

# **SAN GABRIEL/VERDUGO MOUNTAINS**

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## **Scenic Preservation**

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# **Specific Plan**

**Ordinance No. 175,736**  
**Adopted December 19, 2003; Effective February 8, 2004**

**Specific Plan Procedures**  
**Amended pursuant to L.A.M.C. Section 11.5.7**

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# SAN GABRIEL/VERDUGO MOUNTAINS SCENIC PRESERVATION SPECIFIC PLAN

An ordinance establishing a specific plan, to be known as the San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan, for areas of the Sunland-Tujunga-Lake View Terrace-Shadow Hills-East La Tuna Canyon and Sun Valley-La Tuna Canyon Community Plans.

NOW THEREFORE,

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 San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan (the Plan) applicable to the area of the City of Los Angeles shown within the heavy solid lines on Map No. 1 of the Plan.

## Section 2.

### PURPOSE.

The San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan is intended to preserve, protect, and enhance the unique natural and cultural resources of the Plan area. The Plan accomplishes these goals by establishing four general areas of regulation:

1. *Prominent Ridgeline Protection* measures protect from grading and/or development designated Prominent Ridgelines that are visible from the Right-of-Way (ROW) of any of the Scenic Highways listed in Section 4.
2. *Biological Resource Protection* measures protect oak trees and help protect unique native plant communities of the Specific Plan area.
3. *Scenic Highway Corridors Viewshed Protection* measures establish standards for site design, landscaping (including parking lot landscaping), and signage to assure that the design of projects and related improvements within designated scenic highway corridors preserve, complement and/or enhance the views from these corridors.

4. *Equinekeeping District Standards, Equestrian Trails, and Domestic Livestock* measures: define minimum standards for subdivisions located within existing and future "K" Equinekeeping Districts within the Plan area; provide for the designation and development of existing and future equestrian trails; re-establish the right of property owners to keep domestic livestock in conjunction with residential uses in the RE40 zone, and protect non-conforming equine uses in "K" Districts in order to preserve the historic use of the area for equestrian and domestic livestock.

### Section 3.

#### **SPECIFIC PLAN APPLICATION.**

- A. The regulations of this Specific Plan are in addition to those set forth in the planning and zoning provisions of Chapter 1 of the Los Angeles Municipal Code (L.A.M.C.) and any other relevant ordinance and do not convey any rights or privileges not otherwise contained therein, except as specifically provided for herein.
- B. Wherever this Specific Plan contains provisions regarding grading, building height, landscaping, signage, biological resources, and/or density that are more restrictive, or equinekeeping and domestic livestock provisions that are less restrictive than provisions contained elsewhere in Chapter 1 of the L.A.M.C., this Specific Plan shall prevail and supersede the other applicable provisions of that Code.
- C. It is the intent of this Specific Plan that provisions regarding grading and development contained in the Slope Density Ordinance (L.A.M.C. 17.05 C), the Hillside Ordinance (L.A.M.C. 12.21 A 17) and the Sunland-Tujunga-Lake View Terrace-Shadow Hills-East La Tuna Canyon Community Plan including, but not limited to, Footnotes 4 and 7 shall apply to areas within the Specific Plan boundaries that are not within Prominent Ridgeline Protection Areas.
- D. The provisions of this Specific Plan shall not apply to any Project where one or more of the following discretionary approvals initiated by application of the property owners or their representatives, and subject of a public hearing, was granted on or before July 25, 2002 and is still valid at the time an application for a building permit is filed: zone change, height district change, conditional use, variance, tract map, vesting tentative tract map, parcel map, or private street map. This exception shall include, but not be limited to, the following vested discretionary approvals:

CPC 96-0243 CU (Redtail Golf Course)

Vesting Tract Map 46493, CPC 88-0553 ZC (Dale Poe Development)

Vesting Tract Map 48754, CPC 91-0284 ZC (Duke Development/Hillview Estates)

Tract No. 47357 (Wheatland Ave.)  
Tentative Tract No. 52642, CPC 98-0353 ZC  
ZA 99-0786 (CUZ)(SPR) (9900 Foothill Blvd., All Nations Church)  
ZA 1982-39 (CUZ) (6433, 6401 La Tuna Canyon Road, Verdugo Hills  
Golf Course)

- E. Corrective grading as determined by the Department of Building and Safety shall be exempt from the provisions of this Specific Plan.
- F. Maintenance of existing Governmental or Public Facilities, which traverse identified Prominent Ridgeline Protection Areas, shall be exempt from the provisions of this Specific Plan.

