

IV. DEVELOPMENT REGULATIONS

A. PURPOSE AND INTENT

These regulations will serve as the primary mechanism for implementation of the land uses for American Beauty Homes Specific Plan. The regulations contained herein provide an appropriate amount of flexibility to anticipate future needs and to achieve compatibility between land uses. Principal land use designations for the Specific Plan shall be as follows:

- o Single Family
- o Townhomes
- o Apartment/Condominiums
- o Commercial
- o Industrial or Apartments
- o Open Space

The locations of these zoning designations are shown on Exhibit III-7 (Land Use Plan).

B. DEFINITIONS

For the purposes of this Specific Plan, the definitions contained in Title 22 Los Angeles County Planning and Zoning Code shall apply.

C. GENERAL PROVISIONS

1. All construction and development within the Specific Plan area shall comply with applicable provisions of the Uniform Building Code and the various related mechanical, electrical, plumbing codes, fire code, water ordinance, grading and excavation code and the subdivisions codes, as currently adopted by the County of Los Angeles.
2. The setback requirements are as specified within the development standards for each zoning designation. If not otherwise specified all setbacks shall be determined as the perpendicular distance from the existing or planned street right-of-way line, or property line, to the foundation point of the closest structure.
3. If specific development standards have not been established or if an issue, condition or situation arises or occurs that is not clearly understandable in the Specific Plan, then those regulations and standards of the Los Angeles County Planning and Zoning Code that are applicable for the most similar issue, condition or situation shall apply as determined by the Planning Director.

4. This Specific Plan may be amended by the same procedure as it was adopted by ordinance. Each amendment shall include all sections or portions of the Specific Plan that are affected by the change.
5. Any persons, firm or corporation, whether a principal, agent, employee or otherwise, violating any provisions of these regulations shall be made to comply with the Los Angeles County Planning and Zoning Code pertaining to zoning misdemeanors.
6. Whenever a use has not specifically been listed as being a permitted use in a particular zone classification within the Specific Plan it shall be the duty of the Planning Director to determine if said use is: (1) consistent with the intent of the zone; and (2) the said use is compatible with other listed permitted uses. Any person aggrieved by the determination may appeal that decision to the Planning Commission.
7. Automotive vehicles or trailers of any kind or type without current license plates that have been abandoned shall not be parked or stored on any property within the Specific Plan area unless it is in a completely enclosed building.
8. Exceptions to height limitations contained in the District Regulations apply only to antennas, chimneys or other architectural appurtenances required for the screening of rooftop equipment.
9. Non-Conforming Uses of Land

Where, at the time of passage of this Specific Plan, lawful use of land exists which would not be permitted by the regulations imposed by this Specific Plan, such use may be continued so long as it remains otherwise lawful, provided:

- a. No such non-conforming use shall be enlarged or increased, nor extended to occupy a greater area of land than was occupied at the effective date of adoption or amendment of this Specific Plan;
- b. No such non-conforming use shall be moved in whole or in part to any portion of the lot or parcel other than that occupied by such use at the effective date of adoption or amendment of this Specific Plan;

- c. If any such non-conforming use of land ceases for any reason for a period of more than 180 days, any subsequent use of such land shall conform to the regulations specified by this Specific Plan for the district in which such land is located;
- d. No additional structure not conforming to the requirements of this Specific Plan shall be erected in connection with such non-conforming use of land.

10. Non-conforming Structures

Where a lawful structure exists at the effective date of adoption or amendment of this Specific Plan that could not be built under the terms of these regulations by reason of restrictions on area, height, yards, its location on the lot, or other requirements concerning the structure, such structure may be continued so long as it remains otherwise lawful, subject to the following provisions:

- a. No such non-conforming structure may be enlarged or altered in a way which increases its non-conformity, but any structure or portion thereof may be altered to decrease or not affect its non-conformity.
- b. Should such non-conforming structure or non-conforming portion of structure be destroyed by any means to an extent of more than 50 percent of its replacement cost at time of destruction, it shall not be reconstructed except in conformity with the provisions of this Specific Plan;
- c. Should such structure be moved for any reason for any distance whatever, it shall thereafter conform to the regulations for the district in which it is located after it is moved.

- 11. Along the western portion of the subject property, the Interstate Freeway 14 provides a physical separation between planning areas 2, 3, 5, 6, 8, 9, 10, 11, and 12 which abut the freeway. These will require special attention to avoid "tunnel" or "corridor" effect along the freeway caused by even setbacks, building heights and overly symmetrical planting. Visual interest can be insured along the freeway by treatment of building heights, setbacks, fenestration and careful landscape treatment. A special freeway edge zone has been established to deal with these issues (see Exhibit V-3).

At the time of site plan review, those developments that abut the freeway will be required to submit a plan detailing fencing, walls, landscaping, building placement, and other details which must be in conformance with the Specific Plan design guidelines for residential and commercial structures which are contained in Section V.

D. LAND USE PLAN SUMMARY

Land use designations have been assigned to each area identified on the American Beauty Specific Plan. The designations include planning area number, land use designation, proposed product type, area in gross acres, dwelling units and density per gross acre and by net acre. These statistics are shown on the Land Use Summary, Table 1, page IV-6.

As defined for this project, gross acres means gross developable acres which includes major slope banks and interior residential streets, but excludes major highways, secondary highways and collector streets as shown on the Conceptual Land Use Plan, Exhibit III-7. Net acres means net developable acres which includes interior residential streets but excludes major slope banks, major highways, secondary highways and collector streets.

E. TRANSFER OF DENSITY/DWELLING UNITS

To ensure the orderly growth of a the community, designated planning areas within the American Beauty Homes Specific Plan shall be developed at densities consistent with or less than the maximum dwelling count in Table 1, except as provided in a density transfer. Minor modifications in the boundaries and acreage of planning areas or adjustments because of final road alignments specified by the County will occur during technical refinements in the tentative tract map process and shall not require an amendment to the Specific Plan. Maximum dwelling units per cumulative planning area counts will not thereby be affected. The American Beauty Specific Plan residential dwelling unit maximum shall be 5,400 dwelling units.

A transfer of residential dwelling units from one residential planning area to another residential area may be permitted in the Specific Plan area in accordance with the following provisions:

In no case shall transfers of dwelling units result in:

1. Exceeding the overall plan capacity of 5,400 dwelling units.

2. Allocating excess units outside of the planning areas.
3. A change in the density classification.
4. Exceeding prescribed planning unit maximums by more than 20 percent.
5. Exceeding the capacity of the circulation system or other public facilities as established for the Specific Plan area.
6. The existing ratio of R-3 25 (U) to the other unit categories shall not be exceeded.

