


ANALYSIS

This ordinance amends Title 22 – Planning and Zoning of the Los Angeles County Code to implement the goals and policies of the South Bay Area Plan by establishing a new area-wide South Bay Planning Area Standards District and making technical corrections to Title 22 for clarification and ease of implementation.

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AP:mc

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ORDINANCE NO. 2025-0008

An ordinance amending Title 22 – Planning and Zoning of the Los Angeles County Code to implement the goals and policies of the South Bay Area Plan by establishing a new area-wide South Bay Planning Area Standards District and making technical corrections to Title 22 for clarification and ease of implementation.

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

SECTION 1. Section 22.121.010 is hereby amended to read as follows:

22.121.010 Purpose.

The purpose of this Chapter is to ensure the inclusion of affordable housing units in housing developments that meet certain criteria, including those in section 65583.2(c) and (h) of the California Government Code, and encourage mixed-income communities.

SECTION 2. Section 22.121.030 is hereby amended to read as follows:

22.121.030 Applicability.

Notwithstanding any contrary provisions in this Title 22, the provisions of this Chapter, in conjunction with Chapter 22.166 (Housing Permits), apply to the following:

...

B. All housing developments located on lots that are in the following:

...

2. One of the Unincorporated communities as shown in Table 22.121.030-A: Unincorporated Communities with Sites Subject to State-Mandated Inclusionary Zoning, below:

a. ~~Avocado Heights;~~

- b. — Charter Oak;
- c. — East Irwindale;
- d. — East Los Angeles;
- e. — East Rancho Dominguez;
- f. — Florence Firestone;
- g. — Hacienda Heights;
- h. — North Whittier;
- i. — Rowland Heights;
- j. — South San Jose Hills;
- k. — South Whittier-Sunshine Acres;
- l. — Valinda;
- m. — Walnut Park;
- n. — West Athens-Westmont;
- o. — West Puente Valley;
- p. — West Rancho Dominguez-Victoria;
- q. — West Whittier-Los Nietos; or
- r. — Willowbrook.

TABLE 22.121.030-A: UNINCORPORATED COMMUNITIES WITH SITES SUBJECT TO STATE-MANDATED INCLUSIONARY ZONING

Planning Area	Unincorporated Communities
<u>East San Gabriel Valley</u>	<u>Avocado Heights</u> <u>Charter Oak</u> <u>East Irwindale</u> <u>Hacienda Heights</u> <u>North Whittier</u> <u>Rowland Heights</u> <u>South San Jose Hills</u> <u>Valinda</u> <u>West Puente Valley</u>
<u>Gateway</u>	<u>South Whittier-Sunshine Acres</u> <u>West Whittier-Los Nietos</u>
<u>Metro</u>	<u>East Los Angeles</u> <u>East Rancho Dominguez</u> <u>Florence-Firestone</u> <u>Walnut Park</u> <u>West Athens-Westmont</u> <u>West Rancho Dominguez-Victoria</u> <u>Willowbrook</u>
<u>South Bay</u>	<u>Alondra Park/El Camino Village</u> <u>Del Aire</u> <u>La Rambla</u> <u>Lennox</u> <u>West Carson</u> <u>Wiseburn</u>
<u>West San Gabriel Valley</u>	<u>Altadena</u> <u>East Pasadena-East San Gabriel</u> <u>La Crescenta-Montrose</u> <u>San Pasqual</u> <u>South Monrovia Islands</u> <u>South San Gabriel</u>
<u>Westside</u>	<u>Ladera Heights</u> <u>View Park-Windsor Hills</u> <u>Unincorporated Del Rey</u>

SECTION 3. Section 22.300.020 is hereby amended to read as follows:

**22.300.020 Application of Planning Area Standards Districts and
Community Standards Districts to Property.**

...

B. Relationships to Other Title 22 Provisions.

...

6. Green Zone. Where the regulations in Chapter 22.84 (Green Zone) are contrary to the provisions in this Division 10, the more restrictive provisions shall prevail, except that any required perimeter identification signs or informational signs shall contain information required by both Section 22.84.040.C.1.j (Perimeter Identification Sign) and this Division 10.

7. Nonconforming Uses and Structures. Except as specified otherwise in a PASD or a CSD, the nonconforming use and structure provisions in Chapter 22.172 (Nonconforming Uses, Buildings and Structures) shall apply to all uses and structures in the area governed by the PASD or the CSD that were legally established or built prior to the effective date of the PASD or the CSD.

...

SECTION 4. Section 22.300.030 is hereby amended to read as follows:

22.300.030 Planning Area and Community Standards Districts

Established.

