

Title 20
ZONING

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Chapter 20.02

GENERAL PROVISIONS

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20.02.010 Title of provisions.

This title shall be known as the zoning ordinance of the city.

(Prior code § 19.04.010 (Ord. 557 § 102, 1964))

20.02.020 Purpose of provisions.

The purpose of this title is to encourage, classify, designate, regulate, restrict and segregate the highest and best location for and use of buildings, structures and land for agriculture, residence, commerce, trade, industry, water conservation, or other purposes in appropriate places; to regulate and limit the height, number of stories, and size of buildings and other structures hereafter designed, erected or altered; to regulate and determine the size of yards and other open spaces; and to regulate and limit the density of population; and, for these purposes, to divide the city into districts of such number, shape, and area as may be deemed best suited to carry out these regulations and provide for their enforcement. Further, such regulations are deemed necessary in order to encourage the most appropriate use of land; to conserve and stabilize the value of property; to provide adequate open spaces for light and air and to prevent and fight fires; to prevent undue concentration of population; to lessen congestion of streets; to facilitate adequate provisions for community utilities such as transportation, water, sewerage, schools, parks, and other public requirements; and to promote the public health, safety, and general welfare.

(Prior code § 19.04.020 (Ord. 557 § 101, 1964))

20.02.030 Form of applications.

The city attorney shall prescribe the form of all applications provided for in this title. Each application provided for in this title shall be signed by one or more owners or lessees or a bona fide representative of such owners or lessees of the property in respect to which the application is filed. In all cases, such applications shall be provided in the office of the city engineer.

(Prior code § 19.96.010 (Ord. 557 § 410, 1964))

20.02.040 Public hearings.

The commission may establish its own rules for the conduct of public hearings and the member presiding at such hearing shall have power to administer oaths to any person testifying. The commission may for any reason, when it deems such action necessary or desirable, continue any hearing to a certain date, time, and place, and public announcement of such date, time, and place of hearing to be continued shall for all purposes be sufficient notice thereof to all persons.

(Prior code § 19.96.020 (Ord. 557 § 411, 1964))

20.02.050 Nuisance declared-Legal remedies.

Any building or structure set up, erected, constructed, altered, enlarged, converted, moved or maintained contrary to the provisions of this title, and any use of land, building or premises established, conducted or operated or maintained contrary to the provisions of this title is declared to be unlawful and a public nuisance; and the city attorney, at the request of the city engineer, shall immediately commence action or proceedings for the abatement and removal and the enjoining thereof in the manner prescribed by law. The remedies provided in this title shall be cumulative.

(Ord. 586 § E(D), 1966: prior code § 19.96.030 (Ord. 557 § 412, 1964))

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DEFINITIONS**

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20.04.001 Generally.

A. For the purpose of carrying out the intent of this title, words, phrases, and terms shall be deemed to have the meaning ascribed to them in this chapter.

B. When not inconsistent with the context, words used in the present tense include the future; words in the singular number include the plural and those in the plural include the singular; "or" includes "and," and "and" includes "or."

(Prior code §§ 19.08.005, 19.08.010 (Ord. 557 §§ 103, 104 (part), 1964))

20.04.002 Aboveground deck.

"Aboveground deck" means outdoor living area, either common or private, other than a balcony, which is not permanently covered and is above ground.

(Ord. 83-03-904 § 1 (part))

20.04.003 Abut or abutting.

"Abut" or "abutting" means two or more lots or parcels of land sharing a common boundary line, or two or more objects in contact with each other.

(Prior code § 19.08.090 (Ord. 557 § 105(A) (part), 1964))

20.04.006 Accessory living quarters.

"Accessory living quarters" means living quarters within an accessory building located on the same premises with the main building, for use by temporary guests of the occupant of the premises; such quarters having no kitchen facilities and not rented or otherwise used as a separate dwelling unit. See Section 20.04.093.

(Prior code § 19.08.095 (Ord. 557 § 105(A) (part), 1964))

20.04.009 Acre.

"Acre" means a full acre containing 43,560 square feet of area within the property lines of a lot or parcel.

(Prior code § 19.08.100 (Ord. 557 § 105(A) (part), 1964))

20.04.012 Adjacent.

"Adjacent" means near, close, or abutting. For example, an industrial district across an alley, street, highway, or recorded easement from a residential district shall be considered as "adjacent."

(Prior code § 19.08.105 (Ord. 557 § 105(A) (part), 1964))

20.04.015 Adjoin.

"Adjoin" means the same as "abut."

(Prior code § 19.08.110 (Ord. 557 § 105(A) (part), 1964))

20.04.018 Adult oriented businesses.

"Adult oriented business" means any business described in section 9.64.020 of this code.

(Ord. 2004-07-1334 § 1)

20.04.021 Advertising structure.

"Advertising structure" means any notice or advertisement, pictorial or otherwise, and all such structures used as an outdoor display, regardless of size and shape, for the purposes of making anything known, the origin or place of sale of which is not on the property with such advertising structure.

(Prior code § 19.08.115 (Ord. 557 § 105(A) (part), 1964))

20.04.024 Advisory agency.

The city planning commission is designated as the advisory agency to the city council on all matters related to the planning, zoning, and use of land and structures.

(Prior code § 19.08.120 (Ord. 557 § 105(A) (part), 1964))

20.04.027 Aircraft.

"Aircraft" means any contrivance, now known or hereafter invented, for use or designed for navigation of or flight in the air or outer space, including missiles.

(Prior code § 19.08.125 (Ord. 557 § 105(A) (part), 1964))

20.04.030 Airport.

"Airport" means any area which is used or is intended to be used for the taking off and landing of aircraft, including helicopters, and any appurtenant areas which are used or are intended to be used for airport building or facilities, including open spaces, taxiways, and tiedown areas.

(Prior code § 19.08.130 (Ord. 557 § 105(A) (part), 1964))

20.04.031 Alcoholic Beverage Manufacturing.

"Alcoholic Beverage Manufacturing" means a facility that is used for the production of alcoholic beverages including beer, wine and distilled spirits in accordance with a valid alcohol production license from the State of California. (Ord. 2016-07-1490 § 1 (part))

20.04.032 Alcoholic Beverage Manufacturing (ABM) Tasting Room.

"ABM Tasting Room" or tap room means an accessory use associated with an ABM facility that is devoted to the purchase, consumption and tasting of beer, wine or distilled spirits produced on-site. An ABM tasting room or tap room may also include ancillary retail sales directly associated with the primary ABM use. (Ord. 2016-07-1490 § 1 (part))

20.04.033 Alley.

"Alley" means a public or private way, other than a street, intended for vehicular access to the rear or side of property served by a street. Buildings facing an alley shall not be construed as satisfying the requirements of this title related to frontage on a dedicated street.

(Prior code § 19.08.135 (Ord. 557 § 105(A) (part), 1964))

20.04.036 Altered.

"Altered" has the same meaning as "structural alteration."

(Prior code § 19.08.140 (Ord. 557 § 105(A) (part), 1964))

20.04.039 Ambulatory persons.

"Ambulatory persons" means persons who are able to walk about unassisted; patients who are not bedridden.

(Prior code § 19.08.145 (Ord. 557 § 105(A) (part), 1964))

20.04.042 Amendment.

"Amendment" means a change in the wording, context, or substance of this title; or an addition or deletion or a change in the zone district boundaries or classifications upon the zoning map when adopted by ordinance by the city council. See also Section 20.04.804.

(Prior code § 19.08.150 (Ord. 557 § 105(A) (part), 1964))

20.04.045 Animal hospital.

"Animal hospital" means a place where animals or pets are given medical or surgical treatment and are cared for during the time of such treatment. Use as a kennel shall be limited to short-time boarding and shall be only incidental to such hospital use.

(Prior code § 19.08.155 (Ord. 557 § 105(A) (part), 1964))

20.04.048 Apartment.

"Apartment" means a room or suite of two or more rooms in a multiple dwelling, occupied or suitable for occupancy as a residence for one family.

(Prior code § 19.08.160 (Ord. 557 § 105(A) (part), 1964))

20.04.051 Apartment hotel.

"Apartment hotel" means a building designed for or containing both dwelling units and guest rooms or suites of rooms.

(Prior code § 19.08.165 (Ord. 582 § 1(1)(a), 1965; Ord. 557 § 105(A) (part), 1964))

20.04.054 Apartment house.

"Apartment house" means a building or portion thereof designed or used for occupancy by three or more families living independently of each other, and containing three or more dwelling units.

(Prior code § 19.08.170 (Ord. 557 § 105(A) (part), 1964))

20.04.057 Assessor.

"Assessor" means the county assessor of the County of Los Angeles.

(Prior code § 19.08.015 (Ord. 557 § 104(A), 1964))

20.04.058 Auto center accessory use.

"Auto center accessory use" means related and accessory uses owned or operated by permitted factory-authorized or nationally franchised or operated automobile, truck and motorcycle sales and service facilities which together are known as the Signal Hill Auto Center and that have dealerships within the SP- 4 Auto Center Specific Plan zoning district, or if the accessory use is the "sole or majority service provider" to the Auto Center dealership for the specific service as determined by the director of community development.

(Ord. 2016-06-1487, § 4)

20.04.060 Auto court.

"Auto court" means the same as "motel."

(Prior code § 19.08.175 (Ord. 557 § 105(A) (part), 1964))

20.04.063 Automobile and trailer sales lot.

"Automobile and trailer sales lot" means an open area used for the display, sales, or rental of new or used automobiles and trailer coaches, but where no repair, repainting, or remodeling is done.

(Prior code § 19.08.180 (Ord. 557 § 105(A) (part), 1964))

20.04.066 Automobile wrecking yard.

"Automobile wrecking yard" means any lot or the use of any portion of a lot for the dismantling or wrecking of automobiles or other motor vehicles, or for the storage or keeping for sale of parts and equipment resulting from such dismantling or wrecking.

(Prior code § 19.08.185 (Ord. 557 § 105(A) (part), 1964))

20.04.069 Automotive service station.

"Automotive service station" means a retail place of business engaged primarily in the sale of motor fuels but also in supplying goods and services generally required in the operation and maintenance of automotive vehicles and the fulfilling of motorist needs. These may include sale of petroleum products; sale and servicing of tires, batteries, automotive accessories and replacement items; washing and lubrication services; the performance of minor automotive maintenance and repair; and the supplying of other incidental customer services and products. Major automotive repairs, painting, and body and fender work are excluded except where such uses are otherwise specifically permitted.

(Prior code § 19.08.190 (Ord. 557 § 105(A) (part), 1964))

20.04.070 Balcony.

"Balcony" means a private outdoor living area attached to a residential unit, open or partially open to light and air permanently on at least two sides.

(Ord. 83-03-904 § 1 (part))

20.04.072 Basement.

"Basement" means a space wholly or partly underground, and having more than one-half of its length, measuring from its floor to its ceiling, below the average adjoining finished grade. If the finished floor level directly above a basement is more than six feet above finished grade at any point, such space shall be considered a story.

(Prior code § 19.08.195 (Ord. 557 § 105(B) (part), 1964))

20.04.075 Billboard.

"Billboard" means the same as "advertising structure."

(Prior code § 19.08.200 (Ord. 557 § 105(B) (part), 1964))

20.04.078 Block frontage.

"Block frontage" means all property fronting on one side of a street between a street and right-of-way or waterway, or between intersecting or intercepting streets, the end of a dead-end or cul-de-sac street, or a city boundary measured along a street line. An intercepting street shall determine only the boundary of the frontage on the side of the street that it intercepts.

(Prior code § 19.08.205 (Ord. 557 § 105(B) (part), 1964))

20.04.081 Boardinghouse or roominghouse.

"Boardinghouse" or "roominghouse" means a building containing a single dwelling unit and provisions for not more than five guest rooms and where lodging is provided with or without meals for compensation, but not to include rest homes.

(Prior code § 19.08.210 (Ord. 557 § 105(B) (part), 1964))

20.04.084 Borrow pit.

"Borrow pit" means any place or premises where dirt, soil, sand, gravel or other material is removed by excavation or otherwise below the grade of surrounding land for any purpose other than that necessary and incidental to grading or to building construction or

operation on the premises. The special standards of Section 20.68.030 shall apply.

(Prior code § 19.08.215 (Ord. 557 § 105(B) (part), 1964))

20.04.087 Breezeway.

"Breezeway" means a roofed passageway, open on at least two sides, where the roof is structurally integrated with the structure of the main building.

(Prior code § 19.08.220 (Ord. 557 § 105(B) (part), 1964))

20.04.090 Building.

"Building" means any structure built and maintained for the support, shelter, or enclosure of persons, animals, chattels, or property of any kind, but does not include temporary buildings as defined in Section 20.04.714. Trailers, with or without wheels, shall not be considered as buildings.

(Prior code § 19.08.225 (Ord. 557 § 105(B) (part), 1964))

20.04.093 Building, accessory.

"Accessory building" means a building, part of a building, or structure which is subordinate to and the use of which is incidental to that of the main building, structure or use on the same lot. The special standards of Section 20.68.020 shall apply.

(Prior code § 19.08.230 (Ord. 557 § 105(B) (part), 1964))

20.04.096 Building, area of.

"Area of building" means the sum of square feet of the ground area occupied by all buildings and structures on a lot.

(Prior code § 19.08.235 (Ord. 557 § 105(B) (part), 1964))

20.04.099 Building envelope.

"Building envelope" means the ground area of a building or structure including appurtenances thereto and all interior courts or yards.

(Ord. 70-1-636 § 1: prior code § 19.08.237 (Ord. 582 § 1(1)(b) (part), 1965: Ord. 557 § 105(B) (part), 1964))

20.04.102 Building height.

"Building height" means the vertical distance measured from the highest point of the structure to the datum line immediately opposite the highest point. The datum line shall begin at the midpoint of the front lot line at natural grade and shall follow the natural contour of the lot to the midpoint of the rear lot line. (See Std. Drawing No. 807.) In determining the natural ground elevation, the director of planning and community development shall determine the same from the topographic maps prepared by photogrametric methods on June 24, 1960, on file in the city hall.

(Ord. 80-6-847 § 3: Ord. 70-1-636 § 2: prior code § 19.08.240 (Ord. 557 § 105(B) (part), 1964))

20.04.105 Building, main.

"Main building" means a building within which is conducted the principal use permitted on the lot, as provided by this title.

(Prior code § 19.08.245 (Ord. 557 § 105(B) (part), 1964))

20.04.108 Building setback line.

"Building setback line" means the minimum distance, as prescribed by this title, between any property line and the closest point of the foundation of any building or structure related thereto.

(Prior code § 19.08.250 (Ord. 557 § 105(B) (part), 1964))

20.04.111 Building site.

"Building site" means the ground area of a building, together with all the open space required by this title.

(Prior code § 19.08.255 (Ord. 557 § 105(B) (part), 1964))

20.04.114 Building, temporary.

"Temporary building" means the same as "temporary structure."

(Prior code § 19.08.260 (Ord. 557 § 105(B) (part), 1964))

20.04.117 Building unit group.

"Building unit group" means two or more buildings grouped on a lot.

(Prior code § 19.08.265 (Ord. 557 § 105(B) (part), 1964))

20.04.120 Bungalow court.

"Bungalow court" means a group of two or more detached buildings used or intended to be used as one-family or two-family (duplex) dwelling, located on a single lot, together with all of the open spaces required by this title, but not including tourist courts, motor courts, or motels, or any other commercial uses.

(Prior code § 19.08.270 (Ord. 557 § 105(B) (part), 1964))

20.04.123 Business.

"Business" means the same as "commerce."

(Prior code § 19.08.275 (Ord. 557 § 105(B) (part), 1964))

20.04.126 Cabana.

"Cabana" means any portable, demountable, or permanent cabin, small house, room, enclosure, or other building or structure erected, constructed, or placed on any trailer park site within six feet of any house trailer on the same site in a trailer park and used for human habitation; but said structure shall not be used for sleeping purposes. The special standards of Section 20.68.040 shall apply.

(Prior code § 19.08.280 (Ord. 557 § 105(C) (part), 1964))

20.04.128 Caretaker's residence.

"Caretaker's residence" means the dwelling place attached to a business and occupied by the business owner, manager, or person hired to take care of the business. A caretaker's residence is subordinate to and its use incidental to that of the main use on the same property.

20.04.129 Carport.

"Carport" means a permanent roofed structure with not more than two enclosed sides used or intended to be used for automobile shelter and storage.

(Prior code § 19.08.285 (Ord. 557(C) (part), 1964))

20.04.132 Cellar.

"Cellar" means the same as "basement."

(Prior code § 19.08.290 (Ord. 557(C) (part), 1964))

20.04.135 Cemetery.

"Cemetery" means land used or intended to be used for the burial of the dead and dedicated for such purposes, and includes columbariums, crematoriums, mausoleums, and mortuaries when operated in conjunction with and within the boundaries of such premises.