At the time of approval of the respective tentative maps by the Planning Commission, a revised Specific Plan Map and Planning Area Summary shall be submitted for all transfers of dwelling units. Said map and table shall also indicate the remaining number of units, if any, that may be accommodated without exceeding the 20 percent limitation. Said exhibit and table shall be dated accordingly. Transfers of density will be reviewed for conformance with this Specific Plan.

TABLE 1
LAND USE PLAN SUMMARY

PLANNING AREA	LAND USE DESIGNATION	PROPOSED PRODUCT TYPE	AREA IN ACRES GROSS	DWELLING UNITS	DENSITY DU/GROSS ACRES	DENSITY DU/NET ACRES	MAXIMUM LOT AREA BUILDING COVERAGE	AVERAGE OPEN SPACE REQUIRED \$ NET LOT AREA ***	MAXIMUM % OF BLDGS ALLOWED AT MAX HEIGHT
1	Residential	R-3 (25)	21.9	463	21.1	25.0	55	30	80
2	Mini-Storage/ Warehousing	S	5.5				70	**10	N/A
3	Residential	R-3 (25)	29.3	733	25.0	25.0	55	30	*80
4	Residential	R-3 (25)	31.9	732	22.9	25.0	55	30	80
5	General Commercial	GC	16.5				70	**10	N/A
6	General Commercial	GC	19.2				70	**10	N/A
7	Residential	R-3 (25)	18.6	262	14.1	25.0	55	30	80
8	Residential	R-3 (25)	12.6	300	23.8	25.0	55	30	*80
9	Neighborhood Commercial	NC	11.1				70	**10	N/A
10	Office Park Commercial	OC	16.4				70	**10	N/A
11	Residential	R-3 (25)	6.1	153	25.0	25.0	55	30	*80
12	Residential	R-3 (25)	30.3	740	24.4	25.0	55	30	*80
13	Residential	R-3 (15)	11.4	161	14.1	15.0	50	30	80
14	Residential	R-3 (15)	13.6	165	12.1	15.0	50	30	80
15	Residential	R-3 (15)	15.7	212	13.5	15.0	50	30	80
16	Residential	R-1	12.4	74	6.0	6.0	60	N/A	100
17	School/Park	S/P	10.3				N/A	N/A	N/A
18	Residential	R-1	55.0	252	4.6	6.0	60	N/A	100
19	Residential	R-1	37.0	180	4.9	6.0	60	N/A	100
20	Residential	R-1	26.8	131	4.9	6.0	60	N/A	100
21	Residential	R-3 (15)	52.7	588	11.2	15.0	50	30	80
22	School/Park	S/P	19.3				N/A	N/A	N/A
23	Residential	R-3 (15)	16.9	254	15.0	15.0	50	30	80
OS	Open Space	---	496.9	---	---	---	---	---	---

* The portions of these planning areas which fall in the freeway edge zone may have only 50% of structures at maximum height.

** See Development Standards for landscaping.

*** Net Lot Area (Not the same as net acres as defined on Page IV-4) and Open Space are to be in conformance with the County of Los Angeles Planning and Zoning Code Title 22, Chapter 22.08 - Definitions Section 08.010 and Chapter 22.20 - RPD Section 20.460. The figures shown are averages; flexibility will be allowed as determined at Site Plan Review stages.

F. RESIDENTIAL SITE DEVELOPMENT STANDARDS

1. (R-1) Single-family Residence Zone

Permitted uses. Property in the R-1 zone may be used for:

- o Residences, single-family, subject to the standards provided herein.
- o Small family day care homes.
- o Adult residential facilities.
- o Foster family homes.
- o Outbuildings used for storage (1 per dwelling unit).
- o Model homes, erected on the same premises and used in conjunction with a new subdivision tract offered for sale for the first time, for the duration of subdivision sales:
 1. That such models are on an approved lot in a tentative tract that has been filed and approved by the Commission;
 2. That such models may be used in conjunction with an approved temporary tract office but not a general real estate business; and
 3. That any structure used for such purpose at the end of subdivision sales shall either be removed or restored for a use permitted in the zone where located, except that the Director may, upon a showing of need by the owner of the property, extend the permitted time beyond the close of subdivision sales.
- o Real estate tract offices, temporary.

Real estate tract offices, temporary, for the purpose of conducting the sale of lots within the total project area upon which such tract office is located, for a period not to exceed the duration of subdivision sales, provided:

1. That such tract office shall not be used for conducting a general real estate business; and
2. That any structure used for such purpose at the end of subdivision sales shall either be removed or restored for a use permitted in the zone where located except that the director may, upon a showing of need by the owner of the property, extend the permitted time beyond two years.

- o Community Centers where developed as an integral part of a development, and operated as a non-profit organization for the use of surrounding residents. This provision shall not be interpreted to permit commercial enterprises.
- o Parks, playgrounds and recreation centers with all appurtenant facilities customarily found in conjunction therewith.
- o Recreation facilities, neighborhood, not accessory to a principal use, including tennis, recreation rooms and swimming, where operated as a non-profit corporation for the use of the surrounding residents. This provision shall not be interpreted to permit commercial enterprises.
- o Signs, as provided in Section V-C herein.
- o Subdivision directional signs, subject to the limitations and conditions of Section V-C herein.

Temporary Activities sponsored by a non-profit organization or charitable use.

Animals

Domestic Animals shall be allowed within the R-1, residential districts limited to the following per household:

three weaned cats,
three weaned dogs.

The following wild animals shall be permitted, but in no event more than three such animals in any combination.

The following wild animals:

- o Tropical fish excluding caribe
- o White mice and rats
- o Canaries
- o Chinchillas
- o Chipmunks
- o Finches
- o Gopher snakes
- o Guinea pigs

- o Hamsters
- o Hawks
- o King snakes
- o Marmoset monkeys
- o Mynah birds
- o Parrots, parakeets, amazons, cockateels, cockatoos, lories, lorikeets, love birds, Macaws, and similar birds of the psittacine family
- o Pigeons
- o Ravens
- o Squirrel monkeys
- o Steppe legal eagles
- o Toucans
- o Turtles
- o White doves

Other similar animals which, in the opinion of the Department of Regional Planning are neither more obnoxious or detrimental to the public welfare than the animals enumerated in this section.