Planning Area Standards Districts (PASDs) and Community Standards Districts (CSDs) are hereby established for the following unincorporated areas of Los Angeles County, the boundaries of which shall be identified on the Official County Zoning Map:

TABLE 22.300.030-A: PLANNING AREA STANDARDS DISTRICTS		
Planning Area Standards District	Chapter	PASD Adoption Date
Metro Planning Area	22.364	5/21/2024
East San Gabriel Valley Area	22.366	5/21/2024
South Bay	<u>22.318</u>	<u>3/11/2025</u>

TABLE 22.300.030-B: COMMUNITY STANDARDS DISTRICTS		
Community Standards District	Chapter	CSD Adoption Date
Acton	22.302	-11/21/1995
Agua Dulce	22.304	-7/30/1985
Altadena	22.306	-8/11/1998
Baldwin Hills	22.310	-10/28/2008
Gastaic Area	22.312	-11/30/2004
Cerritos Island	22.314	-7/31/2010
Chapman Woods	22.362	-11/21/2023
East Pasadena — East San Gabriel	22.318	-7/23/2002
Elizabeth Lake and Lake Hughes	22.322	-6/30/2009
Green Valley	22.354	-8/10/2021
Juniper Hills	22.326	-6/26/2007
La Crescenta-Montrose	22.328	-1/30/2007
Lake Los Angeles	22.360	-12/19/2023
Leona Valley	22.330	-2/16/1993
Pearblossom	22.356	-1/23/2024
San Francisquito Canyon	22.334	-11/10/2009
Santa Monica Mountains North Area	22.336	-8/20/2002
South San Gabriel	22.338	-2/27/2001
Southeast Antelope Valley	22.340	-6/26/2007
Stonyvale	22.342	-8/23/2011
Three Points — Liebre Mountain	22.358	-1/11/2022
Twin Lakes	22.344	-5/9/1991

TABLE 22.300.030-B: COMMUNITY STANDARDS DISTRICTS BY PLANNING AREA			
Planning Area	Community Standards District	Section	CSD Adoption Date
<u>South Bay</u>	<u>Alondra Park/El Camino Village</u>	<u>22.318.080</u>	<u>3/11/2025</u>
	<u>Del Aire</u>	<u>22.318.090</u>	<u>3/11/2025</u>
	<u>Hawthorne Island</u>	<u>22.318.100</u>	<u>3/11/2025</u>
	<u>La Rambla</u>	<u>22.318.110</u>	<u>3/11/2025</u>
	<u>Lennox</u>	<u>22.318.120</u>	<u>3/11/2025</u>
	<u>West Carson</u>	<u>22.318.130</u>	<u>3/11/2025</u>
	<u>Westfield/Academy Hills</u>	<u>22.318.140</u>	<u>3/11/2025</u>
	<u>Wiseburn</u>	<u>22.318.150</u>	<u>3/11/2025</u>

SECTION 5. Chapter 22.318 is hereby deleted in its entirety as follows:

Chapter 22.318 ~~EAST PASADENA—EAST SAN GABRIEL COMMUNITY STANDARDS DISTRICT~~

SECTION 6. Chapter 22.318 is hereby added to read as follows:

Chapter 22.318 SOUTH BAY PLANNING AREA STANDARDS DISTRICT

22.318.010 Purpose.

22.318.020 Definitions.

22.318.030 Planning Area Standards District Map.

22.318.040 Applicability.

22.318.050 Application and Review Procedures.

22.318.060 PASD Area-Wide Development Standards.

22.318.070 PASD Zone-Specific Development Standards.

22.318.080 Alondra Park/El Camino Village Community Standards District.

22.318.090 Del Aire Community Standards District.

22.318.100 Hawthorne Island Community Standards District.

22.318.110 La Rambla Community Standards District.

22.318.120 Lennox Community Standards District.

22.318.130 West Carson Community Standards District.

22.318.140 Westfield/Academy Hills Community Standards District.

22.318.150 Wiseburn Community Standards District.

22.318.010 Purpose.

The South Bay Planning Area Standards District ("PASD") is established to implement specific development standards for the unincorporated communities of the South Bay Planning Area: Alondra Park/El Camino Village, Del Aire, Hawthorne Island, La Rambla, Lennox, West Carson, Westfield/Academy Hills, and Wiseburn. The PASD is necessary to ensure the goals and policies of the South Bay Area Plan ("Area Plan") and the community-specific regulations for each community are accomplished in a manner that protects the health, safety, and general welfare of the community.