#### Section 4.

#### DEFINITIONS.

Whenever the following terms are used in this Specific Plan, they shall be construed as defined in this section. Words and phrases not defined here shall be construed as defined in L.A.M.C. Sections 12.03, 91.6203 and 91.0401, if defined in those sections.

**Governmental or Public Facilities.** Capital improvements and/or buildings or structures primarily related to the operation of City, County, State or Federal governments, including, but not limited to, streets, police and fire stations, governmental operated parking lots, government offices, government equipment yards, sanitation facilities, public schools, parks and similar facilities in or through which general government operations are conducted. Private commercial or industrial activities pursuant to lease agreements on public lands shall not be considered Governmental or Public facilities.

**Illuminated Canister Wall Signs.** A sign with text, logos and/or symbols that is placed on the face of an enclosed cabinet attached to a building. The face may be translucent or opaque and is illuminated internally or externally.

**Landform Grading.** A series of hillside site contouring technologies and an approach to subdivision design used to make new developments compatible with the natural characteristics of the land.

**Landform Grading Manual.** A document adopted by the City Council in June 1983, which describes landform grading techniques and is used by the Advisory Agency in reviewing applications for subdivision approvals.

**Non-Public Equestrian Trails.** Unimproved trails over private property as shown on Map No. 4 of this Plan in which the public may possibly have a prescriptive easement.

**Official Equestrian Trail.** Existing trails that are established under legal easement and those that are designated for future dedication as shown on Map No. 3.

**Project.**

1. The construction, erection, addition to, or structural alteration of any building or structure within the Plan area;
2. Any grading which requires the issuance of a grading permit;
3. The construction, erection, addition to, or structural alteration of any building or sign on a lot located within a designated Scenic Highway Corridor; or
4. The subdivision of land requiring a tentative, vesting tentative, final, and/or parcel map on a lot located in whole or in part:
  - (a) Within a Prominent Ridgeline Protection Area or a portion of that area,
  - (b) Within an Equinekeeping District, or
  - (c) Where the average natural slope is 15% or more.

**Exceptions:**

1. The term project shall not include interior remodeling or exterior remodeling unless the remodeling would result in an increase in:
  - (a) Building height or floor area, or
  - (b) Required parking spaces pursuant to L.A.M.C. Section 12.21.
2. The construction, erection, addition to, or structural alteration of a single family home on an existing Site that is: less than 20,000 square feet, not located, in whole or in part, within a Prominent Ridgeline Protection Area, and not located within an Equinekeeping District, shall only be required to comply with Sections 6 A 3 and 8 C of the Plan, if applicable.

**Prominent Ridgeline.** A mountain ridge as shown on Map No. 2, that has significant aesthetic quality as a scenic resource, defines a region or is unique and visually prominent as determined by the Director of Planning or the Advisory Agency. Prominent Ridgelines are identified by a line connecting the series of elevation points running through the center of the

long axis of the ridge, including endpoint elevations, which are provided to indicate the approximate terminus of the Prominent Ridgeline.

**Prominent Ridgeline Protection Area.** The area 60 vertical feet from any point along the long axis of the crest of a Prominent Ridgeline and designated on Map No. 2 as a shaded area. Final determination of the Prominent Ridgeline Protection Area is made by the Director of Planning or the Advisory Agency using a topographic survey provided by the applicant as part of any Project Permit Compliance Review or subdivision action.