Accessory uses. Property in the R-1 zone may be used for the following accessory uses:

- o Accessory buildings and structures customarily used in conjunction with single family residential.
- o Animals, domestic and wild, maintained or kept as pets or for personal use as provided for in this section.
- o Building materials, storage of, use in the construction of a building or building project, during the construction and 90 days thereafter, including the contractor's temporary office, provided that any lot or parcel of land so used shall be a part of the building project, or on property adjoining the construction site.
- o Riding and hiking trails, excluding trails for motor vehicles.

o Signs as provided in Section V-C herein.

Uses subject to permits. Property in Single Family Residential (R-1)

The following uses, provided a conditional use permit has first been obtained and while such permit is in full force and effect in conformity with the conditions of such permit for:

- o Churches, temples or other places used exclusively for religious worship, including customary, incidental education and social activities in conjunction therewith.
- o Group homes, children.
- o Adult day care facility.
- o Small family homes, children.
- o Publicly-owned uses necessary to the maintenance of the public health, convenience or general welfare such as fire stations and libraries in addition to those specifically listed in this section.
- o Storage, temporary, of materials and construction equipment used in construction or maintenance of streets and highways, sewers, storm drains, underground conduits, flood control works, pipelines and similar uses for a period not to exceed one year.

Development standards for single-family residences.

Single-family residences shall be subject to the following development standards:

1. Except as specifically provided herein, every single-family residence shall be not less than 20 feet in width. A single-family residence need only be a minimum of 18 feet wide when it is to be located on a lot or parcel of land less than 26 feet in width. In order to allow for flexibility and creativity of design, a single-family residence may be less than 20 feet wide, but not less than 12 feet, if the floor area, exclusive of appurtenant structures, is at least 900 square feet and the side or sides oriented toward a public street, highway or parkway have a dimension of at least 20 feet. Additions to single-family residences are not restricted as to width.

2. Single dwellings built under condominium-ownership in a Planning Area, more than one building per lot may be permitted. The number of units built per lot shall not apply as long as setbacks as specified herein are observed.

Height limits. Every residence and every other building in the R-1 zone shall have a height not to exceed two stories or 35 feet, but excluding the cellar; except that if hill-side or other similar topographical conditions create practical difficulties or unnecessary hardships in the way of carrying out the strict letter of this section, and the director so finds, the director may modify this height limit to the extent necessary to eliminate such practical difficulties or unnecessary hardships.

Yard requirements.

- A. Premises in the R-1 zone shall be subject to the yard requirements provided herein;
 1. Front Yards. Each lot or parcel of land shall have a front yard of not less than 14 feet in depth from the right-of-way.
 2. Corner Side Yards, Each lot or parcel of land shall have corner side yards of not less than:
 - a. Ten feet on a reversed corner lot; or
 - b. Five feet on other corner lots.
 3. Interior Side Yards. Each lot or parcel of land shall have interior side yards of not less than five feet or a minimum of ten feet between buildings.
 4. Rear Yards. Each lot or parcel of land shall have a rear yard of not less than 15 feet in depth.

Automobile parking. Every dwelling unit in the R-1 zone shall have on the same lot or parcel of land a two car garage.

Lot area. Each lot in the R-1 zone shall have a minimum of 5,000 square feet of net area. The maximum density for the R-1 zone shall be 6 units per net acre. Lots used for purposes of open space and easements within the R-1 zone may be less than the 5,000 square foot minimum.

2. R-3(15) U Townhouses

Permitted uses. Property in the R-3 (15) U zone may be used for the following permitted uses:

- o Residences, including: Apartment houses/Apartment condominiums.
- o Small family day care homes.
- o Adult residential facilities.
- o Foster family homes.
- o Model Homes.

Model homes, erected on the same premises and used in conjunction with a new subdivision tract offered for sale for the first time, for the duration of subdivision sales:

1. That such models are on an approved lot in a tentative tract that has been filed and approved by the Commission;
2. That such models may be used in conjunction with an approved temporary tract office but not a general real estate business; and
3. That any structure used for such purpose at the end of subdivision sales shall either be removed or restored for a use permitted in the zone where located, except that the Director may, upon a showing of need by the owner of the property, extend the permitted time beyond the close of subdivision sales.

- o Real Estate.

Real estate tract offices, temporary, for the purpose of conducting the sale of lots within the total project area upon which such tract office is located, for a period not to exceed the duration of subdivision sales, provided:

1. That such tract office shall not be used for conducting a general real estate business; and
2. That any structure used for such purpose at the end of subdivision sales shall either be removed or restored for a use permitted in the zone where located except that the director may, upon a showing of need by the owner of the property, extend the permitted time beyond two years.

- o Riding and hiking trails, excluding trails for motor vehicles.

- o Community Centers where developed as an integral part of a development, and operated as a non-profit organization for the use of surrounding residents. This provision shall not be interpreted to permit commercial enterprises
- o Parks, playgrounds and recreation centers with all appurtenant facilities customarily found in conjunction therewith.
- o Recreation facilities, neighborhood, not accessory to a principal use, including tennis, recreation rooms and swimming, where operated as a non-profit corporation for the use of the surrounding residents. This provision shall not be interpreted to permit commercial enterprises.
- o Signs, as provided in Section V-C herein.
- o Subdivision directional signs, subject to the limitations and conditions of Section V-C herein.

Uses Subject to Permits

Property in the R-3-(15)U Zone may be used for:

The following uses provided a conditional use permit has first been obtained and while such permit is in full force and effect in conformity with the conditions of such permit for:

- o Access to property lawfully used for a purpose not permitted in the R-3-(15)U Zone
- o Grading projects, off-site transport
- o Large family day care homes
- o Parking lots as a transitional use
- o Residential care facilities

The following additional uses:

- o Christmas trees and wreaths, the sale of, between December 25th, both dates inclusive, to the extent permitted by other statutory and ordinance provisions. Any structures, facilities and materials used for the sale of trees and wreaths shall be removed from the premises by December 31st of the calendar year, and the property restored to a neat condition.

o Churches, temples and other places used exclusively for religious worship, including customary incidental educational and social activities in conjunction therewith. Such provision shall not be deemed to authorize activities otherwise specifically classified in this zone.

o Convents and monasteries

Temporary Activities sponsored by a non-profit organization or charitable use.

