreational use to the satisfaction of the Planning Department.
 - c. Private patios or enclosed yards (at grade) which are part of a dwelling unit may be included as usable open space if they are a minimum of 150 square feet. Recreation rooms may be included as open space but may not count for more than 10 percent of the total required open space area.
 - d. Each common open space area (for use by more than one dwelling unit) including recreational rooms shall be a minimum of 400 square feet.
 - e. A maximum of 50 percent of the common usable open space may be landscaped treatments, such as swimming pools, spas, walks, patios, courts, fountains, and barbecue areas.
 - f. Noise Impact Mitigation. Active recreational uses, such as swimming pools and barbecue areas, shall not be located immediately adjacent to any single-family residential use, excluding condominium uses, to the satisfaction of the Planning Department.

3. Height

- a. New residential buildings, accessory buildings, structures, or additions to such existing buildings or structures shall not exceed 33 feet in height.
- b. Notwithstanding Subsection 3(a) above, new residential buildings, structures, additions to such existing buildings or structures in Major Activity Areas may be 45 feet in height when the first floor is set back 15 feet from the lot or building line and when additional floors are set back a minimum of 10 feet from the floor immediately below it.
- c. Exceptions to Height

When the highest elevation along the common property line between a lot which is subject to the height limits above, and a property occupied by a building which exceeds the grade of the proposed building on the subject lot by more than five (5) feet, the proposed building may exceed the height specified above by the number of feet represented by the difference in grade. However, under no circumstances shall the height of the building on the property to be developed exceed a height of 50 feet as measured from the grade to the roof, including structures, immediately adjacent to the abutting property.

4. Off-Street Parking

For any Project, except for hotels and motels, which increases the existing floor area on site, number of dwelling units, or number of guest rooms, the following shall apply:

- a. Number of Required Parking Spaces
 - 1) A minimum of two parking spaces for each dwelling unit.
 - 2) Guest parking shall be provided at a ratio of 1/2 space for each dwelling unit, guest room, or efficiency dwelling unit. Guest parking shall be clearly identified and accessible.
 - 3) Significant Projects shall provide bicycle and/or scooter racks at a ratio of 1/2 space per dwelling unit.
- b. The parking requirements shall apply to:
 - 1) The square footage of the floor area devoted to a change of use; or,
 - 2) The square footage of the floor area contained within an addition to the existing building or structure.

5. Pedestrian Linkages

- a. A Significant Project built on one or more lots with a combined width of 150 feet or more, shall have a walkway which is a minimum of 10 feet in width for every 50 feet of lot width. Required walkway areas may be combined. At minimum, walkways shall extend from the front property line for 50 feet or to the midpoint of the lot, whichever is less in depth.
- b. Walkway areas may be counted as required open space, provided they are hardscaped and include potted trees.

6. Street Dedication and Improvement

Notwithstanding the provisions of Section 12.37 A of the Code, for Significant Projects, street dedication and improvements shall be completed prior to the issuance of a Certificate of Occupancy. The street dedication and improvements shall be required as follows:

- a. At least one half of the width of any street abutting a lot or lots on which a Project is located shall be dedicated and improved to the standards contained in Section 12.37 H of the Code.
- b. The maximum area of land required to be so dedicated and improved shall not exceed 25 percent of the area of any such lot which was on record on March 1, 1962, in the Los Angeles County Recorder's Office. In no event shall such dedication reduce the lot below a width of 45 feet nor below an area of 4,500 square feet.
- c. For any dedications and improvements required to be made pursuant to the provisions of this section, a bond in such amount as the City Engineer estimates is necessary to complete all of the improvements required must be filed with the City Engineer.
- d. All required improvements shall be accomplished in accordance with current applicable provisions of the Standard Specifications for Public Works adopted by the City Council.
- e. Exceptions. These provisions shall not apply to the following:
 - 1) Projects, other than Significant Projects, that are legally existing on a lot or lots provided no additional dwelling units or guest rooms are created.
 - 2) Variations from the aforementioned requirements may be granted by the City Engineer under Section 12.37 H 4 of the Code when made necessary due to conditions of the topography and existing improvements contiguous to the property. All requests for variation must first be presented in writing to the Director of Planning for review and approval by the City Engineer.

- f. Street Trees. Street trees shall be planted along the public right-of-way to the specifications established by the Street Tree Division of the Department of Public Works at a minimum of one tree per 30 lineal feet.

C. Design Provisions

In addition to the provisions set forth below, other requirements may apply pursuant to a Guidelines Manual as approved by the City Planning Commission.