**Right-of-Way (ROW).** The dedicated area along either side of roadways including equestrian trails and/or sidewalks, whether or not the roadway is fully improved to the applicable standard.

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

**Scenic Highways.** Highways within the City of Los Angeles, which merit special controls for protection and enhancement of scenic resources, as designated by the Transportation Element of the General Plan (Adopted September 8, 1999), the Sunland-Tujunga-Lake View Terrace-Shadow Hills-East La Tuna Canyon Community Plan, and the Sun Valley-La Tuna Canyon Community Plan (land use elements of the City's General Plan, adopted March 23, 1999 and March 15, 2000, respectively), as shown on Map No. 1 of this Specific Plan as listed below:

- (a) Big Tujunga Canyon Road (Oro Vista Avenue to City Limits);
- (b) Foothill Boulevard (Wentworth Street to Osborne Street);
- (c) Foothill (210) Freeway (Osborne Street to City Limits);
- (d) La Tuna Canyon Road (Sunland Boulevard to City Limits);
- (e) Sunland Boulevard (La Tuna Canyon Road to Foothill (210) Freeway);
- (f) Wentworth Street (Foothill Boulevard to Sheldon Street).

**Scenic Highway Corridor.** The area extending 500 feet on either side of the centerline of the roadway of each of the Scenic Highways.

**Site.** Any lot or parcel of land, or contiguous combination of lots or parcels, under the same ownership located in whole or in part within the Specific Plan area.

**Staging Area.** An area adjacent to, or accessible from, a roadway or trail, which, may provide parking areas for cars and horse trailers, drinking water

facilities, picnic tables, and/or an access point to a trail system and as shown on Map No. 1.

**Visible.** Able to be seen from the ROW of any of the Scenic Highways as determined by the Director of Planning or the Advisory Agency.

**Vista Point.** An area in an existing or future ROW of a Scenic Highway as shown on Map No. 1, which has exceptional hillside area views and is set aside for public use.

**Section 5.**

**PROJECT PERMIT COMPLIANCE.**

- A.** The Department of Building and Safety shall not issue a grading, building, or sign permit for a Project on a Site located in whole or in part within this Specific Plan area unless a Project Permit Compliance Review has first been obtained pursuant to this section and L.A.M.C. Section 11.5.7 C.
- B.** An application for Project Permit Compliance shall be accompanied by architectural plans including: site plans (with topography), elevations and site photos that show the proposed Project as viewed from the ROW of all the Scenic Highways from which the Project may be Visible.
- C.** Final determination of the Prominent Ridgeline Protection Areas shall be made (on a case by case basis) by the Director of Planning as part of the Project Permit Compliance or by the Advisory Agency as part of any subdivision action, provided that any final determination shall be consistent with the applicable Prominent Ridgeline(s) shown on Map No. 2 as adopted by City Council.

**Section 6.**

**PROMINENT RIDGELINE PROTECTION.**

**A. Protection Measures.**

Application of the following protection measures to a Project shall be determined by the Director of Planning or the Advisory Agency.

- 1.** No Project may be constructed within any Prominent Ridgeline Protection Area or portion of the area except as permitted pursuant to Section 6 B.
- 2.** No Project shall be constructed so that the highest point of the roof, structure, or parapet wall, is less than 25 vertical feet from the designated Prominent Ridgeline directly above the highest point of the building or structure.

