

FOOTHILL BOULEVARD CORRIDOR

Specific Plan

Ordinance No. 170,694
Effective October 27, 1995

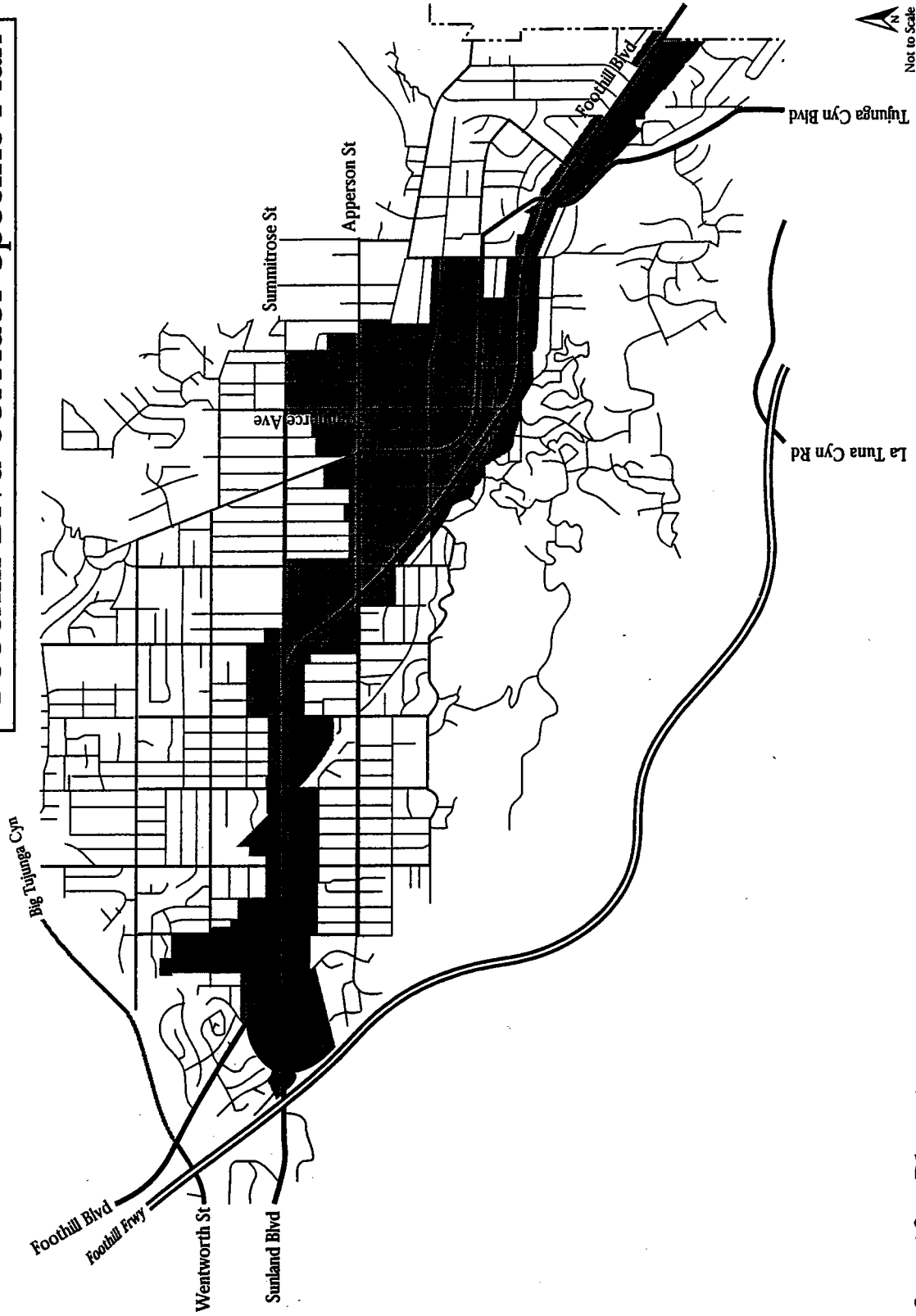


Specific Plan Procedures
Amended by Ordinance No. 173,445

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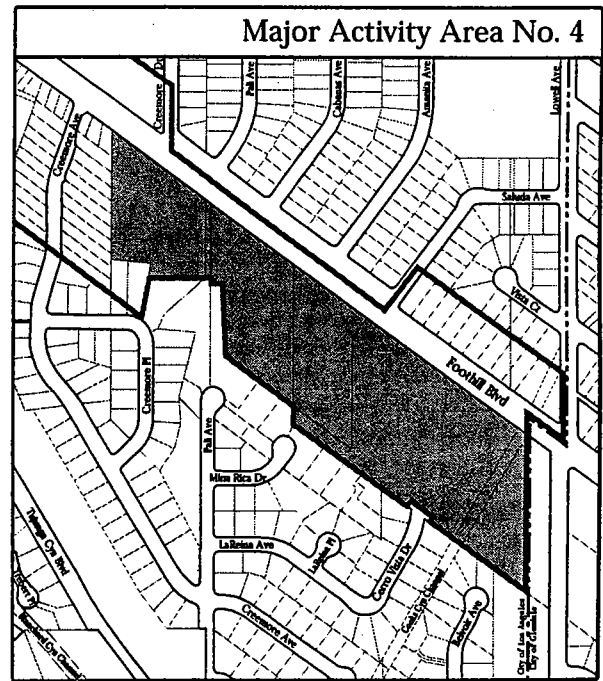
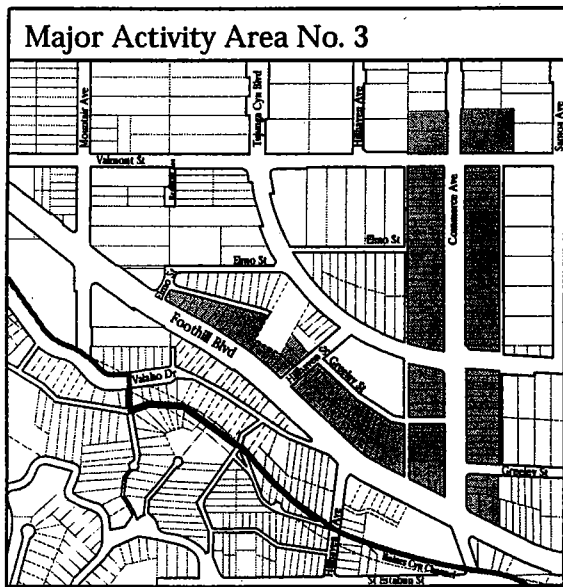
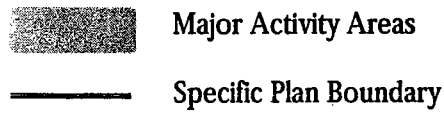
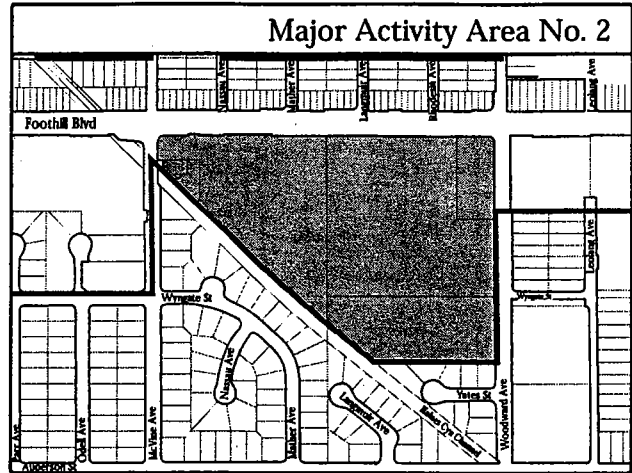
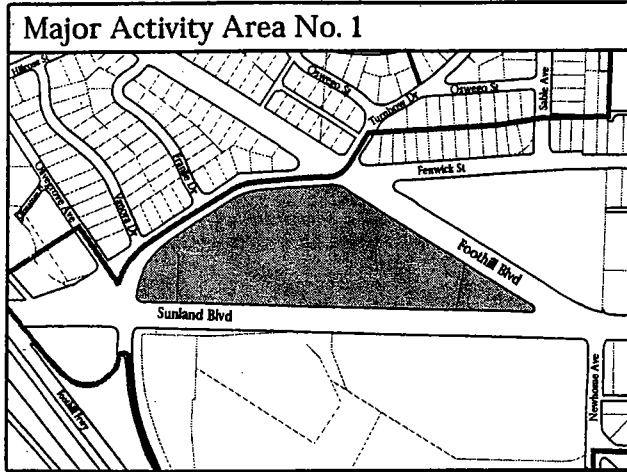
Foothill Blvd Corridor Specific Plan