(Prior code § 19.08.295 (Ord. 557 § 105(C) (part), 1964))

20.04.138 Centerline.

"Centerline" means the same as "street centerline."

(Prior code § 19.08.300 (Ord. 557 § 105(C) (part), 1964))

20.04.141 Child care nursery.

"Child care nursery" means the same as "day nursery."

(Prior code § 19.08.305 (Ord. 557 § 105(C) (part), 1964))

20.04.142 Chiropractic college.

"Chiropractic college" means a postsecondary educational institution (nonprofit corporation) granting the degree of Doctor of Chiropractic.

(Ord. 91-01- 1085)

20.04.144 Church.

"Church" means a permanently located building, commonly used for religious worship, fully enclosed with walls, including windows and doors, and having a roof (canvas or fabric excluded) and conforming to applicable legal requirements affecting design and construction.

(Prior code § 19.08.310 (Ord. 557 § 105(C) (part), 1964))

20.04.147 Cleaning service, coin-operated.

"Coin-operated cleaning service" means any premises whereon are located coin-operated dry-cleaning machines with a capacity not to exceed eight pounds, using nonvolatile materials and providing a service similar to that provided at a self-service launderette.

(Prior code § 19.08.315 (Ord. 557 § 105(C) (part), 1964))

20.04.150 Clinic.

"Clinic" means a place for group medical services not involving overnight housing of patients.

(Prior code § 19.08.320 (Ord. 557 § 105(C) (part), 1964))

20.04.153 Club.

"Club" means an association of persons, whether or not incorporated; religious or otherwise, for a common purpose, but not including groups which are organized primarily to render a service carried on as a business for profit.

(Prior code § 19.08.325 (Ord. 557 § 105(C) (part), 1964))

20.04.155 Cluster.

"Cluster" means a development design technique that concentrates buildings in specific areas on a site to allow the remaining land to be used for recreation, common open space, and preservation of environmentally sensitive features.

(Ord. 86-03-969 § 7, 1986)

20.04.156 College.

"College" means an educational institution offering advanced instruction in any academic field beyond the secondary level, not including trade schools or business colleges.

(Prior code § 19.08.330 (Ord. 557 § 105(C) (part), 1964))

20.04.159 College, trade.

"Trade college" means the same as "trade school."

(Prior code § 19.08.335 (Ord. 557 § 105(C) (part), 1964))

20.04.162 Commerce.

"Commerce" means the purchase, sale, or other transaction involving the handling or disposition (other than that included in "industry" as defined in Section 20.04.408) of any article, substance, or commodity for profit or a livelihood, including operation of automobile or trailer courts, tourist courts and motels, public garages, office buildings, offices of doctors and other professionals, outdoor advertising signs and structures, public stables, recreational and amusement enterprises conducted for profit, shops for the sale of personal services, places where commodities or services are sold or are offered for sale, either by direct handling of merchandise or by agreements to furnish them, but not including dumps and junkyards.

(Prior code § 19.08.340 (Ord. 557 § 105(C) (part), 1964))

20.04.165 Commercial classifications.

Commercial classifications shall be obtained from the latest edition of the Standard Industrial Classification Manual, Executive Office of the President, Bureau of the Budget, on file at the city hall.

(Prior code § 19.08.345 (Ord. 557 § 105(C) (part), 1964))

20.04.168 Commercial office.

"Commercial office" means any administrative or clerical office maintained as a business and any office established by a public service over which this title has jurisdiction.

(Prior code § 19.08.350 (Ord. 557 § 105(C) (part), 1964))

20.04.171 Commission.

"Commission" means the planning commission of the city.

(Prior code § 19.08.030 (Ord. 557 § 105(D), 1964))

20.04.172 Community garden.

"Community garden" means a garden where residents may grow flowers and/or produce for their own use and which is managed by a nonprofit, community organization.

(Ord. 97-02-1216 § 1)

20.04.174 Condominium.

"Condominium" means an estate in real property consisting of an undivided interest in common in a portion of a parcel of real property together with a separate interest in space in a residential, industrial, or commercial building on such real property, such as an apartment, office, or store.

(Ord. 78-11-809 § 1 (part): prior code § 19.08.352)

20.04.177 Condominium conversion.

"Condominium conversion" means the subdivision of an existing or substantially constructed residential, industrial, or commercial building into condominium units.

(Ord. 78-11-809 § 1 (part): prior code § 19.08.353)

20.04.180 Condominium units.

"Condominium units" means the elements of a condominium which are not owned in common with the owners of other condominiums in the project.

(Ord. 78-11-809 § 1 (part): prior code § 19.08.354)

20.04.183 Contiguous.

"Contiguous" means the same as "abut."

(Prior code § 19.08.355 (Ord. 557 § 105(C) (part), 1964))

20.04.186 Convalescent home.

"Convalescent home" means the same as "rest home."

(Prior code § 19.04.360 (Ord. 557 § 105(C) (part), 1964))

20.04.189 Corner cutoff.

"Corner cutoff" means the provision for and maintenance of adequate and safe visibility for vehicular and pedestrian traffic at all intersections of streets, alleys, or private driveways.

(Prior code § 19.08.365 (Ord. 557 § 105(C) (part), 1964))

20.04.192 County recorder.

"County recorder" means the county recorder of the county of Los Angeles.

(Prior code § 19.08.045 (Ord. 557 § 104(G), 1964))

20.04.195 Court.

"Court" means an open, unoccupied space, other than a yard, on the same lot with a building or buildings and bounded on two or more sides by such buildings.

(Prior code § 19.08.370 (Ord. 557 § 105(C) (part), 1964))

20.04.198 Court, apartment.

"Apartment court" means a group of dwellings arranged about two or more sides of a court on a lot which opens onto a dedicated street.

(Prior code § 19.08.375 (Ord. 557 § 105(C) (part), 1964))

20.04.201 Court, enclosed.

"Enclosed court" means a court surrounded on all sides by exterior walls of a building and lot lines on which fences, hedges, or walls are permitted.

(Prior code § 19.08.380 (Ord. 557 § 105(C) (part), 1964))

20.04.204 Court, inner.

"Inner court" means a court enclosed on all sides by the exterior walls of a building or buildings.

(Prior code § 19.08.385 (Ord. 557 § 105(C) (part), 1964))

20.04.207 Court, outer.

"Outer court" means a court enclosed by all but one side by exterior walls of a building or buildings or lot lines on which fences, hedges, or walls are permitted.

(Prior code § 19.08.390 (Ord. 557 § 105(C) (part), 1964))

20.04.210 Coverage.

"Coverage" means the same as "lot coverage."

(Prior code § 19.08.395 (Ord. 557 § 105(C) (part), 1964))

20.04.213 Cul-de-sac.

See Section 20.04.453.

(Prior code § 19.08.400 (Ord. 557 § 105(C) (part), 1964))

20.04.216 Curve lot.

See Section 20.04.456.

(Prior code § 19.08.405 (Ord. 557 § 105(C) (part), 1964))

20.04.219 Dairy, drive-in.

"Drive-in dairy" means a facility for the selling of dairy products only to the consumer while such consumer is occupying a motor vehicle. The special standards of Section 20.68.060 shall apply.

(Prior code § 19.08.412 (Ord. 557 § 105(D) (part), 1964))

20.04.222 Dairy farm.

"Dairy farm" means any place or premises upon which milk is produced for sale or other distribution and where three or more cows or goats, or any combination thereof equalling three or more animals, are kept or maintained for the purpose of producing milk.

(Prior code § 19.08.410 (Ord. 557 § 105(D) (part), 1964))

20.04.225 Datum line.

See Section 20.04.102.

(Ord. 70-1-636 § 3: prior code § 19.08.414)

20.04.228 Day nursery or child care nursery.

"Day nursery" or "child care nursery" means the same as "foster home." The special standards of Section 20.68.050 shall apply.

(Ord. 68-1-629 § 1: prior code § 19.08.415 (Ord. 557 § 105(D) (part), 1964))

20.04.229 Density, dwelling unit.

"Dwelling unit density," with regards to residential zones, means the ratio of the number of dwelling units to the lot area. For purposes of calculating dwelling unit density, the lot area shall be the area of the lot prior to making any dedications, as provided in Section 20.52.070.

(Ord. 83-07-910 § 1)

20.04.231 Director of finance.

"Director of finance" means and includes the duly appointed director of finance of the city, his assistant and deputies.

(Prior code § 19.08.050 (Ord. 557 § 104(H), 1964))

20.04.234 District.

"District" means a zoning district established by this title.

(Prior code § 19.08.417 (Ord. 557 § 105(D) (part), 1964))

20.04.237 Dormitory.

"Dormitory" means a building intended or used principally for sleeping accommodations where such building is related to an educational or public institution, including religious institutions and fraternities and sororities.

(Prior code § 19.08.420 (Ord. 557 § 105(D) (part), 1964))

20.04.240 Drainage channel.

"Drainage channel" means any existing or proposed open ditch, open culvert, or open channel naturally created or designed to transmit water for flood control or irrigation purposes.

(Prior code § 19.08.422 (Ord. 557 § 105(D) (part), 1964))

20.04.243 Driveway.

"Driveway" means any vehicular access to an off-street parking or loading facility. The special standards of Section 20.68.090 shall apply.

(Prior code § 19.08.430 (Ord. 557 § 105(D) (part), 1964))

20.04.246 Dump.

"Dump" means a place used for the disposal, abandonment, or discarding by burial, incineration, or by any other means, of any garbage, sewage, trash, refuse, rubble, waste material, offal, or dead animals. Such use shall involve any industrial or commercial process.

(Prior code § 19.08.432 (Ord. 557 § 105(D) (part), 1964))

20.04.249 Duplex.

"Duplex" means the same as "two-family dwelling."

(Prior code § 19.08.435 (Ord. 557 § 105(D) (part), 1964))

20.04.252 Dwelling.

"Dwelling" means a building or portion thereof designed and used exclusively for residential occupancy and permitted home occupations, including one-family, two-family, and multiple-family dwellings, but not including hotels, motels, boardinghouses or lodginghouses, or trailers except in the T-P district.

(Prior code § 19.08.438 (Ord. 557 § 105(D) (part), 1964))

20.04.255 Dwelling group.

"Dwelling group" means two or more dwellings located on a single lot and each having separate kitchen and toilet facilities.

(Prior code § 19.08.448 (Ord. 557 § 105(D) (part), 1964))

20.04.258 Dwelling, multiple.

"Multiple dwelling" means a building or buildings designed and used for occupancy by two or more families, all living independently of each other, and having separate kitchen and toilet facilities for each family.

(Prior code § 19.08.440 (Ord. 557 § 105(D) (part), 1964))

20.04.261 Dwelling, one-family.

"One-family dwelling" means a detached building designed or used exclusively for the occupancy of one family, and having kitchen and toilet facilities for only one family.

(Prior code § 19.08.442 (Ord. 557 § 105(D) (part), 1964))

20.04.263 Dwelling, townhouse.

"Townhouse dwelling" means a one-family dwelling where no unit is located over another unit and where each unit is separated from other units by one or more common walls.

(Ord. 86-03-969 § 6, 1986)

20.04.264 Dwelling, two-family.

"Two-family dwelling" means a building designed or used exclusively for the occupancy of two families living independently of each other and having separate kitchen and toilet facilities for each family.

(Prior code § 19.08.445 (Ord. 557 § 105(D) (part), 1964))

20.04.267 Dwelling unit.

"Dwelling unit" means one or more rooms in a dwelling, apartment house, or apartment hotel designed for or occupied by one family for living or sleeping purposes and having only one kitchen and separate toilet facilities.

(Prior code § 19.08.450 (Ord. 557 § 105(D) (part), 1964))

20.04.270 Easement.

"Easement" means a space on a lot or parcel of land reserved for or used for public utilities or for an approved and specified public or private use. The special standards of Section 20.68.100 shall apply.

(Prior code § 19.08.452 (Ord. 557 § 105(E) (part), 1964))

20.04.273 Educational institutions.

"Educational institutions" means public and other nonprofit institutions conducting regular academic instruction at preschool, kindergarten, elementary, secondary, and collegiate levels, and including graduate schools, universities, nonprofit research institutions, and religious institutions.

A. Such institutions must either:

1. Offer general academic instruction equivalent to the standards prescribed by the State Board of Education; or
2. Confer degrees as a college or university of undergraduate or graduate standing; or
3. Conduct research; or
4. Give religious instruction.

B. This definition does not include schools, academies, or institutes, incorporated or otherwise, which operate for a profit; nor does it include commercial or trade schools.

(Prior code § 19.08.455 (Ord. 557 § 105(E) (part), 1964))

20.04.275 Emergency shelter.

"Emergency shelter" means housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of inability to pay. (Ord. 2014-01-1467 § 1)

20.04.276 Engineer.

"City engineer" means the city engineer of the city of Signal Hill.

(Prior code § 19.08.060 (Ord. 557 § 104(J), 1964))

20.04.279 Explosives.

"Explosives" means any explosive substance having a power equal to or greater than that of ordinary black powder, including but not limited to blasting caps; detonating, fulminating, or electric caps; gun powder and dynamite; but does not include fixed ammunition for small arms.

(Prior code § 19.08.458 (Ord. 557 § 105(E) (part), 1964))

20.04.282 Family.

"Family" means one or more persons living together as a single housekeeping unit in a dwelling unit.

(Prior code § 19.08.460 (Ord. 2014-08-1471 § 1 (part); Ord. 557 § 105(F) (part), 1964))

20.04.285 Feedlot or feed yard.

"Feedlot" or "feed yard" means a lot or portion of a lot used for the enclosing and fattening of livestock for market, and not operated in connection with a bona fide farm.

(Prior code § 19.08.463 (Ord. 557 § 105(F) (part), 1964))

20.04.288 Federal.

"Federal" means the government of the United States of America.

(Prior code § 19.08.055 (Ord. 557 § 104(I), 1964))

20.04.291 Fence.

"Fence" means any structural device forming a physical barrier which is so constructed that not less than fifty percent of the vertical surface is open to permit the transmission of light, air, and vision through the surface in a horizontal plane. (For board or other solid barriers, see Section 20.04.771.) The special standards of Section 20.68.110 shall apply.

(Prior code § 19.08.465 (Ord. 557 § 105(F) (part), 1964))

20.04.294 Filling station.

"Filling station" means the same as "automotive service station."

(Prior code § 19.08.468 (Ord. 557 § 105(F) (part), 1964))

20.04.297 Flood-control channel.

"Flood-control channel" means the same as "drainage channel."

(Prior code § 19.08.470 (Ord. 557 § 105(F) (part), 1964))

20.04.300 Floor area.

Wherever "floor area" is used in this title as a basis for requiring off-street parking for any structure, it shall be assumed that, unless otherwise stated, said floor area applies not only to the groundfloor area but also to any additional stories or basement of said structure. All horizontal dimensions shall be taken from the exterior faces of walls, including enclosed porches.

(Prior code § 19.08.472 (Ord. 557 § 105(F) (part), 1964))

20.04.301 Food Truck Event.

"Food truck event" means a temporary or reoccurring event that takes place on private property involving patrons of one or more mobile food trucks, or mobile food facilities as defined by the County Code of the County of Los Angeles. In addition, the special standards of SHMC Section 20.66.250 shall apply.

(Ord. 2011-09-1432 § 1, 2011)

20.04.302 Fortunetelling business.

"Fortunetelling business" means the acts of prophesying or predicting future events or happenings affecting the personal life of another, or the furnishing of any information not otherwise obtainable by the ordinary process of knowledge gained through scientific methods, through the use of any occult or psychic power, faculty or force; clairvoyance; clairaudience; psychometry; phrenology; spirits; mediumship; seership; augury; astrology; palmistry, necromancy; mind reading; telepathy; art; cards; talisman; charm; potion; magnetism; magnetized article or substance; crystal gazing; spirit photography, writing, voices or materialization; etherialization; mysteries; or magic of any kind or nature, when such acts are carried on for compensation or consideration of any kind or nature; provided, that "fortunetelling business" does not include entertainment activities held in a public place and pursuant to which demonstrations of mind reading, mental telepathy, thought conveyance, or horoscopic readings are made in the presence of and within the hearing of a group of persons; provided, that no questions are answered as a part of such demonstrations except in such a manner as to permit all persons present at the public place to hear the answers, career counseling, the practice of law, journalism, psychiatry, or the buying and selling of securities.

(Ord. 2011-09-1432 § 2, 2011; Ord. 86-08-978 § 1 (part))

20.04.303 Foster home.

"Foster home" means any building or facility which provides care for children or ambulatory, aged persons and includes child care nurseries, day nurseries, nursery schools, rest homes, homes for the aged or infirm, and any other uses similar thereto. The special standards of Section 20.68.050 shall apply.