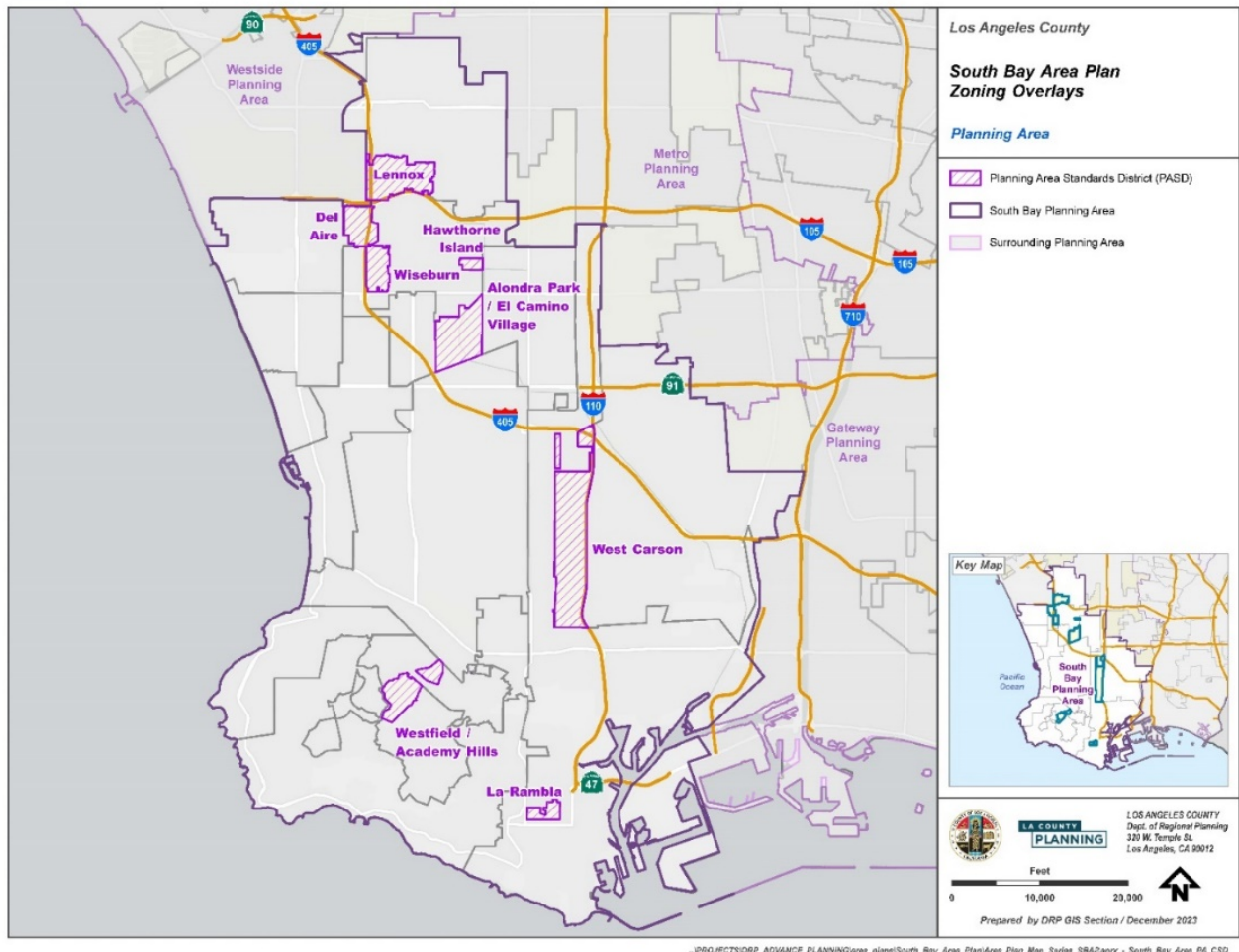
22.318.020 Definitions.

(Reserved)

22.318.030 Planning Area Standards District Map.

The boundaries of this PASD are shown on Figure 22.318.030-A: South Bay PASD Boundary, below.

FIGURE 22.318.030-A: SOUTH BAY PASD BOUNDARY



22.318.040 Applicability.

A. General. Except as specified otherwise, this Chapter, in conjunction with Section 22.300.020 (Application of Planning Area Standards Districts and Community Standards Districts to Property), shall apply to any application for development, expansion, or change of use on lots within the boundaries of the South Bay PASD, pursuant to Section 22.246.020 (Applicability of Zone Changes and Ordinance Amendments).

B. Relationship to Other Title 22 Provisions.

1. Where the standards of this PASD are silent, the provisions of Title 22 shall govern.

2. Specific Plans. Regulations in a specific plan shall supersede any contrary provisions in this Division 10.

3. Properties within the boundary of a specific plan may be subject to all of the standards and requirements of the basic zone and other provisions of this Title 22, unless otherwise provided in a specific plan. When provisions conflict, the more restrictive of the standards shall prevail.

C. Exception. Notwithstanding Section 22.172.020.H (Maintenance of Buildings or Structures Nonconforming Due to Use), a building or structure nonconforming due to use, or a building or structure nonconforming due to standards which is subject to termination by operation of law, as specified in Section 22.172.050.B (Termination by Operation of Law), shall not be made to conform to the requirements for new buildings or structures, as specified by this Chapter, if alterations to the building or structure are proposed due to seismic retrofitting, as required by Chapters 95 and 96 of Title 26 (Building Code) of the County Code.

22.318.050 Application and Review Procedures.

Notification. All permits requiring notification by mail shall be consistent with Section 22.222.160 (Notification Radius).

22.318.060**PASD Area-Wide Development Standards.****A. Graffiti.**

1. General Requirements. All structures, walls, and fences that are publicly visible shall be maintained 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. This timeframe shall be superseded by any other section of the County Code that requires shorter timeframes for graffiti removal. Paint used to cover graffiti shall match, as near as possible, the underlying color of the structure or of the surrounding surfaces.

B. Service Areas and Mechanical Equipment. Service areas and mechanical equipment for all uses in all zones shall be visually unobtrusive and integrated with the design of the site and building, and shall meet the following development standards:

1. Service entrances, utility boxes, waste disposal areas, and similar uses shall be located adjacent to alleys where the subject lot is abutting said alley and away from the streets to the greatest extent feasible;

2. Utility access and services, such as back-flow preventers, transformer boxes, gas electric meters, and other utilities, shall be located adjacent to alleys where the subject lot abuts said alley, subject to the requirements and approval of the associated utility company. When transformer boxes and other ground-mounted utilities shall be located along street frontages, they shall be screened to a height of 12

inches above the equipment, unless such screening interferes with utility access.