Animals

Domestic Animals shall be allowed within the R-3(15) U residential districts limited to the following per household:

three weaned cats,
three weaned dogs.

The following wild animals shall be permitted, but in no event more than three such animals in any combination.

The following wild animals:

o Tropical fish excluding caribe

o White mice and rats

o Canaries

o Chinchillas

o Chipmunks

o Finches

o Gopher snakes

o Guinea pigs

o Hamsters

o Hawks

o King snakes

o Marmoset monkeys

o Mynah birds

o Parrots, parakeets, amazons, cockateels, cockatoos, lories, lorikeets, love birds, Macaws, and similar birds of the psittacine family

- o Pigeons
- o Ravens
- o Squirrel monkeys
- o Steppe legal eagles
- o Toucans
- o Turtles
- o White doves

Other similar animals which, in the opinion of the Department of Regional Planning, are neither more obnoxious or detrimental to the public welfare than the animals enumerated in this section.

Accessory uses. Property in the R-3 (15) U zone may be used for the following accessory uses:

- o Accessory buildings and structures incidental to residences.
- o Animals, domestic and wild, maintained or kept as pets or for personal uses as provided herein.
- o Building materials, storage of (during construction only).
- o Signs as provided in Section V-C herein.

Uses subject to director's review and approval. If site plans are first submitted to and approved by the director, premises in Zone R-3 (15) U may be used for:

- o Small family homes, children.
- o Group homes, children.
- o Publicly-owned uses necessary to the maintenance of the public health, convenience or general welfare, such as fire stations and libraries, in addition to those specifically listed in this section.

Height limits.

- A. No building in Zone R-3 (15) U shall exceed three stories, including the basement but excluding the cellar or parking areas below the living spaces, unless the director of planning finds that because of terrain or other

circumstances there are practical difficulties or unnecessary hardships in the way of carrying out the strict letter of this section in which he may permit a greater height, so long as the total floor area in such building or buildings does not exceed one and one-half times the total area of the individual lot or total project lot occupied by the building or buildings.

- B. In determining the total floor area within a building, cellar floor space, parking floor space with necessary interior ramps and driveways thereto, or space within a roof structure or penthouse for the housing of building operative equipment or machinery shall not be considered.

Dwelling unit density.

Density on property in Zone R-3 (15) U, developed for any residential use, shall not exceed 15 dwelling units per net acre of land.

Yard requirements.

- A. Premises in Zone R-3 (15) U shall be subject to the setback requirements provided herein:

1. Front Setbacks. Within each planning area the average front setback shall be 15 feet in depth from the public street right-of-way. The minimum setback shall be no less than 3 feet from the public street right-of-way;

2. Interior Setbacks. There shall be a separation of not less than 10' between buildings.

Automobile parking. For every dwelling, apartment or other structure designed for or intended to be used as a dwelling in Zone R-3 (15) U shall have off street parking for 1 1/2 covered plus 1/2 uncovered spaces per unit. For every one bedroom apartment or dwelling unit, one and one-half (1-1/2) total covered parking spaces per dwelling units are required. Guest parking shall be provided at a ratio of 1 guest parking space for every 4 dwelling units. Parking shall be permitted in tandem.

3. R-3(25) U Apartments and Apartment/Condominiums

Permitted uses. Property in the R-3 (25) U zone may be used for the following permitted uses:

Residences, including:

- o Apartment Houses/Condominiums.
- o Small family day care homes.
- o Adult residential facilities.
- o Foster family homes.
- o Riding and hiking trails, excluding trails for motor vehicles.
- o Model Homes.

Model homes, erected on the same premises and used in conjunction with a new subdivision tract offered for sale for the first time, for the duration of subdivision sales:

1. That such models are on an approved lot in a tentative tract that has been filed and approved by the Commission;
2. That such models may be used in conjunction with an approved temporary tract office but not a general real estate business; and
3. That any structure used for such purpose at the end of subdivision sales shall either be removed or restored for a use permitted in the zone where located, except that the Director may, upon a showing of need by the owner of the property, extend the permitted time beyond and close of subdivision sales.

- o Real estate tract offices, temporary.

Real estate tract offices, temporary, for the purpose of conducting the sale of lots within the total project area upon which such tract office is located, for a period not to exceed the duration of subdivision sales, provided:

1. That such tract office shall not be used for conducting a general real estate business; and
2. That any structure used for such purpose at the end of subdivision sales shall either be removed or restored for a use permitted in the zone where located except that the director may, upon a showing of need by the owner of the property, extend the permitted time beyond two years.

- o Community Centers where developed as an integral part of a development, and operated as a non-profit organization for the use of surrounding residents. This provision shall not be interpreted to permit commercial enterprises.
- o Parks, playgrounds and recreation centers with all appurtenant facilities customarily found in conjunction therewith.
- o Recreation facilities, neighborhood, not accessory to a principal use, including tennis, recreation rooms and swimming, where operated as a non-profit corporation for the use of the surrounding residents. This provision shall not be interpreted to permit commercial enterprises.
- o Signs, as provided in Section V-C herein.
- o Subdivision directional signs, subject to the limitations and conditions of Section V-C herein.

Uses Subject to Permits

Property in the R-3-(25)U Zone may be used for:

The following uses provided a conditional use permit has first been obtained and while such permit is in full force and effect in conformity with the conditions of such permit for:

- o Access to property lawfully used for a purpose not permitted in the R-3-(25)U Zone
- o Grading projects, off-site transport
- o Large family day care homes
- o Parking lots as a transitional use
- o Residential care facilities

The following additional uses:

- o Christmas trees and wreaths, the sale of, between December 25th, both dates inclusive, to the extent permitted by other statutory and ordinance provisions. Any structures, facilities and materials used for the sale of trees and wreaths shall be removed from the premises by December 31st of the calendar year, and the property restored to a neat condition.

o Churches, temples and other places used exclusively for religious worship, including customary incidental educational and social activities in conjunction therewith. Such provision shall not be deemed to authorize activities otherwise specifically classified in this zone.

o Convents and monasteries

Temporary Activities sponsored by a non-profit organization or charitable use.

Animals

Domestic Animals shall be allowed within the R-3(25) U residential districts limited to the following per household:

three weaned cats,
three weaned dogs.

The following wild animals shall be permitted, but in no event more than three such animals in any combination.

