

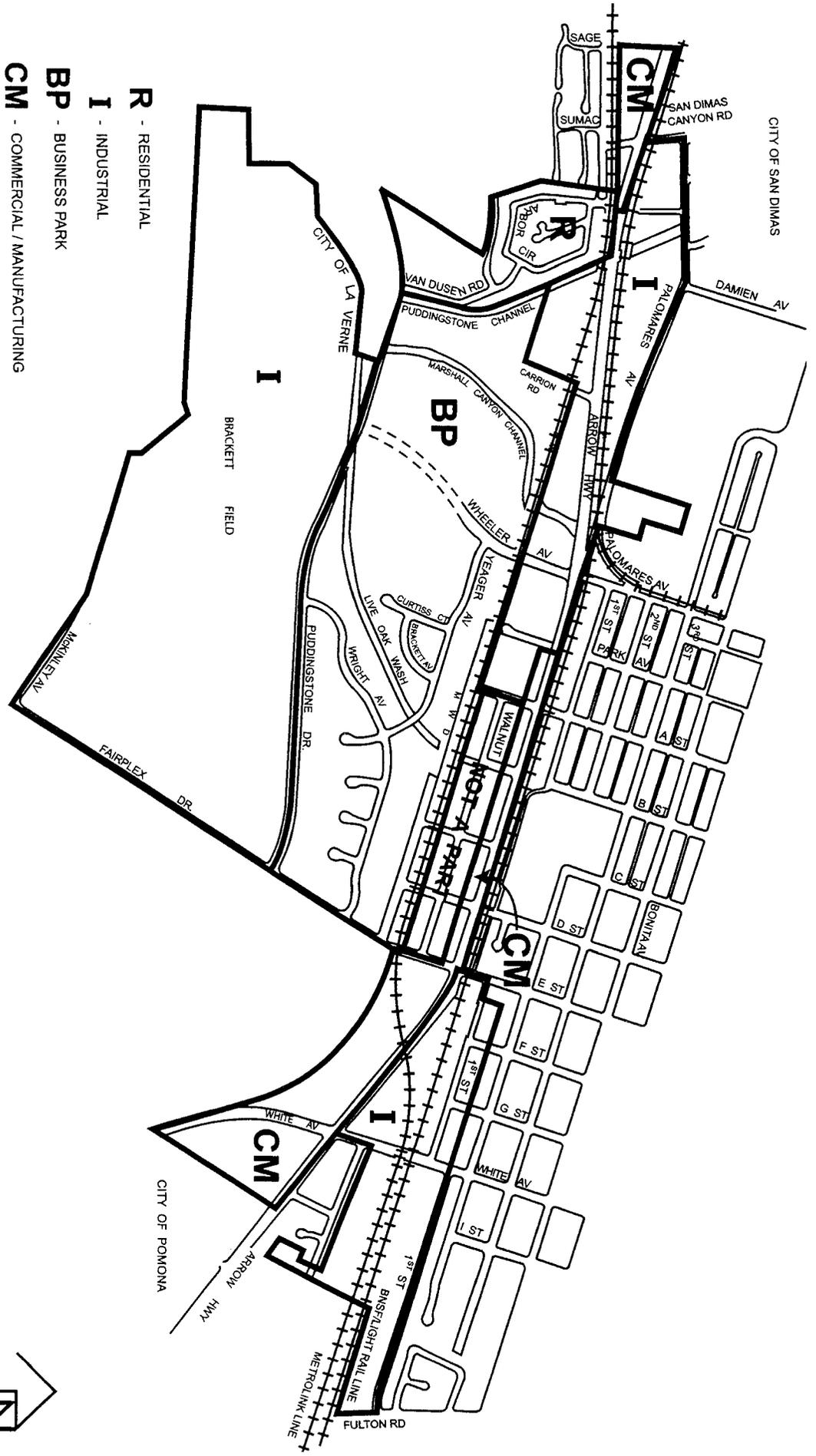
CITY OF
LA VERNE

ARROW CORRIDOR SPECIFIC PLAN

*(FORMERLY KNOWN AS THE
INDUSTRIAL SPECIFIC PLAN)*

Prepared by The City of La Verne
Community Development Department

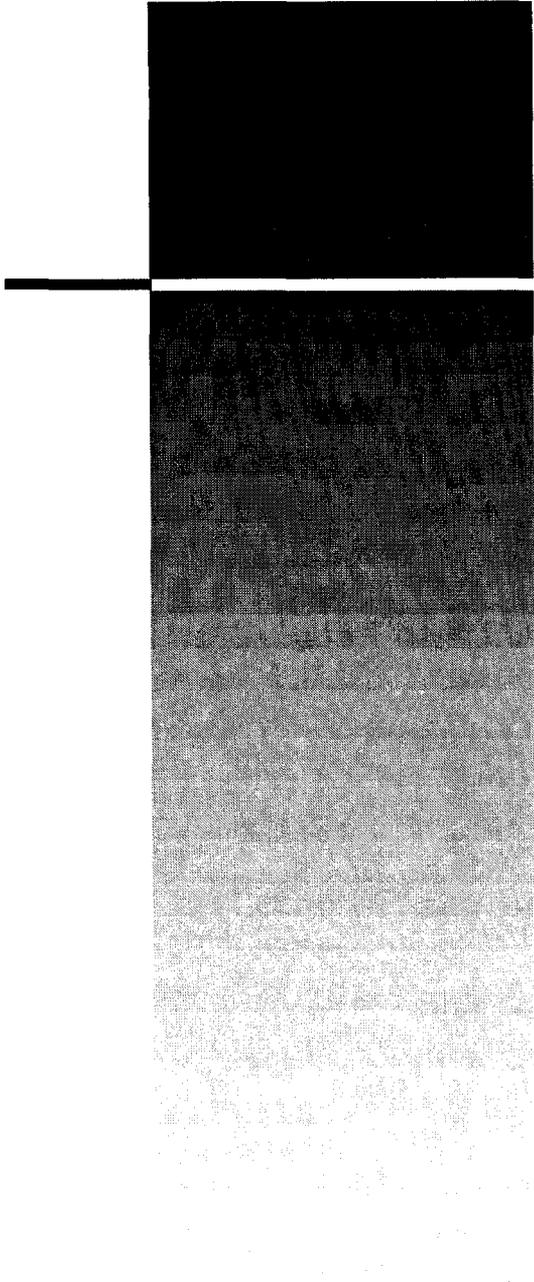
Ordinance No. 950, Arrow Corridor Specific Plan,
amends and restates in full Specific Plan 84-12,
formerly known as the Industrial Specific Plan.



- R** - RESIDENTIAL
- I** - INDUSTRIAL
- BP** - BUSINESS PARK
- CM** - COMMERCIAL / MANUFACTURING



Arrow Corridor Specific Plan Area



ACKNOWLEDGEMENTS

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SECTION I

INTRODUCTION

SECTION I: INTRODUCTION

A. PURPOSE AND INTENT

The intent of the Arrow Corridor Specific Plan is to update the 1991 “City of La Verne Industrial Specific Plan” which had minor revisions in 1991 and 1999. It reorganizes the Specific Plan for ease of reading and incorporates regulations necessary to implement the 1998 La Verne General Plan and recent changes in state law. The Arrow Corridor Specific Plan changes only a few of the basic regulations and principles of the earlier plan. The purpose generally remains the same: to provide a development plan that addresses relevant planning issues, including the following:

1. Continuation of development of appropriate urban infill;
2. A complementary mix of industrial, commercial and residential land uses;
3. Architectural and landscape guidelines that combine high standards with sufficient flexibility to adjust to unusual environmental conditions, onsite and surrounding land uses, and changes in the marketplace;
4. Continued extension of infrastructure; and
5. Land use regulations and development standards that provide a framework for future projects that will be of high quality and compatible with surrounding areas.

A key function of this Specific Plan is to reduce the need for subsequent detailed planning and environmental review procedures, with the exception of sensitive sites and major projects within the Specific Plan area. The Specific Plan, the 1998 General Plan, and related Negative Declarations provide documentation for the project area so that developers understand opportunities, constraints, and City intentions, with the result that many infill proposals will be able to proceed quickly and without a requirement for new environmental documentation.

B. OBJECTIVES

In addition to the above, the Specific Plan includes the following planning objectives:

1. To implement the City of La Verne General Plan;
2. To implement the City Redevelopment Plan by improving the physical characteristics of the area and providing for revitalization of economic resources;

3. To provide for the development of well-designed buildings and groups of buildings that can house many types of uses and that can respond to changing market conditions;
4. To assure continued maintenance and improvement of established high-quality residential neighborhoods and to establish commercial retail uses in appropriate locations;
5. To realize land uses that are compatible with surrounding uses and take advantage of site characteristics;
6. To provide design standards to assure a well-designed, aesthetically pleasing environment; and
7. To practice environmentally sound principles of development through guidelines that protect to the extent possible the natural environment, protect future residents and workers from harm, encourage wise use of natural resources, promote energy savings, and to document and, where possible, preserve archeological and historical resources.

SECTION II

PROJECT DESCRIPTION



SECTION II: PROJECT DESCRIPTION

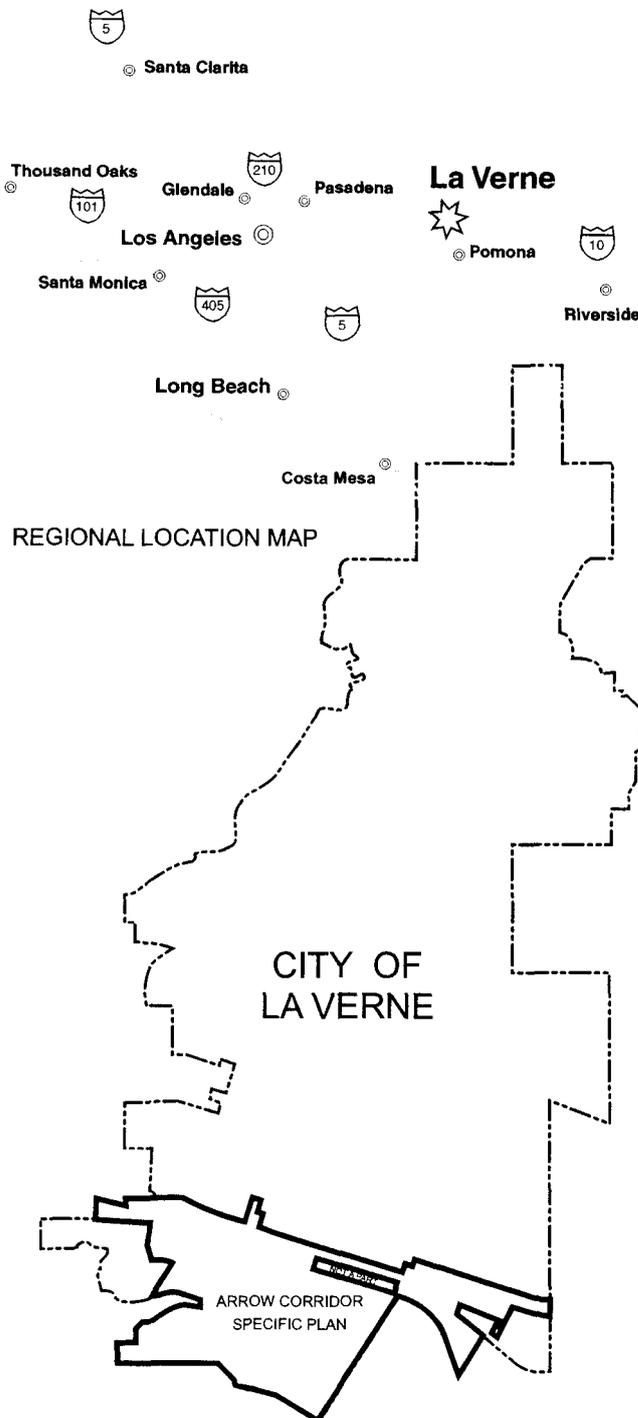


Exhibit 2.1 Location of Industrial Zone

A. LOCATION

The Arrow Corridor Specific Plan is a 693.2-acre area in eastern Los Angeles County within the southern portion of the City of La Verne, directly west and north of the City of Pomona and east of the City of San Dimas

Regional motorized vehicle access is provided via the San Bernardino Freeway (Interstate 10) with nearby interchanges to the 57 Freeway and the Corona Expressway (Route 71). The Route 30/210 Freeway through La Verne, scheduled for opening in late 2002, will provide access from a Fruit/White Avenue interchange and the Foothill/Baseline interchange.

A Metrolink commuter rail line from San Bernardino to Union Station in Los Angeles runs through the area with a stop immediately adjacent on Fulton Road in Pomona. Freight rail service is provided by the Burlington Northern Santa Fe line. The two lines run parallel from the eastern city limit at Fulton to White Avenue, where Metrolink crosses Arrow Highway and runs south of Walnut Street. A spur line runs north on Wheeler to provide freight service to the Metropolitan Water District Weymouth facility. The Burlington Northern Santa Fe right-of-way is proposed for a light rail project and the Citrus Regional bike path.

Access from the air is convenient. The Arrow Corridor Specific Plan area is exceptional in that it includes a small but busy general aviation airport, Brackett Field, with a terminal and control tower, owned and operated by the County of Los Angeles. It is used primarily for single-engine private planes. Large commercial air carrier service is provided at Ontario Airport, 15 miles to the east.

B. SITE DESCRIPTION

1. **Elevation:** The Arrow Corridor Specific Plan area is relatively flat with elevations ranging from about 950 feet above sea level (asl) to 1,060 asl. An onsite landform of note is a small hill about 60 feet higher than the surrounding property, located in the southwestern portion of the area.
2. **Land Uses:** Land uses within the project area include a mixture of intensively developed light industrial and commercial urban uses with a scattering of residences in the northern part of the site and a rapidly developing business park in the central area. Brackett Field spans the entire southern area, and the western sector contains residentially developed land.
3. **Surrounding Uses:** Land uses surrounding the project area include downtown La Verne, the University of La Verne, the David and Margaret Home and Damien High School to the north, Los Angeles County Fairplex to the east (Pomona), Mountain Meadows Golf Course (Pomona) to the south, and Frank Bonelli Regional Park to the west (San Dimas). From “A” Street to Fairplex Drive, between the alley south of the Commercial-Manufacturing zone along Arrow Highway and the Metrolink tracks, is the Walnut Specific Plan area, which is not a part of this Specific Plan.
4. **Biology:** Biological resources include a large open space categorized in the General Plan background biological report as a “ruderal” area that may support nesting raptors. It covers the east and southeast portion of the Brackett Field property. Ruderal habitats are generally of low value to wildlife but may be important in providing food resources to native wildlife species, particularly birds of prey. These areas may also support burrowing owls, a “California Species of Special Concern”.
5. **Cultural Resources:** Cultural resources in the Arrow Corridor Specific Plan area include the Car-rion Adobe, built about 1868, protected with a historic preservation contract and the requirements of this Specific Plan, and recognized as an early State of California Landmark. Other cultural resources include prehistoric and historic archeological sites in the west and northwest sectors of the Plan area. Environmental studies conducted as a result of recent development proposals reveal information about the lives of American Indians and Spanish-period settlers who once lived here. Professional archeologists will analyze all development proposals in the areas where prehistoric and historic artifacts have been found.
6. **Hydrologic Features:** Hydrologic features include 3 improved drainage channels, which extend in a southwesterly direction to the Puddingstone Reservoir.

C. DEVELOPMENT CONCEPT

The Arrow Corridor Specific Plan and its predecessors were conceived as a guide for a multiple-use business-commercial development with a small section reserved for residential land uses. The residential

portion is built out. The Arrow corridor environment continues to provide a major opportunity area for growth and economic revitalization in La Verne.

This Specific Plan continues to carry out the purposes of the previous specific plans, which aimed to:

- Provide for multiple uses;
- Integrate the project area with the surrounding areas;
- Take advantage of topographic and other site characteristics; and
- Provide sufficient flexibility for future anticipated market changes.

1. Provide for Multiple Uses

Land use categories and development standards must be sufficiently flexible to allow for a wide range of uses while maintaining the design intent of the plan and design consistency for future business, commercial, and industrial developments.

This is accomplished in the updated Plan with a revised, enlarged, and more specific listing of a wide variety of uses and a “classification of use” mechanism for similar unlisted uses.

In addition, the Plan encourages developers to look beyond today’s uses and to design buildings and complexes that can house a variety of uses in the future. Buildings that can be used for many purposes increase the likelihood of a stable job market and of fully occupied industrial/commercial space because the buildings are flexible enough to respond to new uses and unforeseen changes.

2. Integrate the Project Area with Surrounding Areas

The Arrow Corridor Specific Plan area has been and continues to be developed so that it is functionally integrated with the surrounding areas. Every development proposal is evaluated with respect to minimal impact on neighbors, convenient circulation for motor vehicles, pedestrians, and bicyclists and for compliance with regional congestion management plans.

The Plan complements the surrounding areas as follows:

- a. It continues an existing pattern of light industrial uses along the area’s major east-west arterial street, Arrow Highway. The industrial uses are integrated with a mix of existing commercial uses on the south side of the central part of the corridor. Land uses in this core area are a mixture of small-scale commercial and industrial uses. The Specific Plan provides buffers and height limitations to protect the Walnut Street residential neighborhood in its midst.
- b. The Plan maintains a long-established industrial area north of the railroad tracks, which is next to and intermixed with residential and institutional zones. The Plan provides for buffers to shield residential properties from industrial activity as much as possible, and encourages upgrading of blighted areas.
- c. Adjacent to San Dimas residential districts and near the open spaces of Bonelli Park on the southwest side of the Specific Plan area, the Plan designates residential uses and open spaces on steep slopes. The residential area is fully developed. The nearby historic Carrion Adobe is protected with its own special provisions and a historic preservation (Mills Act) contract.

- d. The Plan maintains the development patterns of Brackett Field and is consistent with the Brackett Field Master Plan, which allows airport-related and light industrial uses in certain portions of Brackett Field.
- e. Finally, the Plan maintains the development pattern established during the 1980's, when private developers subdivided a large portion of the Industrial Specific Plan area north of Puddingstone Drive, east of Wheeler Avenue, west of Fairplex Drive, and south of the Metrolink tracks. They set aside land for parkways and open space, creating a campus-like business park that has been developing up to the present time. It is now called "San Polo La Verne Business Park".

3. Take Advantage of Topographic and Other Site Characteristics

Most of the non-residential land in the Arrow Corridor Specific Plan area is relatively level, permitting considerable flexibility in the location and design of land uses. A small isolated hill about 60 feet higher than surrounding land in the southwest portion provides a view opportunity.

Other topographic and site characteristics to be taken advantage of include the following:

- a. Location of Brackett airfield within the Specific Plan area. Businesses can take advantage of a unique opportunity afforded by this airport.
- b. Location adjacent to the MTA-owned Metrolink right-of-way; to the proposed light rail tracks and station and a future interregional bike trail. These transportation facilities present options that position the Plan area to compete well in an auto-congested future. They increase access to school campuses, jobs and connections to other cities.
- c. Location adjacent to the Fairplex. With adequate mitigation of negative Fairplex effects such as traffic and noise, a synergism between the Fairplex and the Specific Plan area could be established, especially with regard to location of tax-generating businesses.
- d. Location adjacent to the University of La Verne. The Specific Plan area can provide a home for expanded University facilities that are compatible with other land uses of the Specific Plan.
- e. Location adjacent to Lordsburg. Oldtown Lordsburg offers workers in the Plan area convenient places to shop, eat, and walk. Lordsburg (and Walnut) neighborhood residents who work in the Plan area can readily bike or walk to work.
- f. Location in an area where businesses can build to minimize energy use and take advantage of alternative energy sources. Considering that most energy sources are finite and generate pollution, this Plan encourages use of alternative energy sources such as solar energy to generate electricity. Furthermore, this Plan encourages siting and designing buildings for passive heating and cooling and lighting, thereby decreasing utility demand and costs.

4. Provide Sufficient Flexibility for Future Anticipated Market Changes

The build-out period of the Arrow Corridor Specific Plan is expected to continue for many years. The Specific Plan of the 1980's and 1990's was flexible enough to be useful for a long time. It permitted adjustments as market conditions changed. This version maintains the objectives, land use concepts and design concepts of the original plan but includes changes that experience has proved necessary. These include, for example, a small adjustment to parking requirements, fine-tuning of architectural design standards, more precisely defined land uses, and simpler, more consistent landscaping requirements. As new projects are developed, realistic projections of parking requirements need to be made to avoid the problem of excessive on-street parking.

The new land use chart (Section IV) lists choices well beyond the uses allowed in the prior specific plan and existing uses in the area. With much of the infrastructure and utilities now largely in place, the Plan provides a guide for a variety of new private development projects needed for a balanced community and for an overall positive fiscal impact on the City.

D. PLAN COMPONENTS

The development concept for the Arrow Corridor Specific Plan has been regulated through a series of plan components that continue to be implemented. They are:

1. Land Use Master Plan
2. Circulation Master Plan
3. Drainage and National Pollutant Discharge Elimination System Requirements
4. Utilities Concept Plan
5. Grading Concept Plan
6. Streetscape Concept Plan

Other components of this Specific Plan found in later chapters are design guidelines, general regulations, development standards, permitted land uses, and a section on adult-oriented businesses that comply with current law.

1. Land Use Master Plan

a. Business Park (BP)

The area bounded by Puddingstone Wash, Fairplex Drive, the Metrolink tracks and Puddingstone Drive is developed as the San Polo La Verne Business Park, formerly the Koll Business Center. The area west of the San Polo Business Park that extends to Puddingstone channel is undeveloped at the time of this update. Possible future uses include University of La Verne facilities.

Permitted uses are listed on the use chart in Section IV and discussed in the Business Park - BP sub-section of Section V.