Screening devices shall consist of trees, shrubs, or masonry walls;

3. Rooftop equipment shall be screened by a parapet or other architectural features that integrate with the design of the building; and

4. Air intake and exhaust systems or other mechanical equipment that generate noise, smoke, or odors shall not be located on or within 10 feet from the frontage of buildings and shall be located as far as possible from adjacent or adjoining uses.

C. Building Height Limit—Exceptions. In addition to Section 22.110.060.C (Exceptions from Height Limit), rooftop equipment, elevator shafts, and stairwells shall be excluded from the maximum permitted height limits stated by this Title 22.

D. Site Maintenance. Except as specified otherwise in this Title 22, all exterior areas within the premises shall remain free of garbage, trash, debris, or junk and salvage at all times.

E. Landscaped Buffer and Screening. Where a new nonresidential primary use, or an expansion in floor area of an existing nonresidential primary use, abuts a residential use or residentially zoned lot, the following shall be required:

1. A landscaped buffer strip at least five feet wide shall be maintained along the entire length of that adjoining property line;

2. One 15-gallon tree for every 50 square feet of the landscaped buffer strip, which shall be equally spaced within said buffer strip and maintained according to the provisions in Section 22.126.030.E (Maintenance); and

3. A solid masonry wall not less than six feet and not more than eight feet in height shall be provided along the entire common lot line, including along the front setback area of the residential use, provided that Section 22.110.180 (Sight Distance) is satisfied.

F. Standards for Specific Uses.

1. All Residential Uses.

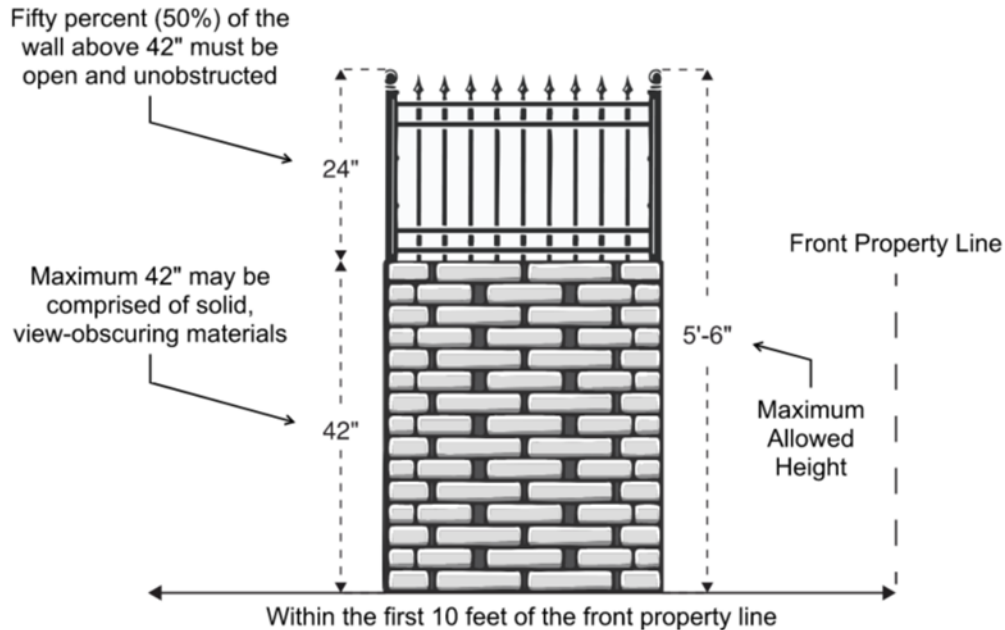
a. Landscaping.

i. The front yard shall be maintained with drought tolerant or low water use, native, or non-invasive plants, grasses, shrubbery, or trees listed in the tree planting list referenced in Section 22.126.030.B (Species) and when necessary, shall include an on-site irrigation system, such as a drip system.

ii. All required landscaping shall comply with Chapter 12.84 (Low-Impact Development) of Title 12 (Environmental Protection) of the County Code. Other hardscaping shall not be counted toward the required landscaping.

b. Fences and Walls. Fences and walls shall be subject to Section 22.110.070 (Fences and Walls), except that fences and walls located 10 feet or less from the property line within a required front yard shall have a maximum height of five and one-half feet, provided that no more than 42 inches of the fence or wall consist of solid view-obscuring materials. Fifty percent of the wall above 42 inches shall be open and unobstructed. When located more than 10 feet from said property line, fences and walls shall not exceed six feet in height.

FIGURE 22.318.060-A: FENCES AND WALLS



2. Schools, Grades K to 12. A Conditional Use Permit (Chapter 22.158) application shall be required to establish and maintain schools, grades K to 12, in Zones R-A, R-1, R-2, and R-3. A Ministerial Site Plan Review application (Chapter 22.186) shall be required to establish schools, grades K to 12, in Zone R-4.

a. Applicability. All development standards in this Subsection F.2 apply to schools, grades K to 12, accredited by the State of California, excluding trade or commercial schools, in Zones R-A, R-1, R-2, R-3, and R-4.

b. Traffic Impact and Improvement.

i. Applications for schools, grades K to 12 shall be referred to Public Works for review. In addition to the requirements of Section 22.116.030.B (Improvements), applications may be required to include, at the

discretion of the Director of Public Works, a traffic impact analysis in accordance with current County guidelines.