The following wild animals:

- o Tropical fish excluding caribe
- o White mice and rats
- o Canaries
- o Chinchillas
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- o Finches
- o Gopher snakes
- o Guinea pigs
- o Hamsters
- o Hawks
- o King snakes
- o Marmoset monkeys
- o Mynah birds
- o Parrots, parakeets, amazons, cockateels, cockatoos, lories, lorikeets, love birds, Macaws, and similar birds of the psittacine family

- o Pigeons
- o Ravens
- o Squirrel monkeys
- o Steppe legal eagles
- o Toucans
- o Turtles
- o White doves

Other similar animals which, in the opinion of the Department of Regional Planning, are neither more obnoxious or detrimental to the public welfare than the animals enumerated in this section.

Accessory uses. Property in the R-3 (25) U zone may be used for the following accessory uses:

- o Accessory buildings and structures.
- o Animals, domestic and wild, maintained or kept as pets or for personal uses as provided herein.
- o Building materials, storage of (During construction only).
- o Signs as provided in Section V-C herein.

Uses subject to director's review and approval. If site plans therefore are first submitted to and approved by the director, premises in Zone R-3 (25) U may be used for:

- o Small family homes, children.
- o Group homes, children.
- o Publicly-owned uses necessary to the maintenance of the public health, convenience or general welfare, such as fire stations and libraries, in addition to those specifically listed in this section.

Height limits.

- A. No building in Zone R-3 (25) U shall exceed three stories, excluding the basement and the cellar, unless the director of planning finds that because of terrain or other circumstances there are practical difficulties or unnecessary hardships in the way of carrying out the strict letter of this section in which he may permit a

greater height, so long as the total floor area in such building or buildings does not exceed one and one-half times the total area of the individual lot or total project lot occupied by the building or buildings.

- B. In determining the total floor area within a building, cellar floor space, parking floor space with necessary interior ramps and driveways thereto, or space within a roof structure or penthouse for the housing of building operative equipment or machinery shall not be considered.

Dwelling unit density.

Density on property in Zone R-3 (25) U, developed for any residential use, shall not exceed 25 dwelling units per net acre of land.

Yard requirements.

- A. Premises in Zone R-3 (25) U shall be subject to the setback requirements provided herein:
1. **Front Setbacks.** Within each planning area the average front setback shall be 15 feet in depth from the public street right-of-way. The minimum setback shall be no less than 3 feet from the public street right-of-way;
 2. **Interior Setbacks.** There shall be a separation of not less than 10 feet between buildings.

Automobile parking. For every dwelling, apartment or other structure designed for or intended to be used as a dwelling. Zone R-3 (25) U shall have off-street parking for 1 1/2 covered plus 1/2 uncovered spaces per unit. For every one-bedroom apartment or dwelling unit, one and one-half (1-1/2) total covered parking spaces per dwelling unit are required. Guest parking shall be provided at a ratio of 1 guest parking space for every 4 dwelling units. Parking shall be permitted in tandem.

G. COMMERCIAL/INDUSTRIAL SITE DEVELOPMENT STANDARDS

1. GENERAL COMMERCIAL (GC)

This land use category is intended to accommodate a range of General Commercial uses to serve as a community or regional center. This land use category is similar in nature to the County of Los Angeles C-2 Neighborhood/Business Zone, but is limited to the following uses:

The following commercial uses provided all sales are retail only and all goods sold except genuine antiques are new:

SALES

Antique shops, genuine antiques only

Appliance stores, household

Art galleries

Art supply stores

Automobile sales, sale of new motor vehicles and including incidental repair and washing subject to the provisions of subsection B. of Section 22.28-090 (Zone C-1) Los Angeles County Code. (These land uses will only be permitted north of the freeway on Planning Areas 5 and 6.)

Automobile supply stores, including incidental installation of parts subject to the provisions of subsection B. of Section 22.28-090 (Zone C-1) Los Angeles County Code.

Bakery shops, including baking only when incidental to retail sales from the premises

Bicycle shops

Boat and other marine sales

Book stores

Ceramic shops, including manufacturing incidental to retail sales from the premises provided the total volume of kiln space does not exceed eight (8) cubic feet

Clothing stores

Confectionery or candy stores, including making only when incidental to retail sales from the premises

Delicatessens

Department stores

Dress shops

Drug stores

Florist shops
Furniture stores
Furrier shops
Gift shops
Glass and mirror sales, including automobile glass installation only when conducted within an enclosed building
Grocery stores
Hardware stores
Health food stores
Hobby supply stores
Ice cream shops
Jewelry stores
Leather goods stores
Liquor stores
Mail order houses
Meat markets, excluding slaughtering
Millinery shops
Music stores
Notions or novelty stores
Nurseries, including the growing of nursery stock
Office machines and equipment sales
Paint and wallpaper stores
Pet supply stores and pet stores
Photographic equipment and supply stores
Radio and television stores
Retail stores

Shoe stores

Silver shops

Sporting goods stores

Stamp redemption centers

Stationery stores

Tobacco shops

Toy stores

Yarn and yardage stores

SERVICES

Air pollution sampling stations

Arboretums and horticultural gardens

Automobile rental and leasing agencies

Automobile service stations, including incidental repair, washing and rental of utility trailers subject to the provisions of subsection B. of Section 22.28-090 (Zone C-1) Los Angeles County Code.

Banks, savings and loans, credit unions and finance companies

Barber shops

Beauty shops

Bicycle rentals

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

Colleges and Universities, including appurtenant facilities giving advanced academic instruction approved by the State Board of Education or other recognized accrediting agency but excluding trade schools

Comfort stations

Communication equipment buildings

Day care for children, family homes
Day care for children, special homes
Day nurseries, children
Dental clinics, including laboratories in conjunction therewith
Dry cleaning, self service
Dry cleaning agencies, including incidental spotting, sponging and pressing only
Employment agencies
Gas metering and control stations, public utility
Interior decorating studios
Laundries, hand
Laundries, self-service
Laundry agencies
Locksmith shops
Lodge halls
Medical clinics, including laboratories in conjunction therewith
Museums
Observatories
Offices, business or professional
Parking lots and parking buildings
Photography studios
Post offices
Public utility service centers
Real estate offices
Rental services limited to the following provided a commercial appearance is maintained by office or window display space or both, across all the street or highway frontage of the building or buildings to a depth of not less than ten (10) feet:

Furniture and appliance rentals

Hospital equipment and supply rentals

Party equipment rentals

Tool rentals, including roto-tillers, power mowers, sanders and saws, cement mixers and other similar equipment, but excluding heavy machinery or trucks.