Specific Plan Area

Map 1

Foothill Blvd Corridor Specific Plan



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-foot wide when parking is single-load and seven-foot 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-foot 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 hardscaped 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

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Frank P. Eberhard, Deputy Director
Gordon B. Hamilton, Deputy Director
Robert H. Sutton, Deputy Director

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FOOTHILL BOULEVARD CORRIDOR SPECIFIC PLAN

Design Guidelines and Standards Manual

Approved by the City Planning Commission on February 22, 2001
as part of Ordinance No. 170,694

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FOOTHILL BOULEVARD CORRIDOR SPECIFIC PLAN DESIGN GUIDELINES AND STANDARDS MANUAL

Section 1.

INTRODUCTION

The Foothill Boulevard Corridor Specific Plan was established to ensure that land uses and development in the corridor occur in a manner that enhances and compliments the surrounding community. The intent of the specific plan is to have Foothill Boulevard function as a vibrant commercial area with adjacent multiple-family housing opportunities by regulating uses, building height, landscape, screening of unsightly views, and proper site designs.

This Design Guidelines and Standards Manual supplements the Foothill Boulevard Corridor Specific Plan. It has been written pursuant to the requirements of Section 5D of the Foothill Boulevard Corridor Specific Plan and assists in achieving the Specific Plan's objectives and purposes. The Design Manual provides guidelines and standards to improve the visual and physical appearance of commercial development, signs, multiple-family residences, and pedestrian areas. The intent of these guidelines and standards is to provide direction for the design of buildings and storefronts so that new development, alterations and/or remodels to existing structures make an aesthetic contribution to the built environment, provide public amenities, and increase neighborhood identity.

Where graphics are used to illustrate design concepts, they should be viewed as representations of the guidelines or standards to depict their meaning and intent, and are not meant to convey exact design requirements.

All projects, as defined by Specific Plan, shall comply with this Design Manual. The Design Manual, however, is only one source of reference. Developers and design professionals must also review the Foothill Boulevard Corridor Specific Plan and the current Los Angeles Municipal Code to ascertain other specific requirements for their individual projects.

Section 2.

SITE PLANNING

A. Building Orientation: Major Activity Area No. 3

Guideline 1: Orient structures toward the main commercial street on which a parcel is located and avoid pedestrian/vehicular conflicts.

Standard 1a: Buildings on lots fronting Foothill Boulevard or Commerce Avenue shall be built to the front lot line with surface parking located to the rear of structures.

Standard 1b: Primary ground floor entrances shall

front the public right-of-way.

B. Parking Areas: Multiple-Family

Guideline 2: Provide parking for multiple-family residential projects which is not visually dominant.

Standard 2a: Parking shall be located below the structure or towards the rear of the residential units.

C. Circulation

Guideline 3: Provide direct pedestrian access from public streets and parking areas, as well as from parking areas to the street.

Standard 3a: Where businesses are built to the front property line, front pedestrian entrances shall be provided.

Standard 3b: Loading areas shall be designed and located where there will be minimal negative impact on pedestrians, the flow of traffic, and on adjacent residential uses. Preferable location would be the rear of the establishment.

Standard 3c: Vehicular ingress and egress shall, wherever possible, be located off of a side street or an alley in order to minimize pedestrian and vehicular conflicts.

Standard 3d: Parking areas shall be designed to include landscaped pedestrian walkways which shall connect with other walkways /sidewalks on the project site.

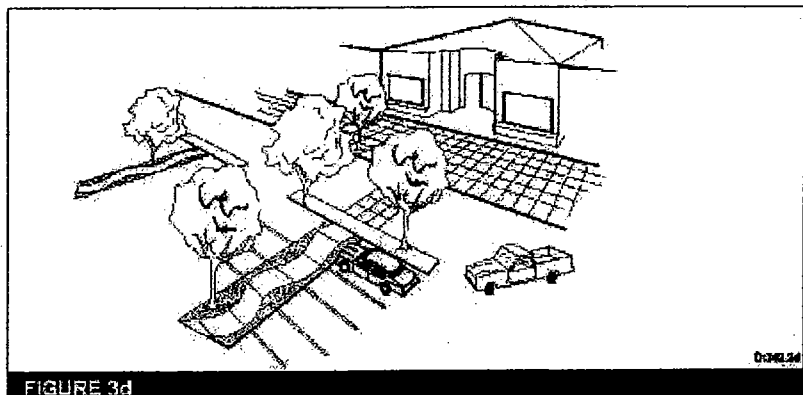


FIGURE 3d

Section 3.

PHYSICAL DESIGN ELEMENTS

A. Design: Shopping Centers

Guideline 4: Design shopping centers to avoid box-like bulky appearance by horizontal or vertical articulation, by use of varied materials, textures and/or colors or by providing visual breaks such as balconies, terraces, recesses, and step back features.