Design standards are well established: the area is a campus-like environment with individually designed buildings with a "high-tech" architectural style. Tree-lined main streets, stone monument street signs and heavily landscaped setbacks set a tone of order and quality. The mix of

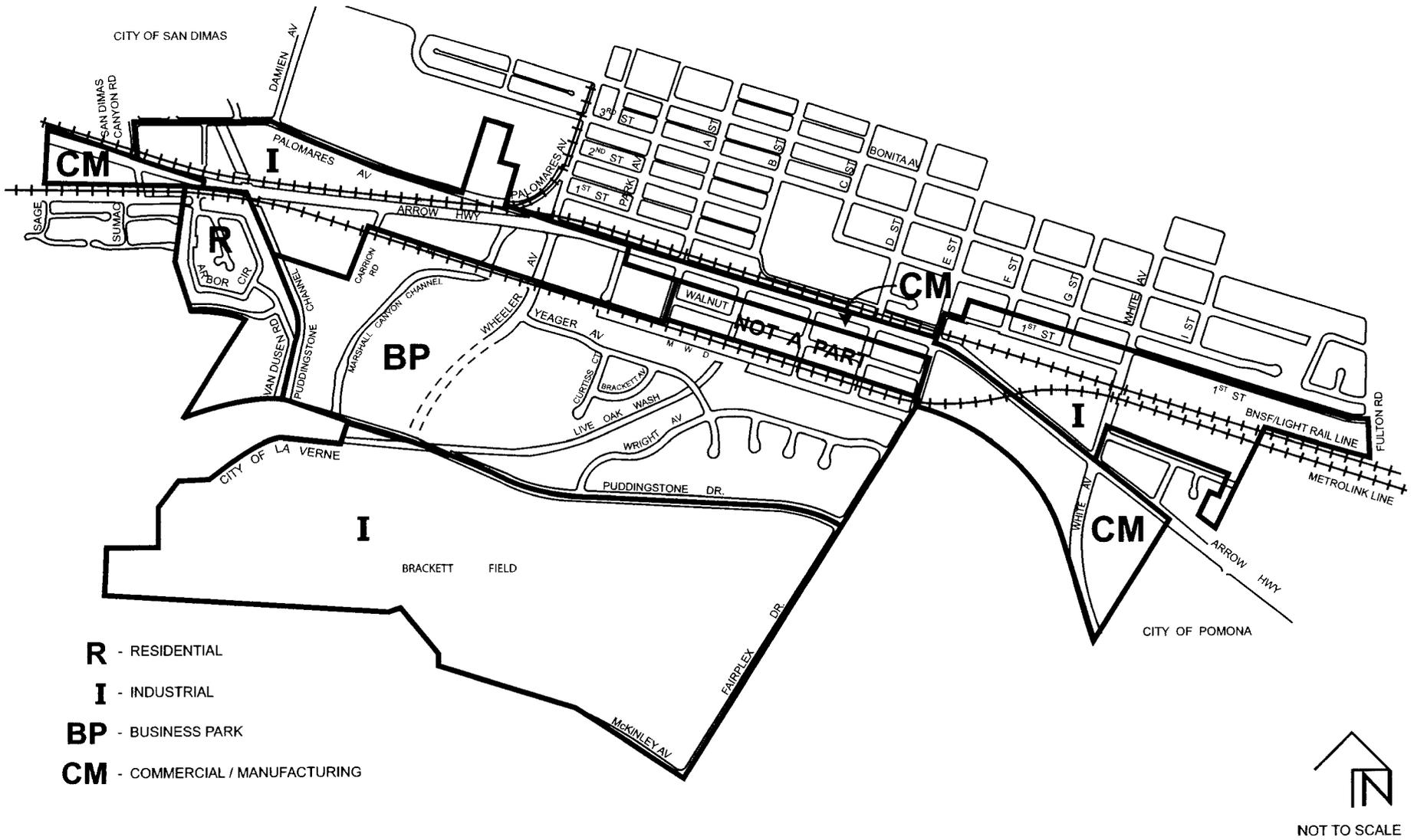


Exhibit 2.2 Arrow Corridor Specific Plan Area

land uses as well as the design and development criteria are the principal differences between the Business Park and Industrial designations. Much of the Business Park area has been subdivided into readily developable flat lots, with larger lots on the main thoroughfares and smaller lots on secondary streets. At the time of this update, most of the lots are developed or are in the process of being reviewed and approved. The largest area as yet undeveloped is a 71-acre parcel that belongs to the Metropolitan Water District.

b. Commercial Manufacturing (CM)

This classification permits a broad range of retail-service commercial and light industrial land uses, continuing an existing pattern. This classification affects properties with frontage on Arrow Highway that can benefit from high traffic volumes and exposure provided along that roadway. Design and development standards promote compatibility with surrounding areas; reduce the potential for land use conflicts, especially with the Walnut residential neighborhood to the south, while providing an opportunity for maximizing commercial potential along Arrow Highway.

This updated Plan encourages (1.) flexibility in site design to protect residential neighborhoods while making better use of shallow parcels; (2.) shared vehicle access at midblock lots on Arrow Highway to minimize curb cuts; (3.) consolidation of small parcels to create developable sites. This Plan also expands the CM zone one block west on Arrow Highway from A Street to Park Avenue due to lot patterns and established land uses.

c. Industrial (I)

The Industrial land use classification was designated for areas previously zoned “Planned Industrial District”, which applied to existing land uses located adjacent to and north of Arrow Highway. Development standards for land in the Industrial classification are intended to upgrade existing industrial development built under less stringent standards and to provide guidance for more attractive and compatible new developments.

The prior Industrial Specific Plan’s relatively narrow range of permitted industrial land use categories were intended to reduce the potential for land use conflicts. This Plan update widens the range to allow greater land use choices, understanding that careful site design is critical where industrial uses are close to sensitive land uses such as residential districts. These industrial parcels require special attention to buffers, screens, and careful site development to reduce impacts.

The updated Plan allows large-scale uses such as warehouse/retails establishments and outlet stores in areas designated “Industrial”.

Although classified as “Industrial” land, Brackett Field, (south of Puddingstone Drive and west of Fairplex Drive) is limited to uses described in the Brackett Field Master Plan.

d. Residential (R)

The Arrow Corridor Specific Plan includes residential land uses in the project area to provide a more balanced community, improve the City’s jobs-housing balance, and complement existing residential uses west of the project area. Setbacks, landscaping, berms, and buffers allow for separation of residential and non-residential land uses.

18.6 acres west of Puddingstone Wash between the Metrolink Rail line and Puddingstone Drive is developed with 99 single-family units (Phase I, Park La Verne,) and another 22 units are being developed at the time of this update (Phase II).

2. Circulation Master Plan (See Exhibit 2.3)

Major circulation components are arterial streets, rail lines, existing and proposed bicycle paths and lanes, truck routes, and existing and planned traffic signals.

a. Streets

The Circulation Master Plan focuses on streets within and around the Arrow Corridor Specific Plan area (See Exhibits 2.4 through 2.7). Most of the street improvements identified in the 1984 and 1991 versions of the Industrial Specific Plan have been achieved. The extensive accomplishments include street widening and landscape improvements, landscaped medians, channelized left turn pockets, new traffic signals and a new third lane in both directions on Arrow Highway. This lane has decreased congestion substantially by increasing capacity. Remaining to be completed is the final extension of Wheeler Avenue to Puddingstone Drive from its current terminus south of Yeager; signalization of the intersection of Wheeler and Puddingstone; completion of medians on Puddingstone from Wright Avenue to the west City limit; bridge widening over Marshall Canyon and Puddingstone Washes; and possibly the widening of Puddingstone to the west City limit.

Local industrial streets must be designed to accommodate large trucks with heavy loads and be attractively landscaped. A determination of appropriate roadway geometrics is a part of review procedures where street improvements are required.

b. Rail

The Burlington Northern Santa Fe (BNSF) rail line provides limited freight service. The Metrolink line, a commuter rail line from San Bernardino to Los Angeles, runs through La Verne parallel to the Santa Fe line north of Arrow Highway from Pomona to the east to White Avenue, where it veers south, crossing Arrow Highway and continuing west.

An important new proposal is a future light rail line connecting the Pomona Valley with Pasadena along the BNSF right-of-way. Precise track locations were unknown at the time of this update. A City light rail station will be close to the downtown, the University of La Verne, and the Fairplex.

c. Bicycle and Pedestrian Circulation

Two regional bike routes traverse the area, and one is adjacent to the City's east border. At the time of this update, a proposed Class I bike path from Claremont to San Dimas is being designed. It shares the Blue Line/Santa Fe right-of-way north of Arrow Highway. This trail, the Citrus Regional Bike Trail, is planned to continue to the east from Montclair to Rialto along the old Pacific Electric right-of-way. A second bike route is an on-street bike route along Wheeler that eventually will extend to Bonelli Park via Puddingstone Drive. A third trail is a north-south

county trail that will parallel the Thompson Creek Wash in Pomona on Fulton Road. Also, Fairplex Drive from Arrow to McKinley is an existing on-street bike route.

Site plan requirements for new development include connections to sidewalks and pedestrian circulation.

d. Parking

Inadequate on-site parking is a problem on many of the internal Business Park streets. Street parking detracts from the high-quality, attractive appearance that the City has aimed for in this area and impedes street cleaning. To prevent these problems, on-street parking may be prohibited on future streets. In the existing Business Park area, future restrictions on the number of employees allowed at a site may be imposed.

3. Drainage and National Pollutant Discharge Elimination System Requirements

Three 100-year capacity storm channels comprise the main storm drain system: Puddingstone Wash on the west, Live Oak Wash on the east, and Marshall Canyon Wash in between. The channels run southwesterly through the Plan area towards the Puddingstone Reservoir. Surface runoff is contained by local storm drains which route the runoff to the three channels and the Thompson Creek Channel located immediately to the east. A new storm drain has been installed beneath the Wheeler Avenue right-of-way.

The exact size and location of new storm drain lines will be determined when new development west of Wheeler is added to the system incrementally as needed. Where there is localized periodic flooding within the developed portions of the Plan area, on-site drainage improvements will be required.

A new program has been introduced by the federal government, the National Pollution Discharge Elimination System (NPDES) program. The overall purpose of the program is to reduce pollutants in storm water. Legislation was enacted as a result of severe and continuing pollution of the nation's ocean shorelines, rivers, and lakes into which storm water drains. "Best Management Practices" to reduce pollution has been developed by the State. They are implemented through a county permit process and carried out by local government. During construction, for example, developers must ensure that streets serving a site be kept clean and runoff kept on the site and out of the storm drains. Erosion and sediment must be controlled. Chemical spills must be cleaned up on site rather than washed away. City inspectors enforce the NPDES requirements.

4. Utilities Concept Plan

Since the adoption of the Industrial Specific Plan, additional water and sewer lines and other utilities have been constructed as development has occurred.

a. Water System Concept Plan

An extensive network of water mains serves the area. Actual size and distribution of lines are determined incrementally during the normal review process. Sizes of mains are adjusted in response to different land use intensities within each planning area, keeping in mind the need for flexibility in accommodating different uses in the future.

Because the Arrow Corridor Specific Plan is located at the lower end of a water pressure zone, adequate water pressure is available. The average daily water demand at buildout has been estimated to be .59 million gallons (existing and future land use). Water service to new development within the Arrow Corridor Specific Plan is also contingent on the ability of the City's water purveyor(s) to meet water demands posed by additional development within the region.

Metropolitan Water District lines also run through the Specific Plan area.

The Specific Plan encourages conservation of water in site design, buildings, and landscaping. The City has adopted a water conservation ordinance that applies surcharges to water usage during times of water shortages and encourages water-saving practices. The City also encourages use of water-efficient landscaping with limited amounts of landscaping devoted to high water-demand plants and use of more drought-tolerant varieties such as drought-tolerant turf. The National Pollution Discharge Elimination System standards complement conservation efforts by requiring irrigation and drainage designs that keep water within the boundaries of a piece of property and prevent runoff into storm drains.

b. Sewer System Concept Plan

The City of La Verne is responsible for the collection of wastewater within the Plan area, while the Los Angeles County Sanitation District (LACSD) is the responsible agency for wastewater treatment. At the time of development, parcels of land outside the LACSD are required to be annexed into the District. A major sewage trunk line traverses the area in an east-west direction entering the project area at Wheeler Avenue and Arrow Highway and exiting near Puddingstone Drive and Fairplex Drive. A local City collection system serves the northern area and a private system maintained by the Los Angeles County Engineer, serves Brackett Field. As the Specific Plan area continues to develop, the existing wastewater system will also expand. A sewage pump station has been constructed on Puddingstone Drive to transfer sewage beneath the three drainage channels and connect with the four sewage trunk line to the east. The rest operates by way of gravity.

The City Engineer approves sewer locations and dimensions on a case-by-case basis as part of development review procedures.

c. Other Utilities

The Arrow Corridor Specific Plan lies within the service areas of Southern California Edison Company (electricity), Southern California Gas Company (natural gas), Verizon (telephone) Waste Management Corporation (trash) and Adelphia Corporation (cable). This utility network can be expanded to meet future demands.

A fiber optics line has been installed along the Metrolink right-of-way and more fiber optic lines are likely to be installed in the future to provide fast access to the Internet.

In addition, monopoles, cell towers and panels attached to buildings for cellular telephones and other wireless communication devices are a growing concern. The City requires a conditional use permit for these facilities. They are not permitted in residential districts.

Specific design and size requirements of utilities are addressed in the zoning code, this Plan, or are determined at the time of plan review.

5. Grading Concept Plan

As infill occurs, onsite grading proceeds in light of site-specific conditions and is subject to City engineering requirements. Rough grading of a large portion of the business park area occurred in connection with the subdivision of the area into usable lots. Most consisted of sheet grading, necessary for proper drainage.

A relatively minor amount of additional grading is anticipated, except for the hill north of Puddingstone Drive and east of Marshall Canyon Wash, part of the Harwood Hills, which may require more grading than other sites. The City Engineer will determine the appropriateness of any proposed grading plan.

Generally, cut material from grading is distributed on site. Grading to achieve particular design objectives is permissible with City Engineer approval. All grading must be conducted in accordance with the City's grading ordinance.

6. Streetscape Concept Plan (Exhibit 2.10)

This Plan requires landscaped parkways and "green" setbacks/frontages (See Exhibits 2.4 through 2.7). Street trees are the backbone of the streetscape concept plan. Gateways are also important. Other factors include enhanced paving and use of river rock, public art, and landscaped setbacks that complement the architecture and soften harsh asphalt and concrete surfaces. General landscaping principles are covered in Section III (D) and specific landscaping standards of each non-residential area are detailed in Section V (B).

Street trees. The City has a master plan for street trees; installation of street trees is required when development occurs. Street trees typically are planted in the City right-of-way between the right-of-way boundary line and the curb. Where there is insufficient room, street trees are planted adjacent to the City right-of-way boundary line. Street trees are also typically planted in median islands.

Street trees and, in certain areas, "frontage" trees to be planted in the required landscaped setback area between a building and the City right-of-way boundary line are addressed in Section V (B), "Specific Development Standards by District".

Large street trees are generally planted 30 feet on center; smaller street trees are generally planted 25 feet on center.

Gateways/Major Portals. City gateways tell the traveler that he or she is entering the City of La Verne. They are high-volume intersections that serve as significant City entry points (See Exhibit 2.10). The General Plan identifies four gateway/major portal locations within the Specific Plan area: Arrow Highway and San Dimas Canyon Road, Arrow Highway at White Avenue, White Avenue at the La Verne/Pomona boundary; Fairplex Drive at McKinley Avenue.

Gateways are marked with:

- Stone monuments; stone and tile monuments
- Accent trees and shrubs
- Pedestrian crossings, if appropriate, with enhanced paving
- Signalization, if appropriate

Primary and secondary entries are called “minor portals” and “neighborhood portals” in the General Plan. These are smaller scale entry statements at lower volume intersections and project area entrances (See Exhibit 2.8 and 2.9).

STREETSCAPE EXHIBITS

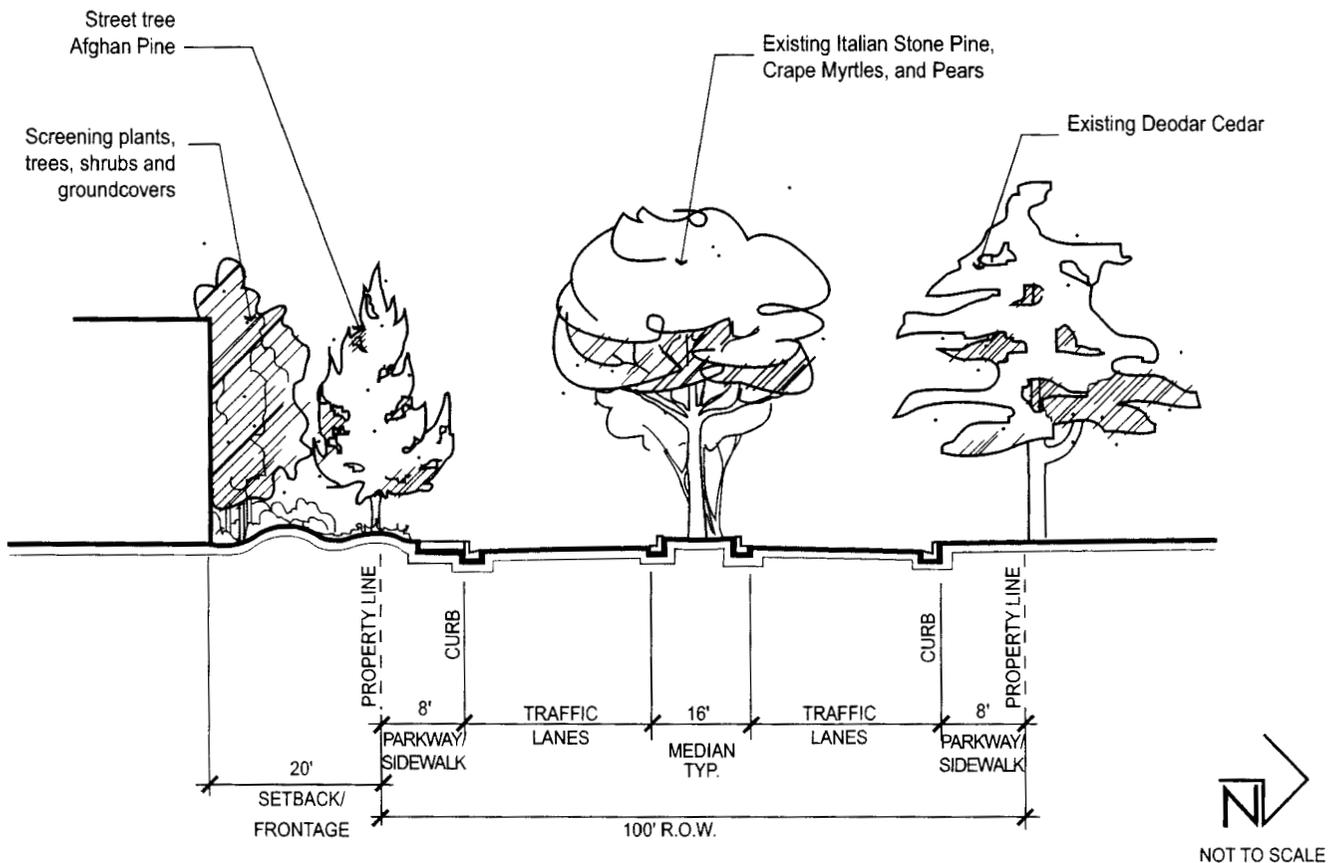


Exhibit 2.4 Typical Arrow Highway Cross-Section

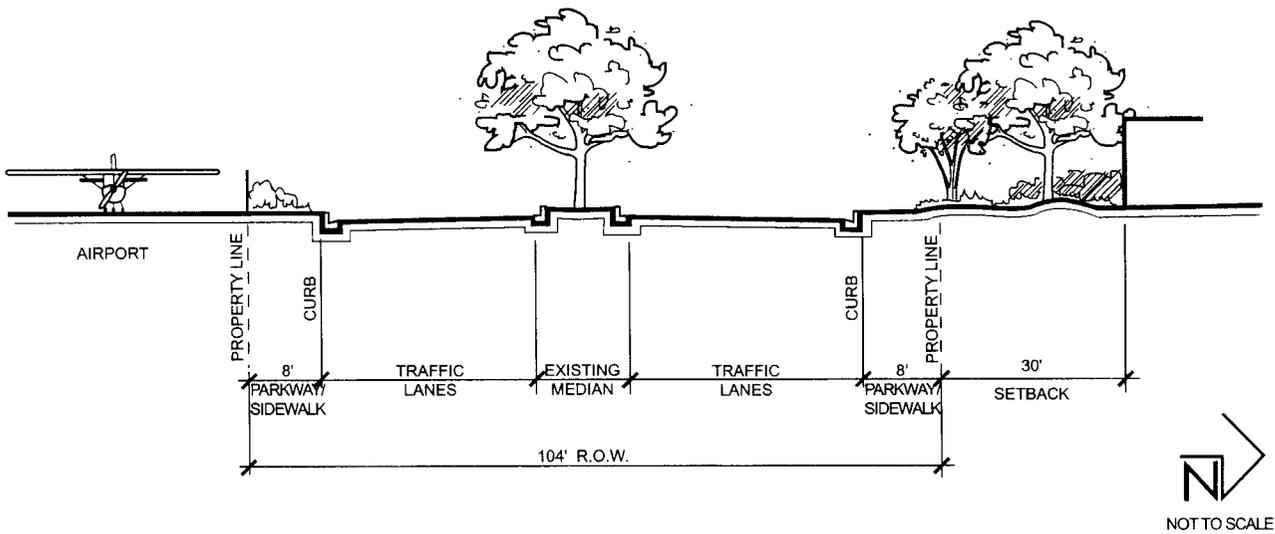


Exhibit 2.5 Typical Puddingstone Drive Cross-Section East of Marshall Canyon Channel

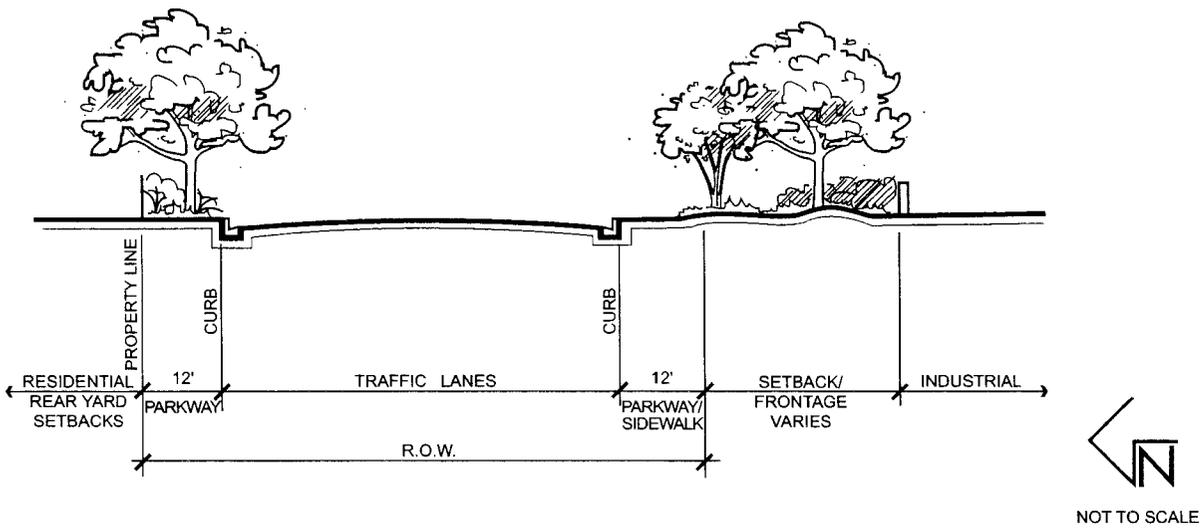


Exhibit 2.6 Typical First Street Cross-Section From White Ave. to Fulton Ave.