Restaurants and other eating establishments including food take-out

Schools, business and professional, including art, barber, beauty, dance, drama and music, but not including any school specializing in manual training, shop work or in the repair and maintenance of machinery or mechanical equipment

Shoe repair shops

Shoeshine stands

Stations, bus, railroad and taxi

Tailor shops

Telephone repeater stations

Tourist information centers

Union halls

Watch repair shops

Crops, field, tree, bush, berry and row, including the growing of nursery stock

Greenhouses

ACCESSORY USES

The following accessory uses subject to the same limitations and conditions provided in Section 22.28.040 (Zone C-H) Los Angeles County Planning and Zoning Code.

Accessory buildings and structures

Building materials, storage of

The following accessory uses subject to the same limitations and conditions provided in Section 22.28.090 (Zone C-1) Los Angeles County Planning and Zoning Code.

Automobile repair and installation when incidental to the sale of new automobiles, automobile service stations and automobile supply stores

Automobile washing, waxing and polishing accessory only to the sale of new automobiles and automobile service stations

Rental, leasing and repair of articles sold on the premises

Trailer rentals, box and utility only, accessory only to automobile service stations

Used merchandise, retail sale of, taken as trade-in

The following additional accessory uses:

Signs, as provided in Section V-C herein.

USES SUBJECT TO DIRECTOR'S REVIEW AND APPROVAL

If site plans therefore are first submitted to and approved by the Director, premises in the General Commercial zone may be used for:

The following uses subject to the same limitations and conditions provided in Section 22.28-050 (Zone C-H) Los Angeles County Planning and Zoning Code.

Access to property lawfully used for a purpose not permitted in Specific Plan

Carnivals, temporary

Christmas trees and wreath, the sale of

Mobilehomes used as a residence during construction

The following additional uses:

Signs, as provided in Section V-C herein.

Temporary Activities sponsored by a non-profit organization or charitable use.

USES SUBJECT TO USE PERMITS

The Following uses provided a conditional use permit has first been obtained as provided in Part 1, Chapter 22.56, Los Angeles County Planning and Zoning Code and while such permit is in full force and effect in conformity with the conditions of such permit for:

Arcades, penny or movie

Bars and cocktail lounges, including piano bars

Billiard halls

Bowling alleys

Car washes, coin-operated hand wash

Heliports

Helistops

Hospitals

Hotels

Ice sales, excluding ice plants

Miniature golf course

Motels

Pet grooming, excluding boarding

Pool halls

Publicly-owned uses necessary to the maintenance of the public health, convenience or general welfare, such as fire stations and libraries, in addition to those specifically listed in this Section

Radio and television stations and towers, but excluding studios

Recording studios

Recreation clubs, commercial, including tennis, polo, swimming and similar outdoor recreational activities, together with appurtenant clubhouse

Signs, as provided in Section V-C herein.

Steam or sauna baths

Storage, temporary, of materials and construction equipment used in construction or maintenance of streets and highways, sewers, storm drains, underground conduits, flood control works, pipe lines and similar uses, for a period not to exceed one (1) year

Tennis, volleyball, badminton, croquet, lawn bowling and similar courts

Theaters and other auditoriums

Veterinary clinics, small animal

GENERAL COMMERCIAL DEVELOPMENT STANDARDS

Premises in the General Commercial zone shall be subject to the following development standards:

Parking:

That there be automobile parking space as required by Chapter 22.52, Part 11 of the Los Angeles County Planning and Zoning Code.

Landscaping:

In all commercial and industrial zoning districts, landscaping shall be provided within offstreet parking areas in accordance with either requirement (a) or (b) as follows to be determined through the site plan review process:

- (a) A minimum of fifteen percent of the total site area shall be landscaped; or
- (b) A minimum of ten percent of the total site area shall be landscaped provided that special design treatments are included in the landscape treatment which effectively screens the parking lot areas from view. Such design features may include the use of landscaped berms, decorative walls, raised planting screens or other use of landscape material which meet the purpose and intent of this requirement and follow this Specific Plan's design guidelines.

All landscaped areas shall be distributed throughout the parking areas and shall be perpetually maintained.

Building Site Coverage:

The Building Site Coverage (BSC) shall not exceed 70 percent of the total legal lot area for projects that have parking structures that contain all or part of the required parking space within said structures. The BSC shall not exceed 60 percent of the total lot area for projects that have surface parking.

Allowable Building Area:

The allowable gross building area is not to exceed 3 times the allowable building site coverage as defined above.

Building Lot Area:

Each lot shall have a minimum of 10,000 square feet of net area.

Building Heights:

The maximum height limit shall be five (5) stories excluding the basement for all structures. (Height limits may exceed five stories with Planning Director's approval.)

No outside storage is allowed within the commercial/industrial zones. Outside display is permitted for the following exceptions: automobile sales, automobile service stations, carnivals - temporary, Christmas tree sales, parking lots, and other uses as determined by the Planning Department as necessary.

2. NEIGHBORHOOD COMMERCIAL (NC)

This land use category is intended to serve the needs of the immediate residential community and provide support uses for the nearby office park. This land use category is similar in nature to the County of Los Angeles C-2 Neighborhood Business Zone, but is limited to the following uses:

SALES

Antique shops, genuine antiques only

Appliance stores, household

Art galleries

Art supply stores

Bakery shops, including baking only when incidental to retail sales from the premises

Bicycle shops

Book stores

Ceramic shops, including manufacturing incidental to retail sales from the premises provided the total volume of kiln space does not exceed eight (8) cubic feet

Clothing stores

Confectionery or candy stores, including making only when incidental to retail sales from the premises

Delicatessens

Department stores

Dress shops

Drug stores

Florist shops

Furniture stores

Furrier shops

Gift shops

Glass and mirror sales, including automobile glass installation only when conducted within an enclosed building

Grocery stores

Hardware stores

Health food stores

Hobby supply stores

Ice cream shops

Jewelry stores

Leather goods stores
Liquor stores
Mail order houses
Meat markets, excluding slaughtering
Millinery shops
Music stores
Notions or novelty stores
Nurseries, including the growing of nursery stock
Office machines and equipment sales
Paint and wallpaper stores
Pet supply stores, excluding the sale of pets other than tropical fish or goldfish
Photographic equipment and supply stores
Radio and television stores
Retail stores
Shoe stores
Silver shops
Sporting goods stores
Stamp redemption centers
Stationery stores
Tobacco shops
Toy stores
Yarn and yardage stores

SERVICES

Automobile rental and leasing agencies

Automobile service stations, including incidental repair, washing and rental of utility trailers subject to the provisions of subsection B. of Section 22.28-80 (Zone C-1) Los Angeles County Planning and Zoning Code.