- 1. Design of Buildings
 - a. Balconies (adjacent to single-family uses). Above the first floor, there shall be no balconies which have a line-of-sight to any adjacent existing single-family use, unless the latter is designated for less restrictive uses by the General Plan.
 - b. Parking structures' ingress and egress shall not have a vertical clearance greater than 13.5 feet.
- 2. Design of Parking. If any guest parking is located behind security gates, the following shall apply:
 - a. A remote electronic gate opening system shall be installed so that the security gate can be opened from each residential unit served by the secured guest parking.
 - b. An electronic intercommunications system shall be installed. The system shall be readily accessible to the drivers of the guest vehicles and to the units served by the secured guest parking.
 - c. The security gate shall be set back at least 18 feet from the public right-of-way so as to provide a queuing area for guest vehicles and to prohibit blockage or interference with the public right-of-way by waiting guest vehicles.

Section 8.

COMMERCIAL AND INDUSTRIAL PROVISIONS

A. Land Use Prohibitions and Limitations

The Specific Plan permits land uses allowed by the General Plan and the Code, as additionally restricted below:

- 1. The following uses are prohibited:
 - a. Bail bond broker or bail bond shop
 - b. Bath, Turkish and the like
 - c. Bathhouse
 - d. Clothing, secondhand or thrift store
 - e. Escort bureau
 - f. Massage parlor (when not operated as an accessory use to a health club, gymnasium, or doctor's office)

- g. Open Storage area
 - h. Pawnshop
 - i. Payroll check cashing office
 - j. Personal storage or storage building for household goods, unless neighborhood retail or services or financial services are included at the property line for 70 percent of the frontage abutting Foothill Boulevard
 - k. Tattoo studio and
 - l. Transfer (moving) business
2. The following uses are limited:
- a. In addition to the conditional use permit requirements as set forth in Sections 12.24 C 44 and 12.26 I of the Code, new construction of automobile repair businesses shall be located in an Automotive Repair Mall.
 - b. Major Activity Area No. 3
 - 1) Notwithstanding the limitations and restrictions of the underlying zone, permitted uses as identified in Section 13.06 E of the Code and established pursuant to procedures outlined in Sections 13.06 C 3 are allowed.
 - 2) Upon a change of use on lots fronting on Commerce Avenue, Foothill Boulevard, or Tujunga Canyon Boulevard, at least 70 percent of the Ground Floor frontage shall contain at least one of the following: retail sales, Personal Services, restaurants, pedestrian parks, plazas, cultural, art, and/or historical museums, or other related uses as determined by the Director or his/her designee through the Plan Approval process.
 - (3) Notwithstanding Paragraph (a) above, all drive-through uses and auto repair uses are prohibited.
 - c. In multi-level parking structures, where there is parking on the first story, 70 percent of the frontage of the first story along the property line which adjoins a public street (not including an alley), shall contain Financial Services, Neighborhood Retail, Neighborhood Services or other related uses as determined by the Director through the Plan Approval process.

B. Development Provisions

Development provisions are in addition to requirements of the Code.

1. Amenities

- a. Significant Projects on lots that are 100,000 square feet or greater shall provide street furniture including benches, trash receptacles, newsracks, bicycle racks, indoor public telephones, and drinking fountains incorporated into the setback area in such a way that does not inhibit building access and pedestrian activity.

- b. Any rooftop patio area must be set back 10 feet from an exterior wall of the level immediately below.

2. Height

- a. In addition to the height regulations set forth in Section 12.21.1 A 10 of the Code, new commercial buildings, structures, or additions to existing buildings or structures shall not exceed 33 feet in height, except in Major Activity Areas.
- b. In addition to the height regulations set forth in Section 12.21.1 A 10 of the Code, new commercial buildings or structures or additions to such existing buildings or structures in Major Activity Areas, when abutting single-family residential zones, Foothill Boulevard, Commerce Avenue, or Tujunga Canyon Boulevard, shall be stepped back from the building line or lot line at a 45- degree angle for those portions over one story, or 25 feet to a maximum height of 45 feet. When any additional story is stepped back, the step back shall be a minimum of 10 feet from the story immediately below it.
- c. Exceptions to height
 - 1) When the highest elevation along the common property line between a lot which is subject to the height limits above, and a property occupied by a building which exceeds the grade of the proposed building on the subject lot by more than five (5) feet, the proposed building may exceed the height specified above by the number of feet represented by the difference in grade.
 - 2) In addition to the height limits specified above, unoccupied architectural features may extend an additional 10 feet; towers or domes and similar features designed to mask elevator shafts may extend an additional 15 feet above the height limitation specified in Subparagraph (c).