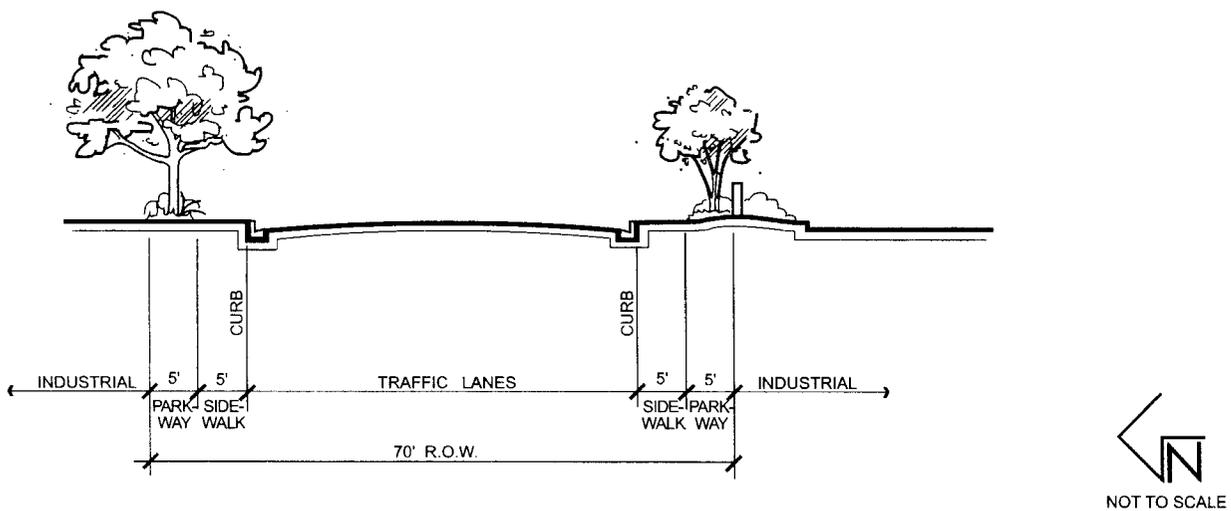


Exhibit 2.7 Typical First Street Cross-Section From "E" St. to White Ave.

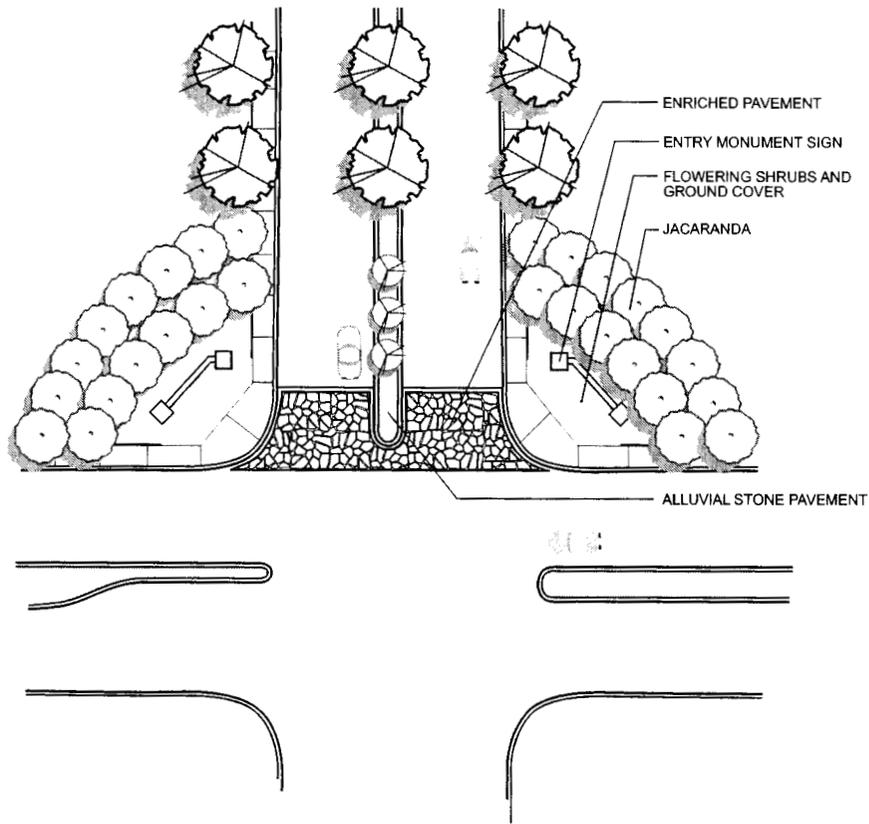


Exhibit 2.8 Primary Entry (Minor Portal)

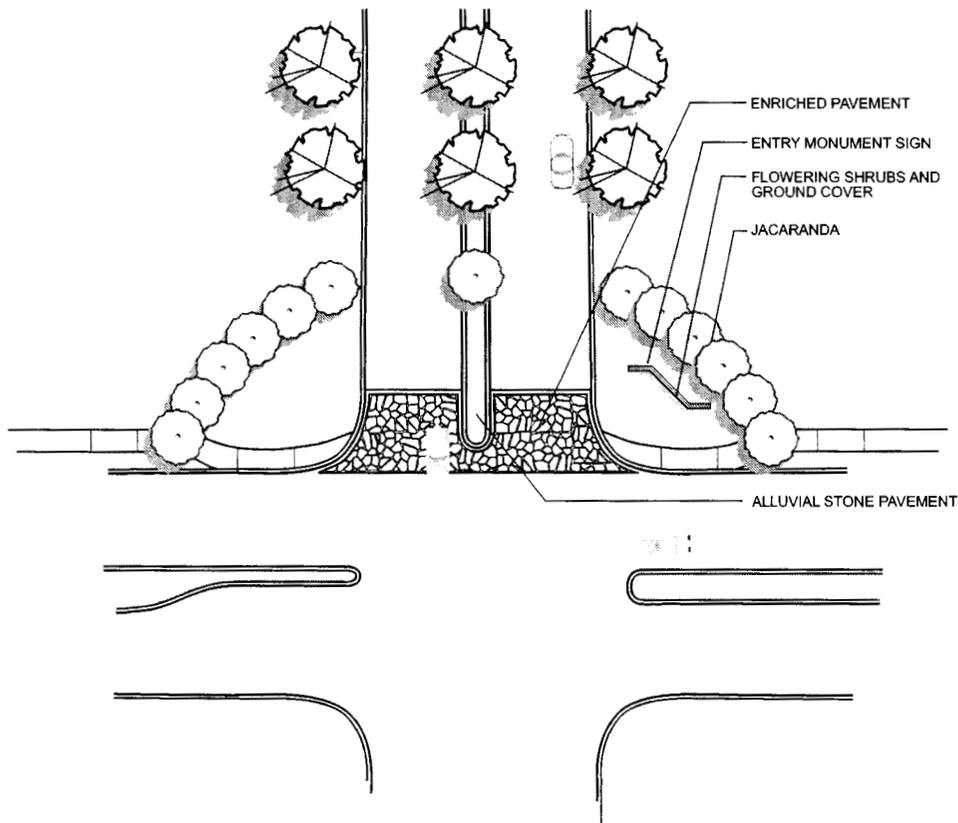
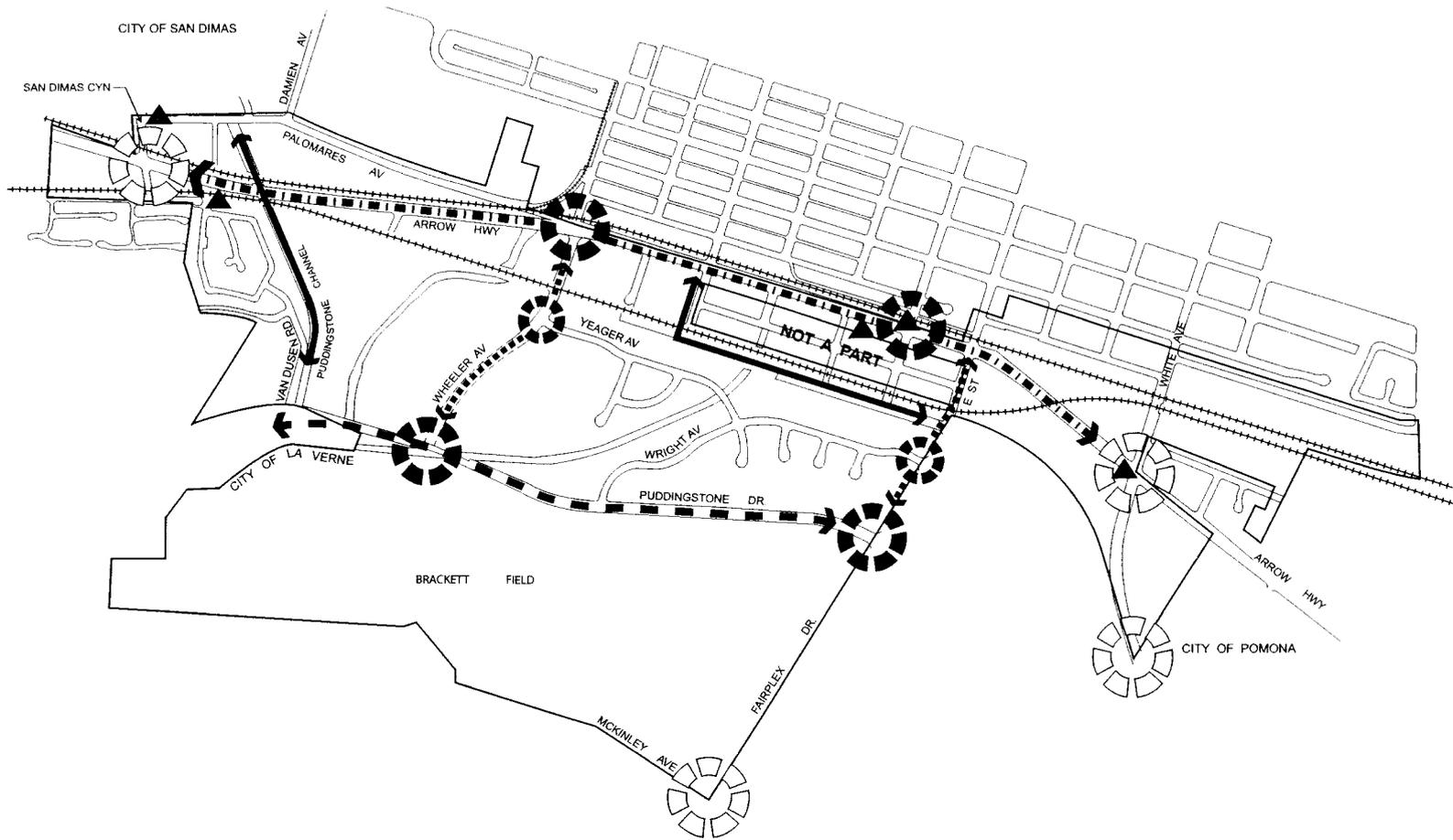


Exhibit 2.9 Secondary Entry (Minor Portal)



- 
ARROW HIGHWAY:
 NORTH SIDE - FORMAL ROWS OF CEDRUS DEODORA (DEODOR CEDAR) PLANTED 25' ON CENTER WITH DRIFTS OF LAGERSTROEMIA INDICA (CRAPE MYRTLE) AT INTERSECTIONS
 SOUTH SIDE - FORMAL ROWS OF PINUS ELДАРICA (AFGHAN PINE) PLANTED AS CLOSE TO 25' ON CENTER AS POSSIBLE WITH DRIFTS OF LAGERSTROEMIA INDICA (CRAPE MYRTLE) AT INTERSECTIONS
- 
"E" STREET / FAIRPLEX:
 FORMAL ROWS OF PYRUS CALLERYANA PLANTED 25' ON CENTER
- 
PUDDINGSTONE DRIVE:
 NORTH SIDE - FORMAL ROWS OF PLATANUS ACERIFOLIA (LONDON PLANE TREE) PLANTED 25' ON CENTER
 SOUTH SIDE - SEE GENERAL PLAN
- 
RAILROAD R.O.W. AND WASH BUFFER:
 INFORMAL GROUPINGS OF EVERGREEN PINUS HALEPENSIS (ALEPPO PINE) AND SCHINUS MOLLE (CALIFORNIA PEPPER TREE) SCREENING TREES WITH DENSE DROUGHT TOLERANT SHRUBS AND GROUNDCOVER BENEATH
 - SEE GENERAL PLAN

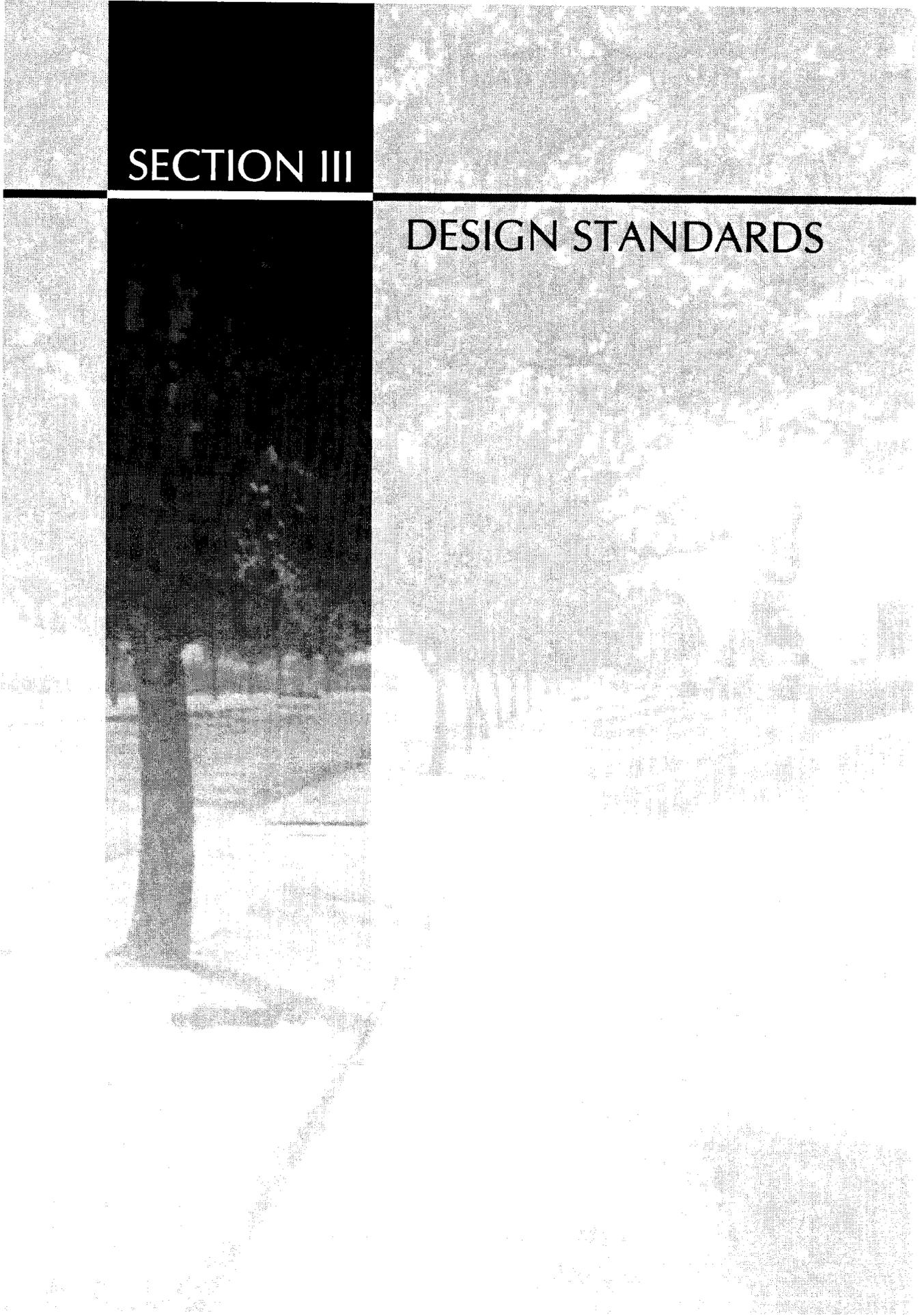
- 
GATEWAYS / MAJOR PORTALS:
 FORMAL GROUPINGS OF POPULUS NIGRA 'ITALICA' (POPLAR).
- 
PRIMARY ENTRY / MINOR PORTAL:
 DOUBLE ROW, SEMI-CIRCULAR ARRANGEMENT OF FLOWERING JACARANDA MIMOSIFOLIA TREES COMBINED WITH SIGNAGE AND FLOWERING SHRUBS AND GROUNDCOVER. SEE EXHIBIT 2.8 FOR LAYOUT.
- 
SECONDARY ENTRY / MINOR PORTAL:
 SINGLE ROW, SEMI-CIRCULAR ARRANGEMENT OF FLOWERING JACARANDA MIMOSIFOLIA.
- 
CITY MONUMENT SIGN



Exhibit 2.10 Streetscape Concept Plan

SECTION III

DESIGN STANDARDS



SECTION III: DESIGN STANDARDS

A. INTRODUCTION TO DESIGN STANDARDS

The goal of the Design Standards section of the Arrow Corridor Specific Plan is to provide a framework for quality and consistency in design, emphasizing the unique character of this part of the City. Site layout, elevations, floorplans and landscaping are subject to approval by the Development Review Committee.

Contemporary buildings on generously landscaped sites in a campus-like environment characterize the Business Park area of the Specific Plan. Streetscapes with strong entry statements, landscaped medians, and formal parkways have added to the “greening” of the southern portion of the Plan area. However, infill lots on Arrow Highway and in the northerly Specific Plan area are being developed on smaller lots in an older, mixed environment which does not lend itself to a campus identity. A goal of this Plan is to improve the appearance and function of this area one project at a time as new buildings are constructed and remodeled and public improvements are installed.

The City encourages modern buildings or contemporary interpretations of traditional La Verne architecture, using quality materials and carefully planned landscaping. Public art is an important new design component that communicates the dedication of the City’s residents and businesses to an environment that lifts the spirit of those who work and live in La Verne.

The design challenges that now face the City include the following:

1. To hold the City and developers to a high standard so that new development is equal to or surpasses the quality of the buildings and sites constructed in the last decade;
2. To continue to progress, building on past successes such as the new landscaping on Arrow Highway and further upgrade public spaces and private property;
3. To foster a cohesive image for Arrow Highway and adjacent areas and upgrade properties that have fallen into a state of disrepair;
4. To shield residential and other sensitive land uses adjacent to the Arrow Corridor Specific Plan from noise, glare or other disturbances that may be associated with industrial and business uses;
5. To invite unique and exciting design ideas with future new development such as the light rail station and University of La Verne expansion; and
6. To continue to respect heritage sites and buildings, using them as a source of new ideas and inspiration that will help anchor new development in the unique La Verne context.

Design treatments should be attractive and functional, protect the public from nuisances, and communicate a sense of order. Development proposals will be evaluated on how well they handle the traditional “elements of design”: mass, scale, rhythm, proportion, balance, texture, color, light and shade contrast, solid-to-void contrast, style, and unity.

B. SITE DESIGN

Every parcel to be developed requires a design plan that is site-specific. Topography, surroundings, unique features such as mature trees, views, orientation, and constraints such as easements all need to be considered in designing a site plan. These are as important to the City as developing maximum square footage often is to the developer. Below are checklists of required site design standards and site design guidelines.

1. Site Design Standards. Each site shall be designed to:

- a. Comply with basic development standards detailed in Section V (i.e., setbacks, lot coverage etc.).
- b. Comply with engineering, public works, and utilities standards. Properly link on-site water, sewer, and other utilities to off-site systems.
- c. Drain properly and meet National Pollution Discharge Elimination System (NPDES) standards.
- d. Meet Americans with Disabilities Act (ADA) standards.
- e. Accommodate the required number and type of parking spaces and loading areas.
- f. Accommodate turning radii and backup space for cars, trucks and emergency vehicles.
- g. Meet parking lot landscaping standards.
- h. Meet site landscape and hardscape standards.
- i. Provide safe, visible ingress and egress points acceptable to Public Works.
- j. Provide adequate and properly located trash enclosures, including areas for recycling bins.
- k. Provide properly located light fixtures and utility vaults.
- l. Provide safe and smooth vehicular, bicycle and pedestrian circulation systems.
- m. Link internal circulation systems to offsite circulation systems.
- n. Meet fire department standards (i.e., access, egress, turning radii, hydrant location, sprinklers etc.).
- o. Screen loading areas, trash bins, roof equipment and storage areas.

- p. Provide a public art component or contribution.
- q. Locate all storage, loading areas, repair areas, and the like so they are not visible from the street or a sensitive site. If this is infeasible, these service areas must be screened from public view.
- r. Provide buffers to protect sensitive land uses.

2. Site Design Guidelines. In addition, a site design should:

- a. Consider shade, sunshine, view corridors, transition to adjacent properties, outdoor open spaces, and relationship to streetscape.
- b. Orient buildings and use materials that support passive solar energy. Reduce use of limited energy sources such as fossil fuels for lighting, heating and cooling.
- c. Locate primary entrances adjacent to parking areas.
- d. Have a clearly identifiable main entry for each building.
- e. Join buildings by means of outdoor plazas, arbors, pedestrian walkways and similar amenities. Plazas and courtyards should be easily accessible and provide shaded areas for users.
- f. Use landscaping as an architectural element in the site plan. Landscaping should be designed together with site layout and architecture to ensure generous amounts of landscaping, especially trees, without interfering with the visibility of signs, entrances, architectural features, etc.
- g. Link the project site to adjacent sites. Pedestrian linkages, bike paths and, in some cases, shared vehicle access should be used.
- h. Buffer sensitive uses such as residences with landscaping, walls and parking areas, and locate noise and glare generators as far away as possible from sensitive uses.
- i. Consider security, safety, and spillage when determining placement and intensity of light standards and fixtures.
- j. Consider repeating an established pattern of building placement located in the immediate vicinity or deliberately breaking the established pattern to achieve a specific effect.
- k. Take into account views from outside the site.
- l. Eliminate or reduce effects on neighboring properties, especially residential, of onsite activity, e.g., noise, glare, onsite and offsite traffic.
- m. Incorporate and preserve existing natural features, and/or cultural resources wherever possible.

C. ARCHITECTURE

1. Overview

- a. The architectural goal of the Arrow Corridor Specific Plan for new development and redevelopment is to obtain high quality contemporary architectural design or high quality contemporary interpretations of traditional La Verne architectural styles that will complement existing development and improve the overall visual quality of the area.
- b. Architectural design within the Arrow Corridor Specific Plan varies with location and land use. The Business Park has a consistent campus-like appearance with contemporary buildings amid generous parkways, whereas the older Commercial-Manufacturing zone along Arrow Highway is more eclectic. Some Industrial parcels are located adjacent to sensitive land uses, presenting site design challenges, while others are isolated or are part of Brackett Field airport.
- c. Large parcels not adjacent to sensitive land uses can contain more monumental, large-scale buildings, but smaller infill parcels closer to sensitive land uses must respect context and be more intimate in scale.
- d. Residentially designated zones in the Specific Plan are largely built out; additions and a few infill lots will be evaluated in the same manner as residential development elsewhere in the City, with the General Plan as a guide.

2. Architectural Principles and Guidelines for Industrial and Commercial Development

a. Arrow Corridor Specific Plan Architectural Principles.