ii. Where the Director of Public Works finds that, based on the traffic impact analysis, the existing infrastructure is inadequate to serve a school project, the Director of Public Works may require the applicant to construct, install, or provide additional funds to construct or install the necessary infrastructure to protect public health, safety, and welfare. Sightlines shall be maintained, pursuant to Section 22.110.180 (Sight Distance).

c. Student Loading and Unloading. Student loading and unloading shall be restricted to designated areas to the satisfaction of the Director of Public Works.

d. Signage. A sign prohibiting student loading and unloading outside of designated areas shall be placed on-site along the property line adjacent to or adjoining any school frontages along a public right-of-way. Signage shall be displayed on-site designating the student loading and unloading areas.

e. Parking. Except as specified otherwise by State law, one parking space per staff member shall be provided in addition to the on-site parking spaces required by Section 22.112.070 (Required Parking Spaces).

22.318.070 PASD Zone-Specific Development Standards.

A. Mixed Use Development Zone.

1. Height Limit. A building or structure shall not exceed 45 feet above grade in Zone MXD in the communities of Alondra Park/El Camino Village, Del Aire, Lennox, and Wiseburn.

2. Setback. Buildings or structures located on a lot abutting Zones R-1 or R-2 shall provide a minimum 15-foot setback along all common property line boundaries.

3. Step-back. For buildings that exceed 17 feet in height and are located on a lot abutting Zones R-1 or R-2, the maximum height of the structure at 15 feet from the property line abutting the Residential Zone shall be 15 feet. Any portion of the structure that exceeds 15 feet in height shall be set back an additional foot for every additional foot in height.

B. Industrial Zones. The following development standards shall apply to lots in all industrial zones:

1. Buffers. Properties abutting a residential use or a sensitive use shall have a minimum 10-foot-wide landscaped strip with a minimum eight-foot solid masonry wall along the common property line. The solid masonry wall shall have a minimum thickness of six inches. 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 maintained with regular watering, pruning, weeding, fertilizing, litter removal, and replacement of plants when necessary.

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

a. No loading space shall be permitted along a property line that adjoins a residential zone;

b. Loading spaces shall be located in the rear of the structure(s), as far as possible from adjacent or adjoining residentially zoned lots;

c. Loading spaces shall be located away from pedestrian ingress and egress areas by a minimum of 20 feet;

d. Loading spaces shall be completely screened from the street and any adjacent or adjoining residentially zoned lot; screening materials shall include continuous walls and continuous landscaping; and

e. 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 noise disturbance to any adjacent or adjoining residentially zoned lots.

3. Truck Access. Industrial properties with multiple street frontages shall permit truck access only from the street that is furthest from any adjacent or adjoining residential zone or residential use when feasible.

C. Residential Zones.

1. Development Standards. The following development standards shall apply to lots in all residential zones and lots with residential uses within the PASD boundaries:

a. Lighting. Lighting used on-site shall be fully shielded to avoid light trespass.

i. Outdoor Lighting. All exterior light fixtures shall be energy efficient, avoid light pollution, avoid spill-over to neighboring properties, and (with the exception of architectural or landscape lighting) be pedestrian scaled, fully shielded, and directed toward the ground.

ii. The type and location of outdoor site and building lighting shall preclude direct glare onto adjoining or adjacent properties, streets, or skyward.

iii. All exterior lighting fixtures shall be fully shielded to confine light spread to on-site as much as possible.

iv. Blinking, flashing, or oscillating lights of any type visible on the exterior are prohibited.

b. Mechanical Equipment. Mechanical equipment shall be completely screened from street view with walls, landscaping, or camouflage screens.

2. Standards for Specific Uses.

a. Accessory Commercial Units.

i. Applicability. This Subsection C.2.a applies to accessory commercial units in all permitted residential zones.

ii. Permitted Uses. An accessory commercial unit shall only include one of the following commercial uses listed in Table 22.318.070-A: Permitted Uses in Accessory Commercial Units, below. Outdoor donation boxes,

arcade games, vending machines, and fortune tellers shall not be permitted in accessory commercial units.

TABLE 22.318.070-A: PERMITTED USES IN ACCESSORY COMMERCIAL UNITS	
Bakery shops, including baking only when accessory to retail sales from the premises	Medical physician office, as a secondary office not used for the general practice of medicine, but may be used for consultation and emergency treatment as an adjunct to a principal office located elsewhere
Beautician or barber services, excluding permanent cosmetics parlors and massage parlors	Neighborhood-serving grocery, corner store, or meat market, excluding slaughtering and alcohol beverages sales
Bicycle repair shops, with activities limited to the interior of the accessory commercial unit	Neighborhood-serving retail stores, ¹ with sales limited to new goods only
Confectioneries and candy stores, including making only when accessory to retail sales from the premises	Party supply store, including incidental rental of party equipment
Delicatessens	Restaurants and other eating establishments, including food take-out, and excluding outdoor dining and alcohol beverages sales
Dentist, as a secondary office not used for the general practice of dentistry but may be used for consultation and emergency treatment as an adjunct to a principal office located elsewhere	Small artisan and crafts shops
Ice cream shops	
Note: 1. Excluding the following: alcoholic beverage sales, art galleries, art supply stores, feed and grain sales, furniture stores, furrier shops, glass and mirror sales, gun dealers, household appliance stores, hardware stores, hobby supply stores, ice sales as a primary use, lapidary shops, office machines and equipment sales, paint and wallpaper stores, pet stores, sporting goods stores, and tobacco shops.	

iii. Development Standards.