(Ord. 68-10-629 § 2: prior code § 19.08.473)

20.04.306 Freeway.

"Freeway" means a highway, including ingress and egress ramps and roadways, in respect to which the owners of abutting lands have no right or easement of access to or from their abutting lands or in respect to which such owners have only limited or restricted right or easement of access, and which is declared to be a freeway in compliance with the Streets and Highways Code of the State of California, or is officially declared to be such by the city.

(Prior code § 19.08.475 (Ord. 557 § 105(F) (part), 1964))

20.04.307 Freight terminal.

See "Trucking yard."

(Ord. 2006-05-1359 § 3)

20.04.309 Frontage.

"Frontage" means that portion of a parcel of property which abuts a dedicated public street or highway.

(Prior code § 19.08.478 (Ord. 557 § 105(F) (part), 1964))

20.04.312 Frontage street, service road, or outer highway.

"Frontage street," "service road," or "outer highway" means those roads which parallel freeways, expressways, or important highways and providing for access to abutting property or for circulation, and being separated from the highway by a dividing strip.

(Prior code § 19.08.480 (Ord. 557 § 105(F) (part), 1964))

20.04.315 Garage, common.

"Common garage," when utilized in relation to the regulation for tandem parking, means a detached accessory building or a portion of a main building on the same lot for the parking or temporary storage of vehicles. A common garage shall enclose the parking spaces required for more than one dwelling unit, but shall not include any interior partitions separating the parking spaces for individual dwelling units.

(Ord. 78-4-790 § 2: prior code § 19.08.484)

20.04.318 Garage, private.

"Private garage" means a detached accessory building or a portion of a main building on the same lot for the parking or temporary storage of vehicles.

(Prior code § 19.08.485 (Ord. 557 § 105(G) (part), 1964))

20.04.321 Garage, public.

"Public garage" means any garage other than a private garage.

(Prior code § 19.08.488 (Ord. 557 § 105(G) (part), 1964))

20.04.324 Garage, repair.

"Repair garage" means a building other than a private garage used for the care, repair, or equipment of automobiles or where such vehicles are parked or stored for remuneration, hire, or sale.

(Prior code § 19.08.490 (Ord. 557 § 105(G) (part), 1964))

20.04.327 Garage, storage.

"Storage garage" means any premises used exclusively for the storage of vehicles.

(Prior code § 19.08.492 (Ord. 557 § 105(G) (part), 1964))

20.04.330 Garbage.

"Garbage" means any waste food material of any animal or vegetable nature, including that which may be used for the fattening of livestock.

(Prior code § 19.08.495 (Ord. 557 § 105(G) (part), 1964))

20.04.333 Golf course.

"Golf course" means a lot or portion of a lot used for the playing of golf, including pitch and putt courses, but does not include driving ranges, miniature golf courses, or other similar commercial enterprises.

(Prior code § 19.08.498 (Ord. 557 § 105(G) (part), 1964))

20.04.336 Grade.

"Grade" means the gradient; the rate of incline or decline expressed as a percent. For example, a rise of twenty-five feet in a horizontal distance of one hundred feet would be expressed as a grade of twenty-five percent. See also Section 20.04.672.

(Prior code § 19.08.500 (Ord. 557 § 105(G) (part), 1964))

20.04.339 Grade, finished.

"Finished grade" means the final elevations of the ground on a lot or public right-of-way following the completion of any grading or construction work. Ground elevations shall be delineated in feet above or below a city-recognized datum point as noted on the city's official topographic maps on file in the city hall.

(Prior code § 19.08.501 (Ord. 582 § 1(1)(b) (part), 1965: Ord. 557 § 105 (part), 1964))

20.04.342 Grade, natural.

"Natural grade" means the ground elevations existing on a parcel of property or public right-of-way as delineated on the city's official topographic maps. Said maps have been prepared by photogrammetric methods on June 29, 1960, and are on file in the city hall.

(Prior code § 19.08.502 (Ord. 582 § 1(1)(b) (part), 1965: Ord. 557 § 105 (part), 1964))

20.04.345 Greenhouse.

"Greenhouse" means a building or structure constructed chiefly of glass, glass-like translucent material, cloth or lath, which is devoted to the protection or cultivation of flowers or other tender plants. The special standards of Section 20.68.120 shall apply.

(Prior code § 19.08.503 (Ord. 557 § 105(G) (part), 1964))

20.04.346 Grocery store.

Grocery store means a dealer who predominantly sells staple foodstuffs, meats, produce, dairy products and household supplies. Stores also typically sell baked goods, pharmaceutical products, flowers, alcoholic beverages like wine, beer and spirits, magazines and books, DVDs and pet supplies. Grocery stores may also lease space or enter into franchise agreements or partnerships with third party vendors like coffee, fast food or banking services.

(Ord. 2008-03-1379 § 1, 2008)

20.04.348 Group houses.

"Group houses" means two or more separate buildings, each containing one or more dwelling units.

(Prior code § 19.08.505 (Ord. 557 § 105(G) (part), 1964))

20.04.351 Guest.

"Guest" means any transient person who occupies a room for sleeping purposes.

(Prior code § 19.08.508 (Ord. 557 § 105(G) (part), 1964))

20.04.354 Guest home.

"Guest home" means the same as "rest home."

(Prior code § 19.08.510 (Ord. 557 § 105(G) (part), 1964))

20.04.357 Guesthouse.

"Guesthouse" means the same as "accessory living quarters."

(Prior code § 19.08.512 (Ord. 557 § 105(G) (part), 1964))

20.04.360 Guest room.

"Guest room" means a room which is designed to be occupied by one or more guests for sleeping purposes, having no kitchen facilities. "Guest room" does not include dormitories.

(Prior code § 19.08.515 (Ord. 557 § 105(G) (part), 1964))

20.04.361 Gymnastics academy.

"Gymnastics Academy" means a facility or school for teaching or training of gymnastics, not including health club or racquetball club.

(Ord. 2008- 11-1391 § 2; Ord. 85-12-968 § 3)

20.04.363 Half story.

"Half story" means a space under a gable, hip, gambrel, mansard, or other sloping roof where the useable floor area does not exceed fifty percent of the total floor area of the floor below, subject to applicable requirements for livable area contained in Chapter 15.04 of this code.

(Ord. 84-08-932 § 1: prior code § 19.08.518 (Ord. 557 § 105(H) (part), 1964))

20.04.364 Hardscape.

"Hardscape" means paved or installed materials both permeable and non-permeable such as concrete, grasscrete, pavers, asphalt, or a combination of such materials. (Ord. 2015-11-1481 § 3)

20.04.365 Health club.

"Health club" means a commercial facility providing instruction or equipment designed to promote or improve the health of the clients including reducing salon and racquetball clubs.

(Ord. 85-12-968 § 4)

20.04.366 Hedge.

"Hedge" means a plant or series of plants, shrubs, or other landscape material so arranged as to form a physical barrier or enclosure.

(Prior code § 19.08.520 (Ord. 557 § 105(H) (part), 1964))

20.04.369 Height of building.

See Section 20.04.102.

(Prior code § 19.08.522 (Ord. 557 § 105(H) (part), 1964))

20.04.372 Heliport.

"Heliport" means the same as "airport."

(Prior code § 19.08.525 (Ord. 557 § 105(H) (part), 1964))

20.04.375 Highway setback line.

"Highway setback line" means the future right-of-way line or plan lines of any highway as shown on the Official General Plan of the City of Signal Hill. A yard abutting such a highway shall be measured from this future right-of-way line.

(Prior code § 19.08.528 (Ord. 557 § 105(H) (part), 1964))

20.04.378 Hog ranch.

"Hog ranch" means any premises where three or more weaned hogs are kept.

(Prior code § 19.08.530 (Ord. 557 § 105(H) (part), 1964))

20.04.381 Home for the aged.

"Home for the aged" means the same as "rest home."

20.04.384 Home occupation.

"Home occupation" means any use customarily conducted entirely within a dwelling and carried on by the inhabitants thereof, which use is clearly incidental and secondary to the use of the structure for dwelling purposes and which use does not change the character thereof.

A. Home occupations may include the following:

1. Consultive professional occupations whose function is one of rendering a service and does not involve the dispensation of goods or products;
2. The selling or otherwise disposing of agricultural services and products produced on the premises;
3. Secondary business offices where the business has its principal office, staff, and equipment located elsewhere;
4. The giving of music lessons, and similar occupations;
5. The home office of a salesman when all sales are done by written order with no commodities or displays on the premises;
6. Drafting, designing, and the like, using only the normal drafting equipment.

B. The following criteria shall apply for the determination of a home occupation:

1. There shall be no employment of help other than the members of the resident family.
2. There shall be no use of material or mechanical equipment not recognized as being part of normal household or hobby uses.
3. There shall be no sales of products or services not produced on the premises.
4. The use shall not generate pedestrian or vehicular traffic beyond that normal to the district in which it is located.
5. It shall not involve the use of commercial vehicles for delivery of materials to or from the premises, other than a vehicle not to exceed one ton, owned by the operator of such home occupations, which shall be stored in an entirely enclosed garage.
6. There shall be no excessive or unsightly storage of materials or supplies, indoor or outdoor, for purposes other than those permitted in the district.
7. It shall not involve the use of signs or structures other than those permitted in the district of which it is a part.
8. Not more than one room in the dwelling shall be employed for the home occupation.
9. In no way shall the appearance of the structure be so altered or the conduct of the occupation within the structure be such that the structure may be reasonably recognized as serving a nonresidential use either by color, materials or construction, lighting, signs, sounds or noises, vibrations, etc.
10. There shall be no use of utilities or community facilities beyond that normal to the use of the property for residential purposes as defined in the district.
11. No medical marijuana dispensary (including mobile delivery services) shall operate as a home occupation.
12. No medical marijuana cultivation shall operate as a home occupation. (Prior code § 19.08.535 (Ord. 2016-01-1484 § 1 (part); Ord. 2011-04-1424 § 10; Ord. 557 § 105(H) (part), 1964))

20.04.387 Hospital.

"Hospital" means any building or facility used for the inpatient or overnight accommodation and medical care of sick, injured, or infirm persons and includes convalescent hospital, psychiatric hospital, sanitarium, nursing home, maternity home, alcoholic sanitarium, institution for the cure of drug addicts, and similar uses as determined by the planning commission.

20.04.390 Hospital, animal.

See Section 20.04.045.

(Prior code § 19.08.540 (Ord. 557 § 105(H) (part), 1964))

20.04.393 Hotel.

"Hotel" means one or more buildings in which there are guestrooms where transient lodging, with or without meals, is provided to overnight guests for a period of twenty-eight or fewer consecutive days, for compensation, with access provided through a common entrance, lobby or hallway, and where no provision is made for cooking in any individual room or suite; provided, that the "hotel" may include a building in which there is one dwelling unit for nontransient use of a resident manager; but the term "hotel" shall not include jails, hospitals, asylums, sanitariums, orphanages, prisons, detention homes and similar buildings where persons are housed or detained under legal restraint or for treatment.

(Ord. 85-11-963 § 2: prior code § 19.08.543 (Ord. 557 § 105(H) (part), 1964))

20.04.396 House court.

"House court" means the same as "bungalow court."

(Prior code § 19.08.545 (Ord. 557 § 105(H) (part), 1964))

20.04.399 Household pet.

"Household pet" means any domesticated animal normally kept as a pet.

(Prior code § 19.08.550 (Ord. 557 § 105(H) (part), 1964))

20.04.402 House trailer.

"House trailer" means the same as "residential trailer."

(Prior code § 19.08.548 (Ord. 557 § 105(H) (part), 1964))

20.04.405 Industrial classifications.

"Industrial classifications" means that, when a use is listed as permitted, permitted subject to conditions, or is expressly prohibited, the use shall be as defined in the latest edition of the Standard Industrial Classification Manual, Executive Office of the President, U.S. Bureau of the Budget, on file at the city hall.

(Prior code § 19.08.552 (Ord. 557 § 105(I) (part), 1964))

20.04.408 Industry.

"Industry" means the manufacture, fabrication, processing, assembly, reduction or destruction of any article, substance or commodity, or any other treatment thereof in such a manner as to change the form, character, or appearance thereof, and including storage elevators, truck storage yards, warehouses, wholesale storage and other similar types of enterprise.

(Prior code § 19.08.555 (Ord. 557 § 105(I) (part), 1964))

20.04.411 Intent and purpose.

"Intent and purpose" means that the commission and council, by the adoption of this title, have made a finding that the health, safety, and welfare of the community will be served by the creation of the district and by the regulations prescribed in this title.

(Prior code § 19.08.558 (Ord. 105(I) (part), 1964))

20.04.414 Junk.

"Junk" means any wornout, castoff, or discarded article or material which is ready for destruction or has been collected or stored for salvage or conversion to some use. Any article or material which, unaltered or unchanged and without further reconditioning, can be used for its original purpose as readily as when new, shall not be considered junk.

(Prior code § 19.08.560 (Ord. 557 § 105(J) (part), 1964))

20.04.417 Junkyard.

"Junkyard" means any lot, or the use of any portion of a lot, for the dismantling of machinery, not including motor vehicles, or for the storage or keeping for sale of parts and equipment resulting from such dismantling or wrecking, or for the storage or keeping of junk, including scrap metals or other scrap materials, with no burning permitted. For motor vehicles, see Section 20.04.066.

(Prior code § 19.08.562)

20.04.420 Kennel.

"Kennel" means any lot or premises on which four or more dogs and/or cats at least four months of age are cared for during the day, boarded overnight, or trained inside an enclosed building.

(Prior code § 19.08.565 (Ord. 557 § 105(K) (part), 1964); Ord. 2012-02-1443 § 1, 2012)

20.04.423 Kitchen.

"Kitchen" means any room or area intended or designed to be used or maintained for the cooking, storing, and preparation of food.

(Prior code § 19.08.568 (Ord. 557 § 105(K) (part), 1964))

20.04.426 Landscaping and landscape materials.

"Landscaping" and "landscape materials" means the planting and maintenance of some combination of trees, shrubs, vines, groundcovers, flowers, or lawns and, in addition, the combination or design may include natural materials or features such as bark, mulch, rock, stone, and structural features including fountains, reflecting pools, artwork, screens, walls, fences, and benches. The combination of plant and natural materials shall be consistent with the "Sufficient Plant Materials" Exhibit pursuant to Chapter 8.12, entitled "Nuisances," Section 8.12.010(R)5. (Prior code § 19.08.570 (Ord. 2015-11-1481 § 4; Ord. 557 § 105(L) (part), 1964))

20.04.427 Licensed group home.

"Licensed Group Home" means a group home housing six or fewer persons that is licensed by the State of California under the provisions of the Health and Safety Code.

(Ord. 2014-08-1471 § 1 (part))

20.04.429 Loading.

"Loading" means the removal or placement of any commodity in, on, or from a vehicle of any type.

(Prior code § 19.08.572 (Ord. 105(L) (part), 1964))

20.04.432 Loading space.

"Loading space" means an off-street space or berth on the same lot with a main building, or contiguous to a group of buildings, for the temporary parking of commercial vehicles while loading or unloading, and which abuts a street, alley, or other appropriate means of ingress and egress.

(Prior code § 19.08.575 (Ord. 557 § 105(L) (part), 1964))

20.04.435 Local street or local highway.

"Local street" or "local highway" means a street or road primarily for service to abutting property.

(Prior code § 19.08.578 (Ord. 557 § 105(L) (part), 1964))

20.04.438 Lodginghouse.

"Lodginghouse" means the same as "boardinghouse."

(Prior code § 19.08.580 (Ord. 557 § 105(L) (part), 1964))

20.04.441 Lot.

"Lot" has the following meanings:

- A. A parcel of land with a separate and distinct number or other designation shown on a plat recorded in the office of the county recorder; or
- B. A parcel of land delineated on an approved record of survey, lot split, or subparceling map, as filed in the office of the county recorder, and abutting at least one public street or right-of-way; or
- C. A parcel of land containing not less area than required by the district in which it is located, abutting and having vehicular access to at least one public street or right-of-way and held under separate ownership from adjacent property.

(Prior code § 19.08.582 (Ord. 557 § 105(L) (part), 1964))

20.04.444 Lot area.

"Lot area" means the total of the area, measured in a horizontal plane, within the lot line of a lot.

(Prior code § 19.08.615 (Ord. 557 § 105(L) (part), 1964))

20.04.447 Lot, corner.

"Corner lot" means a lot located at the intersection or interception of two or more streets at an angle of not more than one hundred twenty degrees. If the angle is greater than one hundred twenty degrees, the lot shall be considered an interior lot.

(Prior code § 19.08.585 (Ord. 557 § 105(L) (part), 1964))

20.04.450 Lot coverage.

"Lot coverage" means that portion of a lot or building site which is occupied by any building or structure, excepting paved areas, walks, and swimming pools, regardless of whether the building or structure is intended for human occupancy.

(Prior code § 19.08.618 (Ord. 557 § 105(L) (part), 1964))

20.04.453 Lot, cul-de-sac.

"Cul-de-sac lot" means a lot fronting on, or with more than one-half of its lot width fronting on, the turnaround end of a cul-de-sac street.