Guideline 5: Design all buildings within a shopping center to create a cohesive visual relationship between the buildings. This relationship can be established through exterior finish, color, architectural design elements, signage, and landscape.

Standard 5a: All buildings shall share at least two colors in common.

Standard 5b: All buildings shall share two primary exterior surface materials in common.

B. Design: Major Activity Area No. 3

Guideline 6: The mass and proportion of all projects along Foothill Boulevard or Commerce Avenue should be at a pedestrian scale.

Standard 6a: Any building over one story shall provide a horizontal architectural element to create a distinct visual separation between the first and second floor.

C. Building Materials

Guideline 7: Use complementary building materials to those of surrounding structures. Indigenous or similar type materials are encouraged.

Recommended building materials include:
River rock; Bouquet Canyon Stone; common red or earth tone bricks and stone; lightly textured painted stucco; wood accents and wood trim for windows and doors; marble; tile; terrazzo.

Inappropriate building materials include:
Metal (corrugated, exposed sheet metal, etc.); plastic or fiberglass; plywood or imitation wood siding; reflective, mirrored or opaque glass; imitation stone or masonry (natural veneers are acceptable); unfinished concrete and concrete block; bare aluminum (anodized is preferred); heavily textured plaster or stucco (combed finish, dash trowel finish, stipple-troweled finish); wood shakes or shingles. (Please note: some of these materials when used in moderation or as accents may be considered appropriate.)

D. Building Colors

Guideline 8: Use simple, harmonious color schemes to complement adjacent structures. A variety of paint colors may be used, natural and earth tone colors as well as subdued colors are recommended.

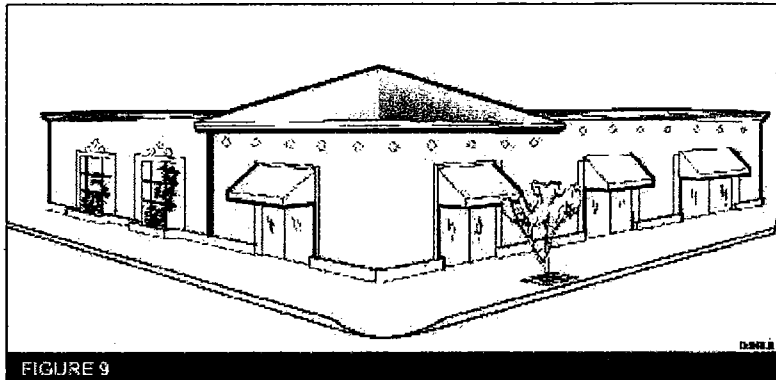
Standard 8a: For large scale areas, stark colors such as white or black shall not be used.

Standard 8b: Bright colors including fluorescent and day-glow are not permitted, except when used as accent.

Standard 8c: If masonry or brick is painted, it shall be painted the natural color of the original material or with colors in common with the main building.

E. Exterior Buildings Walls & Facades

Guideline 9: Employ decorative building materials, architectural elements, and landscape such as tile, brick, stone, marble, light elements (light sconce), wall insets for landscape, planters or trellises to provide relief to bland untreated portions of exterior building walls and facades.



F. Parking Areas

Guideline 10: Enhance the visibility and appearance of entrances and exits of parking areas through the use of space-defining elements in the landscape buffer such as a stone or masonry gateway, trellises, low walls, piers, bollards, arbors, hedges, trees or clustered landscape material.

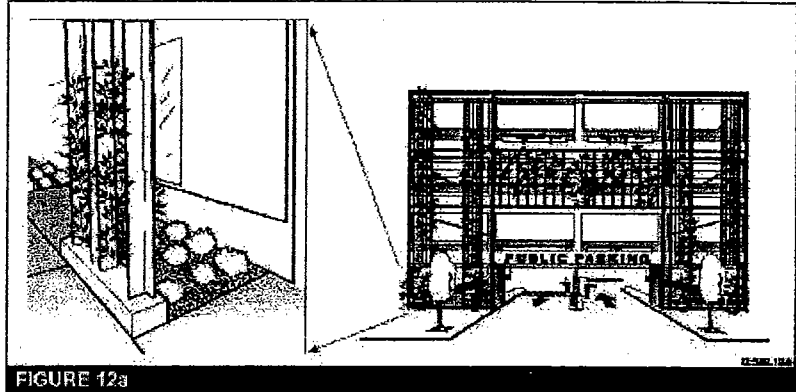
Guideline 11: Integrate parking structures with the design of the building they serve.

Standard 11a: At least two colors shall be in common between the main building and the parking structure.

Standard 11b: Two primary exterior surface materials shall be in common between the main building and the parking structure.

Guideline 12: Soften, buffer, and conceal views of parking areas from adjacent uses with sufficient planting material.

Standard 12a: Parking structures, garages, and surface parking areas shall be screened with shrubs and various plant species and may incorporate planters, planter boxes, trellises, etc. as part of the landscape design.



G. Windows

Guideline 13: Contribute to the overall transparency of the storefront through the use of doors and windows. Privacy can be accomplished through the use of cafe-style curtains which block views at lower levels while still maintaining some views and light into the interior.

Standard 13a: In Major Activity Areas (as defined by the specific plan), a minimum of 50 percent of the ground floor facade shall be transparent glass.

Standard 13b: Windows shall not be painted or covered over with any type of material including but not limited to lattices, paper, and plywood.

Standard 13c: Reflective or very dark tinted glass is not permitted at the ground floor and mirror/reflective glass or films are not permitted in any location.

H. Security Devices

Guideline 14: Ensure that security devices are not visible during store hours of operation or use alternatives such as interior electronic security, fire alarm systems or vandal-proof glazing. Security bars, grates, gates, and similar devices are preferred to roll shutters and grills to allow after-hour window shopping and night security light spillage onto the sidewalk.

Standard 14a: Exterior security bars, gates, grates, grilles, and similar devices shall be prohibited.

Standard 14b: Interior security bars, gates, grates, grilles, and similar devices must recess into pockets or receptacles to provide complete concealment when they are retracted.

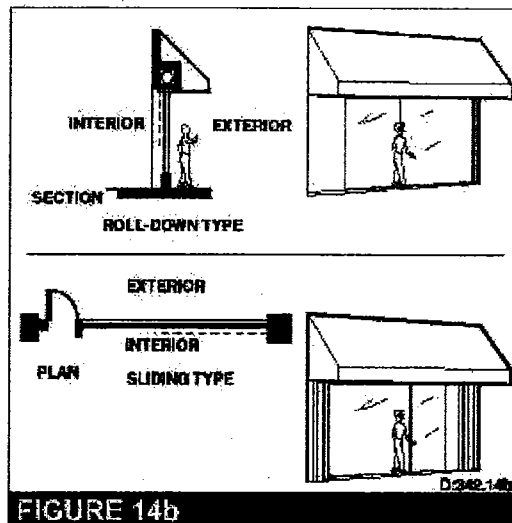


FIGURE 14b

I. Awnings & Canopies

Guideline 15: Use awnings to create shade and add architectural design interest.