3. Off-Street Parking

Bicycle parking shall be provided at a ratio of 1/2 bicycle parking space for each 10 required vehicle parking spaces. Bicycle parking shall be located as close to the entrance of the facility as feasible, but not in the right-of-way.

4. Street Trees

Trees shall be planted in the public right-of-way to the specifications established by the Street Tree Division of the Department of Public Works at a ratio of at least one tree per 30 lineal feet of street frontage.

C. Design Provisions

In addition to the provisions set forth below, additional or alternative requirements may apply pursuant to the Guidelines Manual as approved by the City Planning Commission.

1. Buildings

- a. Strip commercial centers along Foothill Boulevard shall have at least 50 percent of the building's vertical or horizontal facade plane articulated with at least six inches of horizontal or two feet of vertical variation.
- b. Exterior bars on windows are prohibited.

2. Pedestrian Linkages

A system of walkways shall be incorporated into the Project which shall include decorative paving that enhances and reinforces pedestrian scale, such as paving where vehicles cross pedestrian walkways, the use of bollards and landscaping.

3. Except when a Project is an interior tenant improvement, as defined by the Department of Building and Safety, lots with unenclosed industrial uses shall be enclosed by solid fences, walls or landscaping at least six feet in height.

Section 9.

SIGN REGULATIONS

Notwithstanding any provision of the Code to the contrary, the Department of Building and Safety shall not issue a permit for a sign unless the sign complies with the provisions of this Specific Plan. The provisions shall apply to the construction, alteration, repair, erection, location, electrification, and maintenance of any sign or sign structure within the Specific Plan area. No provision of this Specific Plan shall prohibit an ideological, political or other noncommercial message on a sign otherwise permitted by Division 62 of the Code.

A. Prohibited Signs

In addition to the prohibitions set forth in Section 91.6205(k) of the Code, the following signs shall not be permitted, constructed, erected or maintained unless otherwise permitted by this Specific Plan:

1. Balloons for purposes of display or advertising located above the roof, including but not limited to those filled with any type of gas including helium and hot air balloons, whether affixed to a permanent location or used for riding.
2. Wall signs which are painted with a message which contains more than the name and/or logogram of each business on the premise upon which the business is located.

3. Off-site commercial signs (i.e., billboards), except that existing legally erected off-site commercial signs may be replaced on the same site or a new site provided that the new location and sign otherwise meets all current ordinance requirements of Section 91.6220 of the Code relating to off-site signs.
4. Projecting signs, except that Village Pedestrian Signs shall be permitted.
5. Roof signs.
6. Cabinet (box) signs, where the letters are not encased and have a discernable boundary.
7. Sandwich sign located in the public right-of-way.

B. Exemptions

The following signs are exempt from the provisions of this Specific Plan:

1. Temporary signs within the meaning of Section 91.6215 of the Code.
2. Signs required by law, provided that such signs unless otherwise required to do so by law shall not exceed size and height limitations as stated in this Specific Plan.
3. Signs owned by a government agency.
4. Public utility signs which contain no advertising copy and which are customarily utilized in the performance of the utility's function.
5. One construction sign located on a lot where a building or structure is being erected or remodeled and which identifies the architects, engineers, financing agent and/or contractors involved in the project; provided, however, that such sign shall not extend more than eight feet above ground level nor exceed 40 square feet in size.
6. Mural decorations intended for ornament or commemoration which has been determined by the Board of Municipal Arts Commissioners to have artistic merit.
7. Temporary political signs; provided, however, that such signs do not exceed 20 square feet and are removed within 15 days following the election to which they relate.
8. One temporary real estate sign indicating the building or land or premise is for sale, lease or rent; provided such signs are located on the property to which they relate and do not exceed 15 square feet in size.

9. Signs which are contained on the list of cultural or historical monuments of the Los Angeles Cultural Heritage Board.
 10. Store hour signs, provided such signs shall be placed in the front door or window closest to the door and shall not exceed 64 square inches in area.
 11. Signs which identify security protection systems, provided such signs shall not exceed 30 square inches in area.
- C. **Maximum Sizes.** No sign shall exceed a maximum of 75 square feet, except that wall or freestanding signs which abut an alley shall not exceed a maximum of 50 square feet.
- D. **Number of Signs.** Notwithstanding Section 91.6220(b)4 of the Code, no more than three of any type of sign may be placed on a lot.
1. **Awning Signs.** One awning sign as allowed pursuant to Section 91.4506(f) of the Code shall be permitted per awning.
 2. **Window Signs.** For each Ground Floor occupancy of a building, only one illuminated window sign shall be permitted in a window which directly faces a dedicated street, dedicated alley, mall, or parking lot area.
- E. **Wall Signs**
1. **Area.** The total sign area of wall signs facing a street shall not exceed two square feet for each linear foot of building frontage.
 2. **Projection.** A wall sign shall be erected or constructed so that it is either integrated into the wall, flat against the wall to which it is attached, or projecting not more than 10 inches from the wall to which it is attached.
- F. **Monument Signs**
1. **Area.** The total area of a monument sign shall not exceed two square feet for each linear foot of building frontage.
 2. A minimum five (5) foot radius of landscaped area shall surround a monument sign.
- G. **Pole Signs**
1. **Area.** The total area of a pole sign shall not exceed two square feet for each linear foot of building frontage.
 2. No pole sign shall be allowed in Major Activity Area No. 3.
 3. No pole sign shall be greater than 25 feet in height from ground level.