(Prior code § 19.08.590 (Ord. 557 § 105(L) (part), 1964))

20.04.456 Lot, curve.

"Curve lot" means a lot fronting on the outside curve of the right-of-way of a curved street, which street has a centerline radius of two hundred feet or less.

(Prior code § 19.08.593 (Ord. 557 § 105(L) (part), 1964))

20.04.459 Lot depth.

"Lot depth" means the horizontal distance between the front and rear lot lines measured in the mean direction of the side lot lines.

(Prior code § 19.08.620 (Ord. 557 § 105(L) (part), 1964))

20.04.462 Lot, flat.

"Flat lot" means any lot with a slope of less than ten percent as calculated from the high and low points from the front property line to the rear property line.

(Ord. 70-1-636 § 4: prior code § 19.08.594)

20.04.465 Lot, interior.

"Interior lot" means a lot other than a corner lot.

(Prior code § 19.08.595 (Ord. 557 § 105(L) (part), 1964))

20.04.468 Lot, key.

"Key lot" means any lot where the side property line abuts the rear property line of one or more lots, and where said lot is not separated by an alley or any other public way.

(Prior code § 19.08.598 (Ord. 557 § 105(L) (part), 1964))

20.04.471 Lot line.

"Lot line" means any line bounding a lot as defined in Section 20.04.441.

(Prior code § 19.08.602 (Ord. 557 § 105(L) (part), 1964))

20.04.474 Lot line, front.

"Front lot line" means the property line abutting a street. The special standards of Section 20.66.170 shall apply.

(Prior code § 19.08.605 (Ord. 557 § 105(L) (part), 1964))

20.04.477 Lot line, rear.

"Rear lot line" means a lot line, not abutting a street, which is opposite and most distant from the front lot line. The special standards of Section 20.68.150 shall apply.

(Prior code § 19.08.608 (Ord. 557 § 105(L) (part), 1964))

20.04.480 Lot line, side.

"Side lot line" means any lot line not a front lot line or rear lot line. The special standards of Section 20.68.160 shall apply.

(Prior code § 19.08.610 (Ord. 557 § 105(L) (part), 1964))

20.04.483 Lot, nonconforming.

"Nonconforming lot" means a parcel of land having less area than that required in the district in which it is located.

(Prior code § 19.08.600 (Ord. 557 § 105(L) (part), 1964))

20.04.486 Lot of record.

"Lot of record" means a lot held in separate ownership as shown on the records of the county recorder at the time of the passage of an ordinance or regulation establishing the zoning district in which the lot is located.

(Prior code § 19.08.622 (Ord. 557 § 105(L) (part), 1964))

20.04.489 Lot, reversed corner.

"Reversed corner lot" means a corner lot, the side line of which is substantially a continuation of the front lot lines of the lots to its rear, whether across an alley or not.

(Prior code § 19.08.588 (Ord. 557 § 105(L) (part), 1964))

20.04.492 Lot, sloped.

"Sloped lot" means any lot with a slope of ten percent or more, as calculated from the high and low points from the front property line to the rear property line.

(Ord. 70-1-636 § 5: prior code § 19.08.612)

20.04.495 Lot, through.

"Through lot" means a lot having frontage on two dedicated streets, not including a corner or reversed corner lot. The special standards of Section 20.68.130 shall apply.

(Prior code § 19.08.613 (Ord. 557 § 105(L) (part), 1964))

20.04.498 Lot width.

"Lot width" means the average horizontal distance between the side lot lines, measured at right angles to the lot depth at the front

building setback line.

(Prior code § 19.08.625 (Ord. 557 § 105(L) (part), 1964))

20.04.501 Major street or major highway.

"Major street" or "major highway" means a highway with intersections at grade and on which partial control of access and geometric design and traffic-control measures are used to expedite the safe movement of through traffic. Major streets or major highways are designated on the official plan of the city.

(Prior code § 19.08.630 (Ord. 557 § 105(M) (part), 1964))

20.04.504 Marquee.

"Marquee" means a permanent roofed structure attached to and supported by the building and projecting over a public right-of-way.

(Prior code § 19.08.635 (Ord. 557 § 105(M) (part), 1964))

20.04.505 Medical marijuana dispensary.

"Medical marijuana dispensary" means any for-profit or not-for-profit facility or location, whether permanent or temporary, where the owner(s) or operator(s) intends to or does possess and distribute marijuana, or allows others to possess and distribute marijuana, to more than one (1) person such as a qualified patient, primary caregiver, or a person with an identification card issued in accordance with California Health and Safety Code Sections 11362.5, et seq. A "medical marijuana dispensary" includes a "collective" or "cooperative" as described in Health and Safety Code Section 11362.775 and includes an establishment that delivers marijuana to offsite locations. A "medical marijuana dispensary" shall not include the following uses, provided that the location of such uses is permitted by the Signal Hill Municipal Code and that the uses comply with all applicable state laws including Health and Safety Code Section 11362.5 et seq.: a clinic licensed pursuant to Chapter 1 of Division 2 of the Health and Safety Code, a health care facility licensed pursuant to Chapter 2 of Division 2 of the Health and Safety Code, a residential care facility for persons with chronic life-threatening illness licensed pursuant to Chapter 3.01 of Division 2 of the Health and Safety Code, a residential care facility for the elderly licensed pursuant to Chapter 3.2 of Division 2 of the Health and Safety Code, a residential hospice or a home health agency licensed pursuant to Chapter 8 of Division 2 of the Health and Safety Code. (Ord. 2016-01- 1484 § 1 (part); Ord. 2011-04-1424 § 1, 2011)

20.04.507 Medical office.

"Medical office" means any building or portion of a building used or intended to be used as an office for the practice of any type of medicine, including chiropractics or dentistry. It shall also include clinics of a medical or dental nature.

(Prior code § 19.08.640 (Ord. 557 § 105(M) (part), 1964))

20.04.510 Medical or dental clinic.

"Medical or dental clinic" means the same as "medical office."

(Prior code § 19.08.643 (Ord. 557 § 105(M) (part), 1964))

20.04.513 Mental health facility.

"Mental health facility" means the same as "hospital."

(Ord. 68-10-629 § 4: prior code § 19.08.644)

20.04.516 Mobile home.

"Mobile home" means a vehicle without motive power, designed or used for human habitation, and constructed to travel on the public thoroughfares in accordance with the provisions of the Vehicle Code of the state or to be placed on a permanent foundation for long-term occupancy if built to the specifications of the National Housing and Construction Safety Standards Act of 1976 and issued an insignia of approval from the State Department of Housing and Community Development or the U.S. Department of Housing and Urban Development. Mobile homes placed on permanent foundations are exempt from vehicle license fees and must surrender vehicle license plates, certificate of ownership and certificate of registration to the Department of Motor Vehicles.

(Ord. 82-2-888 § 1: prior code § 19.08.645 (Ord. 557 § 105(M) (part), 1964))

20.04.517 Model home.

"Model home" means a dwelling unit or units, with or without office fixtures for sales, rental, or leasing personnel, and open to the public, for the purpose of displaying and promoting the sale, lease, or rental of ten or more dwelling units to be constructed, under construction, or constructed in conjunction with the model home unit.

(Ord. 92-10-1132 § 1)

20.04.519 Model studio.

See subsection C of Section 20.04.018.

20.04.522 Movie, drive-in.

"Drive-in movie" means any lot or portion of a lot used for the parking of automobiles for the purpose of the occupants viewing a motion picture or other entertainment. The special standards of Section 20.68.070 shall apply.

(Prior code § 19.08.425 (Ord. 557 § 105(D) (part), 1964))

20.04.525 Motel.

"Motel" means a building or group of buildings containing guestrooms where transient lodging, with or without meals, is provided to overnight guests for a period of twenty-eight or fewer consecutive days, for compensation, with automobile space provided therewith and where no provision is made for cooking in the guestrooms; the term "motel" shall also include auto cabins, motor courts, motor-hotels and similar designations. There may be one dwelling in a motel which may be used for nontransient purposes by a resident manager.

(Ord. 85-11-963 § 1: Ord. 82-2-887 § 1: prior code § 19.08.648 (Ord. 557 § 105(M) (part), 1964))

20.04.528 Nonconforming lot.

"Nonconforming lot" means a lot, the area, dimensions or location of which was lawful prior to the adoption, revision or amendment of the zoning ordinance, but which fails by reason of such adoption, revision or amendment to conform to the present requirements of the zoning district.

(Ord. 88-12-1023 § 2: prior code § 19.08.650 (Ord. 557 § 105(N) (part), 1964))

20.04.529 Nonconforming sign.

"Nonconforming sign" means a sign which was erected legally but which does not comply with present sign restrictions and regulations.

(Ord. 88-12-1023 § 3)

20.04.530 Nonconforming structure.

"Nonconforming structure" means a structure or building the size, dimensions or location of which was lawful prior to the adoption, revision or amendment to the zoning ordinance, but which fails by reason of such adoption, revision or amendment, to conform to the present requirements of the zoning district.

(Ord. 88-12-1023 § 4)

20.04.531 Nonconforming use.

"Nonconforming use" means a use or activity which was lawful prior to the adoption, revision or amendment of a zoning ordinance, but which fails, by reason of such adoption, revision or amendment, to conform to the present requirements of the zoning district.

(Ord. 88-12-1023 § 5: prior code § 19.08.652 (Ord. 557 § 105(N) (part), 1964))

20.04.534 Nursery school.

"Nursery school" means the same as "day nursery."

(Prior code § 19.08.655 (Ord. 557 § 105(N) (part), 1964))

20.04.537 Nursing home.

"Nursing home" means the same as "hospital."

(Prior code § 19.08.658 (Ord. 557 § 105(N) (part), 1964))

20.04.540 Official plan lines.

"Official plan lines" means the same as "highway setback lines."

(Prior code § 19.08.660 (Ord. 557 § 105(O) (part), 1964))

20.04.543 Oil production.

"Oil production" includes the definitions and provisions set forth in Title 16.

(Prior code § 19.08.662 (Ord. 557 § 105(O) (part), 1964))

20.04.546 Ordinance.

"Ordinance" means an ordinance of the city.

(Prior code § 19.08.665 (Ord. 557 § 105(O) (part), 1964))

20.04.549 Outdoor advertising.

"Outdoor advertising" includes the definitions of "advertising structure," "sign," and "billboard."

(Prior code § 19.08.668 (Ord. 557 § 105(O) (part), 1964))

20.04.552 Parcel of land.

"Parcel of land" means a contiguous quantity of land in the possession of, or owned by, or recorded as the property of the same claimant or person.

(Prior code § 19.08.670 (Ord. 557 § 105(P) (part), 1964))

20.04.555 Parking area, private.

"Private parking area" means an area, other than a street, used for the parking of automotive vehicles capable of moving under their own power and restricted from general public use, but does not include parking provided for residential uses unless such parking provides spaces for more than four cars.

(Prior code § 19.08.672 (Ord. 557 § 105(P) (part), 1964))

20.04.558 Parking area, public.

"Public parking area" means an area, other than a private parking area or street, used for the parking of vehicles capable of moving under their own power, either free or for remuneration.

(Prior code § 19.08.675 (Ord. 557 § 105(P) (part), 1964))

20.04.561 Parking area, residential.

"Residential parking area" means an area, other than a street, located on the subject lot for the parking of vehicles owned by the residents of such lot.

(Prior code § 19.08.678 (Ord. 557 § 105 (P) (part), 1964))

20.04.564 Parking district.

(Reserved)

20.04.567 Parking space, automobile.

"Automobile parking space" means an area, other than a street or alley, reserved for the parking of an automobile.

(Prior code § 19.08.683 (Ord. 557 § 105(P) (part), 1964))

20.04.570 Parking space, tandem.

"Tandem parking space" means an off-street parking stall arrangement, not more than two spaces in depth, wherein one space is located directly in front of another space and requires the moving of the rear vehicle in order for another vehicle to enter or leave the forward space. See Section 20.04.720 for "tandem parking access."

(Ord. 78-4-790 § 3: prior code § 19.08.684)

20.04.572 Pay phones.

"Pay phones" means any telephone designated for public use and operated by coin, credit card, or other method of payment. The regulations contained in Section 20.20.020 (II) shall apply.

(Ord. 98-12-1243 § 5 (part))

20.04.573 Patio covers.

"Patio covers" mean one-story structure with a solid roof that may be enclosed as provided by the Uniform Building Code.

(Ord. 2001-06-1285 § 1: Ord. 83-03-904 § 1 (part): prior code § 19.08.685 (Ord. 557 § 105(P) (part), 1964))

20.04.574 Patio covers-Open trellis.

"Patio covers - open trellis" means a decorative one-story structure with unenclosed roof and sides.

(Ord. 2001-06-1285 § 2)

20.04.576 Petroleum bulk plant.

"Petroleum bulk plant" means a local wholesale distribution facility designed to serve the needs of the surrounding area.

(Prior code § 19.08.690 (Ord. 557 § 105(P) (part), 1964))

20.04.579 Pharmacy or prescription pharmacy.

"Pharmacy" or "prescription pharmacy" means a retail store engaged in, and limited to, the sale of prescription drugs, patent medicines, and surgical supplies.

(Prior code § 19.08.693 (Ord. 557 § 105(P) (part), 1964))

20.04.582 Planned unit development.

"Planned unit development" means a neighborhood residential development under common ownership which is designed and built as a planned unit.

(Prior code § 19.08.825 (Ord. 557 § 105(U) (part), 1964))

20.04.585 Porte cochere.

"Porte cochere" means an accessory structure open on three sides and attached to the side or front of a building through which cars pass and which is established for the convenient loading and unloading of passengers from an automobile.

(Prior code § 19.08.695 (Ord. 557 § 105(P) (part), 1964))

20.04.588 Professional office.

"Professional office" means any building or portion of a building used or intended to be used as an office for a doctor, lawyer, architect, engineer, land surveyor, optometrist, dentist, accountant, and other similar professions.

(Prior code § 19.08.698 (Ord. 557 § 105(P) (part), 1964))

20.04.591 Property line.

"Property line" means the same as "lot line."

(Prior code § 19.08.700 (Ord. 557 § 105(P) (part), 1964))

20.04.594 Provisions.

"Provisions" means all regulations and requirements referred to in the text.

(Prior code § 19.08.703 (Ord. 557 § 105(P) (part), 1964))

20.04.597 Quarry.

"Quarry" means any premises from which rock, sand, gravel, and similar resources are being removed or are intended to be removed.

(Prior code § 19.08.705 (Ord. 557 § 105(Q) (part), 1964))

20.04.600 Quasi-public organizations.

"Quasi-public organizations" means any nongovernment organization that is devoted to public service and welfare.

(Prior code § 19.08.708 (Ord. 557 § 105(Q) (part), 1964))

20.04.603 Ramada.

"Ramada" means an arbor or pergola-like structure.

(Prior code § 19.08.710 (Ord. 557 § 105(R) (part), 1964))

20.04.606 Residence.

"Residence" means a building used, designed, or intended to be used as a home or dwelling place, for one or more families.

(Prior code § 19.08.712 (Ord. 557 § 105(R) (part), 1964))

20.04.609 Restaurant.

"Restaurant" means any building or structure in which food and drink are prepared for service to customers within such structure.

(Prior code § 19.08.715 (Ord. 557 § 105(R) (part), 1964))

20.04.612

20.04.612 Restaurant, drive-in.

"Drive-in restaurant" means any building or structure in which food and drink are prepared for service to customers within such structure or occupying vehicles outside of such structures and including self-service restaurants for takeout food. The special standards of Section 20.68.080 shall apply.

(Prior code § 19.08.428 (Ord. 557 § 105(D) (part), 1964))

20.04.615 Rest home or home for the aged.

"Rest home" or "home for the aged" means the same as "foster home."

(Ord. 68-10-629 § 5: prior code § 19.08.718 (Ord. 557 § 105(R) (part), 1964))

20.04.618 Retail store.

"Retail store" means a business selling goods, wares, or merchandise directly to the ultimate consumer.

(Prior code § 19.08.720 (Ord. 557 § 105(R) (part), 1964))

20.04.621 Rezoning.

"Rezoning" means the same as "change of zoning district."

(Prior code § 19.08.722 (Ord. 557 § 105(R) (part), 1964))

20.04.624 Road.

"Road" means the same as "street."

(Prior code § 19.08.725 (Ord. 557 § 105(R) (part), 1964))

20.04.627 Room.

"Room" means an unsubdivided portion of the interior of a dwelling unit, excluding bathroom, kitchen closets, hallways, and service porches.

(Prior code § 19.08.728 (Ord. 557 § 105(R) (part), 1964))

20.04.630 Roominghouse.

"Roominghouse" means the same as "boardinghouse."

(Prior code § 19.08.733 (Ord. 557 § 105(R) (part), 1964))

20.04.633 Sanitarium.

"Sanitarium" means the same as "hospital."