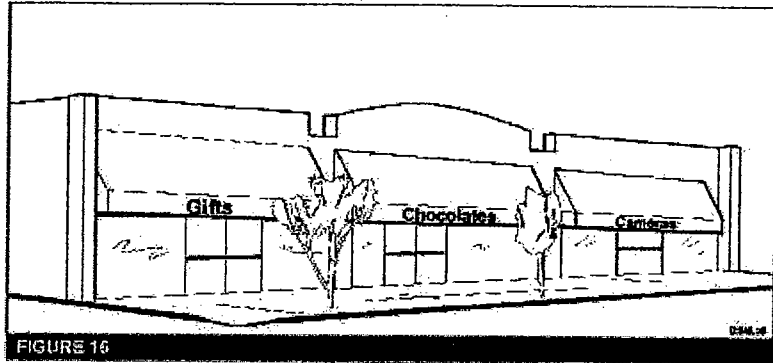
Standard 15a: Awnings and canopies shall be constructed of high quality, durable, fade resistant, and fire retardant materials.

Standard 15b: Metal and plastic awnings or canopies are permitted only where the building

design incorporates other metal or plastic architectural elements.

Standard 15c: Awnings and canopies shall not be internally illuminated.

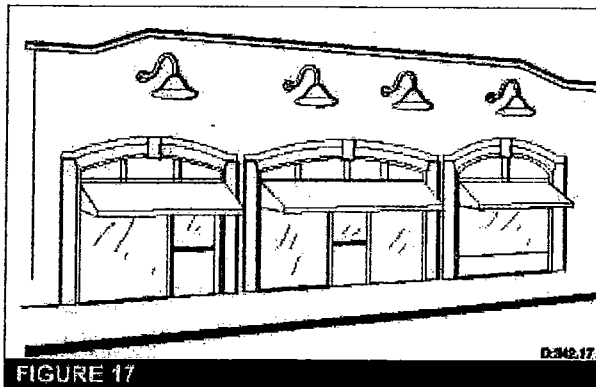
Guideline 16: Individual awnings and canopies for each structural bay of a storefront are preferable to one unified awning or canopy covering several bays.



Standard 16a: Awnings and canopies shall be constructed of high quality, durable, fade resistant, and fire retardant materials.

J. Lighting

Guideline 17: All lighting fixtures should be compatible with the architectural design of the building. Accent lighting of buildings and landscape to highlight features and elements is encouraged, such as the use of shaded gooseneck lights, indirect lighting, cove lighting or "wall washing," rim lighting or eaves, and overhead down lighting.



Guideline 18: Provide exterior lighting for pedestrian walkway and vehicular access way illumination for safety and security, without excessive light levels or glare.

K. Franchise Architecture

Guideline 19: Modify standard franchise or corporate architectural design plans for buildings and signs to conform to these guidelines and standards.

Standard 19a: Standard architectural building and sign designs, including color palettes that are part of a corporate trademark or identity, shall be modified to be consistent with the Foothill Boulevard Corridor Specific Plan provisions, guidelines, and standards.

L. Store Front Articulation: Major Activity Area No. 3

Guideline 20: Create visual interest by providing for breaks in the street wall. Avoid large unbroken surfaces on the storefront by articulating the design of projects to provide variation and visual interest.

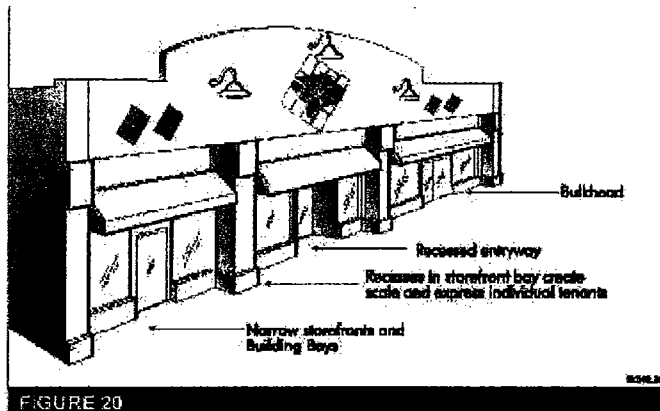


FIGURE 20

Standard 20a: Architectural elements such as modulated facades, display windows, recessed entry ways, bulkheads, or canopies shall be used.

M. Entryways: Major Activity Area No. 3

Guideline 21: Design storefront entryways to become prominent in the facade design and to create an inviting entrance to the store.

Standard 21a: Entryways shall be recessed a minimum of two feet from the front lot line.

Standard 21a: Entryways shall be illuminated.

Standard 21a: Entryways shall be enhanced through architectural treatments, such as tiling on the floor around the doorway or individual awnings.

N. Bulkhead: Major Activity Area No. 3

Guideline 22: Use bulkheads to ease window maintenance and provide variation in the front plane of the facade.

Section 4.

SIGNS

A. Design

Guideline 23: Provide compatibility for project signs with regard to height, size, shape, location, and colors.

Standard 23a: Projects shall submit a sign plan with detailed elevations illustrating the number, location, size and color of proposed signs.

Guideline 24: Integrate signs with the building and landscape to complement the facade or architectural element on which it is placed.

Standard 24a: Signs shall not dominate or obscure the architectural elements of building facades, roofs or landscaped areas.

Guideline 25: Consider alternative designs for signs such as a village pedestrian sign (as defined by the specific plan), projecting signs over doorways, channel letters mounted to a building projection or channel letters mounted on raceways.

B. Sign Materials

Guideline 26: A mixed-media approach where signs are composed of several different materials and treatments is encouraged (e.g. channel letters with some exposed neon as a graphic accent).

Acceptable sign materials and treatments include, but are not limited to:

1. Reverse channel letters with clear acrylic backing.

2. Dimensional geometric shapes.
3. Painted metal.
4. Screens, grids, or mesh.
5. Etched, polished, or abraded metal.
6. Neon.
7. Opaque materials.
8. Tiled signs.

Prohibited sign materials and treatments:

1. Exposed fastenings, unless fastenings make an intentional design statement.
2. Simulated substances (i.e., wood grained plastic laminates, etc.) or the use of building wall covering (i.e., stucco, etc.).