(1) Required Yards.

(a) Where an existing legally-built structure,

or portion thereof, is converted to an accessory commercial unit, the depth of the yard between an existing, legally-built structure and the existing lot line shall be deemed the required yard depth.

(b) Any new accessory commercial unit or expanded portion of an existing, legally-built structure that is part of a proposed accessory commercial unit shall comply with all applicable setback requirements in this Title 22, with the following exceptions:

(i) Front Yard: 10 feet, unless a greater setback is otherwise required by other provisions in this Title 22; and

(ii) Reversed Corner Side Yard: Seven and one-half feet, unless a greater setback is otherwise required by other provisions in this Title 22.

(2) Orientation. An accessory commercial unit shall front upon and be oriented to a public right-of-way.

(3) Pedestrian Access. An accessory commercial unit shall have at least one pedestrian accessible entrance fronting and directly accessible to pedestrians on a public right-of-way.

(4) Separate Entrance. An accessory commercial unit shall have a separate entrance from the main entrances to the primary residential building on-site.

(5) Floor Area. An accessory commercial unit shall be limited to 1,000 square feet or 40 percent of the gross floor area of the residential buildings, whichever is less.

(6) Height. An accessory commercial unit shall be limited to one story in height.

(7) Ground Floors. An accessory commercial unit shall be located on the ground floor only.

(8) Maximum Number of Accessory Commercial Unit. A maximum of one accessory commercial unit is permitted per lot.

(9) Parking. No parking shall be required for an accessory commercial unit.

(10) Signage.

(a) One wall or projecting business sign, not to exceed six square feet in sign area, shall be permitted, provided that no illumination is used.

(b) Roof and freestanding business signs are prohibited.

(c) Temporary signs or banners shall not be displayed on the exterior walls, windows, or fascia of the building, or on any fence or wall.

(d) The placement of portable signs on the lot or in the public right-of-way is prohibited.

(e) Where provisions of this Section are silent, the other applicable provisions of Title 22 shall govern.

iv. Performance Standards.

(1) Hours of Operation. Hours of operations shall be limited to 7:00 a.m. to 9:00 p.m. daily. Loading, unloading, and all maintenance activities shall be conducted within the hours of operation.

(2) Designated Trash Collection Enclosures. Garbage and trash shall be stored in designated trash collection containers and enclosures which are not visible from the street.

(3) Music. No outdoor music or amplified sound shall be permitted at any time.

(4) Outdoor Activity. No outdoor activity shall be permitted.

b. Existing Nonconforming Neighborhood-Serving Commercial Uses in Residential Zones.

i. Notwithstanding Section 22.172.060 (Review of Amortization Schedule or Substitution of Use), an existing neighborhood-serving commercial use in a Residential Zone may request extension of the time within which said use must be discontinued and continue operation, subject to a Ministerial Site Plan Review (Chapter 22.186) application, if the use meets all of the following:

- (1) The existing commercial use is one of the uses listed in Table 22.318.070-A: Permitted Uses in Accessory Commercial Units, above;
- (2) The building in which the existing commercial use is located was legally built;

- (3) None of the following is proposed:
- (i) Extension, expansion, or enlargement of the area of the lot or the area within the building devoted to existing commercial use;
 - (ii) Enlargement of or addition to the building devoted to the existing commercial use, unless the building is under 1,000 square feet or less than 40 percent the gross floor area of the residential building;
 - (iii) Addition of land, buildings, or structures used in conjunction with the existing commercial use; and
 - (iv) Sale of alcohol for on-site or off-site consumption.
- (4) Except as specified otherwise by State law, existing on-site parking, if any, shall continue to be maintained;
- (5) Existing wall or projecting business signs legally erected for the existing commercial use may be maintained, repaired, or replaced, provided that the existing number, sign areas, and locations of such signs shall remain unchanged;
- (6) The existing commercial use shall be subject to Subsection C.2.a.iii.10 (Signage), above;
- (7) The existing commercial use shall be subject to Subsection C.2.a.iv (Performance Standards), above; and
- (8) Termination by Discontinuance. The right to operate the existing nonconforming neighborhood-serving commercial use, pursuant to

this Subsection C.2.b, shall be terminated subject to the same regulations set forth in Section 22.172.050.A (Termination by Discontinuance).

D. Commercial Zones. The following development standards shall apply to lots in all commercial zones.

1. Building Setback. Buildings or structures on a lot abutting a Zone R-1 or R-2 shall provide a minimum 15-foot setback along all common property line boundaries.

2. Building Step-Back. For buildings or structures that exceed 17 feet in height and are located on a lot which abuts Zones R-1 or R-2, the maximum height of the structure at 15 feet from the property line abutting the Residential Zone shall be 15 feet. Any portion of the structure that exceeds 15 feet in height shall be set back an additional foot for every additional foot in height.