3. Where Prominent Ridgeline Protection Areas are shown on only one side of a ridge line, buildings or structures built on the portion of the Site without Prominent Ridgeline Protection Areas shall not be allowed to break the silhouette of the applicable protected ridge.
4. No grading or berming shall occur that alters the elevation of the crest of the Prominent Ridgeline on the Site.
5. Graded slopes should be Landform Graded where practical in accordance with the provisions of the Department of City Planning's Landform Grading Manual. In order to create slopes that reflect as closely as possible the surrounding natural hills, graded hillsides should have a variety of slope ratios, should not exceed a ratio of 2:1, and should transition to the natural slope in a manner that produces a natural appearance.
6. No native vegetation shall be removed within any Prominent Ridgeline Protection Area, except for driveways, building footprints and any required equine pad or stable areas, or as necessary to meet fire safety and brush clearance regulations, to develop recreational trails, or for landscaping associated with residential lots.
7. No fire pits, picnic tables, or other similar structures associated with residential lots shall be located within any Prominent Ridgeline Protection Area unless they are screened so that they are not visible from the ROW of any of the Scenic Highways.
8. Where the provisions of Subsection A (1) above necessitate preserving a portion of the Site in an undeveloped state, the Advisory Agency in approving an application pursuant to L.A.M.C. Section 17.00, *et seq.* where the map contains a Prominent Ridgeline Protection Area, shall permit the portion of the total allowable number of dwelling units (per L.A.M.C. Section 17.05) that otherwise would be permitted within the Prominent Ridgeline Protection Area to be located on other portions of the Site with less than a 15% slope, unless such property does not have sufficient area below 15% slope. No increase in the maximum number of dwelling units beyond what is allowed by L.A.M.C. Section 17.05 shall be permitted, and where lot averaging is used, no lot having less than 20,000 square feet shall be created. The determination of density, adequate access, fire, and safety provisions shall be made by the Advisory Agency, in consultation with the Bureau of Engineering and Fire Department as part of the subdivision action.



## **B. Exceptions.**

Notwithstanding the provisions of Subsection A above, a Project may encroach into the Prominent Ridgeline Protection Area where it can be demonstrated that:

1. Compliance with the provisions of Subsections A (1) and (2) above, would result in greater impact on existing natural terrain and landscape than would alternative building locations on the same Site, if the Director finds that:
  - (a) The lot was legally existing before the effective date of the Specific Plan, as evidenced by a recorded Tract or Parcel Map or by a Certificate of Compliance; and
  - (b) All or most of the Prominent Ridgeline remains undisturbed; and
  - (c) The Project incorporates design elements that consider the natural terrain, utilizes a minimum of grading, and protects streams and oak trees (*Quercus agrifolia*, *Q. lobata*) to the extent feasible; and
  - (d) The Project is placed or constructed to preclude silhouettes against the skyline above the Prominent Ridgeline on the Site.
2. The Prominent Ridgeline Protection Area or a portion of the Area is not visible from the ROW of any of the Scenic Highways, and the Project is placed or constructed to preclude silhouettes against the skyline above the Prominent Ridgeline on the Site.
3. Compliance with Subsections A (4) and (5) above would:
  - (a) Substantially restrict access to a substantial portion of a Site;
  - (b) Create a land-locked Site; or
  - (c) Result in a greater impact on the existing natural terrain and landscape than would alternative access ways, then a street or private street and related improvements may be allowed to cross a Prominent Ridgeline Protection Area in accordance with the applicable regulations in the L.A.M.C., if the following findings are made by the Advisory Agency:
    - i. That the proposed street or private street is located in a manner that protects the most valuable scenic resources on the Site. The "most valuable scenic resources" shall include, but not be limited to, significant natural drainage

areas located within the applicable Prominent Ridgeline Protection Area, or the highest and/or most visible ridgelines that comprise the applicable Prominent Ridgeline Protection Area on the Site, as seen from the ROW of any of the Scenic Highways.

- ii. That the proposed street or private street is located in a manner that reduces grading, and/or uses balanced grading methods.