C. Sign Lighting
Guideline 27:

Illuminate signs using a variety of lighting techniques. Signs may use creative methods of internal and external illumination. Where fixtures, shades, or other elements are exposed, they should contribute to the design of the storefront.

Acceptable lighting techniques include, but are not limited to:

1. Internal illumination.
2. Halo illumination.
3. Open channel neon.
4. Fiber optics.
5. Front lighting, baffled and obscured in channels where possible.
6. Cove lighting.
7. Gooseneck lamps.

Prohibited lighting techniques:

1. Signs shall not include lighting that flashes, blinks, moves, has the appearance of movement or has changes in hue or intensity of illumination.
2. Awning signs and canopy signs shall not be internally illuminated.

D. Sign Proliferation

Guideline 28: Signs should not create visual clutter.

Standard 28a: Sign text shall be limited to business identification.

Guideline 29: Reduce on-site sign clutter by locating signs appropriately to provide identification for businesses and to assist pedestrians and vehicular traffic in locating their destination.

Standard 29a: Signs such as but not limited to company logos, identifying symbols, names, text messages or other forms of business identification shall not be located on outdoor patio umbrellas, telephone booths, trash receptacles or other similar site furniture, objects or structures.

Standard 29b: An awning shall not exceed 50 percent of the valence width.

Standard 29c: One village pedestrian sign (as defined by the specific plan) may be permitted underneath an awning, perpendicular to the face of the building not to extend beyond the lowest part of the awning.



Standard 29d: Directory signs or kiosks may be considered for private arcades and should be on private property located in courtyards, access ways, or passages. Directory signs or kiosks may be considered in the public right-of-way, subject to review and approval by the Planning Department, Public Works, and the Cultural Affairs Department.

Section 5.

LANDSCAPE

In addition to the design guidelines and standards contained in this Design Manual, the City of Los Angeles Landscape Ordinance (Ord. No. 170,978) applies to all projects within the Foothill Boulevard Corridor Specific Plan.

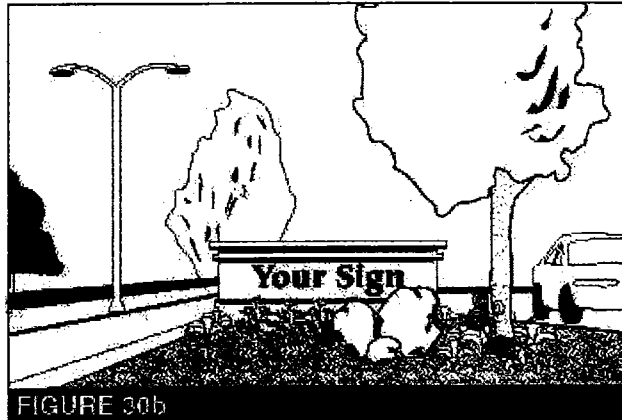
Softscape

A. Design

Guideline 30: Provide and design landscape to complement project architecture, enhance parking lots, soften the way in which a building, parking lot or vacant parcel meets the sidewalk, and screen unappealing elements from view.

Standard 30a: Landscape areas, including vine pockets, shall use an automatically controlled irrigation system.

Standard 30b: A minimum 5-foot radius of landscaped material shall surround a pole sign and a minimum 2-foot radius of landscaped material shall surround an information (directional) sign. Landscape material shall include both softscape and hardscape materials that complement the project signs, buildings and landscape.



Standard 30c: Yards required by the underlying zone shall be landscaped, except for necessary driveways and walkways.

Standard 30d: Gas stations shall install landscaped islands along the property line between places of egress and ingress.

Standard 30e: Within required landscape buffers, automobile sales lots shall provide a minimum 1-foot high decorative wall between the landscape and the vehicles. Pilasters or decorative bollards may substitute for the decorative wall. If material is used to link the pilasters and bollards, the material must be rust resistant and decorative; metal is preferred.

B. Plant Material
Guideline 31:

Use a complimentary variety and density of plant materials including but not limited to non-deciduous, drought tolerant, native trees, shrubs, perennials, flowers, ground cover, and vines, of various heights and species.

Standard 31a: Non-plant materials such as river rock, crushed rock, redwood, bark chips, pebbles and stone or masonry slabs shall be used to accent and enhance the overall landscape plan but not be used in-lieu of plant materials.

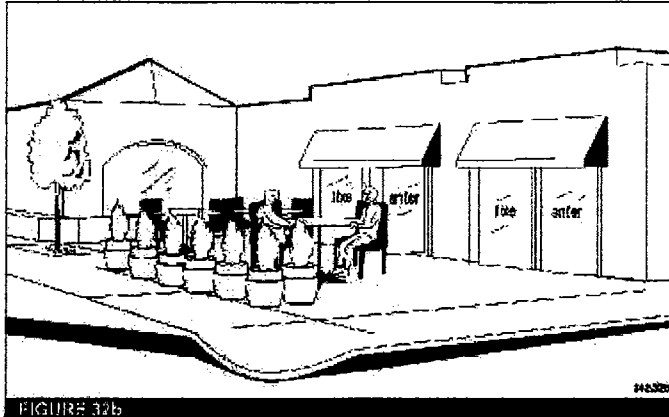
Standard 31b: The use of columnar species such as palm trees in the interior of the project site is limited to accenting planters and landscape areas.

C. Location
Guideline 32:

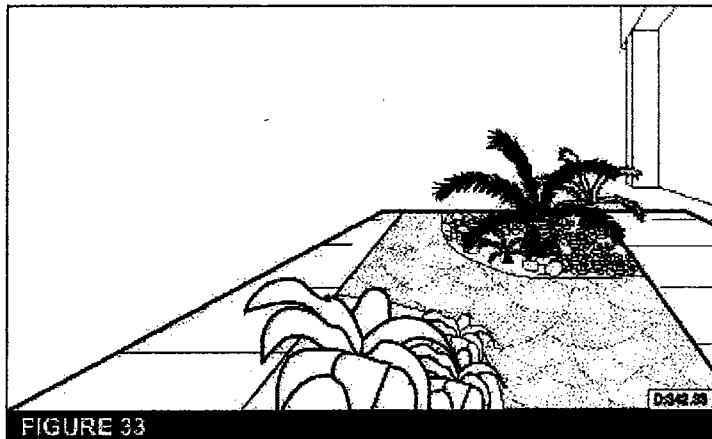
Locate landscape to improve and soften building appearance, create shade, and provide pedestrian and visual amenities through the use of planters or landscape insets.

Standard 32a: Where there are landscape buffers or landscape yards, 24-inch box trees shall be planted at a ratio of one per 20 lineal feet.

Standard 32b: Where movable planters are used to buffer patio/outdoor dining areas from parked vehicles and street traffic they shall not impede pedestrian flow.