(Ord. 68-10-629 § 6: prior code § 19.08.735 (Ord. 557 § 105(S) (part), 1964))

20.04.636 School, elementary, junior high, or high.

"Elementary, junior high, or high school" means public and other nonprofit institutions conducting regular academic instruction at kindergarten, elementary, and secondary levels. Such institutions shall offer general academic instruction equivalent to the standards prescribed by the State Board of Education.

(Prior code § 19.08.738 (Ord. 557 § 105(S) (part), 1964))

20.04.639 School, private.

"Private school" means an institution conducting regular academic instruction at kindergarten, elementary, and secondary levels operated by a non-governmental organization.

(Prior code § 19.08.740 (Ord. 557 § 105(S) (part), 1964))

20.04.642 School, trade.

"Trade school" means private schools offering preponderant instruction in the technical, commercial, or trade skills, such as real estate schools, business colleges, electronic schools, automotive and aircraft technicians' schools, and similar commercial establishments operated by a nongovernment organization.

(Prior code § 19.08.743 (Ord. 557 § 105(S) (part), 1964))

20.04.645 Servants' quarters, separate.

"Separate servants' quarters" means complete living quarters either attached or detached from that of the main dwelling but not rented or used for permanent or temporary living quarters by members of the family.

(Prior code § 19.08.745 (Ord. 557 § 105(S) (part), 1964))

20.04.648 Service station.

"Service station" means the same as "automotive service station."

(Prior code § 19.08.748 (Ord. 557 § 105(S) (part), 1964))

20.04.651 Setback line, front yard.

"Front yard setback line" means the line which defines the depth of the required front yard. The setback line shall be parallel with the right-of-way line or highway setback line when one has been established.

(Prior code § 19.08.750 (Ord. 557 § 105(S) (part), 1964))

20.04.654 Setback line, highway.

"Highway setback line" means the same as "highway setback line."

(Prior code § 19.08.752 (Ord. 557 § 105(S) (part), 1964))

20.04.657 Setback line, rear yard or side yard.

"Rear yard setback line" or "side yard setback line" means the line which defines width or depth of the required rear or side yard. The setback line shall be parallel with the property line removed therefrom by the perpendicular distance prescribed for the yard in the district.

(Prior code § 19.08.755 (Ord. 557 § 105(S) (part), 1964))

20.04.660 Sexual conduct.

"Sexual conduct" includes the following:

- A. The fondling or other touching of human genitals, pubic region, buttocks, or female breasts;
- B. Ultimate sex acts, normal or perverted, actual or simulated, including intercourse, oral copulation, sodomy;
- C. Masturbation; and
- D. Excretory functions as part of or in connection with any of the activities set forth in subsections A through C of this section.

(Ord. 77-11- 776 § 1 (part): prior code § 19.08.756)

20.04.663 Sign.

"Sign" means any notice or advertisement, pictorial or otherwise, used as an outdoor display for the purpose of advertising the property or the establishment or enterprise, including goods and services, upon which the sign is exhibited. This definition shall not include official notices issued by a court or public body or officer, or directional warning or information sign or structures required by or authorized by law or by federal, state, county or city authority.

(Prior code § 19.08.758 (Ord. 557 § 105(S) (part), 1964))

20.04.664 Single housekeeping unit.

"Single Housekeeping Unit" means any group of individuals living together as the functional equivalent of family where the residents share living expenses and chores, eat meals together and are a close group with social, economic and psychological commitments to each other.

(Ord. 2014-08-1471 § 1 (part))

20.04.665 Single room occupancy.

"Single room occupancy" housing means a rental dwelling unit with occupancy restricted to low income households as set by the Los Angeles County Community Development Commission within a multiple-family dwelling structure of at least sixteen units. It shall consist of a room that includes a closet, sink and stove, range top or oven and a space for a bed and a bathroom (toilet, sink and bathtub). The unit shall have a maximum occupancy of two persons and the structure shall have on-site management.

(Ord. 2014-08-1471 § 1 (part))

20.04.666 Site plan.

"Site plan" means a plan, prepared to scale, showing accurately and with complete dimensioning, all of the uses proposed for a specific parcel of land. See Chapter 20.52 for requirements.

(Prior code § 19.08.760 (Ord. 557 § 105(S) (part), 1964))

20.04.669 Site plan review.

"Site plan review" means the review by the commission of a site plan and other studies to assist the commission to determine the manner in which the applicant intends to make use of his property and the relationship that said use may have on abutting property.

(Prior code § 19.08.762 (Ord. 557 § 105(S) (part), 1964))

20.04.672 Slope or sloping terrain.

"Slope" or "sloping terrain" means a natural or artificial incline, as a hillside or terrace. Slope is usually expressed as a ratio. For example, a horizontal distance of one hundred feet with a rise of fifty feet would be expressed as a 2:1 slope. See also Sections 20.04.336, 20.04.723, and 20.04.726.

(Prior code § 19.08.765 (Ord. 557 § 105(S) (part), 1964))

20.04.675 Specified anatomical areas.

"Specified anatomical areas" includes human genitals, pubic region, buttocks, and female breasts below a point immediately above the top of the areola.

(Ord. 77-11-776 § 1 (part): prior code § 19.08.766)

20.04.678 Stable.

"Stable" means a detached accessory building for the keeping of horses owned by the occupants of the premises.

(Prior code § 19.08.768 (Ord. 557 § 105(S) (part), 1964))

20.04.681 Stand, temporary.

"Temporary stand" means the same as "temporary structure." The special standards of Section 20.68.200 shall apply.

(Prior code § 19.08.770 (Ord. 557 § 105(S) (part), 1964))

20.04.683 Reserved.

20.04.684 Story.

"Story" means a space in a building between the surface of any floor and the surface of the floor next above or, if there is no floor above, then the space between such floor and the ceiling or roof above.

(Prior code § 19.08.773 (Ord. 557 § 105(S) (part), 1964))

20.04.687 Story, one-half.

"One-half story" means the same as "half story."

(Prior code § 19.08.775 (Ord. 557 § 105(S) (part), 1964))

20.04.690 Street.

"Street" means a public thoroughfare, other than an alley, or right-of-way dedicated, deeded, or condemned for use which affords the principal means of vehicular and pedestrian access to abutting property, and includes avenue, place, way, drive, lane, boulevard, highway, road, and any other thoroughfare except as excluded in this title.

(Prior code § 19.08.778 (Ord. 557 § 105(S) (part), 1964))

20.04.693 Street centerline.

"Street centerline" means the centerline of a street right-of-way as established by official surveys.

(Prior code § 19.08.785 (Ord. 557 § 105(S) (part), 1964))

20.04.696 Street line.

"Street line" means the boundary line between a street right-of-way and abutting property.

(Prior code § 19.08.788 (Ord. 557 § 105(S) (part), 1964))

20.04.699 Street, local.

"Local street" means any street, dedicated as such, serving as the principal means of vehicular and pedestrian access to property, which street is not shown as a major or secondary highway or major traffic street on the general plan of the city.

(Prior code § 19.08.780 (Ord. 557 § 105(S) (part), 1964))

20.04.702 Street, side.

"Side street" means that street bounding a corner lot or reversed corner lot and which extends in the same general direction as the line determining the depth of the lot.

(Prior code § 19.08.782 (Ord. 557 § 105(S) (part), 1964))

20.04.705 Structural alteration.

"Structural alteration" means any change in the supporting members of a building, such as in a bearing wall, column, beam or girder, floor or ceiling joist, roof rafters, roof diaphragms, foundations, piles, or retaining walls or similar components.

(Prior code § 19.08.798 (Ord. 557 § 105(S) (part), 1964))

20.04.708 Structure.

"Structure" means anything constructed or built, any edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner, which requires location on the ground, and including swimming and wading pools and patios, excepting outdoor areas such as paved areas, walks, tennis courts, and similar recreation areas.

(Prior code § 19.08.790 (Ord. 557 § 105(S) (part), 1964))

20.04.711 Structure, advertising.

See Section 20.04.021.

(Prior code § 19.08.793 (Ord. 557 § 105(S) (part), 1964))

20.04.714 Structure, temporary.

"Temporary structure" means a structure which is readily movable and used or intended to be used for a period not to exceed ninety consecutive days. The special standards of Section 20.68.200 shall apply.

(Prior code § 19.08.795 (Ord. 557 § 105(S) (part), 1964))

20.04.716 Suites lodging facility.

"Suites lodging facility" means a building or group of buildings composed of lodging units consisting of suites or two or more contiguous rooms, not counting bathrooms, kitchen area, or closets, intended for occupancy for transient dwelling, lodging or sleeping by overnight guests, for compensation, for periods of thirty or fewer consecutive days.

"Suites lodging facilities" may include kitchen facilities for in-room preparation of convenience foods, but such kitchen facilities shall be limited to microwave ovens, refrigerators with capacity no greater than three cubic feet, and wet-bars with single bowl bar sinks to accommodate transient occupancies. Full size refrigerators, dishwashers, ovens, stoves, trash compactors, or other major conventional kitchen appliances or facilities capable of accommodating permanent residency shall not be permitted.

(Ord. 90-07-1072 § 1)

20.04.716.5 Supportive housing.

"Supportive Housing" (per Government Code § 65582(f)) means housing with no limit on length of stay, that is occupied by the target

population as defined in subdivision (g) of Government Code § 65582, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

(Ord. 2014-08-1471 § 1 (part))

20.04.717 Swimming pool.

"Swimming pool" means any permanent structure containing a body of water intended for recreational uses, and includes wading pools. The special standards of Section 20.68.190 shall apply.

(Prior code § 19.08.800 (Ord. 557 § 105(S) (part), 1964))

20.04.720 Tandem parking access.

"Access," when utilized in relation to the regulations for tandem parking means a means of vehicular ingress or egress to a common garage, such as a single, double, or multiple vehicular garage door. There shall not be more than two such means of access for any enclosed common garage utilized for tandem parking.

(Ord. 78-4-790 § 1: prior code § 19.08.093)

20.04.721 Tattoo and/or body piercing studio.

"Tattoo and/or body piercing studio" means a permanent premise, business, location, facility, room, or any portion thereof, used or operated for the business of permanently marking or coloring the skin with tattoos through the use of ink or dyes inserted under the surface of the skin by pricking with a needle or used for the business of creating openings in the human body, other than in the ear lobes, for the purpose of inserting jewelry or other decorations. (Ord. 2011-10-1440 § 1)

20.04.723 Toe of slope.

"Toe of slope" means the point or line of initial break in grade where the terrain changes to an upward direction.

(Prior code § 19.08.803 (Ord. 557 § 105(T) (part), 1964))

20.04.726 Top of slope.

"Top of slope" means that point or line of initial break in grade where the terrain changes to a downward direction.

(Prior code § 19.08.804 (Ord. 557 § 105(T) (part), 1964))

20.04.729 Tourist court.

"Tourist court" means the same as "motel."

(Prior code § 19.08.805 (Ord. 557 § 105(T) (part) 1964))

20.04.732 Trading area.

"Trading area" means the area served by an existing commercial development or to be served by the proposed commercial development and from which the development draws its principal support.

(Prior code § 19.08.808 (Ord. 557 § 105(T) (part), 1964))

20.04.741 Trailer court or trailer park.

"Trailer court" or "trailer park" means a space, area, or building designed, equipped, or maintained for the harboring, parking, or storing of two or more trailers or house cars which haul such trailers, or house cars being used as living or sleeping quarters for humans.

(Prior code § 19.08.815 (Ord. 557 § 105(T) (part), 1964))

20.04.744 Transitional housing.

"Transitional Housing" (per Government Code § 65582(h)) means buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months from the beginning of assistance.

(Ord. 2014-08-1471 § 1 (part))

20.04.750 Truck and trailer sales lot.

"Truck and trailer sales lot" means an open area where trucks or trailers are sold, leased, or rented and where no repairs, repainting, or remodeling is done.

(Prior code § 19.08.823 (Ord. 557 § 105(T) (part), 1964))

20.04.751 Trucking yard.

"Trucking yard" means any truck yard; freight yard; freight terminal; transportation yard; containerized storage unit yard; shipping yard; including any dispatch office or yard; any business where a regular or substantial portion of the activity includes storage of handling of goods, freight, containers or packages whether left in the original packaging or not; and any similar commercial use if any of the following apply: (i) a regular and substantial portion of the activity involves the use of tractor-trailer trucks to pick-up or deliver trailers and containers to the ports or other destinations, (ii) the primary use of the site is the temporary storage of tractor-trailer trucks, cargo or shipping containers and goods; or (iii) a regular or substantial portion of the activity includes the pick up or delivery of goods, and where temporary storage of goods, cargo, raw materials, or merchandise occurs on site. "Trucking yard" shall not include a business with significant buildings or improvements occupying a majority of the site, where substantial retail sales are transacted at the site, where transit vehicles are stored, or where the site is used primarily for long-term storage of equipment, materials, goods or merchandise for periods in excess of one month.

(Ord. 2006-05-1359 § 2)

20.04.753 Urban lot.

"Urban lot" means any lot which lies in whole or in part within the boundaries of the city.

(Prior code § 19.08.828 (Ord. 557 § 105(U) (part), 1964))

20.04.756 Use.

"Use" includes construction, establishment, maintenance, alteration, enlargement, operation, or occupancy.

(Prior code § 19.08.830 (Ord. 557 § 105(U) (part), 1964))

20.04.759 Used.

"Used" includes the words arranged for, designed for, occupied, or intended to be occupied for.

(Prior code § 19.08.075 (Ord. 557 § 104(M) (1964))

20.04.762 Utility easement.

"Utility easement" means the same as "easement."

(Prior code § 19.08.832 (Ord. 557 § 105(U) (part), 1964))

20.04.764 Vending machine.

"Vending machine" means any mechanical device which dispenses or vends a product, service or exchange of equal value, other than newspapers or telephone service. The regulations contained in Section 20.20.020(II) shall apply.

(Ord. 98-12-1243 § 5 (part))

20.04.765 Visual obstruction.

"Visual obstruction" means any fence, hedge, tree, shrub, wall or structure exceeding three feet in height, measured from the crown of intersecting or intercepting streets, alleys, or driveways, which limit the visibility of persons in motor vehicles on said streets, alleys, or driveways. This does not include trees kept trimmed of branches below a minimum height of seven feet.

(Prior code § 19.08.835 (Ord. 557 § 105(V) (part), 1964))

20.04.768 Wading pools.

"Wading pools" means the same as "swimming pools."

(Prior code § 19.08.838 (Ord. 557 § 105(W) (part), 1964))

20.04.771 Wall.

"Wall" means any structure or device forming a physical barrier which is so constructed that fifty percent or more of the vertical surface is closed and prevents the passage of light, air, and vision through the surface in a horizontal plane. The special standards of Section 20.68.110 shall apply.

(Ord. 84- 08-929 § 1: prior code § 19.08.840 (Ord. 557 § 105(W) (part), 1964))

20.04.774 Wall, front.

"Front wall" means the wall of a building or structure nearest the street which the building fronts, but excluding certain architectural features such as cornices, canopies, eaves, or embellishments.

(Prior code § 19.08.483 (Ord. 557 § 105(F) (part), 1964))

20.04.777 Warehouse.

"Warehouse" means a building or buildings used for the storage of goods of any type when such building or buildings contain more than five hundred square feet of storage space, and where no retail operation is conducted. See also Section 20.04.780.

(Prior code § 19.08.842 (Ord. 557 § 105(W) (part), 1964))

20.04.780 Wholesaling.

"Wholesaling" means the selling of any type of goods for the purpose of resale.

(Prior code § 19.08.845 (Ord. 557 § 105(W) (part), 1964))

20.04.783 Yard.

"Yard" means any required open space on the same lot with a building or a dwelling group, which open space is unoccupied and unobstructed from the ground upward to the sky, except for the projections or accessory buildings or structures permitted by this title.

(Prior code § 19.08.848 (Ord. 557 § 105(Y) (part), 1964))

20.04.786 Yard, front.

"Front yard" means a space between the front yard setback line and the front lot line except in the case where there is a precise highway setback line, and extending the full width of the lot.

(Prior code § 19.08.850 (Ord. 557 § 105(Y) (part), 1964))

20.04.789 Yard, rear.

"Rear yard" means a space between the rear yard setback line and the rear lot line, extending the full width of the lot.

(Prior code § 19.08.853 (Ord. 557 § 105(Y) (part), 1964))

20.04.792 Yard, side.

"Side yard" means a space extending from the front yard, or from the front lot line where no front yard is required by this title, to the rear yard, or rear lot line, between a side lot line and the side yard setback line.

(Prior code § 19.08.855 (Ord. 557 § 105(Y) (part), 1964))

20.04.795 Zone.

"Zone" means the same as "district."

(Prior code § 19.08.858 (Ord. 557 § 105(Y) (part), 1964))

20.04.798 Zone map or zone plan.

"Zone map" or "zone plan" means the official zone map of the city of Signal Hill which is a part of the comprehensive zoning ordinance of the city codified in this title.