New development shall:

1. Emphasize craftsmanship and quality of materials, design and construction. Avoid grandiosity, excess, pretension, and poor workmanship.
2. Balance the goals of blending into the character of the surrounding area to create a cohesive whole while also being distinctive.
3. Create buildings and spaces to minimize impacts of automotive vehicles, trains, excessive light and glare, odor and vibration.
4. Respect human scale and proportions; provide places for rest and relaxation within the design.
5. Provide a special progression at well-defined entry points through the use of recessed entries, porticoes, and other devices.
6. Provide architectural treatment to all building sides (360 degree treatment).
7. Contribute to a cohesive design image that is evolving within each zone and throughout the Specific Plan area. At a minimum, new development shall be in harmony with its neighbors.
8. Consider retention of existing trees and landscaping for aesthetic and screening use.

b. Architectural Guidelines

1. Style and unity:

New development shall:

- Incorporate the architectural principles listed above.
- Use the elements of only one contemporary style or historic architectural style in a building design, and not incorporate details from more than one architectural theme. Well-designed buildings convey a single idea.
- Not duplicate any historic building styles. Contemporary interpretations of historical styles shall use only historical styles and details for which there is a La Verne heritage building prototype. Heritage building types are listed in the Lordsburg Specific Plan and the La Verne General Plan.
- Use a wide array of details and forms consistent with the selected style, but avoid architectural details more elaborate than those found in La Verne heritage buildings.
- Have plans prepared by a licensed architect, licensed landscaped architect, or licensed engineer.
- Avoid corporate prototype buildings that do not adhere to the standards of this Specific Plan.
- Create a connection between form and function.
- Avoid projections and details that are not integrated into the overall design and function of the building.

2. Massing and scale:

New development shall:

- Where there will be several tenants in an industrial or commercial center, juxtapose masses and voids to create vertical and horizontal articulation.
- Vary wall planes, wall heights, and rooflines to emphasize human scale.
- Not substitute surface details (such as scoring and banding) for distinctive massing.
- On multi-tenant and small buildings, reinforce intimate scale by means of architectural details and materials on lower walls that relate to human scale.
- Reinforce the monumental scale of large buildings with large scale building details and materials on the upper walls and roofs.
- On small parcels or lots near small-scale or residential development, avoid use of one large building and use several smaller buildings instead.

3. Rhythm and balance:

New development shall:

- Include rhythm and balance of architectural elements as an integral element of building design.
- Develop the rhythm and balance so that the design “logic” pertains to the entire composition.
- Employ either a balanced or deliberately asymmetrical theme. Once the theme is

established, it shall be carried through to its logical conclusion. An asymmetrical element shall not be added to a balanced design, or a balanced element to an asymmetrical design.

4. Light, shade, solid, void:

New development shall:

- Use light and shade contrast as an integral design element. Contrasts must be consistent with the massing, scale, color, texture and architectural style of the building.
- Use solid to void relationships between wall surfaces and openings as an integral and appropriate design element.

5. Proportion:

New development shall:

- Use proportions appropriate to the style if adaptation of a historical architectural style is selected.
- Use systems of architectural proportions that were developed in earlier periods that have stood the test of time for all building design.
- Not use exaggerated proportions.

6. Color:

New development shall:

- Coordinate all exterior colors; colors should be complementary to the architectural style of the building.
- Use neutral colors or subdued values of non-neutral tones.
- Generally use light and bright colors only for accents.
- Not be required to coordinate with the overall Specific Plan color palette where colors are mandated by regional, state or federal agencies.

7. Materials and textures:

New development shall:

- Use materials whose textures exhibit a logical relation to one another.
- Use materials whose textures are appropriate to the architectural details, style, and design of the building.
- Not be made of metal except upon a finding by the Community Development Director that the design meets City standards for quality. However, high quality metal finishes that complement the selected architectural style and design may be permitted.
- In the case of industrial buildings, be encouraged to use concrete in natural grays and other neutral tones with a variety of finishes such as sandblasting and textured forms.

- Generally not use large amounts of reflective materials due to the potential for glare and to avoid reflection that may interfere with airplanes flying in and out of Brackett Field.
- Use a wide range of materials and finishes, but polished finishes and bright colors are discouraged in industrial buildings.

8. Exterior walls:

New development shall:

- Use a wide array of architectural detail appropriate to the selected style on all walls that can be seen by the public on and off site.
- Employ interesting textures and patterns by means of formliners, insertion of accent materials such as granite or tile, and sandblasting.
- Treat each wall as a composition, using the characteristics of the selected style to carry out the composition.
- Use pergolas, canopies, trellises, arcades and other overhead structures to enhance blank walls and pedestrian walkways adjacent to buildings.
- Use columns and posts of an appropriate size relative to the perceived weight of the structure.
- Use landscape materials to enhance all parts of the building and as architectural elements.

9. Roofs and parapets:

New development shall:

- Screen all equipment and vents located on the roof from on-site and off-site view.
- Be characterized by roofs and parapets that fully incorporate principles of mass, scale, rhythm, texture, color and style in their design.
- Reduce the configuration and mass of buildings by using roofs and parapets that articulate different parts of the building.
- Incorporate architectural details for flat roofs and parapets so they are integrated into the design of the buildings.

10. Architectural lighting:

New development shall:

- Use appropriate and commonly accepted levels of architectural lighting for safety and ambient light. Parking lot lighting must comply with Chapter 18.76 of the LVMC.
- Not use under any circumstances fixtures such as wall packs on buildings that create intense glare. Wall packs are allowed only where there is insufficient space for standard light poles or for specific task lighting such as loading docks.
- Use light fixtures appropriate to the architectural style and of a height that conforms to development and parking lot lighting standards.
- Use architectural lighting to bring out building forms and features at night.

D. LANDSCAPE DESIGN

Landscaping should not be an afterthought, but should be a basic component of site and street design.

This section touches upon general landscaping principles applicable to the non-residential part of the Plan area. The general Streetscape Concept Plan is in Section II (D)(6) of this Plan. Precise landscaping standards applicable to each non-residential district within the Specific Plan and required street trees are contained in the Section V, Development Standards. Parking lot landscaping provisions are found in Section 18.76.080 of the La Verne Municipal Code.

Landscaping serves to beautify buildings and streets, to screen unattractive views, to buffer different land uses from one another, to lower temperatures by shading buildings and pavement, to help clean the air, and to help humanize what could otherwise be sterile and harsh worksites.

Landscapes and streetscapes are integral elements of this Plan. Distinctive landscaping can reinforce and even create a unique character for a Specific Plan district. Coordinating architectural and site design with design and selection of landscape and paving results in a more cohesive, attractive, and intelligible environment. The streetscape plan encourages using a variety of species of the same plant type to avoid vulnerability to loss from blight, diseases or pests that attack a particular species.

1. General Landscape Standards

Landscaping plans shall:

- a. Employ hydrozone and water-efficient principles, wherein plant materials with high water demand are grouped and placed for maximum visual impact and low-water demand plants are grouped together and watered suitably.
- b. Follow established landscape design principles described in the City's "Landscape Guidelines and Standards".
- c. Use plant materials well adapted to the local climate and wind conditions.
- d. Use plant species less likely to be inappropriately over-pruned.
- e. Use plant materials and irrigation methods that conserve water.
- f. Consider mass and scale, texture, color, light, shade and visibility of architecture and signs.
- g. Include maintenance programs to ensure landscaping is maintained in a neat, clean, and healthy condition. This includes proper (but not excessive) pruning, mowing of lawns, weeding, removal of litter, fertilizing, replacement of dead or unhealthy plants, and regular watering as required. The plans must indicate that trees shall be properly pruned by licensed professionals.
- h. Include permanent automatic irrigation systems for all landscaped areas.
- i. Be prepared in conjunction with site design and architectural plans in order to be an integral component.

- j. Follow the specific landscape standards of the district in which the site is located (Section IV (B)).
- k. Be sensitive to and coordinated with neighboring landscaping and streetscapes.
- l. Consider public art, street furniture, and architectural details.
- m. Protect significant and mature trees, incorporating them into the site plan wherever possible.

E. SIGNS

The Specific Plan shall serve as the Master Sign Program for wall signs in the BP, CM, and I districts. Non-illuminated signs are encouraged. Monument signs shall be evaluated with a precise plan.

Except as otherwise noted in this section, the provisions of Title 17 of the La Verne Municipal Code shall apply.

1. Wall-Affixed Sign Standards

- a. **Maximum sign area:** One (1) square foot of sign area per each lineal foot of building frontage.
- b. **Maximum sign length:** Seventy-five percent (75%) of building; seventy five percent (75%) of tenant space frontage.
- c. **Note:** In the event a building and/or tenant building and/or tenant space receives less than 25% visibility from a public right-of-way, the sign coverage may be increased by 25% upon approval of a precise plan.
- d. **25% visibility will be determined by the following methods:** (a.) Photo survey from adjacent streets demonstrating visibility. (b.) Site plan showing building footprint, all adjacent buildings and all adjacent rights-of-way.
- e. **Maximum letter height:** Twenty-four (24) inches, except for major tenants as defined in the La Verne Municipal Code whose letter height shall not exceed five (5) feet, subject to precise plan approval.
- f. **Maximum number:** One (1) sign per building face or tenant space, not to exceed three (3) signs per tenant per building.

2. Wall Sign Design and Fabrication

- a. Permitted signs shall be comprised of individual channel or reverse channel letters. Cabinet signs are discouraged and shall be subject to precise plan review. Cabinet signs shall incorporate opaque background fields with only sign copy to be illuminated.

- b. All conduits, raceways, transformers, junction boxes, and openings in the building surface shall be concealed hardware. It shall be enclosed in a manner consistent with quality fabrication practices, and painted to match the adjacent wall color.
- c. Method of installation shall be approved by the Community Development Department.
- d. All exterior signs exposed to the weather shall be mounted directly onto the building face and shall be completely sealed in a watertight enclosure. All bolts, fastenings, and clips used shall be of hot-dipped galvanized iron, stainless steel, or other noncorrosive material.
- e. Integral illumination shall be thirty (30) milliamp neon gas system or fluorescent tube(s), labeled in accordance with the “National Board of Fire Underwriters Specifications.”
- f. No labels or other identification will be permitted on the exposed surface of the sign except those required by local ordinance.

3. Monument Signs

Individual tenant monument signs shall be permitted on lots of one acre or larger, subject to precise plan approval. All monument signs must be consistent in design and materials with the architecture of the building. Provisions of Chapter 17.12 of the La Verne Municipal Code shall be applicable.

4. Prohibited Signs

“Canned” plastic cabinet signs, except as indicated above, are prohibited, and pole signs, except for outdoor uses as provided in Section 17.20.110, are prohibited.

F. PUBLIC ART

1. Introduction

Public art is becoming increasingly accepted in California as a component of commercial and industrial development. The City of La Verne has benefited from this trend, and many works of art are installed throughout the City.

Public art is defined here as works of art designed to enhance public or private spaces visible to the general public. The presence of murals, sculptures, fountains, or artistic architectural details such as stained and leaded glass or hand crafted wrought iron gates communicate a message that City residents and businesses value amenities that enliven and enrich the public environment. Works of public art are cultural resources that future generations will enjoy and appreciate.

Public art in the Arrow Corridor Specific Plan area can help establish a cohesive image of the area and reinforce the unique identity of this part of La Verne. The types and sizes will vary with location and land use. For example, large parcels can contain more monumental, large-scale art, whereas art in smaller parcels or on small buildings would typically be more intimate in scale. Not every new development will lend itself to on-site public art, and, therefore, contribution of an in-lieu fee is an acceptable substitute.

A work of public art can be created in phases over time, it can invite community involvement, or its creation on the site can be made into a public event.

2. Applicability

Public art is considered a site amenity similar to landscaping and architectural embellishments and shall be required with development or major redevelopment of certain non-residential properties in the Arrow Corridor Specific Plan area. Any project that exceeds \$500,000 in building permit valuation shall provide a work of public art worth 1% of the building permit valuation or shall as an alternative contribute an in-lieu fee to the Arrow Corridor Specific Plan Area public art fund not less than this amount. Projects valued at \$250,000 to \$499,999 shall provide a work of art or contribution worth ½ % of the building permit valuation.

a. Themes

Public art themes appropriate to the Arrow Corridor Specific Plan may include the following:

- (1) Pre-history, especially on sites close to areas where Indian/Native American artifacts have been found (west of Wheeler).
- (2) Spanish settlement era, especially on or near sites where artifacts from this era have been found.
- (3) Life in early Lordsburg settlement days.
- (4) Events such as the establishment of Lordsburg College.
- (5) Machines and manufacturing at the turn of the twentieth century.
- (6) Water, wells, and washes.
- (7) Farming, citriculture, walnut groves, cattle ranching in La Verne.
- (8) Railroad development, other modes of early transportation, east-west transportation.
- (9) Airplanes, history of flight, airplane innovations.
- (10) La Verne postcards and citrus labels.
- (11) Nature: Birds of south La Verne, geology, plants native south La Verne.
- (12) Puddingstone Hill.
- (13) Mexican citrus worker settlement in the Arrow Corridor area.
- (14) “Lost La Verne” – buildings and streets that once existed in south La Verne.
- (15) Community leaders of the past.
- (16) Change over time, for example from open land to farms to citrus grove to manufacturing plant.
- (17) Community groups and associations that are or have been active in south La Verne.

3. Arrow Corridor Specific Plan Public Art Principles and Standards

a. New public art shall:

- (1) Relate to the La Verne area and to the specific site – its use, architecture, topography, surroundings, landscaping, setting, history, prehistory, location, visibility, and/ or association with specific persons. Of special value is public art that relates to the heritage of the City of La Verne.
- (2) Display a high level of craftsmanship and quality in its materials, design and construction.

- (3) Be able to withstand the rigors of weather and sunlight and be resistant to vandalism, theft and earthquake damage.
- (4) Balance the goals of blending into the character of the surrounding area while also being distinctive. Public art shall be an integral part of the overall design of the site.
- (5) Be allowed to serve a practical purpose if appropriate, such as mosaic-covered benches, hand-carved doors, or stained glass windows.
- (6) Consider sun and shade, vehicle and pedestrian patterns, activity on the site, and site users.
- (7) Use colors and materials that complement, match, or deliberately contrast with the architectural style and color of the building.
- (8) Be visible to the general public. Maximum visibility shall be a consideration in designing and placing a work of art. Landscaping shall be designed so that it will not block views of public art.
- (9) Use architectural lighting, if appropriate, to highlight or bring out forms and features at night.
- (10) Be constructed and installed in compliance with City codes. Public art shall not create unsafe or hazardous conditions or create a nuisance such as excessive noise or light.
- (11) Not be an advertisement. The work of art should be appropriate if other businesses occupy the site in the future.
- (12) Be maintained by the owner of the property in a neat, clean and orderly manner. Public art with operating parts shall be kept in good working order. The City shall encourage creation of public art with low-level maintenance requirements.
- (13) Not be removed without City approval. Conditions of approval shall include restrictions against removal to be recorded against the property with the L.A. County's Recorder's Office.
- (14) Be identified by a permanent plaque conveniently located near the artwork and containing the date, title, materials, and name of the artist.
- (15) Be appropriately spaced from public art pieces in the vicinity or be designed to harmonize with such pieces. The purpose is to avoid a sense of clutter or disjointed pattern of public art pieces with no common thread.
- (16) Be designed by a professional artist with a "track record" in the chosen medium.

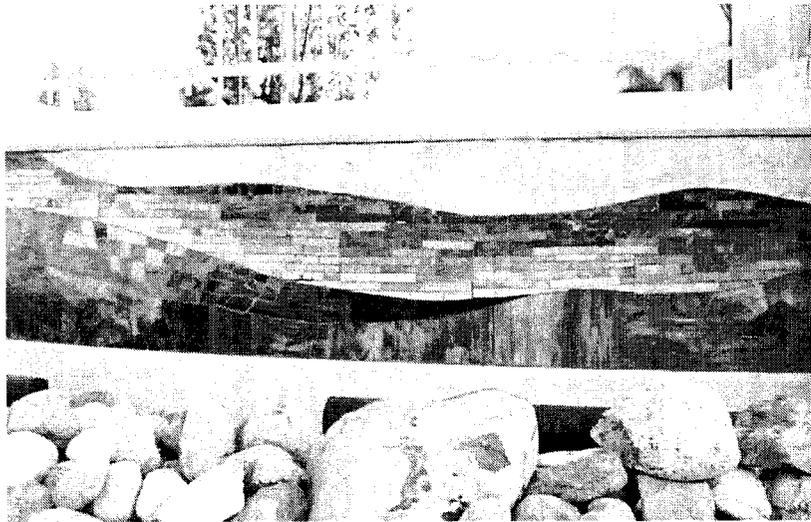
4. Submittals

Public art shall be reviewed and approved by means of the City's standard development review (DRC) process. It may be included as part of a larger precise plan application for a site or may be a separate precise plan, whichever is appropriate. A scale model or colored elevations of the artwork and specification of materials, method of fabrication and installation, size and maintenance requirements shall be provided. The Development Review Committee upon a recommendation by the project planner shall review and approve all proposed works of public art.

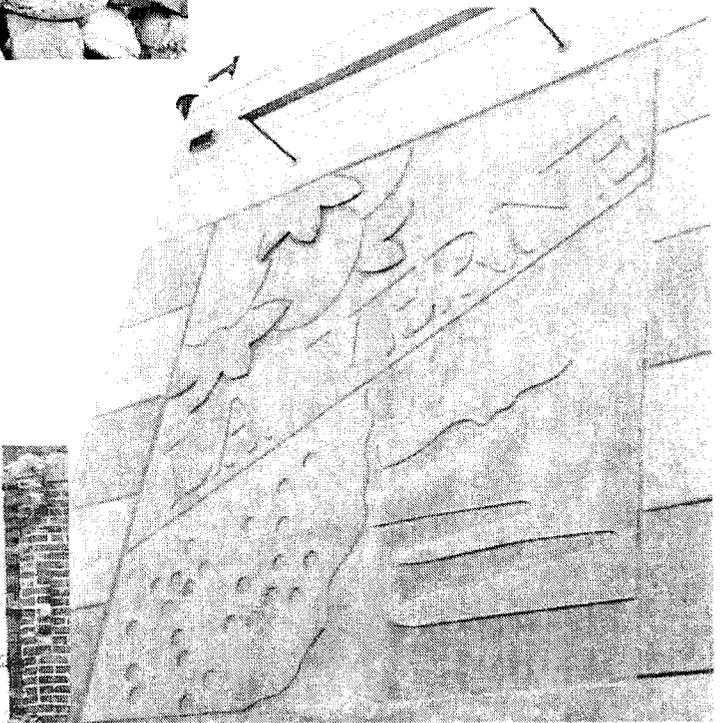
5. Arrow Corridor Specific Plan Area Art Fund

In some cases, where a work of art is not appropriate or desired, an applicant shall, with the approval of the Community Development Director, contribute to an "Arrow Corridor Art Fund" an amount equal to or greater than the amount that would have been spent on the artwork. The fund shall be used for art in or adjacent to the Arrow Corridor Specific Plan area or the Walnut Specific Plan area. The City Council shall be the decision-making body to approve a program for using these funds.

The City or agencies within the City may pursue grants to increase the Arrow Corridor Art Fund. Local artists, local schools, and local non-profit groups are encouraged to participate in the creation and installation of public art funded by the Arrow Corridor Art Fund.



Glass Mural



Bas-Relief



Wall Mural

SECTION IV

**CHART OF PERMITTED
AND CONDITIONAL USES**

ABBREVIATIONS

BP = Business park
CM = Commercial Manufacturing
I = Industrial
R = Residential

P = Permitted
NP = Not Permitted
CUP = Permitted Only With a Conditional Use Permit
PB = Permitted at Brackett

NOTES

Accessory= 20% or less of gross floor area
 Changes in use require compliance with parking standards
 Similar but unlisted uses may be permitted with "Classification of Uses" review and approval

USE	BP	CM	I	R	COMMENTS
Adult Businesses	See Sec. VI	See Sec. VI	See Sec. VI	NP	
A. Administrative/Professional					
					Compliance with parking standards is required
Architectural, design, engineering ofc.	P	P	P	NP	
Art Studio w/≤20%retail	P	P	P	NP	
Attorney, legal services	P	P	P	NP	
Banks, financial institutions	P	P	NP	NP	See check cashing
Check cashing	CUP	CUP	CUP	NP	No CUP if accessory
Corporate headquarters	P	P	P	NP	Primarily office use
Insurance, accounting	P	P	P	NP	
Office use, professional, administrative	P	P	P	NP	
Real estate, escrow, prop. mangmnt.	P	P	P	NP	
Recording, film studios	CUP	CUP	CUP	NP	
Research and Development	P	P	P	NP	If no env. issues, equiv. to Office-Prof.
Travel agency	P	P	NP	NP	
B. Airport-Related Uses					
	PB = Permitted at Brackett				See Brackett Master Plan
Aircraft Storage	NP	NP	CUP	NP	
Airfield and Control Tower	NP	NP	PB	NP	
Aviation-related Businesses	P	P	P	NP	
Business Aircraft	NP	NP	PB	NP	
Flying schools and related training	NP	NP	CUP/PB	NP	
Helicopter Field and Storage	NP	NP	CUP/PB	NP	
Terminal and Terminal Businesses	NP	NP	PB	NP	
C. Alcoholic Beverage-Related Uses					
Off-site consumption	CUP	CUP	NP	NP	
On-site consumption	CUP	CUP	CUP	NP	W/full restaurant only
Winery, brewery, distillery	CUP	CUP	CUP	NP	
D. Animal Services					
Animal clinics, veterinarian office	CUP	CUP	CUP	NP	Indoor boarding only
Feed, tack supplies	P	P	P	NP	Retail/wholesale
Pet grooming	NP	P	CUP	NP	Indoor boarding only
Boarding, kennels	NP	CUP	CUP	NP	
Pet sales, supplies	P	P	P	NP	Indoor use only retail/wholesale

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 Changes in use require compliance with parking standards
 Similar but unlisted uses may be permitted with "Classification of Uses" review and approval

USE	BP	CM	I	R	COMMENTS
Automotive Uses, See "Motor Vehicle Services"					
Commercial Retail Uses- See "Retail Commercial"					
E. Educational Uses					
Accessory to permitted primary uses	P	P	P	P	
Child Care <i>see Human Svcs/Medical</i>					
College and university facilities	CUP	CUP	CUP	NP	
Private schools	CUP	CUP	CUP	NP	
Vocational training schools	CUP	CUP	CUP	NP	
F. Food/Eating Establishments					
Bakeries, commercial	CUP	CUP	CUP	NP	Accessory retail only
Bakeries, retail sales, small-scale	CUP	P	Accessory	NP	
Catering services	CUP	P	Accessory	NP	
Convenience store/mini-mart	CUP	CUP	NP	NP	
Food markets	CUP	CUP	CUP	NP	
Ice cream, juice/coffee bar, candy, retail, small-scale	Accessory	P	Accessory	NP	See "Food preparation plants" under "Manufacturing, Light."
Restaurant with drive-through	CUP	CUP	CUP	NP	
Restaurant, sit down, full service	P	P	CUP	NP	CUP if alcohol
Specialty food markets, small-scale	CUP	P	CUP	NP	CUP if alcohol
G. Human Services/Medical					
					Must meet parking requirements
Acute-care, walk-in services	CUP	NP	CUP	NP	
Athletic Clubs	CUP	CUP	CUP	NP	
Childcare facilities, 14 or more, must be state-licensed	CUP	CUP	CUP	NP*	*Small-scale permitted in R zones, (<6), larger, (<14) w/findings permitted in R zones
Congregate, convalescent care	CUP	CUP	NP	NP	
City facilities	P	P	P	P	
Clubs	CUP	CUP	CUP	NP	E.g., Kiwanis
Dental offices and laboratories	P	NP	NP	NP	
Funeral parlors	CUP	CUP	CUP	NP	
Health spas, skin care	CUP	CUP	CUP	NP	State license
Hospitals	CUP	NP	NP	NP	
Hospices	CUP	NP	NP	NP	