3. Building Height. New vertical mixed use developments in Commercial Zones in the communities of Alondra Park/El Camino Village, Del Aire, Lennox, West Carson, and Wiseburn shall be subject to all applicable regulations in Section 22.140.350 (Mixed Use Developments in Commercial Zones), except that the maximum height of a mixed use development shall be 45 feet.

4. Commercial Development Standards. The following development standards shall apply to lots with commercial uses:

a. Building and Site Design.

i. All new buildings shall be placed closest to the street and oriented parallel to the public right-of-way. All parking areas must be placed behind

the building. Access to the parking areas driveway shall not be more than 20 percent of the frontage.

ii. Primary building entrances shall be well defined, visually distinct, and pedestrian-oriented to face the public right-of-way. This may be achieved by, but not limited to:

(1) Provision of seating areas, by providing landscaping in combination with enhanced hardscape materials;

(2) Creating an arcade using architectural features, such as bollards and accent materials; and/or

(3) The primary entrance has a taller mass to highlight or add signage.

b. Loading.

i. Loading areas shall be located away from Residential Zones or residential uses and primary pedestrian ingress and egress areas to the greatest extent possible.

ii. Wherever feasible, loading areas shall be located at the rear of the building.

c. Parking for Existing Structures. Except as specified otherwise by State law, the following requirements shall apply to existing structures:

i. If a new commercial use is one of the uses listed in Table 22.318.070-A: Permitted Uses in Accessory Commercial Units, above, and it is proposed in an existing building that was legally constructed prior to September 22,

1970, existing on-site parking, if any, shall be deemed in compliance with this Title 22 for said use;

ii. For other uses not subject to Subsection D.4.c.i, above, so long as the gross floor area of the existing legally-built building is not increased, no additional parking or loading spaces shall be required for intensification of use on the ground floor of said existing building, unless accessible parking spaces for persons with disabilities are required by Section 22.112.090 (Accessible Parking for Persons with Disabilities); and

iii. In the event the gross floor area of the existing legally-built building is increased, additional parking spaces and landscaping shall be developed for the increased gross floor area, as required by Chapter 22.112 (Parking).

d. Mechanical Equipment.

i. Individual air conditioning units for a building or structure shall be located to avoid interference with architectural detail and the overall building design.

ii. If air conditioning units must be located in the storefront, window units shall be neutral in appearance and shall not project outward from the façade. If possible, air-conditioning units shall be screened or enclosed by using an awning, landscaping, or artwork.

iii. Mechanical equipment located on roofs shall be screened by parapet walls or other architecturally complimentary materials so that the

equipment will not be visible by pedestrians at street level or by adjacent residential uses of the same height or less.

e. Security.

i. Chain link, barbed, concertina wire, and electrified fences are prohibited. In place of such fencing, tubular steel or wrought iron fences and solid walls are permitted.

ii. All security bars and grilles, including folding accordion grilles, shall be installed on the inside of a building.

iii. Roll-up shutters shall be open, decorative grilles and concealed within the architectural elements of the building when not in use. Solid shutters are prohibited.

f. Lighting. Lighting used on-site shall be fully shielded to avoid light trespass, including security lighting.

i. Outdoor Lighting. All exterior light fixtures shall be energy efficient, avoid light pollution, and avoid spill-over to neighboring properties and, with the exception of architectural or landscape lighting, be pedestrian scaled, fully shielded, and directed toward the ground.

ii. The type and location of outdoor site and building lighting shall preclude direct glare onto adjoining or adjacent properties, streets, or skyward.

iii. All exterior lighting fixtures shall be fully shielded to confine light spread to on-site as much as possible.

iv. Blinking, flashing, or oscillating lights of any type visible on the exterior are prohibited.

g. Signage. All new business signs shall be subject to all applicable regulations in Chapter 22.144 (Signs), except as modified by this Subsection D.4.g.

i. Monument Signs. Monument signs shall comply with the standards in Table 22.318.070-B: Monument Sign Standards, below.

TABLE 22.318.070-B: MONUMENT SIGN STANDARDS	
Total sign area	Maximum 60 square feet
Height	Maximum 6 linear feet, measured from base of sign, structure, or grade of sidewalk or pedestrian walkway, whichever is lowest
Depth/thickness	Maximum 1 foot

ii. Awning Signs. Awning signs shall be permitted on the ground floor of any nonresidential use, provided such signs have no internal illumination and comply with the standards in Table 22.318.070-C: Awning Sign Standards, below.

TABLE 22.318.070-C: AWNING SIGN STANDARDS	
Sloping (non-vertical portion of the awning sign that is projected outward from the building)	
Sign area	Maximum 30 percent of awning coverage
Letter height ¹	Maximum 18 inches
Awning valence or vertical component	
Sign height	Maximum 12 inches
Letter height ¹	Maximum 12 inches
<u>Note:</u> 1. Excluding any logo.	

iii. Projecting Signs. Projecting signs shall be permitted on the ground floor or over a pedestrian walkway, provided such signs comply with the standards in Table 22.318.070-D: Projecting Sign Standards, below.

TABLE 22.318.070-D: PROJECTING SIGN STANDARDS	
Clearance	Minimum 8 feet in height from the edge of any sidewalk or pedestrian walkway
Sign height	Maximum 5 feet
Location	Not extending beyond the roof line or cornice of a building or the building wall
Projection	Maximum 5 feet from the edge of the building
Spacing	Minimum 15 feet from any other projecting sign on the same lot

iv. Wall Signs. Wall signs shall comply with the standards in Table 22.318.070-E: Wall Sign Standards, below.