(Prior code § 19.08.080 (Ord. 557 § 104(N), 1964))

20.04.801 Zoning district.

"Zoning district" means the same as "district."

(Prior code § 19.08.860 (Ord. 557 § 105(Z) (part), 1964))

20.04.804 Zoning district, change of.

"Change of zoning district" means the legislative act of removing one or more parcels of land from a zoning district and placing them in another zoning district on the official zone map of the city.

(Prior code § 19.08.863 (Ord. 557 § 105(Z) (part), 1964))

20.04.807 Zoning ordinance.

"Zoning ordinance" or "ordinance" means the comprehensive zoning ordinance of the city as codified in this title.

(Prior code § 19.08.085 (Ord. 557 § 104(O), 1964))

Chapter 20.06
ZONING DISTRICTS AND ZONING MAP

Sections:

- 20.06.010 Districts and symbols designated.
- 20.06.020 Map-Adopted.
- 20.06.030 Map-Filing.
- 20.06.040 Map-Amendments.
- 20.06.050 District boundary determination.
- 20.06.060 Zoning annexed areas.

20.06.010 Districts and symbols designated.

For the orderly development of the city, and to carry out the provisions of this title, the city is divided into the following districts:

Symbol	District Name
RL	Residential low density
RLM-1	Residential low/medium-1
RLM-2	Residential low/medium-2
RM	Residential medium density
RH	Residential high density
CG	Commercial general
CTC	Commercial Town Center
CO	Commercial office
CI	Commercial industrial
CR	Commercial residential
LI	Light industrial
GI	General industrial
SP-1	Town Center specific plan district
SP-2	Hilltop specific plan district
SP-3	Town Center West specific plan district

LO Landscape overlay

PD-1 Planned development area 1

PD-2 Planned development area 2

OS Open space district

(Amended during 8/89 supplement; Ord. 87-12-1000 § 1: Ord. 87-11-998 § 2: Ord. 87-02-987 § 1: Ord. 86-03-969 § 1: Ord. 84-11-936 § 3; Ord. 83-06-905 § 4; Ord. 83-02-902 § 3; prior code § 19.12.010 (Ord. 557 § 201, 1964))

20.06.020 Map-Adopted.

The boundaries of the various districts are shown upon a map designated as the "Official Zone Map, Signal Hill, California," dated March 16, 1988, consisting of one map on file at the city hall, which map is adopted and made a part of this title, and said map and all notations, references, and other information shown thereon shall be as much a part of this title as if the matters and information set forth by the map were all duly described in this title.

(Ord. 87- 12-1000 § 2; Ord. 87-11-998 § 5; Ord. 87-02-987 § 9; prior code § 19.12.020(A) (Ord. 582 § 1(2), 1965; Ord. 557 § 202(A), 1964))

20.06.030 Map-Filing.

The original of the official zone map shall be kept on file in the office of the city clerk.

(Prior code § 19.12.020(C) (Ord. 582 § 1 (part), 1965: Ord. 557 § 202(C), 1964))

20.06.040 Map-Amendments.

The city clerk shall keep a record of all ordinances amending the official zone map and shall notify the city's administrative officer, in writing, of all such amendments within three working days after the passage thereof.

(Prior code § 19.12.020(D) (Ord. 582 § 1 (part), 1965: Ord. 557 § 202(D), 1964))

20.06.050 District boundary determination.

A. Where indicated, district boundaries are approximately street, alley, or lot lines and said lines are determined to be the boundaries of the district. Otherwise, the boundaries shall be determined by the dimensions shown on the official zone map. In the absence of a dimension, the boundary shall be determined by use of the scale shown on the map.

B. A street, alley, railroad or railway right-of-way, watercourse, drainage channel, or body of water included on the zone map shall, unless otherwise indicated, be included within the zone of adjoining property on either side thereof; and where such street, alley, watercourse, drainage channel, or body of water serves as a boundary between two or more different zoning districts, the centerline of such right-of-way, watercourse, channel, or body of water shall be considered the boundary between zoning districts.

C. In the event that a vacated street, alley, right-of-way, or easement was the boundary between two districts, the new zoning district boundaries shall be at the new property line.

D. Where uncertainties exist, the commission shall, by written decision, determine the location of the district boundary.

(Prior code § 19.12.020(B) (Ord. 582 § 1 (part), 1965: Ord. 557 § 202(B), 1964))

20.06.060 Zoning annexed areas.

The following zoning procedure shall apply to all newly annexed areas to the city:

A. The administrative office may make a recommendation to the commission for the zoning of an area proposed for annexation

which shall include such areas as fall within one-eighth mile of the exterior boundaries of the city, and based on the general plan. Such recommendation shall be approved by the commission.

B. The commission may hold a public hearing, giving notices as required in Chapter 20.86, to determine their recommendations for the zoning of the area proposed to be annexed.

C. The council may determine the zoning of an area to be annexed at the same time as the annexation procedure, based on the recommendation of the commission and the general plan.

D. When such zoning of annexed area is to be effective at the time of such annexation, the administrative officer shall have made a recommendation to the commission, and the commission shall have held its public hearing in order that the council may determine the proper zoning by an ordinance to be effective upon the effective date of such annexation.

(Prior code § 14.12.030 (Ord. 557 § 203, 1964))

Chapter 20.08

GENERAL CONDITIONS

Sections:

20.08.010 Application of provisions.

20.08.020 Permitted uses generally-Application.

20.08.030 Permitted uses generally-Listed.

20.08.050 Uses permitted subject to commission and council review and approval.

20.08.065 Prohibited uses-Penalty.

20.08.100 New construction and new uses.

20.08.010 Application of provisions.

The general conditions set forth in this chapter shall apply in all districts where applicable.

(Ord. 93- 03-1152 § 3 (part): prior code § 19.52.010 (Ord. 557 § 301, 1964))

20.08.020 Permitted uses generally-Application.

The provisions of Section 20.08.030 shall apply to uses permitted in this title.

(Ord. 93-03-1152 § 3 (part): prior code § 19.52.020 (part) (Ord. 557 § 302 (part), 1964))

20.08.030 Permitted uses generally-Listed.

A. Buildings, structures and land shall be used, designed, erected, structurally altered, or enlarged only for the purpose listed as permitted in the district in which such building or land is located, and then only after applying for and securing all permits and licenses required by law and this code.

B. Any use already established within an area when it is first zoned but which is not now a permitted use within such district or is a permitted use only with a conditional use permit shall be allowed to continue therein as a nonconforming use subject to all conditions and restrictions relating to nonconforming uses as provided in Chapter 20.82.

C. Any use not specifically listed shall be prohibited. In connection with such uses, applicant may seek an amendment pursuant to Chapter 20.86, Amendments.

(Ord. 93-03-1152 § 3 (part): prior code § 19.52.020(A) (Ord. 557 § 302(A), 1964))

20.08.050 Uses permitted subject to commission and council review and approval.

Certain uses listed in the districts are permitted only with a conditional use permit, subject to review and approval by the planning commission and the city council. Certain uses listed in the districts are permitted only with a special business permit, subject to review by the city council. Buildings, structures, and land shall be used, designed, erected, structurally altered, or enlarged for the purpose so listed in the district in which such building or land is located only after review and approval by the commission and the council as provided in this title, and after applying for and securing all necessary permits and licenses.

For procedure, the provisions of Chapter 20.64, Uses Subject to Conditional Use Permits, and Chapter 5.08, Special Business Permits, shall apply.

(Ord. 93- 03-1152 § 3 (part): prior code § 19.52.030 (Ord. 557 § 303, 1964))

20.08.065 Prohibited uses-Penalty.

Conduct of any prohibited use by any person shall be subject to the remedies provided in Chapter 1.16, General Penalty.

(Ord. 93-03-1152 § 3 (part))

20.08.100 New construction and new uses.

The following conditions shall apply to all new construction and new uses:

A. All construction, building, improvements, alterations, or enlargements and movements undertaken after May 7, 1964, and all new uses or occupancy of premises within the city shall conform with the requirements, character and conditions as to use, height and area prescribed for each of these several districts.

B. It is unlawful for any person, firm, or corporation to erect, construct, establish, move into, alter, enlarge, or use, or to cause or permit to be erected, constructed, established, moved into, altered, enlarged, or used, any building, structures, improvements, or use of premises located in any district described in this title contrary to the provisions of this title. A certificate of occupancy and building permit from the city, if required, shall be obtained before the new construction or new uses may proceed.

C. No place of public assemblage, institution, or school shall be erected within three hundred feet of any oil well that has not been abandoned pursuant to the standards of the State of California, Division of Oil and Gas. The provisions of Title 16 shall apply.

(Ord. 93-03-1152 § 3 (part): prior code § 19.52.310 (Ord. 582 § 1(37), (53), 1965; Ord. 557 § 310, 1964))

Chapter 20.09

PD PLANNED DEVELOPMENT DISTRICT AUTHORIZATION

Sections:

20.09.010 Authority and purpose.

20.09.020 Planned development districts created.

20.09.030 Site plan review required.

20.09.010 Authority and purpose.

The purpose of this chapter is to authorize the creation of planned development districts as an additional zoning classification in the city where the creation of such districts will foster innovative development of large areas of land by encouraging their development in a comprehensive integrated manner in accordance with the goals and policies of the general plan. It is the further purpose of a planned development district to provide protection in areas of the city subject to unique environmental constraints such as severe slope, geological hazards such as seismic activity and landslides, severe noise, and soil impacted by oil extraction and production activity, as well as unique environmental opportunities such as the preservation of panoramic views, scenic beauty, and open space. It is intended that planned development districts will allow for flexible approaches to develop the land in ways which will accommodate its unusual

constraints and opportunities so as to protect the integrity of the property of those citizens who will inhabit and use it.

(Ord. 87-02-987 § 2 (part); Ord. 86-03-969 § 2 (part), 1986)

20.09.020 Planned development districts created.

Planned development districts shall be created by zoning ordinances adopted in accordance with the procedures of Chapter 20.86 of this title and state law. All planned development districts created shall permit only those uses provided for in the general plan or determined by the planning commission to be consistent therewith. A planned development district shall be authorized only on sites containing five or more acres of land.

(Ord. 87-02-987 § 2 (part); Ord. 86-03-969 § 2 (part), 1986)

20.09.030 Site plan review required.

A. Planned development districts shall require that any development proposed thereunder shall be subject to the discretionary approval of the planning commission pursuant to the site plan review process set forth at Chapter 20.52, and may establish special development standards and require compliance with special findings and/or procedures which will further the purposes of the districts and the general plan.

B. In addition to the submittal information for site plan review required by Chapter 20.52, the following information shall be submitted by the proponent of any project in a planned development district pursuant to the site plan review process:

1. A legal description of the total site proposed for development, including a statement of present and proposed ownership;
2. A statement of planning objectives to be achieved by the particular approach proposed by the applicant. This statement should include a description of the character of the proposed development and the rationale behind the assumptions and choices made by the applicant;
3. A development schedule indicating the approximate date when construction on the site or stages of the development can be expected to begin and be completed;
4. A statement of the applicant's intentions with regard to the future selling or leasing of all or portions of the site, such as land areas, dwelling units, etc.;
5. Quantitative data for the following: total number and type of dwelling units; parcel size; proposed lot coverage of buildings and structures; approximate gross and net residential densities; total amount of open space including setbacks and a separate figure for usable open space; economic feasibility studies or market analysis where necessary; and other studies as required by the department of planning and community development;
6. A geophysical evaluation of the site sufficient to determine existing soils and seismic conditions which will affect the proposed development. The report shall include recommendations by a soils engineer as to site design, grading or building standards needed to ensure safety of building occupants from soils or seismic hazards;
7. Three sets of mailing labels for property owners within three hundred feet of the development site;
8. The existing site conditions including contours at two-foot intervals, unique natural features, and vegetation (specifically the location and types of all trees with trunks eight inches or more in diameter) and typical cross-sections sufficient to show the proposed method of adapting the development to the site;
9. Proposed lot lines and plot designs, and a tentative tract map submitted pursuant to Title 18;
10. The location and floor area size of all existing and proposed buildings, structures, and other improvements including maximum heights, types of dwelling units and density per type;
11. The location and size in acres or square feet of all areas to be conveyed, dedicated, or reserved as common open spaces, public parks, recreational areas, school sites, and similar public and semipublic uses;
12. The existing and proposed circulation system of arterial, collector, and local streets including off-street parking areas, service areas, loading areas, and major points of access to public rights-of-way (including major points of ingress and egress to the development). Notations of proposed ownership, public or private, should be included where appropriate. Detailed engineering

drawings of cross-sections and street standards will also be required;

13. The existing and proposed pedestrian circulation system, including its interrelationships with the vehicular circulation system, indicating proposed treatments of points of conflict;

14. The existing and proposed on-site utility systems including sanitary sewers, storm sewers, and water, electric, gas, cable TV and telephone lines and their connections to off-site systems. Where improvements to or extensions of off-site systems are needed to serve the development, plans for making these improvements or providing adequate funds shall be submitted;

15. Enough information on land areas adjacent to the site to indicate the relationships between the proposed development and existing and proposed adjacent areas (both within and outside of the planned development district), including land uses, zoning classifications, densities, circulation systems, public facilities, and unique natural features of the landscape;

16. The proposed treatment of the perimeter of the site, including materials and techniques used such as screens, fences, and walls;

17. A grading concept plan showing the treatments of all cut and fill slopes and indicating the amount of material to be moved, the amount to be imported or exported and the effect of grading and development on natural drainage systems;

18. A view protection plan showing how building siting, design, and open space have been coordinated to optimize view potential;

19. A demonstration of how measures for nonmechanical ventilation of structures, optimum building orientation to maximize solar orientation and other energy conservation measures shall be incorporated into the project design;

20. Where projects are developed in stages, a formal application can be considered only for the stage for which the above materials have been presented. Sketch plans including the bare essentials, land uses, densities, site design, adjacent uses, circulation, should be submitted for the remaining land to be developed in future stages of the project even though they are not yet under consideration for approval;

21. Streetscape (landscaping, lighting, street furniture) concept plans;

22. Provisions for security and fire protection;

23. Noise attenuation plans for units within year 2000 CNEL contours exceeding 65 dB(A)s.

(Ord. 87-02-987 § 2 (part); Ord. 86-03-969 § 2 (part), 1986)

Chapter 20.10

RESIDENTIAL DISTRICTS*

Sections:

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* Prior ordinance history: Ords. 87-02-987, 87-05-989 and 89-09-1038.

20.10.010 Purpose of districts.

The residential districts listed below shall have the following purposes:

- A. The RL, residential low density zone, is intended to provide for the orderly development and maintenance of low density neighborhoods in accordance with the general plan. Permitted housing types include single-family detached dwellings and duplexes.
- B. The RLM-1, residential low/medium density-1 zone, is intended to provide for the orderly development of low/medium density residential neighborhoods exclusively limited to small-lot subdivisions of single-family detached dwellings.
- C. The RLM-2, residential low/medium density-2 zone, is intended to provide for the orderly development and maintenance of low/medium residential neighborhoods which include both single-family dwellings and duplexes.
- D. The RH, residential high density zone, is intended to provide for the orderly development and maintenance of high density residential neighborhoods in areas without physical constraints to such development and where infrastructure is adequate to support such development.
- E. Refer to Chapter 20.20, Commercial/Industrial Districts, for CR-commercial residential standards.

(Ord. 93-03-1152 § 4 (part): Ord. 89-09-1040 § 1 (part))

20.10.020 Use classification.

The uses stated below shall be classified and authorized in each district as shown in the table. Unlisted uses shall be prohibited.

- P - Permitted use
- C - Conditional use permit required
- A - Accessory use
- T - Temporary use permit required, subject to requirements in Section 20.66.210
- X - Prohibited

	Districts			
Uses	RL	RLM-1	RLM-2	RH
Single-family	P	P	P	P

detached dwellings Manufactured and/or mobile homes on a permanent foundation (A)	P	P	P	P
Duplexes (B)	P	X	P	P
Multifamily dwellings	X	X	X	P
New condominiums or stock cooperatives	X	X	X	P
Conversions to condominiums or stock cooperatives	X	X	X	C
Private garages	A	A	A	A
Common area garages	A	X	A	A
Carports	X	X	X	X
Care facility - intermediate skilled nursing, residential for the elderly, community, congregate living, convalescent, large family day care (C)	X	X	X	C
Public parks	P	P	P	P
Tennis courts, pools, spas and similar recreational facilities	A	A	A	A
Alcohol and drug abuse recovery and treatment facility (C)	X	X	X	X
Lighted tennis courts	C	C	C	C
Home occupations (D)	A	A	A	A
Signs	A	A	A	A
Construction trailers with or without electrical power	T	T	T	T
Temporary tract offices/model homes	T	T	T	T
Trailer camp or park	X	X	X	X
Utility distribution	C	C	C	C

stations				
Churches	X	X	X	X
Satellite dish antenna (E)	P	P	P	P
Pay phones	X	X	X	X
Vending machines	X	X	X	X
Garage sales (F)	P	P	P	P
Licensed group home	P	P	P	P
Single room occupancy	X	X	X	C
Supportive housing	P	P	P	P
Transitional housing	P	P	P	P

(A) Subject to Section 20.66.220, Mobile Homes.