H. Awning Signs

1. Area. The area of an awning sign shall not exceed four square feet.
2. Height. The vertical height of the face of an awning sign shall not exceed one foot.
3. Miscellaneous
 - a. Awning signs may be painted, placed or installed only upon the vertically hanging border of an awning, provided that such signs shall not extend above or below such hanging border.
 - b. Awning signs shall be constructed of a permanent material such as canvas, aluminum, or durable plastic with a usable life of at least three years.
 - c. No advertising shall be placed on any awning except the name of the owner and business, logogram and industry or pursuit conducted within the premises.

I. Window Signs

The area of an illuminated window sign shall not exceed five percent of the window area. Signs constructed of stained glass shall be permitted to cover the entire area of any window. Signs constructed of any other permitted material which are not illuminated shall be permitted only on the interior surface of the window glass, provided that no combination of such window signs cover more than 10 percent of the area of any window.

J. Amortization

Existing signs and/or support structures, constructed under a valid permit and used in conformance with the Code regulations and approvals in effect at the time of construction, shall be allowed to continue under those regulations and approvals even though subsequent adopted regulations and approvals have changed the requirement, provided that there shall be no increase in any existing sign area or height and no change in its location or orientation. The exceptions to continued use are as follows:

1. If a nonconforming sign a) is damaged or partially destroyed by fire, flood, earthquake or other natural disaster to the extent of more than 50 percent of its replacement value at the time of the damage or destruction; and b) repair of the damage or destruction involves more than one sign face replacement; and, c) the sign has not been repaired within 30 days of the date of the damage or destruction, then the damaged sign shall be totally removed within 45 days of the date of the damage or destruction.

2. All signs lawfully erected on properties where there is a cessation of a business activity, service or product for 90 days shall be removed. This shall not apply to a sign which qualifies as an "advertising display" as defined in Section 5202 of the State of California Business and Professions Code.

Section 10.

SPECIFIC PLAN IMPLEMENTATION

A. Plan Approval Procedures - Intent

In granting a Plan Approval, the Director shall review projects for compliance with the Specific Plan and encourage unified developments that contain functional linkages, distinctive architectural components, and landscape design elements. Furthermore, Plan Approval evaluates the placement of mass, form, spatial elements and overall quality of the design of projects based on provisions and defined objectives in the Specific Plan. Plan Approval staff will assist City decision-makers, the community, private developers, property owners, and design professionals in implementing the provisions and design goals contained within the Specific Plan. The procedures are designed as the most time-efficient methods available.

B. Plan Approval Thresholds

1. Plan Approval shall be required for Projects in Major Activity Areas and Target Areas.
2. Plan Approval is not required for signs.
3. Any Project to construct a use that is specifically prohibited under this Specific Plan must apply for a Specific Plan exception under 11.5.7 D of the Code.
4. Projects are exempted from Plan Approval that received a still-valid discretionary approval listed in Section 5 not more than six years prior to the date of the present application for a building permit. The date of such application shall be the date on which architectural and structural plans sufficient for a complete plan check are accepted by the Department of Building and Safety and the applicable fee is paid. These exemptions shall also apply to Projects for six years from the date of a discretionary approval as listed in Section 5 which are granted after the operative date of this ordinance. This exemption shall apply only if the applicable decision-making body certifies in writing that the prior discretionary approval considered aspects of the approved Project's design (but not limited to building location, height, density, intensity, use, parking, access and architectural integrity). The Director is hereby authorized to establish procedures to process certifications.

C. **Application**

All applications for Plan Approval shall be submitted to the Department of City Planning on a form supplied by the Department and shall include materials as outlined in the Guidelines Manual.