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USE	BP	CM	I	R	COMMENTS
Medical practitioners, state-licensed, offices and laboratories	P	NP	NP	NP	
Medical clinics, state-licensed	P	NP	NP	NP	
Physical and occupational therapy offices and facilities	P	NP	CUP	NP	
Rehabilitation clinics, large-scale	CUP	NP	NP	NP	
Religious Assembly	NP	NP	NP	CUP	
Tattoo, body piercing parlors	NP	CUP	CUP	NP	State license
Workers' compensation/Industrial clinics	P	NP	CUP	NP	State license

H. Lodging

Hotels, motels	CUP	CUP	CUP	NP	
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I. Manufacturing and Related, Light Uses

≤ 20% space for retail use					Low impact-w/out large container trucks, noise, odors, vibration, hazardous - materials etc.: CDD to determine
Apparel/garments	P	P	P	NP	
Assembly of semi-finished, finished, and R&D products made on site	P	P	P	NP	Indoor only
Bicycle manufacturing and services	P	P	P	NP	
Blueprint services	P	P	P	NP	
Bottling	P	P	P	NP	
Candy & confectionary products	CUP	CUP	CUP	NP	Low impact only
Construction industries and accessory uses (< 20% outdoor storage)	P	P	P	NP	
Construction-related products, small scale - cabinets, tile, plumbing etc.	P	P	P	NP	Indoor only
Distribution, storage services	P	P	P	NP	Not self-storage
Electronic and scientific products	P	P	P	NP	
Equipment yards	CUP	CUP	CUP	NP	
Fabrication: apparel, wood, plastic products, hardware, jewelry etc using semi-finished, finished materials	P	P	P	NP	
Food preparation plants	CUP	CUP	CUP	NP	
Furniture manufacturing, small-scale	P	P	P	NP	Storage screening
Laundry plants	CUP	P	P	NP	
Metalwork fabrication - small scale	P	P	P	NP	

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USE	BP	CM	I	R	COMMENTS
Microchip assembly	P	P	P	NP	
Moldings, small scale	P	P	P	NP	
Musical instruments	P	P	P	NP	
Outdoor storage - See under "Manufacturing and Related, Medium-Heavy"					
Paper products - stationary, art paper not from raw materials	P	P	P	NP	
Pharmaceuticals	P	P	P	NP	
Photocopying, computer printing	P	P	P	NP	
Precision machines -small scale	P	P	P	NP	
Printing, publishing, bookbinding, lithography, graphics, photoengraving	P	P	P	NP	
Public/private utilities and facilities (small scale: ≤500 s.f.)	CUP	CUP	CUP	P	CUP for wireless facilities and similar uses
Repair services, refinishing, upholstering	P	P	P	NP	Furniture, equipment, appliances
Research laboratories and facilities	P	P	P	NP	
Self-storage facilities	NP	CUP	CUP	NP	
Service industries: repair, tooling, small machine shops, testing shops, photoprocessing, reproduction/copying, printing, bookbinding, publishing.	P	P	P	NP	
Sign fabrication and repair	P	P	P	NP	
Testing laboratories and facilities	P	P	P	NP	
Upholstery	P	P	P	NP	
Warehousing	P	P	P	NP	
Wholesale businesses, indoor	P	P	P	NP	See "Outdoor storage" below

J. Manufacturing, and Related Medium-Heavy Uses

<i>All "light" uses above on larger scale</i>	CDD interp.	CDD intrp.	CDD interp.	NP	Large container trucks Medium impacts All uses within an enclosed building unless noted otherwise
Boat building and repair	CUP	CUP	CUP	NP	
Blacksmiths	P	P	P	NP	
Co-generation plants	CUP	CUP	CUP	NP	
Construction with ≥20% outdoor use	CUP	CUP	CUP	NP	
Furniture, large scale	P	CUP	P	NP	
Lumber/wood products	CUP	CUP	P	NP	
Outdoor storage (Accessory - 20% of building area or less)	P	P	P	NP	Masonry screening required

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USE	BP	CM	I	R	COMMENTS
Outdoor storage (Primary - more than 20% of building area)	CUP	CUP	CUP	NP	Masonry screening required
Paper products from raw materials	CUP	CUP	CUP	NP	
Plastic fabrication, large-scale	P	P	P	NP	
Precision machine shops, large-scale	P	CUP	P	NP	Noise buffers
Recycling facilities	NP	CUP	CUP	NP	
Scrap yard, batch plants	NP	NP	NP	NP	
Sheet metal, tinsmith	CUP	CUP	P	NP	Indoor only
Stone, clay, and glass products	P	CUP	P	NP	
Welding (as primary use)	CUP	CUP	CUP	NP	
K. Miscellaneous					
Adaptive Reuse	CUP	CUP	CUP	NA	Most often, conversion of house, esp. historic, to nonresidential use
Carrion Adobe Alterations	CUP	NA	NA	NA	See BP Standards
Late-night businesses	CUP	CUP	CUP	NA	Midnight-6 a.m.
Light rail station	NA	CUP	CUP	NA	
Pawn shops	NP	CUP	NP	NP	
L. Motor Vehicle Services					
Alarm and stereo installation	NP	CUP	NP	NP	
Auto/vehicle repair shops	NP	CUP	NP	NP	Space to store vehicles
Body shops, painting	NP	CUP	CUP	NP	
Car washes	NP	CUP	CUP	NP	
Limousine services	CUP	CUP	NP	NP	
Motorcycle sales, repair, service	NP	CUP	NP	NP	
Vehicle accessory installation	NP	CUP	NP	NP	
Vehicle brokerages, office only	P	P	P	NP	No vehicles on site
Vehicle parts	NP	CUP	NP	NP	
Vehicle rental agencies	CUP	CUP	NP	NP	New, used autos, RVs
Vehicle sales agencies - outdoor	CUP	CUP	NP	NP	Same as above
Vehicle service stations, minor service	CUP	CUP	CUP	NP	
Vehicle service station with mini-market and/or beer/wine	CUP	CUP	NP	NP	
Tire repair, sales, capping	CUP	P	CUP	NP	Within building only
M. Residential and Related Uses					
Caretaker residence	CUP	CUP	CUP	CUP	Accessory to CUP
Parks, public recreation facilities	P	P	P	P	

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USE	BP	CM	I	R	COMMENTS
Single family and accessory uses	NP	NP	NP	P	
Home occupations	P	P	P	P	Nonconforming uses may continue per LVMC Chapt. 18.10
N. Retail Commercial					
					Compliance with parking standards is required
Antiques	CUP	CUP	NP	NP	
Appliances (new), consumer electronic, computer, telecommunications	P	P	P	P	
Art gallery, art supplies, framing	P	P	P	NP	
Auto parts, See "Motor Vehicle Services"					
Beauty supplies	P	P	P	NP	
Barber/beauty shop	P	P	NP	NP	
Books, magazines, tapes, CD's	P	P	NP	NP	For "adult" retail, see Section VI
Camera and photo supplies	P	P	P	NP	
Candy stores, confectioners	P	P	NP	NP	Retail only
Carpeting, rugs	P	P	P	NP	
Cleaners, dry, specialty, laundries	P	P	P	NP	
Clothing, formal wear, shoes	P	P	NP	NP	New clothes only
Cigars, cigarettes, cigarillos	P	P	P	NP	
China, glassware, ceramics	P	P	P	NP	
Convenience stores, minimarkets	CUP	CUP	NP	NP	
Department stores	P	P	NP	NP	
Discount variety, volume liquidation, surplus merchandise, thrift	CUP	CUP	CUP	NP	
Drug stores	P	P	NP	NP	
Equipment sales, rentals	P	P	CUP	NP	
Fabric stores	P	P	NP	NP	
Outdoor sales/rentals	CUP	CUP	CUP	NP	
Electronics	P	P	P	NP	
Floor coverings, tile	P	P	P	NP	
Florists	P	P	NP	NP	
Furniture, home or office (new)	P	P	P	NP	
Garden supplies/nursery	CUP	CUP	CUP	NP	
General merchandise, crafts, gifts, housewares, variety, notions	P	P	NP	NP	
Hardware, home improvement stores	P	CUP	P	NP	
Health, herbal, health food stores	P	P	NP	NP	
Hobby shops, toys	P	P	NP	NP	
Interior decorating shops	P	P	NP	NP	

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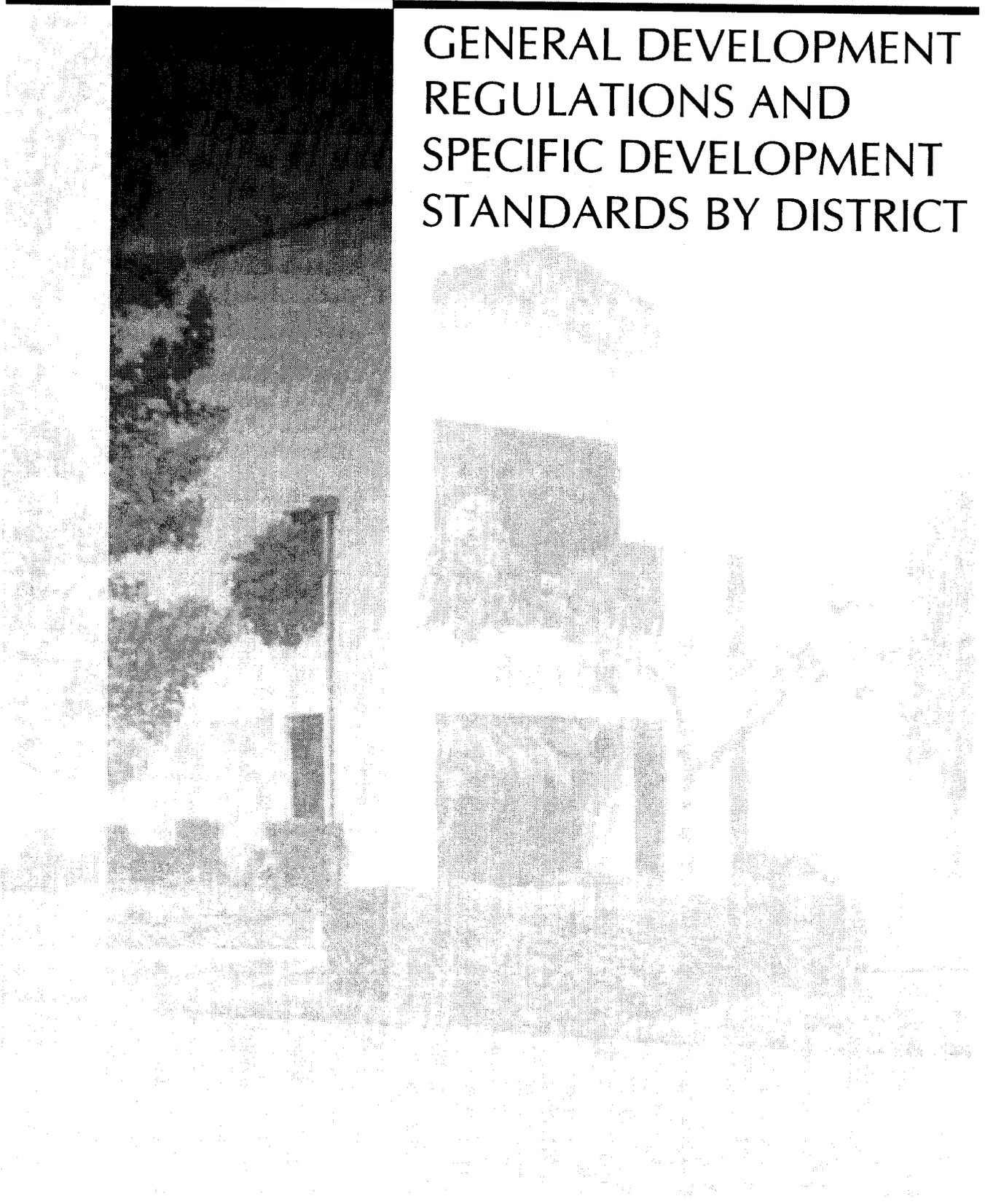
USE	BP	CM	I	R	COMMENTS
Jewelry stores	P	P	NP	NP	
Leather goods, luggage	P	P	NP	NP	
Mixed uses, primarily retail	CUP	CUP	NP	NP	Retail w/office; w/accessory light manuf.
Music, CDs, tape, video sales	P	P	NP	NP	
Outlet stores, single brand -type	P	P	P	NP	
Musical instruments, instruction	CUP	CUP	NP	NP	
Paint stores	CUP	P	P	NP	
Party supplies, small-scale	P	P	NP	NP	
Pawn shops	NP	CUP	NP	NP	
Photocopy shops	P	P	P	NP	
Photography studios	CUP	P	P	NP	
Postal services, mail box rentals	P	P	P	NP	
Record, tape, CD, software stores	P	P	NP	NP	
Rental/sales, home&garden equip.	CUP	CUP	CUP	NP	
Restaurants, sit down	P	P	CUP	NP	CUP with alcohol
Shoe stores	P	P	NP	NP	
Sporting goods	P	P	P	NP	
Stationary, greeting cards	P	P	NP	NP	
Tools, home repair equipment	P	P	P	NP	
Video and other electronic rentals	P	P	NP	NP	
Warehouses with sales outlets >20%	CUP	CUP	CUP	NP	
Wholesale/retail combination, lumber, plumbing, tile, nurseries, etc.	CUP	CUP	CUP	NP	

O. Wireless Communication Facilities

CUP CUP CUP NP

SECTION V

**GENERAL DEVELOPMENT
REGULATIONS AND
SPECIFIC DEVELOPMENT
STANDARDS BY DISTRICT**



SECTION V: GENERAL DEVELOPMENT REQUIREMENTS AND SPECIFIC DEVELOPMENT STANDARDS BY DISTRICT

A. GENERAL DEVELOPMENT REQUIREMENTS

All applications for development within the Industrial, Commercial-Manufacturing, and Business Park districts of the Arrow Corridor Specific Plan shall be subject to the requirements listed below and to the pertinent development standards of each district listed in Section V (B). Refer to the La Verne Municipal Code and the La Verne General Plan regarding topics and standards not covered in this Specific Plan.

Topics are listed in alphabetical order.

1. Activities Within An Enclosed Building

All business, manufacturing, industrial and other activity shall be performed or carried out entirely within an enclosed building with the exception of storage (or as permitted otherwise herein).

Storage of materials is permitted outside the enclosed building provided that the storage area is completely screened and does not result in lot coverage that exceeds the standard. For standards, see “storage” and “screening”, below.

2. Berms See “Buffers” and “Screening”, below.

3. Biological Resources

An initial study and appropriate mitigations as determined by life science professionals shall be required for proposed projects on sites shown on the General Plan to have potential biological value.

4. Brackett Air Corridor

Brackett Airport administrators shall review proposals within the Airport Runway Protection Zone, a corridor affected by operations at Brackett Field. Due consideration shall be given to avoid glare and reflection that could interfere with pilots’ ability to see as they approach or leave Brackett Field.

5. Buffers to Protect Sensitive Land Uses

Buffers, barriers, and screens of various kinds are direct, physical ways to protect sensitive land uses such as residential districts from intrusions by noise, light, vibration, traffic, and similar effects associated with non-residential uses. Good site planning is the preferred method to protect sensitive land uses, but, where needed, buffers help different land uses to co-exist peacefully. Buffers including the following shall be used to avoid intrusions.

- a. To control noise, the following measures are recommended:
- Control noise at the source with mufflers, enclosures, and internal barriers.
 - Create a noise-sensitive site plan, locating loading areas and trash receptacles away from neighboring noise sensitive land uses such as residential zones.
 - Use noise-attenuating construction such as sound-rated windows and doors.
 - Provide landscaping and other screening as a visual and psychological barrier.
 - Create noise barriers on the site such as walls.
 - Encourage barriers such as noise-rated windows at a residence.
- b. Light fixtures designed to prevent offsite light spillage and glare. Conditions of approval shall ensure that lights do not spill out beyond the boundaries of a site. They shall be field tested and adjusted as needed.
- c. Conditions of approval may require additional landscaping, berms, a wider landscaping belt than the minimum required, masonry walls and similar buffers as the individual case may dictate.
- d. See “Screening”, below, and minimum buffering requirements of each district.

6. **Carrion Adobe** See Section V (B), Business Park (BP) Development Standards, below.

7. **Construction**

Temporary construction operations shall be carried out in a manner that complies with noise regulations, hours of operation regulations, air quality and NPDES standards.

8. **Code Enforcement**

Code enforcement is generally conducted in response to complaints or at the time the City receives an application for a permit to construct or change something such as a new sign, building addition, or re-roof, or at the time a Use and Occupancy Permit is required. Violations observed in the field and determined to be flagrant by the Community Development Director need not wait for complaints. Also see “Eyesores and Nuisances”.

9. **Conformance Testing**

Whenever there is a question of conformance with the performance standards of this section, the Community Development Director shall require the property owner or operator to engage the services of a certified testing firm. Copies of all such tests shall be furnished to the Community Development Director.

10. **Enclosed Buildings**

See “Activities Within an Enclosed Building”.

11. **Environmental Pollution and Nuisance**

Business or industrial uses (except temporary construction activity) shall be performed or carried out in a manner that does not cause or produce a nuisance off-site such as but not limited to the following:

- Radio frequency interference
- Sound disturbance (as defined in the general plan and municipal code)
- Perceptible vibration
- Electromechanical disturbances
- Radiation
- Air pollution, dust
- Emissions of toxic material of any kind
- Odors
- Glare detectable by human senses
- Operations that cause a detectable change in temperature

12. Eyesores and Nuisances

A small number of commercial, manufacturing, and industrial businesses developed under previous codes have become nuisances due to unsightly storage, activities being conducted outside an enclosed building, trash, debris, broken machinery and similar troublesome circumstances that have a negative effect on public health and welfare and detract from the community.

It is the intent of this Specific Plan to work toward removing or at a minimum improving such eyesores and nuisances through code enforcement, through encouragement of assistance from private sector funding sources, through strategic use of City assistance programs where warranted, through conditions of approval at the time of application for permits, and other creative devices. Clean-up programs, screening, and landscaping are encouraged.

13. Fencing

Chain link fencing is discouraged but permitted where circumstances warrant on a case-by-case basis with precise plan approval. Where chain link fencing is used, vinyl-coated or other “decorative” fencing is encouraged, and landscaping to screen the chain link is strongly encouraged.

Razor wire and barbed wire are discouraged. They are prohibited from being located where they can be seen from a street.

14. Fire and Explosive Hazards

All storage of and activities involving flammable and explosive materials shall be provided with adequate safety and fire-fighting devices to the specifications of the City Fire Marshal. All incineration is prohibited.

15. Height

Standards vary in each zone. See Development Standards of the zone in question. Height of a fence or wall shall be measured from the higher side of the wall where there is an elevation difference.

16. Historic and Archeological Resources

An initial study and appropriate mitigations shall be required on vacant sites west of Puddingstone Channel. The westerly portion of the Arrow Corridor Specific Plan is known to have had historic and prehistoric settlements. Mitigations may include but are not limited to a survey by appropriate professionals in the field of archeology, pre-history, historic preservation or similar field, observation by professionals during grading and digging operations, proper documentation and professional curation of artifacts and proper reporting to regional agencies.

17. Landscaping

See Section V (B), Development Standards for the district in question, Section III(D) for additional landscaping principles, Section II (D)(6) for streetscapes, and Section 18.76.080 of the LVMC for parking lot landscaping.

18. Lighting

- a. Pole lights. All lights visible from a street and all parking lot lights shall be pole-mounted “shoebox” style. The lighting system shall provide .75 footcandles overall average illumination or as recommended by the City Engineer. Light standards shall comply with district height limits except adjacent to residential zones, light standards shall not exceed 20 feet from adjacent grade to top of fixture.
- b. Wall mounted packs. Wall mounted light packs shall be used only at the rear of buildings and loading areas of a style to be approved by the Community Development Department.
- c. Architectural lighting. The City encourages architectural lighting that is integrated into building and landscape design.

19. Loading

All loading shall be performed on the site. Loading platforms and areas shall be screened from view from adjacent streets and residential areas. See Sec. 18.76.130 of the LVMC for requirements and size specifications. See “Screening – Loading areas”, below.

20. Lot coverage

50% of net lot size in BP, CM and I districts.

21. Mailboxes

Design and placement of mailboxes shall be reviewed and approved by the Community Development Department and shall conform to the United States Postal Service standards.

22. Maintenance:

All structures, uses, equipment, landscaping, paved areas and site features shall be maintained in a clean and safe manner, and shall be subject to periodic City Review.

23. Parking

- a. Off-street parking shall be provided as specified in Chapter 18.76 of the La Verne Municipal Code except as indicated otherwise in this Specific Plan.
- b. Buildings under 15,000 square feet proposed for mixed warehouse and office uses or mixed warehouse, manufacturing and office uses shall require at a minimum a ratio of one space per 500 gross square feet of building area.
- c. To maximize flexibility for future uses, this Specific Plan discourages using minimum warehouse parking standards (1 space per 1,000 square feet) for new speculative industrial buildings. This Specific Plan encourages parking that would allow conversion to a combination of office (1 space per 250 square feet) with manufacturing (1 space per 500 square feet).

- d. Parking lot design and landscaping, compact spaces, size of spaces, drive aisles and other parking lot requirements shall comply with Chapter 18.76 of the LVMC.
- e. Tandem parking shall be prohibited.
- f. This Specific Plan encourages vanpooling, carpooling, bicycling, transit use, and other means of transportation to replace solo driving. These measures can reduce traffic congestion and air pollution. Compliance with Chapter 18.74 “Transportation Demand Management and Trip Reduction Measures” is required. This Specific Plan encourages incentive programs, education and information to promote “alternative” transportation.
- g. Vehicle repair shop parking requirement shall be 1 space per 250 square feet of gross building area.

24. Phase I Reports

As specified in the La Verne General Plan, a “Phase I Report”, an environmental audit to determine if the site may contain hazardous materials, performed by a qualified engineer shall be required for all vacant commercial and industrial sites.

25. Radioactive Materials

The use of radioactive materials shall be limited to measuring, gauging, and calibration devices.

26. Screening

A screen (except on a roof) consists of (a.) walls made of concrete, stone, brick, tile or similar solid masonry a minimum of 6 inches thick; (b.) a berm constructed of earthen materials, (c.) a solid fence constructed of wood or other material at least 2 inches thick; and (d.) dense landscaping. The purpose of a screen is to block unsightly views and improve the appearance of storage areas, trash bins, parking lots, utilities, etc. The type chosen is determined on a case-by-case basis. The following shall be screened as provided:

- a. Storage.** All storage areas shall be fully screened by a solid masonry wall at least 6 feet high and may be up to 12 feet high with Development Review Committee approval if needed due to the nature of the storage material. Exterior storage shall be confined to the portions of a site least visible to the public. Screening may be required to be landscaped and to match the building architecture.
- b. Sites abutting or adjacent to residential zones and residential alleys.** (See “Buffers to protect sensitive land uses”.) Landscaping and an opaque screen at least 6 feet high of a material and design appropriate to the neighborhood shall be installed along all site boundaries that abut a residential area. The Development Review Committee may approve higher screens on a case-by-case basis based on findings that a 6-foot screen is inadequate, or where there is unusual topography or constraints due to location of existing buildings.
- c. Parking abutting streets and highways.** An opaque screen, berm, or combination at least 36 inches high shall be installed along all parking boundaries along streets and highways. Height shall not exceed 42 inches within 20 feet of the point of a street or driveway intersection or elsewhere where visibility must not be obstructed. Change in elevation that provides screening may be used in combination with or in lieu of an opaque screen or berm.

