

# SAN GABRIEL/VERDUGO MOUNTAINS SCENIC PRESERVATION SPECIFIC PLAN

ZI 2324

Ordinance No. 175,736 effective February 8, 2004

## **Project**

1. Construction, erection, addition to, or structural alteration of any building or structure within the Plan area (i.e., includes garages);
2. Any grading which requires the issuance of a grading permit;
3. Construction, erection, addition to, or structural alteration of any building or sign located within a designated **Scenic Highway Corridor**; or
4. Subdivision – tracts and parcel maps in a **Prominent Ridgeline Protection Area**, K District, or where natural slope average is 15% or more. (Note: average natural slope is determined by topographic map.)

## **Exceptions**

1. Interior remodeling with no addition of building height, floor area, or increase in required parking;
2. Exterior remodeling with no addition of building height, floor area, or increase in required parking (e.g., swimming pools, retaining walls);
3. Single-family homes only need to comply with Plan Sections 6.A.3 and 8.C if the site is:
  - a. Less than 20,000 square feet, and
  - b. Not in whole or in part in a **Prominent Ridgeline Protection Area**, and
  - c. Not located in a K District.

**To determine if a site is in a Scenic Highway Corridor, see Specific Plan Map No. 1.**

**To determine if a site is in a Prominent Ridgeline Protection Area, see Specific Plan Map No. 2.**

**Note: most everything is a project and requires a Project Permit Compliance (SPP) except for Administrative Dwelling Units (ADU) which can be cleared by Administrative Permit.**