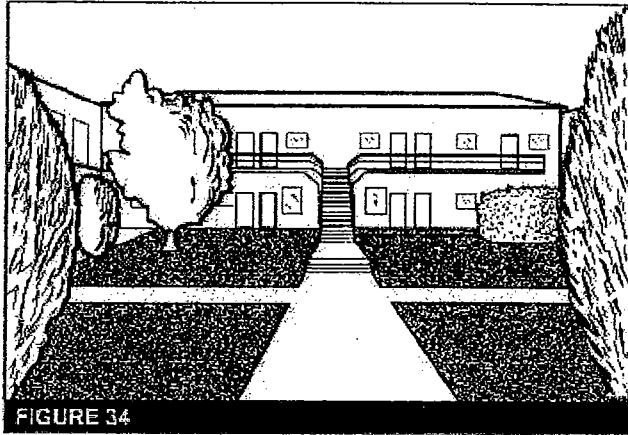


Guideline 33: Cluster some landscape material in buffer areas to create visual pleasing highlights, such as a grouping of perennials and river rock.



D. Open Space: Multiple-Family Residential

Guideline 34: Design multiple-family residential projects, of five or more units around landscaped open space focal points or courtyards to serve as an amenity for residents.



Standard 34a: Useable contiguous open space shall be provided for outdoor activities and recreational amenities. Open space may include pedestrian walkways.

E. Street Trees

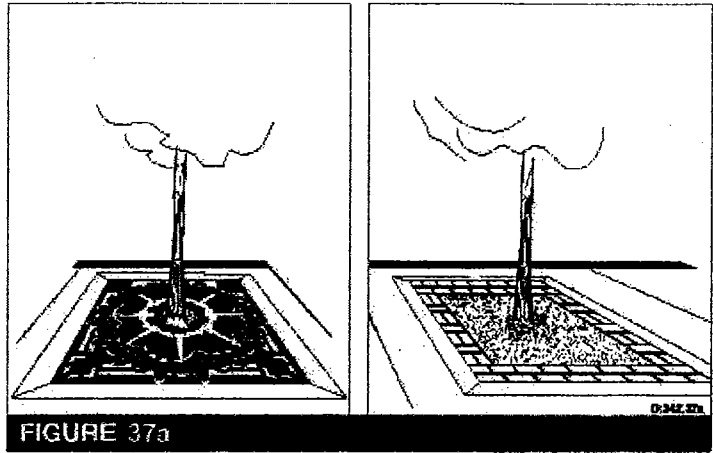
Guideline 35: Provide shade and create space that is designed to human scale, comfort, and function.

Standard 35a: Palm trees and other columnar species are not permitted as street trees; rather, the use of branching, pedestrian scale trees are preferred.

Guideline 36: Select street trees to provide shade and color for multiple-family residential projects and shade, color, and semi-unobstructed views for commercial projects.

Guideline 37: Protect tree bases and roots from soil compaction due to pedestrian activities.

Standard 37a: In Major Activity Areas (as defined by the specific plan), metal street tree grates, decorative permeable stone/concrete grates or tree well defining materials such as concrete/brick borders, permeable surfaces such as decomposed granite or interlocking bricks, and landscape material shall be used.



Hardscape

A. Pedestrian Walkways

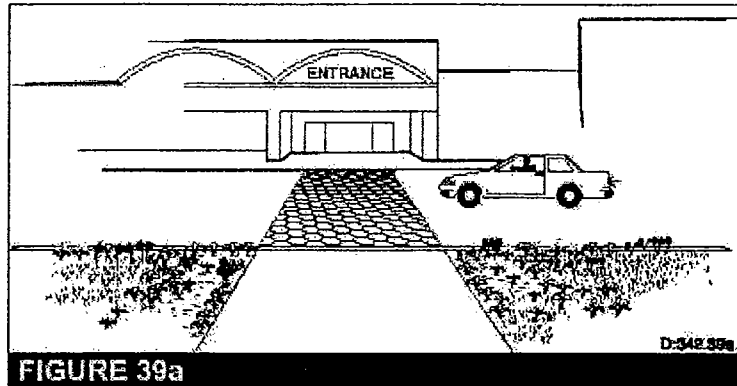
Guideline 38: Provide a safe, attractive shopping environment by incorporating pedestrian amenities such as walkways, shade, lighting, landscape, and gathering areas.

Standard 38a: Where shopping center buildings and mini-malls include pedestrian walkways along building frontage, they shall be designed at a minimum width of 10 feet.

Standard 38b: Where pedestrian walkways are provided, storefronts shall provide awnings, canopies or trees to shade at least 50 percent of the pedestrian walkway.

Guideline 39: Large areas of continuous, plain concrete are not desirable. Intersperse paved areas with other paving materials, architectural elements or landscape to emphasize entries, walkways, pedestrian activities and places of special interest.

Standard 39a: Where walkways are used, especially where vehicles cross pedestrian walkways, materials for the paved areas shall consist of stone pavers, integrated color concrete, stamped concrete, interlocking concrete pavers, tile and/or brick pavers, permeable materials (e.g. turf block or turf stone) or similar materials.



Standard 39b: Paving materials shall be complementary with the project structures; indigenous or similar materials are encouraged, such as Bouquet Canyon Stone and river rock.

Standard 39c: Where rock salt treated concrete, stamped concrete, colored concrete, and plain concrete are used, they shall vary the pattern, material, color, or use decorative materials such as aggregate, ornamental inserts or pavers at a minimum of every 5 feet.

Standard 39d: Asphalt shall be prohibited with the exception of vehicular pathways (e.g. driveways), parking lots, and bike paths.

Guideline 40: Highlight landscape features and light pedestrian walkways through use of lighting.

Standard 40a: If freestanding piers or bollards are used, they shall include low level safety lighting (i.e. internally or around the base).

Guideline 41: Incorporate landscape elements and permeable materials such as turf block and turf stone where feasible.

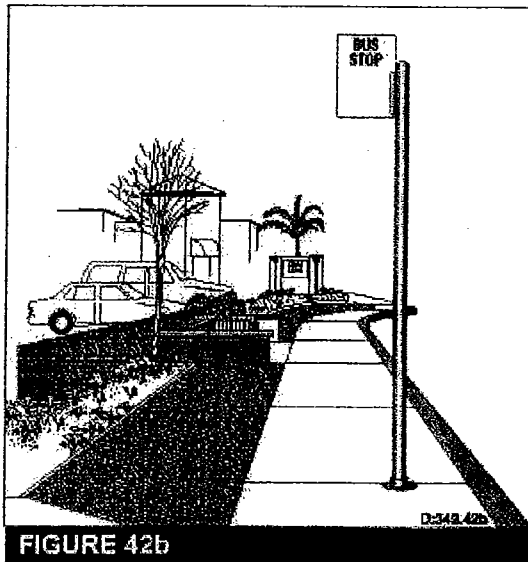
B. Street Furniture

Guideline 42: When required by the specific plan, install street furniture that encourages pedestrian activity or physical access to buildings and which is aesthetically pleasing, functional and comfortable. Street furniture may include such elements as bus and pedestrian benches, bus shelters, kiosks, trash receptacles, newspaper racks, bicycle racks, public telephones, landscaped planters, drinking fountains, and bollards.