Banks, savings and loans, credit unions and finance companies

Barber shops

Beauty shops

Bicycle rentals

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

Colleges and universities, including appurtenant facilities giving advanced academic instruction approved by the State Board of Education or other recognized accrediting agency but excluding trade schools

Comfort stations

Day care for children, family homes

Day care for children, special homes

Day nurseries, children

Dental clinics, including laboratories in conjunction therewith

Dry cleaning, self service

Dry cleaning agencies, including incidental spotting, sponging and pressing only

Employment agencies

Interior decorating studios

Laundries, hand

Laundries, self-service

Laundry agencies

Locksmith shops

Medical clinics, including laboratories in conjunction therewith

Offices, business or professional

Parking lots and parking buildings

Photography studios

Real estate offices

Rental services limited to the following provided a commercial appearance is maintained by office or window display space or both, across all the street or highway frontage of the building or buildings to a depth of not less than ten (10) feet:

Furniture and appliance rentals

Party equipment rentals

Tool rentals, including roto-tillers, power mowers, sanders and saws, cement mixers and other similar equipment, but excluding heavy machinery or trucks.

Restaurants and other eating establishments including food take-out

Schools, business and professional, including art, barber, beauty, dance, drama and music, but not including any school specializing in manual training, shop work or in the repair and maintenance of machinery or mechanical equipment.

Shoe repair shops

Shoeshine stands

Stations, bus, railroad and taxi

Tailor shops

Tourist information centers

Union halls

Watch repair shops

Crops, field, tree, bush, berry and row, including the growing of nursery stock

Greenhouses

ACCESSORY USES

The following accessory uses subject to the same limitations and conditions provided in Section 22.28-040 (Zone C-H) Los Angeles County Code.

Accessory buildings and structures

Building materials, storage of:

The following accessory uses subject to the same limitations and conditions provided in Section 22.28-090 (Zone C-1) Los Angeles County Code.

Automobile repair and installation when incidental to the sale of new automobiles, automobile service stations and automobile supply stores

Automobile washing, waxing and polishing accessory only to the sale of new automobiles and automobile service stations

Rental, leasing and repair of articles sold on the premises

Trailer rentals, box and utility only, accessory only to automobile service stations

Used merchandise, retail sale of, taken as trade-in

The following additional accessory uses:

Signs, as provided in Section V-C herein.

USES SUBJECT TO DIRECTOR'S REVIEW AND APPROVAL

The following uses subject to the same limitations and conditions provided in Section 22.28-050 (Zone C-H) Los Angeles County Planning and Zoning Code.

Access to property lawfully used for a purpose not permitted in Specific Plan

Carnivals, temporary

Christmas trees and wreath, the sale of:

Mobile homes used as a residence during construction

The following additional uses:

Signs, as provided in Section V-C herein.

Temporary Activities sponsored by a non-profit organization or charitable use.

USES SUBJECT TO USE PERMITS

The following uses provided a conditional use permit has first been obtained as provided in Part I, Chapter 22.56, Los Angeles County Planning and Zoning Code and while such permit is in full force and effect in conformity with the conditions of such permit for:

Arcades, penny or movie

Bars and cocktail lounges, including piano bars

Billiard halls

Bowling alleys

Car washes, coin-operated hand wash

Hospitals

Hotels

Ice sales, excluding ice plants

Miniature golf course

Motels

Pet grooming, excluding boarding

Pool halls

Publicly-owned uses necessary to the maintenance of the public health, convenience or general welfare, such as fire stations and libraries, in addition to those specifically listed in this Section

Radio and television stations and towers, but excluding studios

Recording studios

Recreation clubs, commercial, including tennis, polo, swimming and similar outdoor recreational activities, together with appurtenant clubhouse

Signs, as provided in Section V-C herein.

Steam or sauna baths

Storage, temporary, of materials and construction equipment used in construction or maintenance of streets and highways, sewers, storm drains, underground conduits, flood control works, pipe lines and similar uses, for a period not to exceed one (1) year

Tennis, volleyball, badminton, croquet, lawn bowling and similar courts

Theaters and other auditoriums

Veterinary clinics, small animal

Temporary Activities sponsored by a non-profit organization or charitable use.

NEIGHBORHOOD COMMERCIAL DEVELOPMENT STANDARDS

Premises in the Neighborhood General Commercial zone shall be subject to the following development standards:

Parking:

That there be automobile parking space as required by Chapter 22.52, Part 11 of the Los Angeles County Planning and Zoning Code.

Landscaping:

In all commercial and industrial zoning districts, landscaping shall be provided within offstreet parking areas in accordance with either requirement (a) or (b) as follows to be determined through the site plan review process:

- (a) A minimum of fifteen percent of the total site area shall be landscaped; or
- (b) A minimum of ten percent of the total site area shall be landscaped provided that special design treatments are included in the landscape treatment which effectively screens the parking lot areas from view. Such design features may include the use of landscaped berms, decorative walls, raised planting screens or other use of landscape material which meet the purpose and intent of this requirement and follow this Specific Plan's design guidelines.

All landscaped areas shall be uniformly distributed throughout the parking areas and shall be perpetually maintained.

Allowable Building Area:

The allowable gross building area is not to exceed three times the allowablw Building site coverage as defined above *below*

Building Site Coverage:

The Building Site Coverage shall not exceed 70% of the total legal lot area for projects that have parking structures that contain all or part of the required parking space within said structures. The B.S.C. shall not exceed 60% of the total lot area for projects that have surface parking.

Building Lot Area:

Each lot shall have a minimum of 10,000 square feet of net area.

Building Heights:

The maximum height limit shall be three (3) stories excluding the basement for all structures. (Height limits may exceed three (3) stories with Planning Director's approval.)

A hotel for transients or motel for transients shall not exceed a height of five (5) stories, including the basement but excluding the cellar and advertising signs which are a part of the structure.