## Section 7.

### EQUINE DISTRICT PROTECTION.

#### A. Equinekeeping District Standards.

The following requirements shall apply only to applications pursuant L.A.M.C. Section 17.00, *et seq.*, within existing and future "K" Equinekeeping Supplemental Use Districts located in the Specific Plan area. The developer/applicant shall provide and/or meet the following standards, to the satisfaction of the Advisory Agency:

1. **Minimum Lot Area.** Notwithstanding L.A.M.C. Section 17.05 H, the minimum required lot area for new subdivisions on Sites designated Minimum by the Sunland-Tujunga-Lakeview Terrace-Shadow Hills-East La Tuna Canyon and/or the Sun Valley-La Tuna Canyon Community Plan, shall be 40,000 square feet. On Sites designated Very Low I by the Sunland-Tujunga-Lakeview Terrace-Shadow Hills-East La Tuna Canyon or Very Low by the Sun Valley-La Tuna Canyon Community Plan, the minimum required lot area for new subdivisions shall be 20,000 square feet. However, under no circumstances shall a lot be created having less than 20,000 square feet.
2. **Equine Pad and Stable Areas.**
  - (a) Each lot within "K" Equinekeeping Supplemental Use Districts located in the Specific Plan area shall contain a level equine pad area on a minimum of 2,000 contiguous square feet with a minimum width of 24 feet and an equine stable area on a minimum 12 by 24 foot area.
  - (b) These required stable and pad areas shall be graded to permit quick and adequate drainage and shall exclude the areas for any required side yards. No permanent structures, including but not limited to, swimming pools and tennis courts, shall be constructed or located within any portion of the required equine stable or pad areas.

- (c) A vehicular access path with a minimum width of 12 feet shall be located on the same side of the lot as the driveway. Adequate area shall be provided for parking equine trailers.

**B. Non-conforming Equine Uses in the Equinekeeping Districts.**

Notwithstanding the provisions of the L.A.M.C. Section 13.05 C(8) to the contrary, on lots within "K" Equinekeeping Districts within the Specific Plan area, where at least one licensed equine is stabled on or after July 25, 2002, a non-conforming equine use shall not be lost, even if, during a successive three year period, no equine is licensed by the Department of Animal Regulation to be stabled on the subject lot.

**C. Equestrian Trail System: Easements, Improvements and Future Dedications.**

**1. Official Equestrian Trails.** As part of any approval for a division of land pursuant L.A.M.C. Section 17.00, *et seq.*, for Projects over which an Official Equestrian Trail is either designated or existing, the Advisory Agency shall require formal dedication for a public easement for equestrian trail purposes if the following findings can be made:

- (a) That the trail provides access not provided by other dedicated public equestrian trails in the vicinity; and
- (b) That the trail connects to existing dedicated public equestrian trails; and
- (c) That the trail will not prevent use of the parcel for residential purposes. The course of the trail may be altered to maximize land use as long as the altered course is safe and maintains trail continuity; and
- (d) That the trail benefits the residents of the subdivision by providing a linkage from the subdivision to existing dedicated public equestrian trails.

**2. Non-Public Equestrian Trails.** As part of any discretionary approval for a division of land pursuant L.A.M.C. Section 17.00, *et seq.*, for a Project over which a Non-Public Equestrian Trail is shown on Map No. 4, the Advisory Agency may require dedication where a prescriptive right of access has been established. This will not prevent the subdivider from offering an easement to the satisfaction of the Advisory Agency. An applicant for a lot line adjustment may also voluntarily propose an easement to the satisfaction of the Advisory Agency.

3. **Equestrian Safe Crosswalks and Signals.** A crosswalk that allows a rider to activate the signal without dismounting shall be required as part of any future roadway improvement program at the following intersections: Sunland Boulevard and Wornum Avenue; Mt. Gleason and Big Tujunga Canyon Road; and Wentworth Street and Wheatland Avenue. The Advisory Agency, following consultation with appropriate City agencies, may add signals where it has been determined to be needed for the safe separation of vehicles and equestrians.
4. **Staging Areas.** Vista points and Staging Areas shown on privately owned properties are intended as a guide for the Advisory Agency.