- d. Trash areas.** Trash areas shall be shielded from view by being placed within a building or area enclosed by a solid masonry wall high enough to screen the trash bins, and with architectural features consistent with the building on the site. The trash enclosure walls shall be at least 6 feet; greater height shall require Development Review Committee approval as part of architectural review. Trash enclosures shall not be directly visible from a street unless the unique configuration of a lot makes this requirement infeasible, as determined by the Community Development Director.
- e. Loading areas.** Truck loading areas shall be located so that they are not seen from the public right-of-way. Where this is not possible due to unique circumstances of a site, truck loading shall be screened with an architecturally compatible screen wall and landscaping. Sites shall be designed to avoid locating truck-loading areas near neighboring site-sensitive land uses such as residential zones.
- f. Mechanical equipment.** All mechanical equipment such as heating and air conditioning units shall be completely screened from surrounding properties by use of parapets, architectural features, walls, fences, or be enclosed within a building.
- g. Rooftop.** Roof-mounted equipment shall not be visible from surrounding streets, drives or residential areas. It shall be screened with parapets, architectural features or enclosures architecturally compatible with the building.
- h. Transformers, utility vaults, fire equipment and similar facilities.** Transformers and similar facilities shall be placed in unobtrusive locations if possible and screened to the extent possible without obstructing required access.

27. Storage

Storage areas shall not encroach into required parking, loading areas, drive aisles, areas for trash, required landscape or required setbacks. Storage shall be fully screened from public view. (See “screening”.) Storage areas are included in lot coverage calculations.

28. Trash Areas

Trash areas shall be located so that trash trucks may have ready access and not be blocked by parked cars or other obstacles. The area shall be sufficiently large to accommodate bins for recyclable materials and the needs of the use of the building as required by the City’s Waste disposal agency. See “Screening - Trash areas”, above.

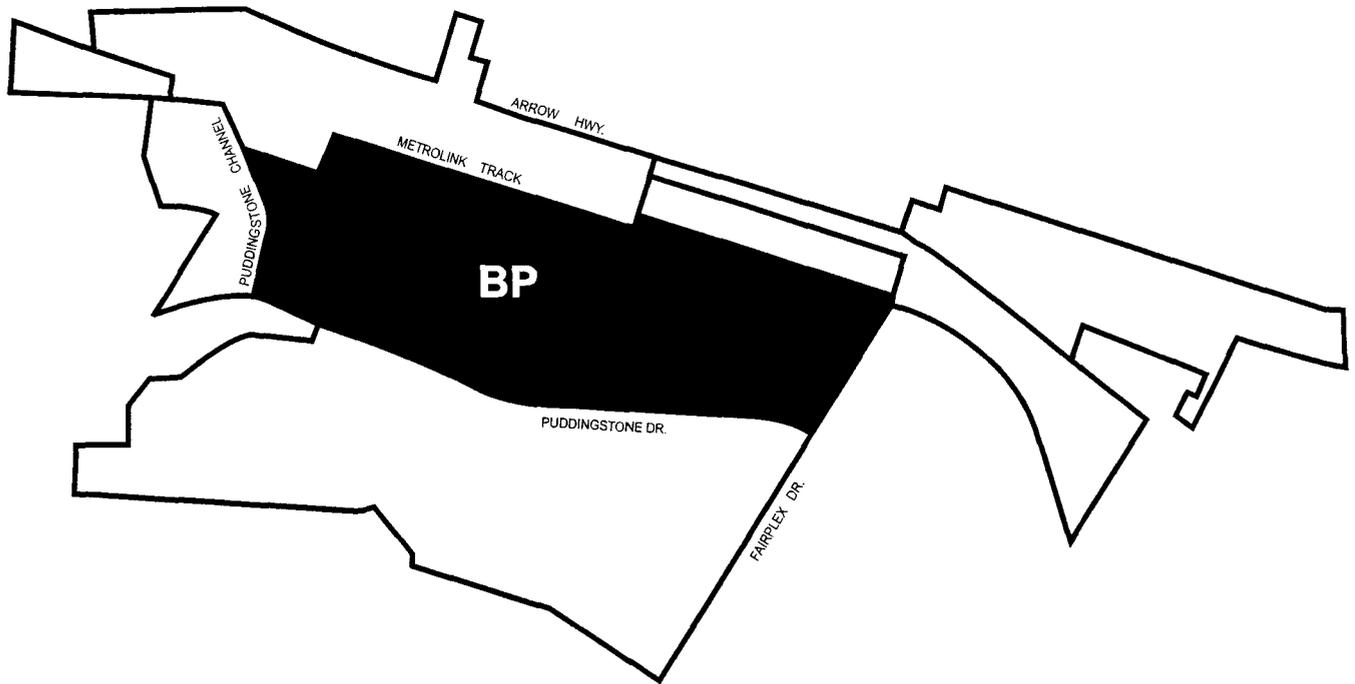


Exhibit 5.1 BP Area Plan

B. SPECIFIC DEVELOPMENT STANDARDS BY DISTRICT

1. Business Park (BP) Development Standards

See “General Development Requirements”, Section V (A), above, for requirements and standards applicable in all districts.

See Section III for design standards.

a. BP Lot Dimensions and Height Limits

- (1) Area: Twenty-thousand (20,000) square foot minimum.
- (2) Width: One-hundred (100) foot minimum measured along street frontages.
- (3) Depth: Two-hundred (200) foot minimum.
- (4) Height:
 - Adjacent to arterial – Thirty (30) foot maximum.
 - All other heights – Forty (40) foot maximum.
 - Structures over 20 feet shall be set back one foot in distance for each one foot in height.
 - *Minor* architectural features that provide roofline articulation may exceed height limit.

b. BP Setbacks

(1) Front:

- Twenty (20) feet of fully landscaped front yard setback for structures twenty (20) feet high or less.
- One additional foot of fully landscaped area for each one foot in height of structures over twenty (20) feet.

(2) Side and Rear:

- Adjacent to/abutting BP, CM or I zones: None required.
- Adjacent to local streets: Twenty (20) feet side or rear yard setbacks.
- No rear yards are permitted to face Fairplex Avenue or Puddingstone Drive.
- Adjacent to residential zones: Forty-five (45) foot setbacks.
- Structures on corners: Twenty (20) feet of fully landscaped setback areas.
- Carrion Adobe setbacks (in addition to standards specified below)
 - A minimum of ten (10) feet of fully landscaped area shall be maintained along the BP properties that adjoin the Carrion Adobe. A larger buffer is encouraged.
 - Decorative walls sited so that the landscaped setback areas are visible from the adobe property shall be provided.
 - Fifteen (15) gallon trees (minimum) planted fifteen (15) feet on center or clustered in groups to present a natural grouping shall be planted.

c. BP Lot Coverage

Maximum lot coverage is 50% of the net building site.

d. BP Landscaping

General standards for landscaping are in Section III(D), “Design Standards – Landscaping”. Specific street trees are listed below.

- (1) A minimum of twenty (20) feet of perimeter landscaping is required where a site abuts a public street.
- (2) All unpaved, non-work areas not utilized for parking or storage shall be landscaped.
- (3) Boundary landscaping abutting residential parcels shall be so landscaped as to create a visual buffer. Landscape plans submitted with a Precise Plan application shall indicate the species, plant size, location and number of trees to be planted to meet this requirement.
- (4) An additional amount of landscaping not including setbacks and perimeters shall be provided at a ratio of twenty-five (25) square feet per parking stall. Such landscaping shall be located in the area devoted to parking. Other landscape standards are found in Chapter 18.76 of the La Verne Municipal Code.

(5) Landscaped areas shall be separated from an adjacent vehicular area by a wall or curb at least six (6) inches higher than the adjacent vehicular area or in some other manner be protected from vehicular damage.

(6) Street trees are listed below:

- Brackett Street:
Pyrus calleryana ‘Bradford’ (Bradford Pear)
- Curtiss Court:
Pyrus calleryana ‘Bradford’ (Bradford Pear)
- FairPlex Drive:
Pyrus calleryana ‘Bradford’ (Bradford Pear)
- Puddingstone Drive:
Pyrus calleryana ‘Bradford’ (Bradford Pear), Industrial and Business
- Wheeler Avenue:
Tabebuia chrysotricha (Golden Trumpet Tree)
- Wright Avenue:
Cinnamomum camphora (Camphor Tree)
- Yeager Avenue:
Prunus cerasifera atropurpurea (Purple-Leaf Plum)

e. BP Permitted and Conditional Uses

See Land Use Chart, Section IV.

f. BP - Carrion Adobe

The Carrion Adobe and the land on which it stands are recognized as one of the most significant cultural resources in the City of La Verne. The adobe is one of the oldest structures in the Pomona Valley, having been built circa 1868. It is under the protection of a state-enabled Mills Act historic preservation contract, which is an agreement between the owners and the City Council that ensures high standards of preservation and maintenance in exchange for lower property taxes. If an owner wishes to be released from the contract, it requires 10 years to do so. Noncompliance results in a fine of 12.5% of property value.

Provisions for the adobe are as follows:

(1) Preservation of the site.

The Carrion Adobe and its setting shall be preserved in its entirety as a historically significant site at the local, regional and state levels. Preservation of the site includes compliance with all provisions of the Mills Act/Historic Preservation Agreement and protection and preservation of the following:

The Carrion Adobe and its immediate outbuildings (except additions deemed inappropriate by a preservation professional in conjunction with the Community Development Department)

Significant-sized trees and tree species protected by the City's Tree Preservation Ordinance.

The view corridor by which the adobe is visible from Puddingstone Drive.

The entire parcel as of 1995, the date of the Mills Act contract.

(2) Master Plan Required.

No alteration, change in use, expansion, enlargement, architectural change or overpaving of the site shall occur in the absence of a master plan prepared in conjunction with the conditional use permit procedure as defined by Chapter 18.108 of the La Verne Municipal Code which shall be reviewed by the Planning Commission and approved by the City Council.

(3) Application Requirements:

- A report prepared to the specification of the Community Development Director or designee, documenting the history and physical condition of the adobe and its auxiliary facilities.

The report shall be prepared by an independent, qualified historic preservation consultant or preservation architect selected by the City. The applicant shall bear all costs associated with the study.

- A report prepared by the preservation consultant, identifying potential conditions and environmental mitigation measure which the Planning Commission may impose, including, but not limited to conditions requiring:
 - (a.) Nominating the site to the California State Register and the National Register of Historic Places;
 - (b.) Reviewing and updating the site's State Landmark status;
 - (c.) Dedication of façade, visual or access agreements guaranteeing the continued visibility of the property;
 - (d.) Standards for restoration, rehabilitation, and if necessary, adaptive reuse consistent with Secretary of Interior's Standards for Rehabilitation of historic properties;
 - (e.) Preservation of all significant features of the property;
 - (f.) Monumentation; signs, plaques and/or other interpretive signs and exhibits;
 - (g.) Architectural documentation in the form of a HABS (Historic American Building

Survey) recordation, architectural quality photographic portfolio keyed to a dimensioned building and site plan;

(h.) Archival research, documentation and preservation; and,

(i.) Other measures determined appropriate by the Planning Commission.

- A plan for long-term preservation and maintenance of the buildings and setting.

(4) Incentives.

In addition to the Mills Act incentive, which provides a substantial property-tax break for owners, the Planning Commission may propose incentives subject to City Council approval including but not limited to the following:

- Streamlined permit processing.
- Waiver of fees for precise plan and building permit approvals to the extent permitted in the most recent adopted Fee Resolution.
- Technical assistance by the City.
- Extension of time on precise plan and building permit applications.
- Redevelopment assistance subject to an owner participation agreement approved by the La Verne Redevelopment Agency.
- For adaptive reuse, support for use of Federal Tax Investment Credits.
- Consideration shall be given to transferring development rights from the Carrion Adobe site to another parcel.

(5) Environmental Review.

Any proposal to alter or change the Carrion Adobe shall be subject to full environmental review and if demolition or other destruction of any historically significant portion is proposed, a focused environmental impact report shall be prepared pursuant to City of La Verne environmental guidelines. The report shall include detailed analysis of alternatives.

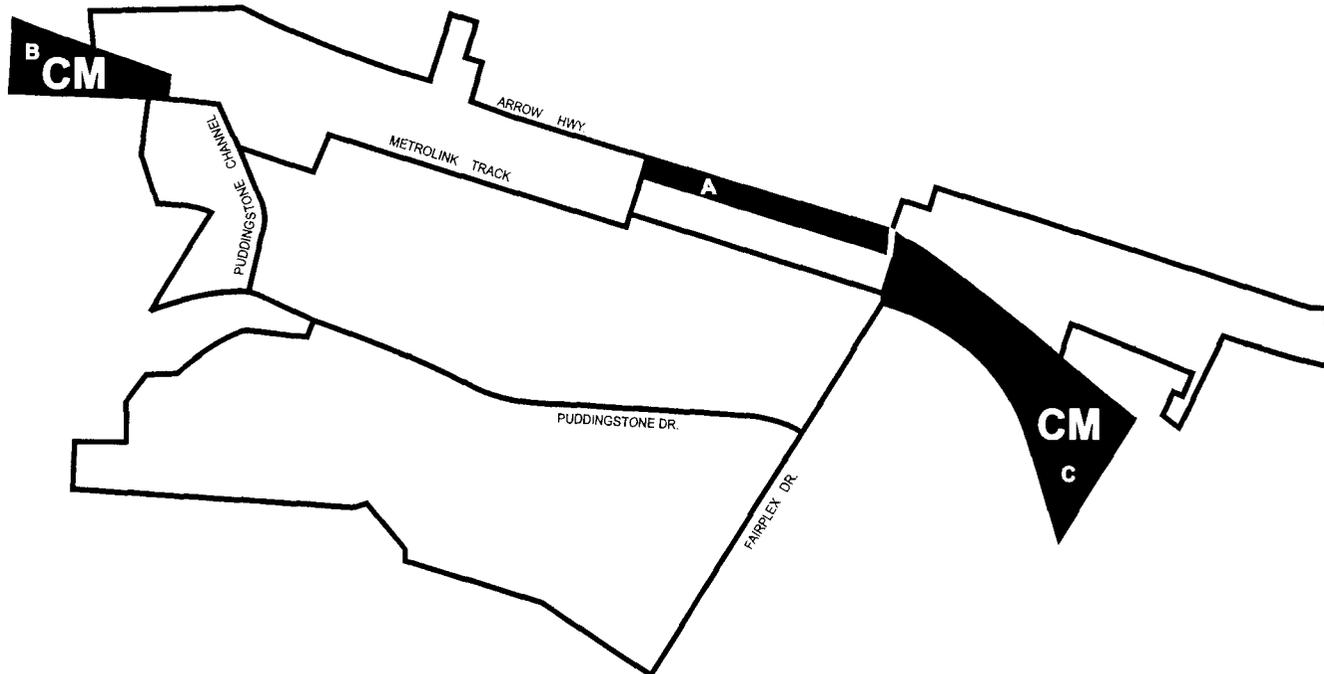


Exhibit 5.2 CM Area Plan

2. Commercial-Manufacturing (CM) Development Standards

Recognizing that there are many parcels in the CM district so small they are difficult to develop, this Plan encourages lot consolidation to create developable sites. Also encouraged is shared vehicle access between lots at midblock on Arrow to minimize curb cuts on Arrow Highway. This section also permits flexibility in site design to protect residential neighborhoods while making better use of shallow lots on Arrow Highway.

See “General Development Requirements”, Section V (A), above, for requirements and standards applicable in all districts.

See Section III for design standards.

a. CM Lot Dimensions and Height Limits

- (1) Area: No minimum within Planning Area A (South side of Arrow Highway from E/Fairplex Drive to Park Avenue)
 - (a.) Ten-thousand (10,000) square feet within Planning Areas B and C
- (2) Width: No minimum within Planning Area A
 - (a.) One hundred (100) feet within Planning Areas B and C
- (3) Height: Eighteen (18) feet within Planning Area A, thirty (30) feet maximum within Planning Areas B and C.

b. CM Setbacks

- (1) Front yards adjacent to any street or highway. Twenty (20) feet from the right-of-way line of any street, fully landscaped, with no parking permitted within the required landscaped setback. See “CM Landscaping”, below, for exception.
- (2) Adjacent to residential areas, including residential alleys: Twenty (20) feet or the height of the building, whichever is greater; or, with Development Review Committee approval, a solid building wall with no openings, to create a more workable site plan.
- (3) Side or rear yards adjacent to CM, BP or I uses: No minimum setbacks.
- (4) Side yards adjacent to a street: Fifteen (15) feet of a fully landscaped area with no parking permitted within the required landscaped setback.

c. Maximum CM Lot Coverage

CM Lot coverage is 50% of the net building site.

d. CM Landscaping

General standards for landscaping are in Section III D, “Design Standards – Landscape Design”. Specific street trees are listed below.

- (1) Twenty (20) feet of landscaping is required within the front setback of all sites that abut a public street. This dimension may be reduced with Development Review Committee approval to ten feet through the use of landscaped berms.
- (2) All unpaved, non-work areas not utilized for parking or storage shall be landscaped.
- (3) Boundary landscaping abutting residential parcels shall be so landscaped as to create a visual buffer. Landscape plans submitted with a precise plan application shall indicate the species, plant size, location and number of trees to be planted to meet this requirement.
- (4) An additional amount of landscaping not including setbacks and perimeters shall be provided at a ratio of twenty-five (25) square feet per parking stall. Such landscaping shall be located in the area devoted to parking. Other landscape standards are found in Chapter 18.76 of the La Verne Municipal Code.
- (5) Landscaped areas shall be separated from an adjacent vehicular area by a wall or curb at least six (6) inches higher than the adjacent vehicular area or in some other manner be protected from vehicular damage.
- (6) A list of recommended trees for the portion of a lot facing a street will be supplied by the City’s Landscape Architect.

(7) Required street trees are as follows:

- Arrow Highway:

North side:

Cedrus deodara (Deodar Cedar) with drifts of Crape Myrtles at intersections

City gateways:

Poplar Bosque at White Avenue and at San Dimas Canyon Road

South side:

Street tree: Pinus elderica (Afghan Pine)

Frontage tree: Platanus acerifolia (London Plane Tree) and Cedrus deodara (Deodar Cedar)

Median:

Pinus pinea

Rhaphiolepis ‘Majestic Beauty’ (Majestic Beauty Indian Hawthorn)

- A Street:

Fraxinus velutina ‘Modesto’ (Modesto Ash)

- B Street:

Fraxinus velutina ‘Modesto’ (Modesto ash)

- C Street:

Cupaniopsis anacardioides (Carrotwood),
Cinnamomum camphora (Camphor Tree)

- D Street:

Ginkgo biloba (Ginkgo)

- Fairplex Drive:

Pyrus calleryana ‘Bradford’ (Bradford Pear)

- San Dimas Canyon Road:

Lagerstroemia indica (Crape Myrtle)

- Sierra Avenue:

Lagerstroemia indica (Crape Myrtle)

- White Avenue:

Liquidambar styraciflua (Sweet Gum),
Platanus racemosa (California Sycamore)

(8) Entry treatments to be supplied by City Landscape Architect on a case-by-case basis.

e. CM Permitted and Conditional Uses

See Land Use Chart, Section IV.

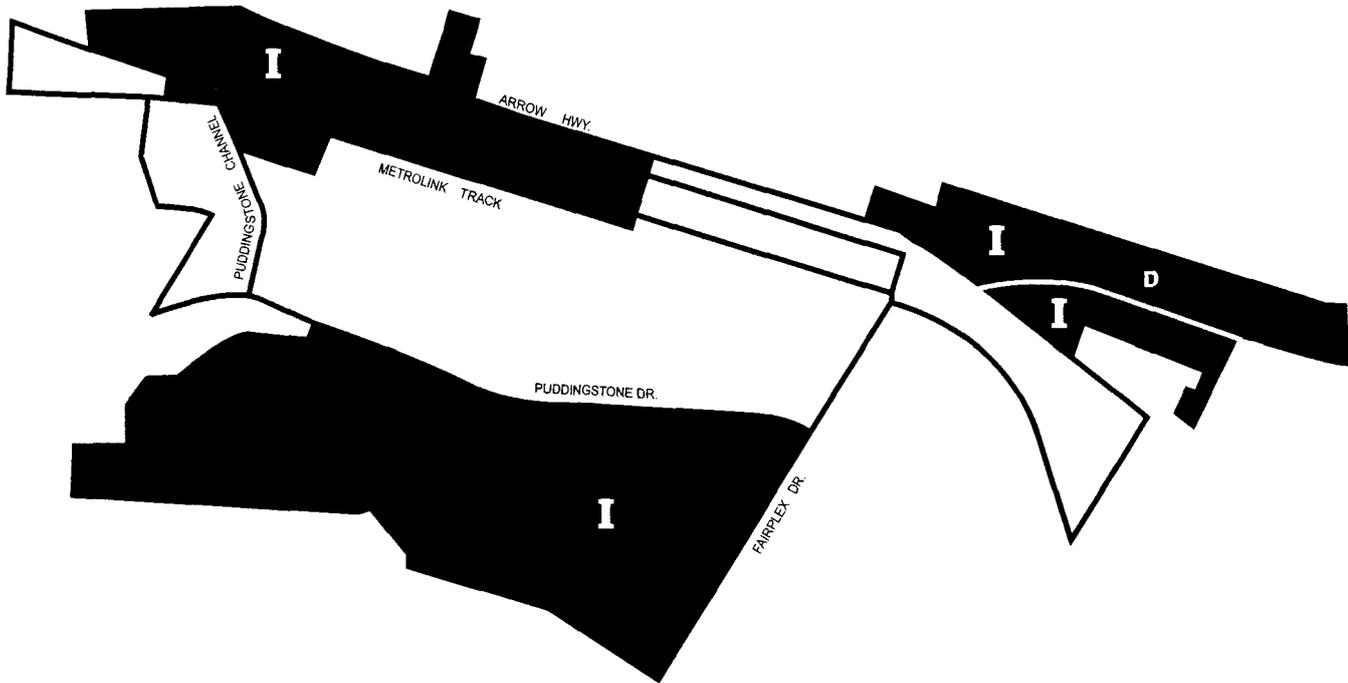


Exhibit 5.3 I Area Plan

3. Industrial (I) Development Standards

See “General Development Requirements”, Section V(A), above, for requirements and standards applicable in all districts.