Standard 42a: If planters are used, except those adjacent to storefronts, they shall be properly maintained and provided with drainage and irrigation.

Standard 42b: Projects fronting on a public street which include an existing or proposed bus stop, shall provide required street furniture within a bus stop waiting area. This waiting area shall be incorporated into the landscape buffer and meet the following conditions:

1. A minimum of one bus bench, one trash receptacle, and two bicycle racks shall be provided within the bus stop waiting area.
2. The bus stop waiting area shall be a minimum of 6 feet wide and 15 feet long and shall be of smooth, level impermeable surface or decorative material.
3. There shall be a minimum 1-1/2 foot high decorative wall surrounding the waiting area. The materials used for the decorative wall shall incorporate rock and stone work used for project buildings and/or indigenous rock and stone identical or similar to river rock and Bouquet Canyon Stone. The wall shall include a capstone.
4. A minimum of two 24-inch box shade producing trees should be planted adjacent to the waiting area.

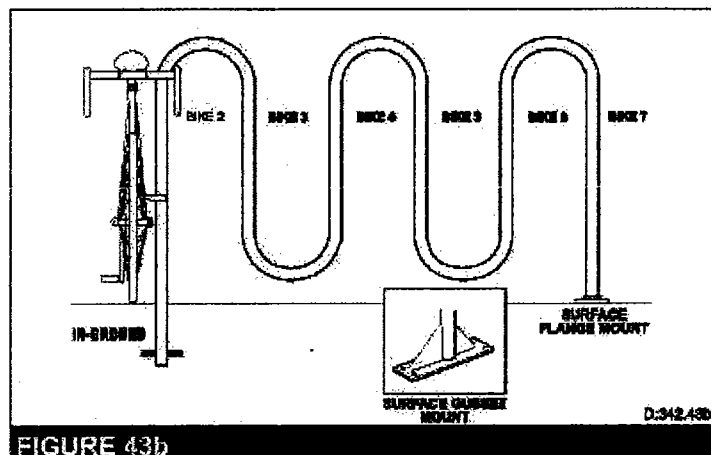


C. **Bicycle Parking**

Guideline 43: Locate bicycle parking so that it is convenient and easily accessible.

Standard 43a: Each bicycle parking space shall be a minimum of two feet in width and six feet in length and shall have a minimum of six feet of overhead clearance.

Standard 43b: Bicycle parking shall include bicycle racks which shall be the Brandir Ribbon Rack® model or of a comparable style which can give the applicant credit under TDM plans and can be customized easily for the appropriate number of bike spaces.



Section 6.

FREESTANDING WALLS & FENCE TREATMENT

Guideline 44: Use materials that complement existing buildings when freestanding walls are used to provide security, screening and privacy. Materials may include masonry and wrought iron, with incorporated landscape.

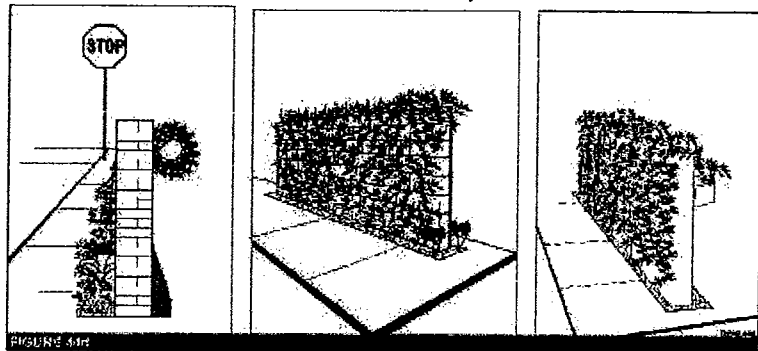
Standard 44a: If solid walls are used, they shall be decorative walls and include graffiti-resistant materials.

Standard 44b: If walls or fences are used for multiple-family residential, commercial or industrial projects, they shall not be made of chain-link material; except where chain-link fencing is used for

other projects; such as, educational facilities, the fencing shall be coated with a dark color of nylon or similar substance.

Standard 44c: Non-decorative walls, corrugated metal or other type of solid metal, and plywood or rustic wood fences are not permitted.

Standard 44d: Security devices such as razor or barbed wire are allowed provided they are not visible from Foothill Boulevard or Commerce Avenue. An alternative to such devices is to incorporate landscape species such as Bougainvillea and Rosa along the length of the wall and/or as a top accent.



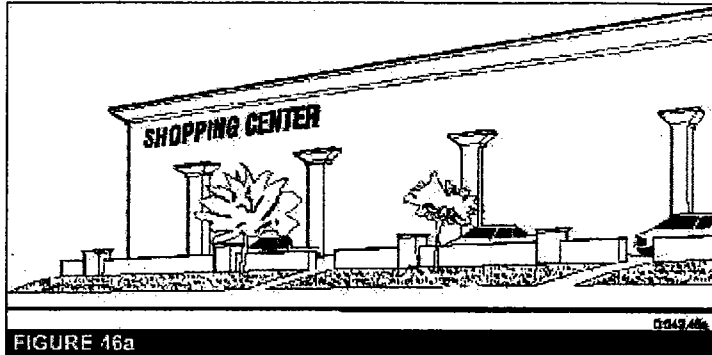
Guideline 45: Landscape freestanding walls and fences with a variety of plant material including but not limited to clinging vines, tall growing shrubs and trees.

Standard 45a: Where the landscape buffer for street front vehicular use areas contains a freestanding wall or fence, there shall be a minimum 3-foot wide landscape area between the right-of-way and the wall or fence.

Guideline 46: To maintain an open character and retain visibility, provide pedestrian openings for walls and fences along streets and walkways of commercial projects.

Standard 46a: When feasible, freestanding walls on lot lines shall allow for pedestrian linkage between adjacent similar uses and the public right-of-way.

Standard 46b: Pedestrian walkways shall be used where pedestrian linkage is provided from the right-of-way or another development.