The City, as part of any future street improvement program within the public ROW, to the extent physically and financially feasible, shall improve the Staging Area consistent with this subdivision. The Staging Area should provide, wherever appropriate and feasible: parking for five or more cars (with at least one parking space identified for use by disabled persons), a parking area for equine trailers, and a bicycle rack for three or more bicycles. The area should contain drinking water, a watering trough, hitching posts, a designated picnic area with picnic tables, and a trash receptacle (smooth finish concrete, earth-tone color). The area shall be landscaped with native plant materials, irrigated by a drip system, have low level lighting, and have an interpretive sign permanently installed on a stone base, which illustrates and describes points of interest and any relevant archaeological, cultural, or ecological characteristics.

## Section 8.

### GENERAL DEVELOPMENT STANDARDS.

The following regulations shall apply to all new projects within the Specific Plan area. Application of the following general development standards to a Project shall be determined by the Director of Planning or the Advisory Agency.

- A. **Slope Density.** In acting on an application pursuant to L.A.M.C. Section 17.00, *et seq.*, for those Sites that are designated as Very Low I, Very Low II and Minimum density and are not located in whole or in part in a Prominent Ridgeline Protection Area, where the average natural slope of the Site is 15% or more, the Advisory Agency shall calculate the total allowable number of dwelling units pursuant to L.A.M.C. Section 17.05 C, *et seq.* Where feasible, the Advisory Agency shall require that the lots be situated on portions of the Site with less than a 15% slope unless the Site does not have sufficient area below the 15% slope portion of the Site.

**B. Oak Trees.** Notwithstanding L.A.M.C. Section 46.00 to the contrary, no oak tree (*Quercus agrifolia*, *Q. lobata*) of eight inches or more as measured four and one-half feet above the ground level at the base of the tree shall be removed, cut down or moved without the prior written approval of the Director or the Advisory Agency on lots 20,000 square feet or larger. The Director or the Advisory Agency may approve the removal, cutting down or moving of an oak tree if one of the following findings can be made:

1. It is necessary to remove the oak tree because its continued existence at its present location prevents the reasonable development of the subject property; or
2. The oak tree shows a substantial decline from a condition of normal health and vigor, and restoration, through appropriate and economically reasonable preservation procedures and practices, is not advisable (as evidenced by an oak tree report); or
3. Because of an existing and irreversible adverse condition of the oak tree, the tree is in danger of falling, notwithstanding the tree having been designated an Historical Monument or as part of an Historic Preservation Overlay Zone; or
4. The presence of the oak tree interferes with utility services and roadways within or without the subject property and the only reasonable alternative to the interference is the removal of the tree; or
5. It has no apparent aesthetic value that will contribute to the appearance and design of the surrounding properties, or is not located with reference to other trees or monuments in such a way as to acquire a distinctive significance at that location.

If an approval to remove an oak tree has been obtained from the Director or Advisory Agency, no further approval is required from the Board of Public Works.

**C. Prohibited Plant Materials.** The following plant materials shall be prohibited within the Plan area for all new Projects (as defined in Section 4):

<i>Acacia</i>	green wattle
<i>Ailanthus altissima</i>	tree of heaven
<i>Arundinaria pygmaea</i>	
<i>Arundo donax</i>	giant reed
<i>Atriplex semibaccata</i>	Australia saltbush
<i>Avena spp.</i>	wild oats
<i>Brassica spp. (non-native)</i>	mustard

<i>Bromus rubens</i>	red brome
<i>Centranthus ruber</i>	Jupiter's beard
<i>Cypressus sempervirens</i>	Italian cypress
<i>Cortaderia jubata</i>	pampas grass
<i>Cortaderia sellowiana</i>	pampas grass
<i>Cytisus canariensis</i>	Canary Island broom
<i>Cytisus scoparius</i>	Scotch broom
<i>Cytisus spachianus (Genista racemosa)</i>	broom
<i>Erodium botrys</i>	storksbill
<i>Erodium cicutarium</i>	storksbill
<i>Erodium cygnorum</i>	storksbill
<i>Erodium malacoides</i>	storksbill
<i>Erodium moschatum</i>	storksbill
<i>Eucalyptus globulus</i>	blue gum
<i>Lolium perenne</i>	perennial ryegrass
<i>Malva parvifolia</i>	cheeseweed
<i>Pennisetum setaceum</i>	fountain grass
<i>Ricinus communis</i>	castor bean
<i>Robinia pseudoacacia</i>	black locust
<i>Schinus molle</i>	California pepper
<i>Schinus terebinthefolius</i>	Brazilian pepper
<i>Spartium junceum</i>	Spanish broom
<i>Tamarix sp.</i>	salt cedar
<i>Vulpia megalura</i>	foxtail fescue
	palm