See Section III for design standards.

a. I Lot Dimensions and Height Limits

- (1) Area: Twenty-thousand (20,000) square feet, minimum.
- (2) Width: One-hundred (100) feet, minimum, measured along a street frontage.
- (3) Depth: Determined as part of precise plan review.
- (4) Height:
 - Thirty (30) feet, maximum, adjacent to arterial streets.
 - Fifty (50) feet, maximum, adjacent to industrial street.
 - Planning Area D, thirty (30) feet, maximum.
 - Accessory structures such as cooling towers, fifty (50) feet, maximum.

b. I Setbacks:

(1) Front:

- Fifteen (15) feet, fully landscaped, for structures under twenty (20) feet.
- Structures over twenty (20) feet in height shall have a front yard setback of sixty-five (65) feet, with required perimeter landscaping and ten (10) feet of landscaped planter adjacent to the building front.
- Front yard setbacks in Planning Area D shall be fifteen (15) feet of fully landscaped area.

(2) Rear:

- Rear yards shall not be permitted to face arterial streets
- Rear yards adjacent to CM, BP or I uses: No minimum setbacks
- Adjacent to residential zones and alleys: Twenty (20) feet
- Rear yards adjacent to a street: Fifteen (15) feet of a fully landscaped area with no parking permitted within the required landscaped setback.

(3) Side:

- Side yards adjacent to a street with structures under twenty (20) feet. Fifteen (15) feet, fully landscaped.
- Side yards adjacent to a street with a structure over twenty (20) feet: one foot for each one foot in height with a minimum of fifteen (15) feet fully landscaped.
- Side yards adjacent to CM, BP or I uses: No minimum setbacks.
- Adjacent to residential areas: Twenty (20) feet or the height of the building, whichever is greater.

c. I Lot Coverage

Maximum lot coverage is 50% of the net building site.

d. I Landscaping

General standards for landscaping is in Section III(D), "Landscape Design". Specific street trees are listed below.

- (1) Perimeter landscaping abutting arterial highways is required to a depth of fifteen (15) feet.

- (2) Perimeter landscaping abutting residential parcels shall be so landscaped as to create a visual buffer between said areas. Landscape plans submitted with precise plans shall indicate species, plant size, location, and number of trees that will meet this requirement.
- (3) All unpaved, non-work areas not utilized for parking or storage shall be landscaped.
- (4) Boundary landscaping abutting residential parcels shall be so landscaped as to create a visual buffer. Landscape plans submitted with a precise plan application shall indicate the species, plant size, location and number of trees to be planted to meet this requirement.
- (5) An additional amount of landscaping not including setbacks and perimeters shall be provided at a ratio of twenty-five (25) square feet per parking stall. Such landscaping shall be located in the area devoted to parking. Other landscape standards are found in Chapter 18.76 of the La Verne Municipal Code.
- (6) Landscaped areas shall be separated from an adjacent vehicular area by a wall or curb at least six (6) inches higher than the adjacent vehicular area or in some other manner be protected from vehicular damage.
- (7) A list of recommended trees for the portion of a lot facing a street will be supplied by the City's Landscape Architect.
- (8) Entry treatments to be supplied by City Landscape Architect.
- (9) Required street trees are as follows:

- Arrow Highway:

North side:

City and rail right-of-way (ROW):

Cedrus deodara (Deodar Cedar) with drifts of Lagerstroemia indica (Crape Myrtle) at intersections

City gateways:

Poplar Bosque at White and at San Dimas Canyon Road in addition to Cedrus deodara (Deodar Cedar)

South side:

Pinus elderica (Afghan Pine)

Frontage trees: Platanus acerifolia, (London Plane Tree) and Cedrus deodara, (Deodar Cedar), Lagerstroemia indica (Crape Myrtle)

Median:

Pinus pinea (Italian Stone Pine)

Rhaphiolepis 'Majestic Beauty' (Majestic Beauty Indian Hawthorne)

- E Street:

Liquidambar styraciflua (Sweet Gum)

- First Street:
Pinus canariensis (Canary Island Pine)
- Park Avenue:
Phoenix canariensis (Phoenix Palm)
- Puddingstone Drive:
Pyrus calleryana ‘Bradford’ (Bradford Pear), Prunus cerasifera atropurpurea, (Purple-Leaf Plum) in Industrial and Business Park designations
- White Avenue:
Liquidambar styraciflua (Sweet Gum)
- Fulton Street:
Lagerstroemia indica (Crape Myrtle)
Frontage treatment: no room

4. Residential (R) Standards

The residential portions of the Plan area have been developed using the standards of the Industrial Specific Plan. These standards still apply. The La Verne Municipal Code governs additions and alterations and all provisions not specified in the Industrial Specific Plan. The following from the

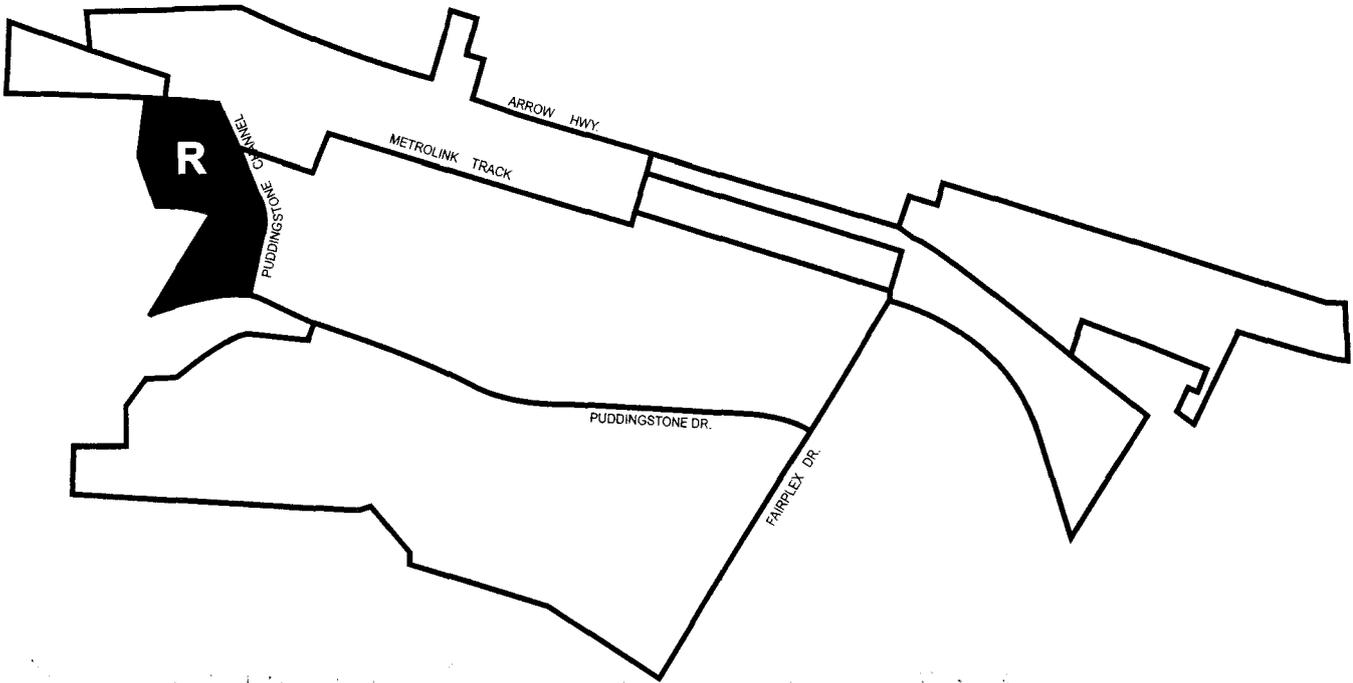


Exhibit 5.4 R Area Plan

Industrial Specific Plan has not been revised except to update Municipal Code references.

Medium Density Residential

a. Purpose and Intent

This density category of residential use is intended to permit development of a range of residential units including single-family detached homes and zero-lot line homes. The Medium Density Residential category permits a density range from three (3) to five (5) dwelling units per gross acre.

b. Permitted Uses

- (1) Single-family detached dwellings (One [1] dwelling unit per building site).
- (2) Single-family detached dwelling units, when part of a Planned Residential Unit Development (PRUD).
- (3) Other single family, condominium, townhouse or other similar projects, when part of a Planned Residential Unit Development (PRUD) as specified in the La Verne Municipal Code, and meeting the criteria specified in Section c.(2) , herein.
- (4) Parks and open space areas, recreation centers and facilities, and riding and hiking trails.
- (5) Utility buildings, structures, and facilities including, but not limited to, electrical, water, sewage, telephone and telegraph, cable television, and their storage, distribution, treatment, and production facilities.

- (6) Uses and structures typically incidental or accessory to residential uses as specified in the La Verne Municipal Code.
- (7) No recreational vehicle parking shall be permitted, except as otherwise provided for in the La Verne Municipal Code.

c. Site Development Standards

(1) Except as provided for in Section c.(2), herein, the following standards shall apply:

- (a.) Building site area:
Five-thousand (5,000) square-foot minimum
- (b.) Building site width:
Fifty (50) feet minimum
- (c.) Building site depth:
Ninety (90) feet minimum.
- (d.) Building height:
Thirty (30) feet maximum
- (e.) Building site coverage:
Thirty-five percent (35%) maximum for all buildings on the site.
- (f.) Building setbacks:
 - i.* From any front property line abutting a street: twenty-five (25) feet minimum.
 - ii.* From any side property line: five (5) feet, with a minimum separation between dwelling units of fifteen (15) feet.
 - iii.* From any rear property line not abutting a street: twenty (20) feet.
 - iv.* Projections into required setbacks: Eaves, cornices, chimneys, balconies and other similar architectural features may project into any required setback in the following manner: - two (2) feet into any side yard – four (4) feet into any front yard.
 - v.* Patios may extend ten (10) feet into any rear yard setback area.
- (g.) Garage Placement:
Twenty-five (25) feet from front property line for any front on garage
- (h.) Fences and walls, maximum height:
Fences and walls shall comply with the provisions of the La Verne Municipal Code.
- (i.) Off-street parking:
Off-street parking shall comply with the provisions of this Plan.

(j.) Residential lots:

No residential lots shall be permitted access onto local collector streets, as defined in the City of La Verne Circulation Plan.

(2) Developments subject to the Planned Residential Unit Development (PRUD) provisions shall be implemented subject to the provisions of Chapter 18 of the La Verne Municipal Code. The above-stated development standards may be modified, provided the following criteria are met in a manner meeting the approval of the City of La Verne.

(a.) Project densities shall be consistent with the permitted dwelling unit densities within the City's Medium Density classification.

(b.) A minimum of twenty percent (20%) of the project area shall be devoted to usable open space, which includes tot lots, recreational facilities, landscaped areas, and greenbelts with walking, equestrian, and bike trails. Usable open space does not contain buildings, parking and drive areas, slopes more than twenty percent (20%), building setback areas, median strips for roads, and any property not reserved for the use and enjoyment of the occupants of the development and their guests.

(c.) Building setbacks shall be a minimum of ten (10) feet from any street (public or private).

(d.) There shall be a minimum area per unit of 5000 square feet for each dwelling unit within a building site.

(e.) Maintenance and operational responsibilities of the PRUD shall be specified in a manner meeting the approval of the City of La Verne.

Low Density Residential

a. Purpose and Intent:

This density category of residential use is intended to permit development of large-lot residences in sloping terrain. The Low Density Residential category permits a maximum density of one (1) dwelling unit per gross acre.

b. Permitted Use

(1) Single-family detached dwelling (one [1] dwelling unit per building site).

(2) Single-family detached dwelling units, when part of a Planned Residential Unit Development.

(3) Parks and open space areas, recreation centers and facilities, and riding and hiking trails.

(4) Utility buildings, structures, and facilities including, but not limited to, electrical, water, sewage, telephone and telegraph, cable television, and their storage, distribution, treatment and production facilities.

- (5) Uses and structures typically incidental or accessory to residential uses as specified in the La Verne Municipal Code.
- (6) No recreational vehicle parking shall be permitted, except as otherwise provided for in the La Verne Municipal Code.

c. Site Development Standards

- (1) Those standards specified in Section 18.36.020 of the La Verne Municipal Code shall apply.
- (2) No residential development shall be permitted in areas having natural slope gradients in excess of twenty percent (20%)

C. GENERAL REGULATIONS

Terms used in these regulations shall have the same definitions as those in the La Verne Municipal Code unless otherwise defined herein.

All issues not specifically covered in these regulations shall be subject to the regulations of the La Verne Municipal Code and the La Verne General Plan.

Public Works areas of responsibility including streets, solid waste, water, sewer, and storm drain systems shall be carried out following established Public Works plans and procedures.

D. IMPLEMENTATION

This Plan shall be implemented through the normal land use regulatory procedures and measures described in the La Verne Municipal Code. These procedures and measures include subdivision maps, precise plans, conditional use permits, variances, and minor exception permits. Implementation measures also include the City's capital improvement program. Implementation of this Plan will be primarily by means of private development funds. Grants from federal, state and local agencies shall also be pursued to implement the Plan.

SECTION VI

ADULT-ORIENTED
BUSINESS STANDARDS

SECTION VI: ADULT-ORIENTED BUSINESS STANDARDS

Adult-oriented businesses shall be allowed only in the Business Park (BP) and Commercial-Manufacturing (CM) districts and only in accordance with the provisions of this section.

A. Adult-Oriented Businesses Classified

The following types of businesses are classified as “Adult-Oriented”:

1. Adult Arcades;
2. Adult Bookstores / Sexual Novelty Stores;
3. Adult Cabarets;
4. Adult Hotels or Motels;
5. Adult Motion Picture Theaters;
6. Adult Theaters;
7. Massage Parlors;
8. Nude Model Studios;
9. Sexual Encounter Centers;

B. Definitions

1. Adult Arcade. “Adult Arcade” shall mean an establishment where, for any form of consideration, one or more motion picture projectors, slide projectors, or similar machines for viewing by five or fewer persons each are used to show films, motion pictures, video cassettes, slides, or other photographic reproductions that are characterized by an emphasis upon the depiction or description of specified sexual activities or specified anatomical areas.
2. Adult Bookstore/Sexual Novelty Store. “Adult Bookstore/Novelty Store” shall mean an establishment having at least fifty percent (50%) of the retail value of its stock-in-trade, and offering for sale, any one or more of the following: (1) books, magazines periodicals, or other printed matter, or photographs, films, motion pictures, video cassettes, slides or other visual representations that are characterized by an emphasis upon the depiction or description of specified sexual activities or specified anatomical areas.
3. Adult Cabaret. “Adult Cabaret” shall mean a nightclub, bar, restaurant, or similar establishment that regularly features live performances that are characterized by the exposure of specified anatomical areas or by specified cassettes, slides, or other photographic reproductions in which a substantial portion of the total presentation time is devoted to the showing of material that is characterized by an emphasis upon the depiction or description of specified sexual activities or specified anatomical areas.

4. Adult Hotels or Motels. "Adult Hotels or Motels" shall mean any hotel, motel or similar business establishment offering public accommodations for any form of consideration which (1) provides patrons with closed-circuit television transmissions, films, computer generated images, motion pictures, video cassettes, slides or other photographic or digital reproductions, thirty percent (30%) or more of the number of which are distinguished or characterized by an emphasis on specified anatomical areas, or specified sexual activity; and (2) rents, leases, or lets any single room for less than a six-hour period, or rents, leases or lets any single room more than twice in a twenty-four (24) hours period.
5. Adult Motion Picture Theater. "Adult Motion Picture Theater" shall mean an establishment where, for any form of consideration, films, motion picture, video cassettes, slides, or similar photographic reproductions are shown, and in which a substantial portion of the total presentation time is devoted to the showing of material characterized by an emphasis on the depiction or description of specified sexual activities or specified anatomical areas.
6. Adult Theater. "Adult Theater" shall mean a theater, concert hall, auditorium, or similar establishment characterized by the exposure of specified anatomical areas or by specified sexual activities.
7. Massage Parlor. "Massage Parlor" shall mean an establishment where, for any form of consideration, massage, alcohol rub, fomentation, electric or magnetic treatment, or similar treatment, or manipulation of the human body is administered, unless such treatment or manipulation is administered by a medical practitioner, chiropractor, acupuncturist, physical therapist, or similar professional person, and licensed by the state. This definition does not include an athletic club, health club, school, gymnasium, reducing salon, spa, or similar establishment where massage or similar manipulation of the human body is offered as an incidental or accessory service.
8. Nude Model Studios. "Nude Model Studios" shall mean any place where a person who appears semi-nude, in a state of nudity, or who displays specified anatomical areas and is provided to be observed, sketched, drawn, painted, sculptured, photographed, or similarly depicted by other persons who pay money or any form of consideration. Nude Model Studio shall not include a proprietary school licensed by the State of California or a college, junior college or university supported entirely or in part by public taxation; a private college or university which maintains and operates educational programs in which credits are transferable to a college, junior college, or university supported entirely or partly by taxation; or in a structure:
 - a. That has no sign visible from the exterior of the structure and no other advertising that indicates a nude or semi-nude person is available for viewing;
 - b. Where, in order to participate in a class, a student must enroll at least three (3) days in advance of the class; and
 - c. Where no more than one (1) nude or semi-nude model is on the premises at any one time.
9. Sexual Encounter Centers. "Sexual Encounter Centers" shall mean a business or commercial enterprise that, as one of its principal purposes, offers for any form of consideration physical contact in the form of wrestling or tumbling between persons of the opposite sex, one or more of the persons is in a nude or semi-nude condition.

10. Seller of Sex-Oriented Materials. "Seller of Sex-Oriented Materials" shall mean any retail or wholesale establishment having as a substantial or significant portion of its stock in sexual paraphernalia or in trade pictures, films, books, magazines and other printed materials which are substantially devoted to the depiction of "specified sexual activities" or "specified anatomical areas." For purposes of this definition, "sexual paraphernalia" means reproductions of human sex organs, dildos, vibrators, sex organ stimulators, apparatuses alleged to assist in or improve human sexual performance, or other devices or products distinguished or characterized by their exclusive orientation toward "specified anatomical areas" excluding contraceptives and items with generally accepted medical, scientific or academic benefits.
11. Sensitive Uses. "Sensitive Uses" shall refer to residential, religious, educational, civic, and recreational land uses.
12. Specified Anatomical Areas. "Specified Anatomical Areas" shall mean:
 - a. Less than completely and opaquely covered human genitals, pubic region, buttocks, anus, or female breasts below a point immediately above the top of the areolae; or
 - b. Human male genitals in a discernibly turgid state, even if completely and opaquely covered.
13. Specified Sexual Activities. "Specified Sexual Activities" shall mean:
 - a. The fondling or other erotic touching of human genitals, pubic region, buttocks, anus, or female breasts.
 - b. Sex acts, normal or perverted, actual or simulated, including intercourse, oral copulation, or sodomy.
 - c. Masturbation, actual or simulated.
 - d. Excretory functions as part of or in connection with any of the activities set forth in subdivision 1 through 3 of this subsection.

C. Locational Restrictions

1. Adult-oriented businesses shall be located at least 1000 feet from one another. Adult-oriented businesses shall not be located within 500 feet of any sensitive uses such as schools, parks, churches, civic and residential use or districts.
3. No more than one adult-oriented business use or activity shall be permitted within the same premises or building.
4. For purposes of this subsection, measurements shall be made in a straight line, without regard to intervening structures or objects, from the property line of the adult-oriented business to the nearest property line of another adult-oriented business, or residential religious, educational, civic or recreational use.

D. Permits Required

1. It is unlawful for any person to engage in, conduct or carry on, or to permit to be engaged in, conducted or carried on, on or upon any premises in the city, the operation of an adult-oriented business unless the person first obtains and continues to maintain in full force and effect a permit from the city as herein required. (Adult-oriented Business Regulatory Permit).
2. It is unlawful for any persons to engage in or participate in any live performance depicting Specified Anatomical Areas or involving Specified Sexual Activities in any adult-oriented business unless the person first obtains and continues in full force and effect a permit from the city as herein required. (Adult-oriented Business Performer Permit).

E. Adult-Oriented Business Regulatory Permit - Application

1. Every person who proposes to maintain, operate or conduct an adult-oriented business in the City shall file an application with the City Manager or the City Manager's designee upon a form provided by the City and shall pay a filing fee, as established by resolution adopted by the City Council from time to time, which fee shall not be refundable.
2. Adult-oriented business regulatory permits are non-transferable, except in accordance with Section VI(H).
 - a. If the applicant is an individual, the individual shall state his or her legal name, including any aliases, and address, and shall submit satisfactory written proof that he or she is at least eighteen years of age.
 - b. If the applicant is a partnership, the partners shall state the partnership's complete name, address, the names of all partners, and whether the partnership is general or limited, and shall attach a copy of the partnership agreement, if any.
 - c. If the applicant is a corporation, the corporation shall provide its complete name, the date of its incorporation, evidence that the corporation is in good standing under the laws of California, the names and capacity of all officers and directors, the names of the registered corporate agent, and the address of the registered office for service of process.
 - d. If the applicant is an individual, he or she shall sign the application. If the applicant is other than an individual, an officer of the business entity or an individual, an officer of the business entity or an individual with a ten percent or greater interest in the business entity shall sign the application.
 - e. If the applicant intends to operate the adult-oriented business under a name other than that of the applicant, the applicant shall file the fictitious name of the adult-oriented business and show proof of registration of the fictitious name.
 - f. The applicant shall describe the type of adult-oriented business for which the permit is requested and the proposed address where the adult-oriented business will operate. If the

location of the adult-oriented business is leased by the applicant, the applicant shall submit the names and addresses of the owner and lessors of the proposed adult-oriented business site.

- g. The applicant shall state the address to which notice of action on the application is to be mailed.
 - h. The names of all employees, independent contractors, and other persons who will perform at the adult-oriented business and who are required by Section VI(I) to obtain an adult-oriented business performer permit shall be provided. For ongoing reporting requirements, see Section VI(I)(1).
 - i. The applicant shall provide a sketch or diagram showing the interior configuration of the premises, including a statement of the total floor area occupied by the adult-oriented business. The sketch or diagram must be drawn to a designated scale or drawn with marked dimensions of the interior of the premises to an accuracy of plus or minus six inches.
 - j. The applicant shall provide a straight-line drawing prepared within thirty (30) days prior to submitting the application depicting the following information: (1) the building and the portion thereof to be occupied by the adult-oriented business, (2) the closest exterior wall of any other adult-oriented business within five hundred (500) feet of the primary entrance of the adult-oriented business for which a permit is requested, and (3) the property lines of any religious institution, school, public park, playground, recreational facility, or residentially zoned parcel within five hundred (500) feet of the closest exterior wall of the adult-oriented business.
 - k. A diagram shall be submitted depicting the off-street parking areas and premises entries of the adult-oriented business showing the location of the lighting system required by Section VI(N)(17).
- 3. If the City Manager determines that the applicant has completed the application improperly, the City Manager shall promptly notify the applicant of such fact and, on request of the applicant, grant the applicant an extension of time of ten (10) days or less to complete the application properly. In addition, the applicant may request an extension, not to exceed fourteen (14) days, of the time for the planning commission to act on the application. The time period for granting or denying a permit shall be stayed during the period in which the applicant is granted an extension of time.
 - 4. The fact that an applicant possesses other types of state or city permits or licenses does not exempt the applicant from the requirement of obtaining an adult-oriented business regulatory permit. (Section VI(D))

F. Investigation and Action on Application

- 1. Upon receipt of a completed application and payment of the application and permit fees, the City Manager shall immediately stamp the application as received and promptly investigate the information contained in the application to determine whether the application shall be forwarded

to the planning commission for action. After an application for an adult-oriented business regulatory permit is stamped complete, and the city manager has determined that the locational requirements set forth in Section VI(C) are met, any adult-oriented use which locates within five hundred (500) feet of the location of the proposed adult-oriented business shall not cause such adult-oriented business regulatory permit application to become inconsistent with this chapter.