No outside storage is allowed within the commercial/industrial zones. Outside display is permitted for the following exceptions: automobile sales, automobile service stations, carnivals - temporary, Christmas tree sales, parking lots, and other uses as determined by the Planning Department as necessary.

3. OFFICE COMMERCIAL (OC)

This land use category is intended to accommodate a range of contemporary office park uses. This land use designation will allow for an appropriate amount of flexibility while providing compatible uses within a quality business park environment. This zone is unlike any contained in the L.A. County Planning and Zoning Code.

Permitted Uses

Administration and executive offices

Advertising agencies

Artist and photographic studios, not including the sale of equipment or supplies

Auto rental agencies

Banks

Blueprint and photocopy service

Book, gift and stationery stores

Clerical and professional offices

Commercial, trade or vocational schools

Corporate headquarters

Employment agencies

Engineers, architects, planners

Escrow and real estate companies

Financial institutions

Furniture stores, repair and upholstery

Governmental facilities

Health spas, gyms

Interior design and decorating offices

Laboratories: chemical, dental, electrical, optical, mechanical and medical

Medical, dental and related health services for humans, including laboratories and clinics; only the sale of articles clearly incidental to the services provided shall be permitted

Office and business machine stores

Office and related machinery: audio machinery, computers, electrical and manual, visual machinery

Other similar uses which the Planning Director finds to be consistent with the purpose and intent of this chapter, are similar to the listed permitted uses and which would be compatible with these uses, subject to review or appeal to the Planning Commission

Parking facilities where fees may or may not be charged

Political or philanthropic headquarters

Prescription pharmacies, when located within a building also containing the offices of 3 or more medical practitioners

Printing shops

Printing, duplicating and secretarial facilities

Publicly-owned uses necessary to the maintenance of the public health, convenience or general welfare such as fire stations and libraries in addition to those specifically listed in this section.

Public utility service offices

Regional insurance offices

Restaurants including cocktail lounges and bars

Telegraph offices

Travel offices

Temporary Activities sponsored by a non-profit organization or charitable use.

OFFICE COMMERCIAL DEVELOPMENT STANDARDS

Premises in the office park zone shall be subject to the following development standards:

Parking:

That there be automobile parking space as required by Chapter 22.52, Part 11 of the Los Angeles County Planning and Zoning Code.

Landscaping:

In all commercial and industrial zoning districts, landscaping shall be provided within off-street parking areas in accordance with either requirement (a) or (b) as follows to be determined through the site plan review process:

- (a) A minimum of fifteen percent of the total site area shall be landscaped; or
- (b) A minimum of ten percent of the total site area shall be landscaped provided that special design treatments are included in the landscape treatment which effectively screens the parking lot areas from view. Such design features may include the use of landscaped berms, decorative walls, raised planting screens or other use of landscape material which meet the purpose and intent of this requirement and follow this Specific Plan's design guidelines.

All landscaped areas shall be uniformly distributed throughout the parking areas and shall be perpetually maintained.

Allowable Building Area:

The allowable gross building area is not to exceed three times the allowable Building site coverage as defined above.

Building Site Coverage:

The Building Site Coverage shall not exceed 70 percent of the total legal lot area for projects that have parking structures that contain all or part of the required parking space within said structures. The B.S.C. shall not exceed 60 percent of the total lot area for projects that have surface parking.

Building Lot Area:

Each lot shall have a minimum of 10,000 square feet of net area.

Building Heights:

The maximum building height shall be three (3) stories excluding the basement. (Heights limits may exceed three (3) stories with Planning Director's approval.)

No outside storage is allowed within the commercial/industrial zones. Outside display is permitted for the following exceptions: automobile sales, automobile service stations, carnivals - temporary, Christmas tree sales, parking lots, and other uses as determined by the Planning Department as necessary.

4. LIGHT INDUSTRIAL/WAREHOUSING OR *APARTMENT R-3(25) U

The Land Use Plan Area (2) may be developed as either Light Industrial/Warehousing or Residential Apartments R-3(25) U. The exact land use cannot be determined at this time and will be developed according to future market demand. The explanation of this land use option is outlined in Section VI-C herein.

This land use category is intended to provide an area to be used exclusively for the following uses:

- o Mini-storage/warehousing
- o Recreational vehicle storage
- o One residential unit (for manager)

Publicly-owned uses necessary to the maintenance of the public health, convenience or general welfare such as fire stations and libraries in addition to those specifically listed in this section.

This will provide needed space for residential and commercial uses located within the Specific Plan area.

LIGHT INDUSTRIAL/WAREHOUSING STANDARDS

Premises in the Light Industrial/Warehousing zone shall be subject to the following development standards:

Parking:

That there be automobile parking space as required by Chapter 22.52, Part 11 of the Los Angeles County Planning and Zoning Code.

Landscaping:

In all commercial and industrial zoning districts, landscaping shall be provided within offstreet parking areas in accordance with either requirement (a) or (b) as follows to be determined through the site plan review process:

* The permitted uses and Development Standards contained in this chapter under R-3(25) U shall apply to the Apartment option.

- (a) A minimum of fifteen percent of the total site area shall be landscaped; or
- (b) A minimum of ten percent of the total site area shall be landscaped provided that special design treatments are included in the landscape treatment which effectively screens the parking lot areas from view. Such design features may include the use of landscaped berms, decorative walls, raised planting screens or other use of landscape material which meet the purpose and intent of this requirement and follow this Specific Plan's design guidelines.

All landscaped areas shall be uniformly distributed throughout the parking areas and shall be perpetually maintained.

Allowable Building Area:

The allowable gross building area is not to exceed three times the allowable Building site coverage as defined above.

Building Site Coverage:

The Building Site Coverage shall not exceed 70 percent of the total legal lot area for projects that have parking structures that contain all or part of the required parking space within said structures. The B.S.C. shall not exceed 60 percent of the total lot area for projects that have surface parking.

Building Lot Area:

Each lot shall have a minimum of 10,000 square feet of net area.

Building Heights:

The maximum height limit shall be two (2) stories for all structures. (Height limits may exceed two (2) stories with Planning Director's approval.)

No outside storage is allowed within the commercial/ industrial zones. Outside display is permitted for the following exceptions: automobile sales, automobile service stations, carnivals - temporary, Christmas tree sales, parking lots, and other uses as determined by the Planning Department as necessary.

Open Space

For the purposes of this Specific Plan THE OPEN SPACE ZONE as contained in Title 22 Los Angeles County Planning and Zoning Code shall apply.