**D. Domestic Livestock.** Within the Specific Plan area, for property in the RE40 zone, notwithstanding the provisions of L.A.M.C. Section 12.07.01 A (3), the keeping of equines, bovines, goats or other domestic livestock (other than swine), poultry, fowl, rabbits, chinchillas, and other small animals, shall be allowed in conjunction with the residential use of the lot provided that the activities are not for commercial purposes.

## Section 9.

### SCENIC HIGHWAY CORRIDORS VIEWSHED PROTECTION.

The following regulations shall apply to all new Projects located within a Scenic Highway Corridor. Where only a portion of a lot or parcel is located within a Scenic Highway Corridor, these regulations shall apply to that portion. Application of the following scenic corridor viewshed protection measures to a Project shall be determined by the Director of Planning or the Advisory Agency.

**A. Building Height.** The maximum height of any new building or structure, including additions, that is Visible from the ROW of a Scenic Highway shall be 30 feet as defined in L.A.M.C. Section 12.03. However, in no

circumstances, shall the building height exceed that allowed by the existing Height District.

## **B. Commercial and Industrial Development Standards.**

- 1. Exterior Lighting.** All exterior light fixtures shall be shielded to minimize the illumination of adjacent properties and to reduce glare. Floodlighting of buildings and parking lot areas is prohibited.
- 2. Roofs and Roof-Mounted Structures.** All new roofs shall be surfaced with non-glare material. With the exception of solar energy devices, all roof-mounted structures and equipment shall be completely screened from view from the ROW of the adjacent Scenic Highway. Screening materials shall be of a finish quality and shall be compatible with the materials and color of the building; chain link fencing shall not be used for screening purposes.
- 3. Underground Utilities.** Where feasible, all new utilities shall be placed underground.
- 4. Fencing, Gate Materials, and Walls.** Where feasible, natural fencing and wall materials (e.g., wood, stone, brick) shall be used. Chain-link fencing that is brown or green in color shall be permitted and shall be landscaped with appropriate vines or other vegetation to screen the appearance of the fence. For safety and security purposes, the use of plant materials for screening shall be evaluated to insure any necessary visual access. The use of concertina wire and barbed wire is expressly prohibited.
- 5. Landscaping.** For any new Project, landscaping shall be designed to minimize the visual impacts of the Project as seen from the ROW of any of the Scenic Highways. All landscape plans shall be prepared by a state licensed Landscape Architect or Architect and are subject to review and approval by the Director of Planning.
- 6. Landscaped Setbacks.** On all sites used for commercial or industrial purposes there shall be a landscaped setback of not less than five feet along any common property line with a Scenic Highway. The required landscaped setback shall be planted with 15-gallon shade trees, 5-gallon shrubs, and ground coverings at a minimum ratio of one tree and four shrubs per 24 feet of linear street frontage. The entire setback area shall be irrigated with an automatic sprinkler system.
- 7. Parking Lot Design.** The following standards shall apply to all new commercial and industrial Projects that include a surface parking lot located adjacent to a Scenic Highway.

- (a) A 3½ foot high, decorative masonry wall shall be constructed at the rear of the required landscaped setback area.
- (b) One 24-inch box shade trees shall be planted for each four surface parking lot spaces. Trees shall be distributed throughout the parking lot. All landscaped areas shall be irrigated with either an automatic sprinkler or drip irrigation system.
- (c) Bicycle Racks. Projects that require 20 or more surface parking spaces shall incorporate a bicycle rack with a minimum capacity to hold five bicycles. The rack shall be located no farther than the distance from a main entrance of the building to the nearest off-street automobile parking space.