1. Fees and Notice

- a. The filing fee for processing a Plan Approval application shall be as set forth in Section 19.01 of the Code.
 - b. The filing fee for processing an applicant's appeal from a determination by the Director or a decision by the City Planning Commission shall be the same as for an appeal from a specific plan design review decision as set forth in Section 19.01 of the Code.
 - c. The Director or Director's designee shall mail a Notice of Application and pending determination to property owners of lots within a 100-foot radius of the property upon deeming the application complete and shall provide them an opportunity to present their comments.
- #### 2. Requirements for application materials shall be outlined in the Guidelines Manual.

D. **Plan Approval**

The Planning staff shall review all Projects for which applications for plan review have been accepted.

1. **Review and Action.** Planning staff shall review the Project within 10 working days after the application is deemed complete.
2. **Plan Approval by Planning Department.** Planning staff may submit its recommendation to the Director of Planning. Planning staff's recommendation may include denial, approval, or approval with modifications to the Project. Planning staff may make its recommendation based upon the listed provisions and criteria in the Specific Plan. In the event of a recommendation for denial, the staff should specify those areas in which the Project fails to comply with the provisions and criteria in the Specific Plan.
3. The Director shall have 15 working days from the filing of a complete application to act on the application or within such additional time as is mutually agreed upon in writing between the applicant and the Department of City Planning. The Director shall deny, approve, disapprove, or approve with modifications the Project. The Director shall make findings consistent with the Specific Plan criteria.

A copy of the determination shall be forwarded to the applicant, to the councilmember in whose district the Project is located, the Department of Building and Safety, and to any interested parties upon request.

4. **Plan Approval Findings.** In approving an application for Plan Approval, the Director shall make all of the following findings:
 - a. That the Project complies with all applicable provisions of the Specific Plan; and
 - b. That the Project is consistent with the general plan; and
 - c. That proposed buildings and structures complement or are compatible with the surrounding buildings in terms of design, massing, and architectural integrity; and
 - d. That the landscape design is compatible with the buildings on-site and complements landscape off-site.

E. Duration of the Plan Approval

1. The Director's determination shall be valid for a period of two years. In the event that a building permit is obtained in a timely manner but subsequently expires after the two-year period, the Director's determination shall expire with the building permit.
2. Modification of Approved Plans or Materials Before Issuance of Building Permit or Certificate of Occupancy. The Director may, prior to the issuance of a building permit or certificate of occupancy, approve exterior changes to a proposed Project from that which was approved in the Plan Approval process.
 - a. An applicant requesting a proposed modification to a Project shall do so in writing. The request shall include an illustrated description of the proposed modification and a narrative justification. If the modification was required by a public agency or administrative body then written proof thereof shall be submitted with the request. Copies of all materials submitted in connection with the request shall be transmitted to the Planning staff at the time the request is submitted to the Planning Department.
 - b. The Director shall limit his/her review of the modification request to those areas identified as changed or influenced by the changes.

F. Appeal Procedure

An applicant or any other person aggrieved by a determination of the Director may appeal to the City Planning Commission, and thereafter to the City Council. Such an appeal may also be filed by the Mayor or a member of the City Council.

1. The appeal shall set forth specifically wherein the determination of the Director or the City Planning Commission's determination fails to conform to the requirements of the Specific Plan or wherein the conditions imposed are improper.
2. Such appeals must be made within 10 calendar days after the date of mailing of the Director's determination or the City Planning Commission's decision if appealed to the City Council, pursuant to the procedures prescribed in Section 17.06 of the Code.

Section 11.

SEVERABILITY

If any provision of this ordinance is found to be unconstitutional or otherwise invalid by any court of competent jurisdiction, such invalidity shall not affect the remaining provisions of this ordinance which can be implemented without the invalid provisions, and, to this end, the provisions of this ordinance are declared to be severable.

FOOTHILL BOULEVARD CORRIDOR SPECIFIC PLAN

DEPARTMENT OF CITY PLANNING

Con Howe, Director of Planning
Frank P. Eberhard, Deputy Director
Gordon B. Hamilton, Deputy Director
Robert H. Sutton, Deputy Director

NEIGHBORHOOD PLANNING BUREAU - VALLEY

Jack Sedwick, Principal City Planner
Frank Fielding, Senior City Planner
Nicolas Brown, City Planner
Vincent Lorenzo, City Planning Associate*
Maribel Marin, Planning Assistant*
Denis Schure, Graphics Designer II

GRAPHICS

Joyce Odell, Cartographer

PUBLICATION

Gary Booher, City Planner
Jae H. Kim, City Planning Associate
Hilda Garcia, Principal Clerk
Gary Xiao, Clerk Typist
Joyce Odell, Cartographer