2. Within thirty (30) days of receipt of the completed application, the City Manager shall set the application for a public hearing on the planning commission's next available regularly scheduled meeting. Noticing shall be provided pursuant to applicable Municipal Code requirements. The City Manager shall complete the investigation, and shall recommend that the Planning Commission grant or deny the application in accordance with the provisions of this Section, and shall notify the applicant of the time and place set for the Planning Commission hearing on the application, the City Manager shall notify the applicant as follows:
 - a. The City Manager shall write or stamp "granted" or "denied" on the application and date and sign such notation.
 - b. If the application is denied, the city manager shall attach to the application a statement of the reasons for denial.
 - c. If the application is granted, the city manager shall attach to the application an adult-oriented business regulatory permit.
 - d. The application as granted or denied and the permit, if any, shall be placed in the United States mail, first class postage prepaid, addressed to the applicant at the address stated in the application.
3. The city manager shall recommend granting the application, and the planning commission shall grant the application, and issue the adult-oriented business regulatory permit, upon findings that the proposed business meets the locational criteria of Section VI(C) and that the applicant has met all of the development and performance standards and requirements of Section VI(N), unless the application is denied for one or more of the reasons set forth in Section VI(G). The permittee shall post the permit conspicuously in the adult-oriented business premises.
4. If the planning commission grants the application, or if the planning commission neither grants nor denies the application within sixty (60) days after it is stamped as received (except as provided in Section VI(E)(3)), the applicant may begin operating the adult-oriented business for which the permit was sought, subject to strict compliance with the development and performance standards and requirements of Section VI(N).
5. For purposes of application processing, any application for a permit pursuant to this chapter is considered to be a ministerial permit and, as such, is not subject to the time frames specified in Section 65950, et. seq. of the California Government Code or the requirements of the California Environmental Quality Act.
6. Each adult-oriented business regulatory permit shall expire one (1) year from the date of issuance, and may be renewed only by filing with the planning commission a written request for renewal, accompanied by the filing fee and a copy of the permit to be renewed. The request for renewal

shall be made at least sixty days before the expiration date of the permit. If the one year time limit expires and no extension has been granted, then the adult-oriented regulatory permit shall be considered null and void. Applications for renewal shall be acted on as provided herein for action upon applications for adult-oriented business regulatory permits.

G. Permit Denial

The planning commission shall deny the application solely for any of the following reasons:

1. The building, structure, equipment, or location used by the business for which an adult-oriented business regulatory permit is required do not comply with the requirements and standards of the health, zoning, fire and safety laws of the city and the state, or with the locational or development and performance standards and requirements of these regulations;
2. The applicant, his or her employee, agent, partner, director, officer, shareholder or manager has knowingly made any false, misleading or fraudulent statement of material fact in the application for an adult-oriented business regulatory permit;
3. An applicant is under eighteen years of age;
4. The required application fee has not been paid.

H. Transfer of Adult-Oriented Business Regulatory Permits

1. A permittee shall not operate an adult-oriented business under the authority of an adult-oriented business regulatory permit at any place other than the address of the adult-oriented business stated in the application for the permit.
2. A permittee shall not transfer ownership or control of an adult-oriented business or transfer an adult-oriented business regulatory permit to another person unless and until the transferee obtains an amendment to the permit from the planning commission stating that the transferee is now the permittee. Such an amendment may be obtained only if the transferee files an application with the city manager in accordance with Section VI(E), et seq., the transferee accompanies the application with a transfer fee in an amount set by resolution of the city council, and the planning commission determines in accordance with Section VI(F) that the transferee would be entitled to issuance of an original permit.
3. No permit may be transferred if the City Manager has notified the permittee that the permit has been or may be suspended or revoked.
4. Any attempt to transfer a permit either directly or indirectly in violation of this Section is declared void, and the permit shall be deemed revoked.

I. Adult-Oriented Business Performer Permit

1. No person shall engage in or participate in any live performance depicting specified anatomical areas or involving specified sexual activities in an adult-oriented business without a valid adult-oriented business performer permit issued by the City. All persons who have been issued an adult-oriented business regulatory permit shall promptly supplement the information provided as part of the application for the permit required by Section VI(E), with the names of all performers required to obtain an adult-oriented business performer permit within thirty (30) days of any change in the information originally submitted. Failure to submit such changes shall be grounds for suspension of the adult-oriented business regulatory permit.
2. The city manager or the city manager's designee shall grant, deny and renew adult-oriented business performer permits.
3. The application for a permit shall be made on a form provided by the City Manager. An original and two copies of the completed and sworn permit application shall be filed with the city manager.
4. The completed application shall contain the following information and be accompanied by the following information and be accompanied by the following documents:
 - a. The applicant's legal name and any other names (including "stage names" and aliases) used by the applicant.
 - b. Age, date and place of birth.
 - c. Height, weight, hair and eye color.
 - d. Present residence address and telephone number.
 - e. The business address and telephone number of the adult-oriented business where the licensee intends to perform.
 - f. A history of adult-oriented business performer permits issued by the city to the applicant for the five (5) years immediately preceding the date of application.
 - g. Whether the applicant has ever been convicted of:
 - (1) Any of the offenses set forth in Section 315, 316, 266a, 266b, 266c, 266e, 266g, 266h, 266i, 647(a), 647(b) and 647(D) of the California Penal Code as those Sections now exist or may hereafter be amended or renumbered.
 - (2) The equivalent of the aforesaid offenses outside the state.
 - h. Whether such person is or has ever been licensed or registered as a prostitute, or otherwise authorized by the laws of any other jurisdiction to engage in prostitution in such other jurisdiction. If any person mentioned in this subsection has ever been licensed or registered as a prostitute, or otherwise authorized by the laws of any other state to engage in prostitution, a

statement shall be submitted giving the place of registration, licensing or legal authorization, and the inclusive dates during which such person was so licensed, registered, or authorized to engage in prostitution:

- i. State driver's license or identification number.
 - j. Satisfactory written proof that the applicant is at least eighteen years of age.
 - k. The applicant's fingerprints on a form provided by the Police Department, and a color photograph clearly showing the applicant's face. Any fees for the photographs and fingerprints shall be paid by the applicant.
 - l. If the application is made for the purpose of renewing a license, the applicant shall attach a copy of the license to be renewed.
5. The completed application shall be accompanied by a non-refundable filing fee. The amount of the fee shall be set by resolution of the City Council.
 6. Upon receipt of an application and payment of the application fees, the city manager shall immediately stamp the application as received and promptly investigate the application.
 7. If the city manager determines that the applicant has completed the application improperly, the city manager shall promptly notify the applicant of such fact and grant the applicant an extension of time of not more than ten (10) days to complete the application properly. In addition, the applicant may request an extension, not to exceed ten (10) days, of the time for the city manager to act on the application. The time period for granting or denying permit shall be stayed during the period in which the applicant is granted an extension of time.

J. Investigation and Action on Adult-Oriented Business Performer Application

1. Within five (5) days after receipt of the properly completed application, the city manager shall grant or deny the application and so notify the applicant as follows:
 - a. The City Manager shall write or stamp "granted" or "denied" on the application and date and sign such notation.
 - b. If the application is denied, the City Manager shall attach to the application a statement of reasons for denial.
 - c. If the application is granted, the City Manager shall attach to the application an adult-oriented business performer permit.
 - d. The application as granted or denied and the permit, if any, shall be placed in the United States mail, first class postage prepaid, addressed to the applicant at the residence address stated in the application.

2. The City Manager shall grant the application and issue the permit unless the application is denied for one or more of the reasons set forth in subsection 4. of this Subsection J.
3. If the City Manager grants the application or if the City Manager neither grants nor denies the application within five (5) days after it is stamped as received (except as provided in Section VI(I)(7)), the applicant may begin performing in the capacity for which the license was sought.
4. The City Manager shall deny the application for any of the following reasons:
 - a. The applicant has knowingly made any false, misleading, or fraudulent statement of a material fact in the application for a permit or in any report or document required to be filed with the application.
 - b. The applicant is under eighteen years of age.
 - c. The adult-oriented business performer permit is to be used for performing in a business prohibited by state law or in violation of this chapter.
 - d. The applicant has been registered in any state as a prostitute.
 - e. The applicant has been convicted of any of the offenses enumerated in Section VI(I)(4)(g), or convicted of an offense outside the state that would have constituted any of the described offenses if committed within the state for which:
 - (1) Less than two (2) years have elapsed since the date of conviction or the date of release from confinement, whichever is the later date, if the conviction is a misdemeanor offense.
 - (2) Less than five (5) years has elapsed since the date of conviction or the date of release from confinement, whichever is the later date, if the conviction is a felony offense.
 - (3) Less than five (5) years has elapsed since the date of conviction or the date of release from confinement, whichever is the later date, if the convictions are of two or more misdemeanors for the offense occurring within any twenty-four-month period.
5. Each adult-oriented business performer permit shall expire one (1) year from the date of issuance and may be renewed only by filing with the city manager a written request for renewal, accompanied by the application fee and a copy of the permit to be renewed. The request for renewal shall be made at least sixty (60) days before the expiration date of the permit. If the time limit expires and no extension has been granted, then the adult-oriented business performer permit shall be considered null and void. Applications for renewal shall be acted on as provided herein for applications for permits.

K. Suspension of Adult-Oriented Business Regulatory Permits and Adult-Oriented Business Performer Permits

1. An adult-oriented business regulatory permit or adult-oriented business performer permit may be suspended in accordance with the procedures and standards of this Section.
2. The City Manager shall suspend a permit for a period not to exceed thirty (30) days if the City Manager determines that a permittee, or an employee of a permittee, has violated or is not in compliance with any Section of this chapter.

L. Revocation of Adult-Oriented Business Regulatory Permits and Adult-Oriented Business Performer Permits

An adult-oriented business regulatory permit or adult-oriented business performer permit may be revoked in accordance with the procedures and standards of this Section.

1. The Planning Commission shall revoke a permit if a cause of suspension occurs and the permit has been suspended one or more times within the preceding year.
2. In addition, the Planning Commission shall revoke a permit upon determining that:
 - a. A permittee gave false or misleading information in the application that tended to enhance the applicant's opportunity to obtain the permit;
 - b. A permittee or an employee of a permittee knowingly operated the adult-oriented business during a period of time the permit was suspended; or
 - c. A permittee has been operating more than one adult-oriented business in the same building, structure or portion thereof.
3. When the planning commission revokes a permit, the revocation shall continue for one year, and the permittee shall not be issued another adult-oriented business regulatory permit or performer permit for one year from the date the revocation became effective. If, subsequent to revocation, the planning commission finds that the basis for revocation had been corrected, the planning commission shall grant a permit if at least thirty (30) days have elapsed since the date of revocation.

M. Appeal of Denial, Suspension or Revocation

After denial of an application for an adult-oriented business regulatory permit or an adult-oriented business performer permit, or after denial of renewal of a permit, or after suspension or revocation of a permit by the Planning Commission, or after an extension of time for a non-conforming use is denied by the Planning Commission, the applicant or person to whom the permit was denied may seek review of such administrative action by the city council in accordance with the provisions of

the Municipal Code. If the denial, suspension or revocation is affirmed on review, the applicant or permitted may seek prompt judicial review of such administrative action pursuant to the California Code of Civil Procedure. The City shall make all reasonable efforts to expedite judicial review.

N. Adult-Oriented Business Development and Performance Standards

In addition to all applicable zoning requirements set forth in the article of the City's zoning ordinance applicable to the property where the business is located, adult-oriented businesses shall comply with the following:

1. Maximum occupancy load, fire exits, aisles and fire equipment shall be regulated, designed and provided in accordance with the fire and building regulations and standards adopted by the city, including, but not limited to, the Los Angeles County Building Code and the Uniform Fire Code as adopted by the City of La Verne.
2. All off-street parking areas and premise entries of the adult-oriented business shall be illuminated from dusk to closing hours of the operation with a lighting system which provides an average maintained horizontal illumination of one foot candle of light on the parking surface and/or walkways serving the adult-oriented business for the personal safety of patrons and employees and to reduce the incidence of vandalism and criminal conduct. The lighting shall be shown on the required sketch or diagram of the premises.
3. Signage shall comply with applicable city regulations and shall not contain sexually oriented photographs, silhouettes, or other pictorial representations.
4. No adult-oriented business shall be operated in any manner that permits the observation of any material or activities depicting, describing or relating to specified sexual activities or specified anatomical areas as defined herein from any public way or from any location outside the building or area of such establishment. This provision shall apply to any display, decoration, sign, window, show window or other opening visible to the public. No exterior door or window on the premises shall be propped or kept open at any time while the business is open, and any exterior windows shall be covered with opaque covering at all times.
5. All building entrances to an adult-oriented business shall be clearly and legibly posted with a notice indicating that: (1) the premises contain adult-oriented material or offer adult-oriented entertainment, (2) persons offended by this type of material or entertainment may not wish to enter, and (3) persons under eighteen years of age are prohibited from entering the premises. The notice shall be constructed and posted to the satisfaction of the city manager or designee. No person under the age of eighteen years shall be permitted on the premises at any time.
6. It is unlawful for any permitted, operator, or other person in charge of any adult-oriented business to employ any person who is not at least eighteen years of age.
7. The premises within which the adult-oriented business is located shall provide sufficient sound-absorbing insulation so that noise generated inside the premises shall not be audible anywhere on any adjacent property or public right-of-way or within any other building or other separate unit within the same building. No loudspeakers or sound equipment shall be used by an adult-oriented

business for amplification of sound to a level audible beyond the walls of the building in which the business is located.

8. All indoor areas of an adult-oriented business within which patrons are permitted, except rest rooms, shall be open to view by the management at all times.
9. No residential structure, unless such structure meets all city requirements, or any other non-conforming structure shall be converted for use as an adult-oriented business.
10. No adult-oriented business shall be located in any temporary or portable structure.
11. Parking shall be provided in accordance with all applicable provisions of the Municipal Code as determined by the City Manager based on the type of business to be conducted on the premises of the adult-oriented business.
12. An adult-oriented business shall not conduct or sponsor any special events, promotions, festivals, concerts or similar activities that would create a demand for parking spaces beyond the number of spaces required for the business.
13. Any license or permit required of an owner, operator, or employee of an adult-oriented business pursuant to the Municipal Code shall be obtained and kept current at all times.
14. Each adult-oriented business shall conform to all applicable laws and regulations.
15. The adult-oriented business shall not conduct any massage, acupuncture, tattooing, acupressure, or escort services and shall not allow such activities on the premises.
16. Any adult-oriented business which qualifies as an “adult-oriented arcade,” shall comply with the following provision:
 - a. The interior of the premises shall be configured in such a manner that there is an unobstructed view from a manager’s station of every area of the premises to which any patron is permitted access for any purpose, excluding restrooms. Restrooms may not contain video reproduction equipment. If the premises has two or more manager’s stations designated, then the interior of the premises shall be configured in such a manner that there is an unobstructed view of each area of the premises to which any patron is permitted access for any purpose from at least one of the manager’s stations. The view required in this subsection must be direct line of sight from the manager’s station.
 - b. The view area specified in subsection A above shall remain unobstructed by any doors, walls, merchandise, display racks, or other materials at all times. No patron shall be permitted access to any area of the premises which has been designated as an area in which patrons are not permitted.
 - c. No viewing room may be occupied by more than one person at any one time.
 - d. The walls or partitions between viewing rooms or booths shall be maintained in good repair at all times, with no holes between any two such rooms such as would allow viewing from

one booth into another or physical contact of any kind between the occupants of any two such booths or rooms.

- e. Customers, patrons or visitors shall not be allowed to stand idly by in the vicinity of any such video booths, or to remain in the common area of such business, other than the restrooms, when not actively engaged in shopping for or reviewing the products available on display for purchaser viewing. Signs prohibiting loitering shall be posted in prominent places in and near the video booths.
- f. The floors, seats, walls and other interior portions of all video booths shall be maintained clean and free from waste and bodily secretions. Presence of human excrement, urine, semen or saliva in any such booths shall be evidence of improper maintenance and inadequate sanitary controls; instances of such conditions may justify suspension or revocation of the adult-oriented business regulatory permit.

17. All areas of the adult-oriented business shall be illuminated at a minimum with the following foot-candles, minimally maintained and evenly distributed at ground level:

Area	Foot Candles
Bookstore and other retail establishments	20
Theaters and cabarets	5 (except during performances, at which times lighting shall be at least 1.25 foot-candles)
Arcades	10
Motels/hotels Massage Parlors Nude Model Studios Sexual Encounter Centers	20 (in public areas)

18. The adult-oriented business shall provide and maintain separate restroom facilities for male patrons and employees and female patrons and employees. Male patrons and employees shall be prohibited from using the restroom(s) for females, and female patrons and employees shall be prohibited from using the restroom(s) for males, except to carry out duties of repair. The restrooms shall be free from any material depicting specified sexual activities or specified anatomical areas. Restrooms shall not contain television monitors or other motion picture or video projection, recording or reproduction equipment.

The foregoing provisions of this subsection shall not apply to an adult-oriented business which deals exclusively with sale or rental of material depicting specified sexual activities or specified anatomical areas which is not used or consumed on the premises, such as an adult-oriented bookstore or adult-oriented arcade, and which does not provide restroom facilities to its patrons or the general public.

19. The following additional requirement shall pertain to adult-oriented businesses providing live entertainment depicting specified anatomical areas or involving specified sexual activities, except for business regulated by the Alcoholic Beverage Control Commission:
 - a. No person shall perform live entertainment for patrons of an adult-oriented business except upon a stage at least eighteen inches above the level of the floor which is separated by a distance of at least ten (10) feet from the nearest area occupied by patrons, and no patron shall be permitted within ten (10) feet of the stage while the stage is occupied by an entertainer.
 - b. The adult-oriented business shall provide separate dressing room facilities for performers which are exclusively dedicated to the performers' use.
 - c. The adult-oriented business shall provide an entrance/exit for performers which is separate from the entrance/exit used by patrons.
 - d. The adult-oriented business shall provide access for performers between the stage and the dressing rooms which is completely separated from the patrons. If such separate access is not physically feasible, the adult-oriented business shall provide a minimum three-foot sidewalk aisle for performers between the dressing room area and the stage, with a railing, fence or other barrier which is capable of (and which actually results in) separating the patrons and the performer preventing any physical contact between patrons and performers.
 - e. No performer, either before, during or after performances, shall have physical contact with any patron, and no patron shall have physical contact with any performer either before, during or after performances by such performer. This subsection shall only apply to physical contact on the premises of the adult-oriented business.
 - f. Fixed rail(s) at least thirty (30) inches in height shall be maintained establishing the separations between performers and patrons required by this subsection.
 - g. No patron shall directly pay or give any gratuity to any performer and no performer shall solicit any gratuity from any patron.
20. Adult-oriented businesses shall employ security guards in order to maintain the public peace and safety, based upon the following standards:
 - a. Adult-oriented businesses featuring live entertainment shall provide at least one security guard at all times while the business is open. If the occupancy limit of the premises is greater than thirty-five (35) persons, an additional security guard shall be on duty.
 - b. Security guards for other adult-oriented businesses may be required if it is determined by the city manager that their presence is necessary.
 - c. Security guard(s) shall be charged with preventing violations of law and enforcing compliance by patrons of the requirements of these regulations. Security guards shall be uniformed in such a manner so as to be readily identifiable as a security guard by the public and shall be duly licensed as a security guard as required by applicable provisions of state law. No security guard required pursuant to this subsection shall act as a door person, ticket seller,

ticket taker, admittance person, or sole occupant of the manager's station while acting as a security guard.

21. The foregoing applicable requirements of this Section shall be deemed conditions of an adult-oriented business regulatory permit approval, and failure to comply with every such requirement shall be grounds for revocation of the permit issued pursuant to these regulations.

O. Maintenance of Employee Register

Every permitted of an adult-oriented business which provides live entertainment depicting specified anatomical areas or involving specified sexual activities must maintain a register of all persons so performing on the premises and their adult-oriented business performer permit numbers. Such register shall be available for inspection during regular business hours by the Police Department.

P. Display of Permit and Identification Cards

1. Every adult-oriented business shall display at all time during business hours the permit issued pursuant to the provisions of this chapter for such adult-oriented business in a conspicuous place so that the same may be readily seen by all persons entering the adult-oriented business.
2. The City Manager shall provide each adult-oriented business performer required to have a permit pursuant to the chapter with an identification card containing the name, address, photograph and permit number of such performer.
3. An adult-oriented business performer shall have such card available for inspection at all times during which such person is on the premises of the adult-oriented business.

Q. Employment of and Services Rendered to Persons Under the Age of Eighteen Years Prohibited

1. It is unlawful for any permitted, operator, or other person in charge of any adult-oriented business to employ, or provide any service for which it requires such permit to, any person who is not at least eighteen years of age.
2. It is unlawful for any permittee, operator, or other person in charge of any adult-oriented business to permit to enter or remain within the adult-oriented business any person who is not at least eighteen years of age.

R. Inspections

An applicant or permittee shall permit representatives of the Police Department, Health Department, Fire Department, Community Development Department, or other city departments or agencies to inspect the premises for an adult-oriented business for the purpose of insuring compliance with the law and development and performance standards applicable to adult-oriented businesses at any time it is occupied or open for business. A person who operates an adult-oriented business or his or her

agent or employee is in violation of the provisions of this Section if he/she refuses to permit such lawful inspection of the premises at any time it is occupied or opened for business.

S. Regulations Nonexclusive

The provisions of this article regulating adult-oriented businesses are not intended to be exclusive, and compliance therewith shall not excuse compliance with any other regulations pertaining to the operation of businesses as adopted by the city.

T. Employment of Persons Without Permits Unlawful

It is unlawful for any owner, operator, manager, or permitted in charge of or in control of an adult-oriented business which provides live entertainment depicting specified anatomical areas or involving specified sexual activities to allow any person to perform such entertainment who is not in possession of a valid, un-revoked adult-oriented business performer permit.

U. Violation of State Law Prohibited

An adult-oriented business may neither sell, rent or display “obscene matter” as that term is defined by Penal Code Section 311 or its successors nor exhibit any “harmful matter” to minors, as that term is defined by Penal Code Section 313 or its successors.

V. Civil and Criminal Remedies

Violations of this chapter shall be remediable either by civil or criminal action, as provided by the Municipal Code. To the extent permitted by law, any person substantially affected by an adult-oriented business may pursue available legal or equitable remedies.

W. Persons Responsible

Any person who operates an adult-oriented business on premises that constitute an adult-oriented business is responsible for compliance with this chapter and is subject to civil and criminal remedies for violations thereof. “Operate” shall mean to own, lease (as lessor or lessee), rent (as landlord or tenant or as agent for purpose of representing a principal in the management, rental or operation of the property of such premises), manage, conduct, direct, or be employed in an adult-oriented business.

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