(B) Within the RL district, there shall be no more than one dwelling on any lot, except that a lot abutting a parcel developed with multiple-family dwellings prior to February 17, 1987, may be developed subject to the RLM-2 density and development standards herein.

(C) As defined in the California Health and Safety Code subject to requirements of municipal code Chapter 8.16, Institutions.

(D) Requires business license. Refer to Section 20.04.384 for home occupation requirements.

(E) 1. Shall not be located in any required setback.

2. Where determined by the director of planning to be feasible, antennas shall be mounted on the ground.

3. No antenna shall exceed twenty-five feet in height above grade. Antennas shall be screened by landscaping or fencing to the extent feasible, for the purpose of minimizing visibility from adjoining streets and properties.

4. No antenna shall be of a bright, shiny or glare reflective finish or color.

(F) "Garage sales" means the sale of personal items owned by the property owner or tenant of the lot on which the sale is being conducted. A maximum of three garage sale events shall be permitted per year. Each event shall not exceed two consecutive days. A permit shall be required for each event, and shall be obtained at the planning department.

(Ord. 2014-08-1471 § 2; Ord. 2009-12-1410 § 2; Ord. 99-12-1264 §§ 1,2; Ord. 98-12-1243 § 4 (part); Ord. 93-03-1152 § 4 (part); Ord. 91-03-1091; Ord. 89-09-1040 § 1 (part))

20.10.030 Lot area and dimensions.

In each residential district, each lot shall comply with lot area and dimension standards contained in Chapter 20.66, and shall have the minimum area and dimensions shown below.

Minimum Lot Area (sq.ft.)		Minimum Lot Frontage	Minimum Lot Depth
RL	5,000	55	90
RLM-1	6,000	50	120
RLM-2	5,000	50	100

Lots which front on curved streets or culs-de-sac shall measure their minimum lot width at the required front setback line.

Irregular lots may be permitted by the planning commission. For the purpose of this chapter, an irregular lot shall be one which meets the minimum lot area required but does not meet minimum length and/or width requirements. In permitting irregular lots, the planning commission shall determine that there are practical difficulties related to size, shape and topography of the site which make impractical the provision of lots meeting all dimension requirements, or that permitting irregular lots within a development will not have an adverse impact on or detract from the overall design or layout of the project or that permitting irregular lots will improve the overall project design.

(Ord. 93-03-1152 § 4 (part): Ord. 89-09-1040 § 1 (part))

20.10.040 Dwelling unit density.

In each residential district, the maximum number of dwelling units for any lot shall be determined according to the following:

Lot area (sq.ft.)	Units/sq.ft.	du/ac
RL any size (B)	1/5,000	8
RLM-1 any size	1/6,000	7
RLM-2 any size (B)	1/2,500	17
RH less than 10,000	2,900	15
10,000-20,000	2,400	18
Greater than 20,000	2,100	21

A. Density Calculation. For purposes of calculating maximum permissible densities, fractional results shall be rounded down to the next whole number. Calculations shall be based on lot area before right-of-way dedications.

B. Exceptions.

1. Within the RL district, there shall be no more than one dwelling on any lot, except that a lot abutting a parcel developed with multiple-family dwellings prior to February 17, 1987, may be developed subject to the RLM-2 density and development standards herein.

2. Within the RLM-2 district, there shall be no more than two dwelling units on any lot. A minimum of five thousand square feet of lot area is required for two units.

(Ord. 93-03-1152 § 4 (part): Ord. 89-09-1040 § 1 (part))

20.10.050 Density bonus.

A. Any person constructing a project of five or more dwelling units may apply for one or more bonus incentives, as described in this section. Such person shall be eligible for such incentives if twenty-five percent of the units are constructed for low-income to moderate-income households (as defined in California Health and Safety Code Section 50093) and/or ten percent of the units are constructed for low-income households (as defined in California Health and Safety Code Section 50079.3)

The acceptable combination of incentives shall be as determined by the city council, provided that any individual incentive or combination of incentives shall have the equivalent financial value of at least a twenty-five percent density bonus. Incentives to be considered are:

1. A density bonus not to exceed ten percent over the otherwise permitted density on any lot. The density bonus shall not be included when determining the number of housing units which are equal to the ten or twenty-five percent of the project constructed for low-income or moderate-income households;

2. Exemption of the development from the requirements of Section 18.32.120 of this code;

3. Construction of public improvements appurtenant to the proposed development, which may include, but shall not be limited to, streets, sewers and sidewalks;
4. Utilization of federal or state grant moneys or local revenues to provide land for the project at reduced cost;
5. Waiver of building, zoning, subdivision or environmental impact fees and deposits;
6. Expedited case processing;
7. Exemption of the project from any provisions of other municipal code provisions which may cause an increase in the cost of housing units to be developed.

B. In order to assure compliance with this section, the owner of property and/or developer shall execute and record an agreement with the city, in a form approved by the city attorney. The city council shall by resolution adopt policies to assure that units constructed for low-income or moderate-income households, where bonus incentives have been provided pursuant to this subsection, are sold or leased to persons and/or families of low or moderate income.

(Ord. 93-03-1152 § 4 (part); Ord. 89-09-1040 § 1 (part))

20.10.060 Building height.

In each residential district, the height of each dwelling or structure and the number of stories shall not exceed the maximum limits stated below, except for chimneys and rooftop antennas when approved by the director of planning and community development per standards set forth in Chapter 20.52, Site Plan and Design Review. Building heights shall comply with Sections 20.66.090, Building Height, and 20.04.102, Building Height.

District	Ft./Stories
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RL	25 2½
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RLM-1*	25 2½
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RLM-2	25 2½
-------	-------

RH	25 2½
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* On lots 16-76 in Block V, which slope downhill from the street of access, the highest point of the structure shall not exceed fourteen feet above curb elevation from the midpoint of the front lot line.

(Ord. 93-03-1152 § 4 (part); Ord. 89-12-1046 § 1 (part); Ord. 89-09-1040 § 1 (part))

20.10.070 Yards.

A. Definition. Required yards shall be those portions of the lot between the property line and the required setback line.

B. Required Size. All required yards shall extend the full depth and width of the lot and shall be open from ground to sky, with the exception of the following: driveways, sidewalks, porches, decks, patios, lanais, steps or stairways provided these are at or below floor level of the first story.

C. Limitations for Pools and Spas. Swimming pools and spas shall not be permitted in any required front yard setback and shall not be located less than three feet from any side or rear lot line.

(Ord. 93-03-1152 § 4 (part); Ord. 89-09-1040 § 1 (part))

20.10.072 Landscape materials and turf replacement.

A. Maximum Percent Hardscape Area. With the exception of the established driveway allowance, the maximum area of hardscape material (permeable or non-permeable) within the front setback shall be limited to twenty-five percent of the setback area (includes walkways, patios and courtyards, but excludes driveways).

1. Area of front setback - area of required driveway = remaining front setback area.
2. Remaining front setback area x twenty-five percent = total allowed hardscape area.

B. Driveway Allowance. Driveways serving required garages, or providing on-site parking (for properties without garages) are excluded from the maximum allowed twenty- five percent of hardscape material in front yard setbacks.

Driveway Allowance is based on required garage capacity and size	
Garage Capacity	Driveway Allowance
0 - 1 car garage	10' (max. width)
2 car garage	20' (max. width)
3 or more car garage	30' (max. width)

C. Turf in New Development. Turf in new development is subject to Chapter 13.10.

D. Turf Replacement.

1. Turf is not a required or preferred landscape material. Drought tolerant landscape materials that retain water on site are strongly encouraged when replacing existing turf.

2. Turf replacement in landscape areas of two thousand five hundred square feet or greater is subject to Chapter 13.10. (Ord. 2015-11-1481 § 6)

20.10.075 Accessory buildings.

A. Where an accessory building is part of or joined to the main building by a common wall, or where any accessory building has sleeping or living accommodations, the accessory building shall be deemed a main building for purposes of applying the property development standards of this title.

B. Where an accessory building is attached to the main building, or if detached is less than six feet from the main building, the accessory building shall be deemed a main building for purposes of applying the property development standards of this title.

C. Where an accessory building is detached and separated from the main building by six feet or more, the accessory building need not be considered a main building for purposes of applying the property development standards of this title.

(Ord. 93-03-1152 § 4 (part))

20.10.076 Patio covers.

A. Setbacks. Patio covers shall be setback five feet from side or rear property lines. Patio covers shall not be constructed in front yards.

B. Projections. Patio covers eaves may project thirty inches into a side or rear yard.

C. Prohibited uses. Patio covers shall not be used as carports, garages, or storage, utility or habitable rooms.

D. Construction. Patio covers may have solid roofs and be enclosed as provided by the Uniform Building Code.

(Ord. 2001-06-1285 § 3 (part))

20.10.077 Patio covers-Open trellis.

- A. Setbacks. Patio covers - open trellis shall be setback three feet from a side or rear property line. Patio covers - open trellis shall not be constructed in front yards.
- B. Projections. Patio covers - open trellis eaves may project twelve inches into a side or rear yard.
- C. Prohibited Enclosures. Patio covers - open trellis sides or covers shall not be temporarily or permanently enclosed.
- D. Construction. patio covers - open trellis shall be unenclosed post and beam construction that may include latticework provided that the sides and cover remains a minimum forty percent open to the sky.

(Ord. 2001-06-1285 § 3 (part))

20.10.080 Required setbacks.

- A. Distance from Property Line. In each residential district, the required setback lines shall be distant, in feet, from the respective property lines after right-of-way dedications, as follows:

Lot Area (sq. ft.)		Front Setback	Rear Setback	Side Setback Interior	Street
RL	All lots	20	5	5	10
RLM-1	Lots in Block V (lots 16-76)				
		10	5	5	10
	All other lots	20	15	5	10
RLM-2	All lots	20	5	5	10
RH	Less than 10,000	15	5	5	10
	10,000 - 20,000	20	5	5	10
	Greater than 20,000	20	10	5	10

- B. Exceptions. Accessory buildings which are more than seventy-five feet from the front property line may be constructed on the side property line subject to the requirements of Uniform Building Code and in accordance with Section 20.10.075, Accessory Buildings.

(Ord. 93-03-1152 § 4 (part): Ord. 89-09-1040 § 1 (part))

20.10.090 Open space.

- A. Requirements. In each residential district, that portion of each lot required to be open space, the minimum dimensions of same, and other restrictions are as follows:

		% of Lot	Sq.ft./unit	Min. Dimension
	RLM-2	N/A	600	10x10
	RH	25*	N/A	10x10

* Calculated on basis of lot area after right-of-way dedication(s).

B. Exclusions. The following shall not be considered open space for purposes of satisfying minimum requirements herein:

Driveways;

Front setbacks;

Street side setbacks;

Guest parking areas;

Exterior staircases and areas below such staircases;

Enclosed patios, decks or balconies; and

Potted plants.

C. Single-family Detached Development. There shall be no open space requirement for each single-family detached dwelling provided that the lot is occupied by not more than one dwelling.

D. Covered Patios, Pools, Spas and At-grade Decks. Covered patios, pools, spas, and at-grade decks shall not occupy more than fifty percent of the required open space.

E. Areas Less Than Ten Feet by Ten Feet. Landscaped areas which are less than ten feet by ten feet, but which abut a required street setback area shall be counted as contributing to the open space requirements.

F. Landscaping. All required open space areas shall at a minimum be fifty percent landscaped and irrigated. Landscaped areas shall be clear and open from the ground to the sky, with the exception of building eaves. The remaining fifty percent of required open space may consist of walkways, at-grade decks, above-grade decks, balconies, patios, additional landscaping, pools, and other areas as approved by the director of community development.

G. Balconies. Square footage located on balconies or decks extending from the second floor or above a first floor may be counted towards meeting the open space requirements, provided such area does not exceed fifty percent of the required open space, has minimum dimensions of five feet by five feet, is not located in a front, side and rear setback, and is not covered with a solid roof or enclosed. The area below a balcony or deck may only qualify as open space if the space beneath has a minimum height of eight feet from finished grade level to the bottom of balcony or deck.

(Ord. 2006-09-1364 § 1; Ord. 93-03-1152 § 4 (part); Ord. 89-12-1046 § 1 (part); Ord. 89-09-1040 § 1 (part))

20.10.100 Space between buildings on the same lot.

All buildings designed or erected after May 7, 1964, and existing buildings which may be reconstructed, altered, moved, or enlarged shall comply with the space between building requirements of the district in which they may be located.

In each residential district, the minimum distance between each type of building, measured from building exterior walls, shall be as follows:

	Main Buildings (ft.)	Accessory* Buildings (ft.)	Main and Accessory* Buildings (ft.)
RL	10	6	6
RLM-1	N/A	6	6
RLM-2	10	6	10
RH	10	6	10

* Accessory buildings as regulated by Section 20.10.075.

(Ord. 2006-09-1364 § 2: Ord. 93-03-1152 § 4 (part): Ord. 89-09-1040 § 1 (part): prior code § 19.52.120 (Ord. 557 § 306(F), 1964))

20.10.110 Lot coverage by buildings.

All buildings designed or erected after May 7, 1964, and existing buildings which may be reconstructed, altered, moved, maintained, or enlarged shall not exceed the maximum building coverage regulations of the district in which they may be located. In each residential district, the area of all buildings, including accessory buildings, on any lot shall not exceed fifty percent of the area of the lot. Except in the RLM-1 zoning district, this requirement shall not apply to any project developed entirely with single-family detached housing where each dwelling unit is on a separate lot, except in the RLM-1 zone. Eaves and other architectural projections which are above grade shall not contribute to lot coverage.

(Ord. 93-08-1164 § 1: Ord. 93-03-1152 § 4 (part): Ord. 89-12-1046 § 1 (part); Ord. 89-09-1040 § 1 (part): prior code § 19.52.130 (Ord. 557 § 306(G), 1964))

20.10.115 Floor area ratio.

A. The maximum permitted floor area ratio shall be .5 in the RL, RLM-1 and RLM-2 zones.

B. Maximum permitted floor area ratio shall be calculated as follows:

gross floor area - garage square feet

net lot area

For purposes of this subsection, "gross floor area" means and includes the area of the first story and any additional stories for all structures, including garages, greenhouses and accessory buildings on a lot. The following shall not contribute to the calculation of gross floor area:

1. Covered patios, balconies and walkways;
2. Eaves and other architectural projections;
3. Antennas; and
4. Uncovered tennis courts, pools, spas and similar recreational facilities.

Net lot area is the gross lot area less the required right-of-way dedications.

C. In the RLM-2 zone, no unit may exceed seventy-five percent of the permissible gross floor area for the respective parcel as calculated in subsection B of this section.

(Ord. 2003-10-1322 § 2: Ord. 2001-07-1289 § 6: Ord. 93-03-1152 § 4 (part): Ord. 92-03-1116 § 1: Ord. 90-09-1077 § 1)

20.10.120 Fences, walls and hedges.

The following standards shall apply to all fences and walls located in any residential district:

A. Corner Cutoff Area. There shall be a corner cutoff area at the intersection of any two streets, a street and alley or any two alleys. Such corner cutoff area shall be measured from a point not less than thirty feet from the intersection of the two property lines. Nothing in excess of three feet in height, including landscaping, may be located within the corner cutoff area. Where due to an irregularly shaped lot or a lot on a curved street, the required corner cutoff area cannot be provided as above, an area shall be established which will adequately protect intersection visibility. Such area shall be approved by the director of planning.

B. Permitted Fences, Walls and Hedges. Fences, walls and hedges not greater than six feet in height shall be permitted at all rear and side property lines and within required rear or side yards, and at or to the rear of all front setback lines. No fence, wall or hedge over four feet in height shall be permitted in any required front yard or in the required street side of a corner lot.