**8. Pedestrian Access (Parking Areas).** Projects that require 20 or more surface parking spaces shall incorporate dedicated pedestrian pathways to facilitate ease of pedestrian travel from parking areas to business entrances. These pathways shall be distinguished from vehicle parking areas by the use of decorative paving materials and landscaping.

## **C. Signs.**

### **1. Permitted Signs.**

- (a) Monument Signs. Monument signs shall comply with the requirements of L.A.M.C. Section 91.6208 pertaining to height, area, location, shape, projection, and construction, except as set forth below.
  - i. No more than one monument sign shall be permitted for each street frontage of a Site.
  - ii. Monument signs shall be either externally lit, or have individual letters/logos that are internally illuminated. Individual letters/logos shall not cover more than 40 percent of each face of a monument sign.
  - iii. Notwithstanding L.A.M.C. Section 91.6208.3 to the contrary, no monument sign (including supporting base/foundation) may exceed six feet in height above sidewalk grade or edge of roadway grade nearest the sign.
  - iv. Monument sign materials shall be consistent and compatible with the existing/proposed structure.



- v. Monument base materials. Where appropriate, the base of any new monument sign shall be rustic in nature (e.g., river rock, textured natural colored concrete).
- vi. A fully irrigated landscaped area equal to or greater in area than two times the area of one face of the sign and distributed equally around the base of the sign shall be provided.

**(b) Wall Signs.**

- i. Area. The combined sign area of all wall signs facing a street shall not exceed the limits set forth in L.A.M.C. Section 91.6210.1.
- ii. Number. No more than one wall sign shall be permitted for each tenant of a building frontage that maintains a permanent public entrance from that Scenic Highway.
- iii. No wall sign shall project from the building face more than 12 inches.

**(c) Projecting Signs.** Projecting signs shall comply with the requirements of L.A.M.C. Section 91.6209 pertaining to height, area, location, shape, projection, and construction.

**(d) Window Signs.** Window signs shall comply with the requirements of L.A.M.C. Section 91.6214 pertaining to height, area, location, shape, projection, and construction.

**(e) Temporary Signs.** Temporary signs shall comply with the requirements of L.A.M.C. Section 91.6216 pertaining to height, area, location, shape, projection, and construction.

**2. Prohibited Signs.** The following signs shall be prohibited. Further, no signs shall be allowed in public rights-of-way including sidewalks and multi-use trails.

**(a)** Animated or rotating signs.

**(b)** Balloons, blimps, and inflatable signs.

**(c)** Commercial Flags, pennants, streamers or super graphics signs.

**(d)** Flashing or neon signs.

**(e)** Illuminated canister wall sign.

- (f) Illuminated architectural canopy signs.
- (g) Pole signs.
- (h) Roof signs (includes signs painted on roof materials).
- (i) Sandwich boards.
- (j) Off-Site signs.

**D. Improvements to City-Owned Public Rights-of-Way.** As part of any future street improvement program, to the extent it is physically and financially feasible, two Vista Points shall be constructed as designated on Map No. 1 of this Specific Plan in the vicinity of La Tuna Canyon Road on the north side approximately ½ mile west of its under-crossing with the Foothill (210) Freeway and on Wheatland Avenue at the base of the off-ramp from the eastbound Foothill (210) Freeway.

Vista Points shall be improved consistent with this subsection. The Vista Points shall be landscaped with native plant materials irrigated by drip system and contain a trash receptacle (smooth finish concrete, earth-tone color) and an interpretive sign that is permanently installed on a stone base and illustrates and describes points of interest including any relevant archaeological, cultural, or ecological characteristics of the area.

## Section 10.

### **SEVERABILITY.**

If any provision of this Specific Plan or the application of the provision to any person, property or circumstances, is held invalid, the remainder of this Specific Plan or the application of the provisions to other persons, property or circumstances shall not be affected.

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Updated May 2003