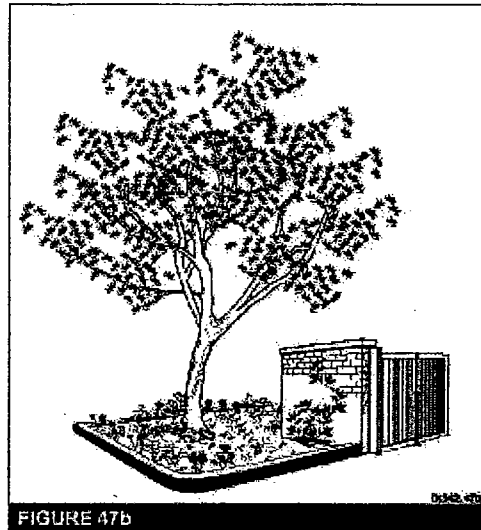
Section 7.

UTILITIES & SERVICE AREAS

Guideline 47: Screen and locate utilities, storage areas, loading docks, mechanical equipment and other service areas from public view. This can be accomplished through internal attic mounting, roof setbacks, location in wall or landscape enclosures or architectural integration with the design of the building.

Standard 47a: All service areas shall be enclosed or completely screened through the use of a wall enclosure and/or landscape.

Standard 47b: Wall enclosures shall use decorative walls using graffiti-resistant material and screened with adequate landscape, including clinging vines.



Standard 47c: All architectural screening devices (e.g. parapets) shall be designed as an integral part of the building architecture.

Standard 47d: Exterior wall-mounted or ground-mounted equipment shall be located to the rear of the site and concealed by an architectural barrier, wall enclosure or solid landscape barrier.

Standard 47e: Mechanical equipment (e.g., air conditioners) shall not be permitted in window or door openings facing Foothill Boulevard or Commerce Avenue.

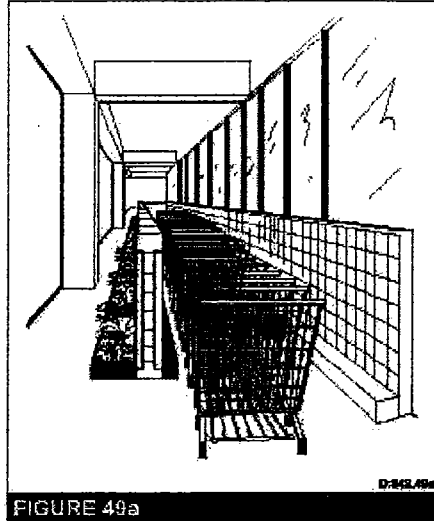
Standard 47f: New utility service shall be located underground, where determined physically feasible by the Department of Water and Power.

Guideline 48: Design easily accessible and regularly maintained trash and recycling areas.

Standard 48a: Trash and recycling areas shall be designed as a smooth, level impermeable surface, located with access to a water line, provided with a drain routed to the sanitary sewer, and include a self-closing solid gate.

Guideline 49: Screen shopping cart storage areas from parking lots and off-site views.

Standard 49a: Shopping cart storage areas adjacent to buildings shall be incorporated into the design of the building (e.g. through the use of a low wall).

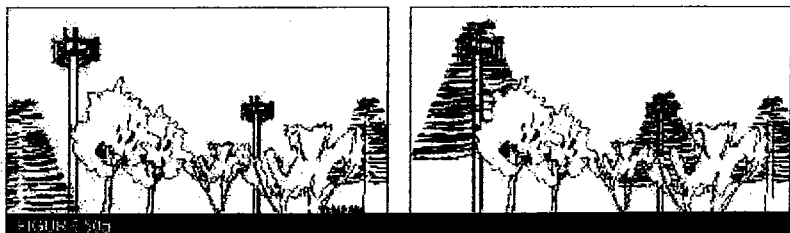


Section 8.

WIRELESS TELECOMMUNICATION ANTENNAS & FACILITIES

Guideline 50: Screen all cellular antennas, cells, wireless communication facilities, and power supply boxes from public view.

Standard 50a: Freestanding unmanned wireless telecommunications facilities, including radio or television transmitters, shall be designed as a faux pine tree or other similar type of structure which blends in with the environment in which it is placed.



Standard 50b: Building and roof mounted antennas and other telecommunication equipment shall be painted and textured to integrate into the architecture of the existing structures to which they are attached or they shall be effectively screened by the use of parapets or similar architectural elements.

Standard 50c: Accessory equipment (e.g. power supply boxes) shall be effectively screened through placement underground, internally within building structures, on rooftop locations behind architectural elements or when above ground, placed behind a landscaped wall or a landscape solid barrier.

Section 9.

DEFINITIONS

Articulation: Clear and distinct separation between design elements.

Awning: A roof-like cover extending over or in front of a door or window as a shelter or decorative element.

Banner: A display used to identify or advertise a community and/or community event, usually located on street or pedestrian lights or flag-like displays on the edging of buildings to add color and identity to a facade.

Bollard: A vertical, freestanding, short post used as a barrier to vehicles.

Bulkhead: The lowest portion of a storefront, separate from the upper glass.

Canopy: A projecting horizontal architectural element of a building having the form of a flat band.

Cabinet/Box/Can Sign: A sign whose text, logos and/or symbols are placed on the plastic face(s) of an enclosed cabinet attached to a building, structure, pole or freestanding. The plastic face may or may not be translucent and the sign may or may not be illuminated.

Channel Letters: Three-dimensional individually cut letters or figures, illuminated or unilluminated, affixed to a structure.

Decorative Wall: Brick, masonry block, stone, or concrete walls incorporating surface treatments for design relief (split-face, slump, scored, exposed aggregate, stamped, color variety, etc.) The wall shall include a top cap and both sides of the wall must be decorative.

Eave: The portion of a sloped roof which overhangs the wall.

Facade: The front of a building; also, any other face (as on the street or court) of a building given special architectural treatment.

Kiosk: A small, light structure with one or more open sides often within an existing developed area.

Lattice: A framework or structure of crossed metal or wood strips.

Parapet: The extension of an exterior building wall above the roof structure.

Pier: A stout column or pillar.

Raceway: A channel expressly designed to hold and protect electric wires and cables.

Service Area: Any location containing open storage, loading docks or non-public entrances, trash and/or recycling receptacles, or other utility uses.

Shopping Center: Any unified development consisting of more than two businesses, attached or unattached, on one or more lots, that are under one ownership, or share common parking, service or other facilities.

Structural Bay: Any division of a wall marked off by vertical supports.

TDM: Transportation Demand Management, a program designed to encourage people to change their mode of travel from single occupancy vehicles to other transportation modes.

Terrazzo: A mosaic flooring consisting of small pieces of marble or granite set in mortar and given a high polish.

Trellis: A frame of lattice work used as a screen or as a support for climbing plants.

Valence: Front vertical portion of an awning.

Veneer: A thin sheet of a material--such as a protective or ornamental facing of brick, stone or wood--of superior value or quality affixed to an inferior material.

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