TABLE 22.318.070-E: WALL SIGN STANDARDS	
Letter height ¹	Maximum 2 feet
Location	Not extending beyond the roof line or cornice of a building or the building wall
Note: 1. Excluding any logo.	

- v. Prohibited Signage or Sign Elements.
- (1) Roof signs.
 - (2) Digital or electronic signs or signs including any internal or external illumination that is capable of changing the message or copy on the sign.
 - (3) Free-standing signs, not including monument signs, subject to the standards in Table 22.318.070-B: Monument Sign Standards, above.
 - (4) Outdoor advertising signs.
 - (5) Signs using any continuous or sequential flashing operation, including electronic reader boards and signage that include crawling displays or flashing illuminations.

(6) Signs using video components.

vi. Sign Program. A sign program is intended to integrate the design of multiple signs proposed for a development project and provide a means for applying common sign regulations for multi-tenant projects.

(1) Applicability. A sign program shall be established whenever any of the following circumstances exist:

(a) The property owner or applicant requests a master sign program; and/or

(b) Any new multi-tenant development project that includes four or more businesses on the same lot in the same structure.

(2) Time Limit. Any sign located on a vacant or unoccupied lot, and which was erected for an occupant or business unrelated to the present occupant or business, or any sign which pertains to a time, event, or purpose which no longer exists, shall be removed within 90 days after the purpose for or use utilizing such sign has been removed from such premises. Signs established as a historic resource or landmark shall be exempt from these time limit requirements.

vii. Requirements. The sign program shall establish standards for sign location, style, size, color, font, materials, and any other applicable sign feature, so that all new business signs in the commercial center will be compatible with each other. The sign program shall be subject to a Ministerial Site Plan Review (Chapter 22.186).

viii. Maintenance. Signs permitted pursuant to this Subsection D.2.g shall be kept clean, neatly painted, and free from rust or corrosion. Any cracks, broken surfaces, malfunctioning lights, missing parts, or other unmaintained or damaged portion of such signs shall be repaired, replaced, or removed within 30 days of notification from the Department that a state of disrepair exists.

h. Vehicular Access. The following shall apply to new construction of any principal building on a lot with no other principal buildings, including lots where the existing principal building(s) is proposed to be demolished:

i. Where the lot is adjacent to an alley, parking shall be accessed through the alley, unless alley access is determined to be inadequate due to the alley width, limited sight distance, or otherwise as determined by the Director in consultation with Public Works and the Fire Department; and

ii. For corner lots without alley access, parking shall be accessed from the corner or reverse corner side of the property.

22.318.080 Alondra Park/El Camino Village Community Standards District.

(Reserved)

22.318.090 Del Aire Community Standards District.

Residential Zones. Accessory commercial units shall be prohibited.

22.318.100 Hawthorne Island Community Standards District.

(Reserved)

22.318.110 La Rambla Community Standards District.

(Reserved)

22.318.120 Lennox Community Standards District.

(Reserved)

22.318.130 West Carson Community Standards District.

(Reserved)

22.318.140 Westfield/Academy Hills Community Standards District.

(Reserved)

22.318.150 Wiseburn Community Standards District.

Residential Zones. Accessory commercial units shall be prohibited.

SECTION 7. Section 22.400.030 is hereby amended to read as follows:

22.400.030 Administration.

. . .

B. Relationship to Other Title 22 Provisions. Except as otherwise expressively provided in a specific plan, property within the boundary of a specific plan may be subject to all of the standards and requirements of the basic zone and other provisions of this Title 22.

. . .

7. Green Zone. Where the regulations in Chapter 22.84 (Green Zone) are contrary to the provisions in a specific plan, the more restrictive provisions shall prevail, except that any required perimeter identification signs or informational signs shall contain information required by both Section 22.84.040.C.1.j (Perimeter Identification Sign) and the specific plan.

8. Nonconforming Uses and Structures. Except as specified otherwise in a specific plan, the nonconforming use and structure provisions in Chapter 22.172 (Nonconforming Uses, Buildings and Structures) shall apply to all uses and structures in the area governed by a specific plan that were legally established or built prior to the effective date of the specific plan.

[22121010APCC]

SECTION 8. This ordinance shall be published in The Daily Commerce a newspaper printed and published in the County of Los Angeles.



Chair

ATTEST:

Edward Yen
Executive Officer -
Clerk of the Board of Supervisors
County of Los Angeles

I hereby certify that at its meeting of March 11, 2025 the foregoing ordinance was adopted by the Board of Supervisors of said County of Los Angeles by the following vote, to wit:

Ayes

Supervisors Hilda L. Solis
Holly J. Mitchell
Lindsey P. Horvath
Janice Hahn
Kathryn Barger

Noes

Supervisors None

Effective Date: April 10, 2025

~~Operative~~

Date: _____

Edward Yen
Executive Officer -
Clerk of the Board of Supervisors
County of Los Angeles



APPROVED AS TO FORM:
DAWYN R. HARRISON
County Counsel

By _____
Nicole Davis Tinkham
Chief Deputy County Counsel