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.