- C. Architectural Embellishments. Architectural embellishments such as pilasters, archways, sculptures, etc., may be permitted to project above the maximum height on any fence, hedge or wall, subject to approval of the planning director, provided that such embellishment does not significantly increase the overall average height or apparent mass of the wall.
- D. Except for retaining walls, the height of the fence, wall or hedge shall be measured from the lowest finished grade on either side of any fence, wall or hedge.
- E. Fences, walls and/or hedges shall be measured as a single unit if built or planted within three feet of each other.
- F. Retaining WallProtecting Cut Below Natural Grade. Where a retaining wall protects a cut below natural grade and is located within three feet of a property line separating lots, such retaining wall may be topped by a fence, wall or hedge, but the height shall be measured from the highest actual finished grade on either side.
- G. Retaining WallContaining Fill. When a retaining wall contains a fill, the height of the retaining wall built to retain the fill shall be considered as contributing to the permissible height of a fence, solid wall or hedge providing that in any event a protective fence or wall not more than forty-two inches in height, as measured from the grade retained, may be erected at the top of such retaining wall and any portion of such fence, wall or hedge above the otherwise permitted height shall comply with Section 20.04.291, Fence.
- H. Nothing in this section shall be deemed to set aside or reduce the requirements for fencing by local, state or federal law or regulation.
- (Ord. 93-03- 1152 § 4 (part): Ord. 89-09-1040 § 1 (part): Ord. 84-08-929 § 2: prior code § 19.52.200(10) (Ord. 557 § 306(N)(10), 1964))

20.10.130 Off-street parking.

The following off-street parking standards shall apply to all new residential development.

- A. Single-family/duplex dwellings shall provide garages as follows:

Number of Bedrooms*	Number of Stalls
3 or fewer	2
4 and 5	3
6 or more	4

*A bedroom or room that could be used as a bedroom as determined by the director of community development.

1. Parking stall sizes shall be a minimum of ten feet by twenty feet.
 2. Back-up area shall be a minimum of twenty-four feet.
 3. Garages shall be set back a minimum of twenty feet from the front property line, except for garages on Terrace Drive where the setback shall be ten feet.
 4. An electronic automatic garage door opener shall be provided for each garage door.
 5. Carports are prohibited.
 6. A minimum of seventy-two cubic feet of accessory storage area per unit shall be provided within the garage on shelves (with a minimum depth of eighteen inches). Storage rooms or closets cannot satisfy this requirement.
 7. Tandem spaces are prohibited.
- B. Multi-family dwellings, including single room occupancy (SRO) housing units, (buildings containing more than two dwellings on a single parcel) parking as follows:

Number of Bedrooms*	Number of Parking Spaces
studio-2	2 garage spaces
3 or more	2 garage spaces plus 1 space per bedroom* over 2 (shall be in a garage or assigned surface parking space on the project site)

*A bedroom or space that could reasonably be used as a bedroom.

1. Guest parking shall be provided as follows:

a. One space per four units either in a common garage or as surface parking on the same site.

b. Guest spaces must be open and accessible at all times.

2. Tandem spaces shall not count towards meeting the parking requirements set forth in this section.

3. Parking stall sizes shall be a minimum of ten by twenty feet.

4. Back-up area shall be a minimum of twenty-four feet.

5. An electronic automatic garage door or gate opener shall be provided for each garage door.

6. Carports are prohibited.

7. Aisle widths including back-up areas shall not be less than twenty-four feet.

8. Garages must provide a minimum of seventy-two cubic feet of accessory storage area in private secure storage bins (with a minimum depth of three feet) suspended above the parking spaces reserved for each dwelling unit. Common storage rooms, or individual storage lockers, cannot satisfy this requirement unless approved by the planning commission.

9. Where dwellings are subject to recorded conditions, covenants and restrictions (CCR's), the parking requirements in division C. shall be enforced by the homeowners' association. To enforce this division, an action may be brought by the city against any individual, or against the homeowners' association, or both, to ensure compliance with said requirements.

10. Where dwellings are subject to recorded conditions, covenants and restrictions, a provision shall be included to prohibit rooms that were not considered bedrooms for purposes of parking calculations from being marketed or used as bedrooms.

(Ord. 2014-08-1471 § 16; Ord. 2006-09-1364 § 3; Ord. 2005-12-1354 § 1, 2006; Ord. 2005-04-1347 § 1; Ord. 2001-07-1289 § 1; Ord. 93-03-1152 § 4 (part); Ord. 89-09-1040 § 1 (part))

20.10.140 Vehicular and pedestrian access.

A. Location. All pedestrian and vehicular access shall be from an improved street or alley.

B. Design. Projects shall be designed pursuant to Chapter 20.70, Off-Street Parking, of the Signal Hill Municipal Code.

C. Size. If vehicular access is by a driveway adjacent to a side lot line, the accessway shall not be less than ten feet in width. If pedestrian access is required to a rear dwelling, and cannot be provided from an alley, then the total width of the accessway shall be increased to not less than thirteen feet, three feet of which shall be reserved for walkway, pursuant to Chapter 20.70, Off-Street Parking, of the Signal Hill Municipal Code.

(Ord. 93- 03-1152 § 4 (part); Ord. 89-09-1040 § 1 (part))

20.10.150 Permitted projections into required yards.

- A. Sideyards. Architectural projections such as eaves, belt courses, sills and chimneys may be permitted to project not more than eighteen inches into required sideyards.
- B. Front and Rear Yards. Architectural projections may be permitted to project not more than thirty inches into required front and rear yards.
- C. Other Projections. The director of planning and community development may permit other similar architectural projections, provided that the size of the projection does not exceed the above limits.

(Ord. 93-03-1152 § 4 (part); Ord. 89-09-1040 § 1 (part))

20.10.160 General provisions.

- A. Approval. Residential development projects require planning director and/or planning commission review, subject to requirements contained in Chapter 20.52, Site Plan and Design Review.
- B. Prerequisites to Construction and Alterations. No person shall construct any building or structure or make structural alterations which require building permits, until same have been approved in accordance with the provisions of Chapter 20.52 of the Signal Hill Municipal Code.

(Ord. 2001-07-1289 § 2; Ord. 93-03-1152 § 4 (part); Ord. 89-09-1040 § 1 (part))

Chapter 20.14
PUBLIC INSTITUTIONAL DISTRICT

Sections:

- 20.14.010 Purpose of district.
- 20.14.020 Use classifications.
- 20.14.030 Lot area and dimensions.
- 20.14.040 Building height.
- 20.14.050 Yards generally.
- 20.14.060 Required setbacks.
- 20.14.070 Fences, walls and hedges.
- 20.14.080 Lot coverage by building.
- 20.14.090 Off-street parking.
- 20.14.095 Required transportation-related improvements.
- 20.14.110 Off-street loading.
- 20.14.120 Trash storage and recyclable materials enclosures.
- 20.14.130 Permitted projections into required yards.
- 20.14.140 Modifications of standards for restrictions on use.
- 20.14.150 General provisions.

20.14.010 Purpose of district.

The PI public institutional district shall have the following purposes:

The PI public institutional district is intended to provide for orderly establishment of public institutions such as governmental buildings, police stations, fire stations and schools. It is also intended to allow the expansion of operations or improvement of facilities on lands owned, leased or otherwise controlled by governmental agencies.

(Ord. 2008-07-1381 § 1 (part))

20.14.020 Use classifications.

The uses stated below shall be classified and authorized in the public institutional district as shown on the table. Unlisted uses shall be prohibited.

Public Institutional

Uses	Districts
Cafeteria	A
Fire station	P
Governmental office	P
Lunchroom	A
Museums	P
Oil well	C
Paramedic station	P
Public library	P
Public school	P
Public utility substation	C
Radio and television antenna	A
Restroom	A
Satellite dish (A)	A
Senior citizen housing (B)	C
War memorial	P
Water reservoir	P

P - Permitted use

C - Conditional use permit required

A - Accessory use

X - Prohibited

Footnotes for Chart of Permitted Public Institutional Uses

A. 1. Shall not be located in any required setback.

2. Where determined by the director of planning to be feasible, antennas shall be mounted on the ground.

3. No ground-mounted antenna shall exceed twenty-five feet in height above grade. Antennas shall be screened by landscaping or fencing to the extent feasible, for the purpose of minimizing visibility from adjoining streets and properties.

4. No antenna shall be of a bright, shiny, or glare reflective finish or color.

B. Housing exclusively for residents sixty-two years of age or older other than residential care facilities, convalescent homes and rest homes, shall be subject to the RH development standards, except that only one parking space per unit shall be required plus one guest space for each ten units and a maximum of forty percent lot coverage by buildings or structures.

(Ord. 2008-07-1381 § 1 (part))

20.14.030 Lot area and dimensions.

No requirement.

(Ord. 2008-07-1381 § 1 (part))

20.14.040 Building height.

A. In the open space district, the height of each building shall not exceed the maximum stated below:

District	Feet/Stories
PI	25 - 2-1/2

B. Within the public institutional district, building heights may be permitted in excess of the maximum listed, subject to approval of a conditional use permit. In granting a conditional use permit for additional building height, the planning commission shall determine that three or more of the following conditions have been met:

1. Required building and/or parking setbacks along street frontages have been increased by at least fifty percent and have been fully landscaped and irrigated;
2. Parking has been provided within a subterranean facility of a multilevel parking structure;
3. On-site use amenities have been provided, such as public eating facilities, outdoor courtyards, or plaza areas which will serve the public.

C. Exceptions. Rooftop appurtenances such as air-conditioning equipment, skylights, elevator shafts, etc., shall not be considered as contributing to building height, but must be completely screened from public view.

D. The provisions of Sections 20.04.102, Building Height and 20.66.090, Building Height, shall apply.

(Ord. 2008-07-1381 § 1 (part))

20.14.050 Yards generally.

A. Definition. "Required yards" shall be those portions of the lot between the property line and the setback line required.

B. Required Size. All required yards shall extend the full depth and width of the lot and shall be open from ground to sky, except for projections permitted by Section 20.14.120 of this chapter, and shall be fully landscaped and irrigated, except for required driveways.

C. Adjacent to Residential District. Any project within a public institutional district, when adjacent to a residentially zoned district shall provide a landscaped buffer of sufficient width, and landscaping of sufficient density so as to protect the residential district from adverse impacts associated with, but not limited to, noise, glare, visual qualities, and other potential nuisances. The standards of subsection C of Section 20.14.060 shall apply.

(Ord. 2008-07-1381 § 1 (part))

20.14.060 Required setbacks.

A. Distance from Property Line. In the public institutional district, the required setback lines shall be the number of feet stated below, measured from established future right-of-way line.

Lot Area (Sq. Ft.)	Side Setback			
	Front Setback	Rear Setback	Interior	Street
Less than 20,000	10	5	5	10
20,000 and above	15	5	5	10

B. Through Lots. The required rear yard setback on a through lot shall be equal to the required front setback.

C. Lots Adjacent to Residential Districts. Wherever a lot in the public institutional is adjacent to a residential zone along common property line or an alley, one or a combination of the following shall be required at the discretion of the director of planning:

1. A ten-foot landscaped and irrigated buffer shall be provided along the boundary between the public institutional and residential districts.
2. A solid masonry wall not less than three or more than six feet in height shall be required at the required setback line. Bermed landscaping may be permitted to contribute to the wall height. The required setback shall be fully landscaped and irrigated.
3. A solid masonry wall not more than six feet in height shall be provided at the property line. A building wall greater than six feet may be used to satisfy this requirement.

(Ord. 2008-07-1381 § 1 (part))

20.14.070 Fences, walls and hedges.

The following standards shall apply to all fences, walls and hedges located in the public institutional district.

A. Corner Cutoff Area. There shall be a corner cutoff area at the intersection of any two streets, a street and alley, or any two alleys. The corner cutoff area shall be measured from a point not less than thirty feet from the intersection of the two property lines. Nothing in excess of three feet in height, including landscaping, may be located within the corner cutoff. Where, due to an irregularly shaped lot, or a lot on a curved street, the corner cutoff area cannot be provided as above, an area shall be established which will adequately protect intersection visibility. Such area shall be approved by the director of planning.

B. Permitted Fences, Walls and Hedges. Fences, walls and hedges not greater than six feet in height shall be permitted on or within all rear and side property lines and on or to the rear of all front setback lines. No fence, wall or hedge over four feet in height shall be permitted in any required front yard or in the required street side of a corner lot.

C. Exceptions. The director of planning may permit fences, hedges and walls in excess of six feet where it is determined that the additional height is necessary due to unusual site conditions such as sloped lots, grade differences between lots, existing adjacent development or specialized security needs. However, in no event shall a fence, wall or hedge be permitted in excess of ten feet.

D. Except for retaining walls, the height of a fence, wall or hedge shall be measured from the lowest finished grade on either side of any fence, wall or hedge.

E. Fences, walls and/or hedges shall be measured as a single unit if built or planted within three feet of each other.

F. Retaining Wall--Protecting Cut Below Natural Grade. Where a retaining wall protects a cut below natural grade and is located within three feet of a property line separating lots, such retaining wall may be topped, by a fence, wall or hedge, but the height shall be measured from the highest actual finished grade on either side.

G. Retaining Wall--Containing Fill. When a retaining wall contains a fill, the height of the retaining wall built to retain the fill shall be considered as contributing to the permissible height of a fence, solid wall or hedge, providing that in any event a protective fence or

wall not more than forty-two inches in height, as measured from the grade retained, may be erected at the top of such retaining wall and any portion of such fence, wall or hedge above the otherwise permitted height shall comply with Section 20.04.291.

H. Nothing in this section shall be deemed to set aside or reduce the requirements for fencing by local, state or federal law or regulation.

(Ord. 2008-07-1381 § 1 (part))

20.14.080 Lot coverage by building.

The maximum lot coverage by buildings in the public institutional district shall be fifty percent.

(Ord. 2008-07-1381 § 1 (part))

20.14.090 Off-street parking.

Required parking areas and vehicular access shall be provided as required in Chapter 20.70, Off-Street Parking.

(Ord. 2008-07-1381 § 1 (part))

20.14.095 Required transportation-related improvements.

A. Nonresidential development comprising twenty-five thousand square feet or more of building area shall provide the following subject to approval of the director of planning:

1. A bulletin board, display case or kiosk displaying transportation information located where the greatest number of employees are likely to see it. Information in the area shall include, but is not limited to, the following:
 - a. Current maps, routes and schedules for public transit routes serving the site;
 - b. Telephone numbers for referrals on transportation information including numbers for the regional ridesharing agency and local transit operators;
 - c. Ridesharing promotional material supplied by commuter-oriented organizations;
 - d. Bicycle route and facility information, including regional/local bicycle maps and bicycle safety information;
 - e. A listing of facilities available for carpoolers, vanpoolers, bicyclists, transit riders and pedestrians at the site.
2. Sidewalks or other designated pathways following direct and safe routes from the external pedestrian circulation system to each building in the development and from on-site parking areas to each building in the development.

B. Nonresidential development comprising fifty thousand square feet or more of building area shall comply with the requirements for same as set forth in Section 20.70.035, Required Transportation-Related Facilities, and with those indicated in subsection A of this section, regulations for buildings of twenty-five thousand square feet or more.

C. Nonresidential projects comprising one hundred thousand square feet or more of building area shall comply with the requirements in subsection A of this section and shall provide all of the following subject to approval of the director of planning:

1. If determined necessary by the public works director to mitigate project impacts, bus stop improvements for developments to be located adjacent to major highways, secondary highways and established bus routes; the city will consult with local bus service providers in determining appropriate improvements;
2. Safe and convenient access from the external circulation system to bicycle parking facilities on-site.

(Ord. 2008-07-1381 § 1 (part))

20.14.110 Off-street loading.

Off-street loading facilities for projects within the public institutional district shall be provided as follows:

Gross Floor Area Loading Spaces

(Sq. Ft.) Required

Less than 30,000 0

30,000 to 50,000 1

More than 50,000 2

A. Loading Space Dimensions. Required loading spaces shall not be less than ten feet in width and twenty-five feet in length.

B. Loading Space Location. Loading spaces shall be so situated as to functionally serve the site and buildings; however, loading spaces may not block or inhibit vehicular movement to any driveway or parking stall.

C. Loading Space--Access From Alley. When the lot upon which the loading spaces are located abuts upon an alley, such loading spaces shall adjoin or have access from the alley. The length of the loading space may be measured perpendicular to or parallel with the alley. Where such loading area is parallel with the alley and the lot is fifty feet or less in width, the loading area shall extend across the full width of the lot. The length of a loading area need not exceed ninety feet for any two spaces.

D. Where the loading is permitted in a yard, the yard may be used in calculating the area required for loading, providing that there is no more than one entry to exit to sixty feet of lot frontage or fraction thereof.

E. Loading spaces being maintained in connection with any main building existing on May 7, 1964, shall thereafter be maintained so long as the building remains, unless an equivalent number of such spaces are provided on a contiguous lot in conformity with the requirements of this section; provided, however, that this regulation shall not require the maintenance of more loading space than is required for a new building, nor the maintenance of such space for any type of main building other than those specified above.

F. No loading space which is provided for the purpose of complying with the provisions of this title shall hereafter be relinquished or reduced in any manner below the requirements established in this title unless equivalent facilities are provided elsewhere, the location of which is approved by the commission.

G. Loading space required by this title may occupy a required yard as provided in the districts, but in no case shall any part of any alley or street be used from providing required loading space.

H. Striping and Labeling. All loading areas must be appropriately striped and labeled using minimum three-inch wide striping and lettering.

(Ord. 2008-07-1381 § 1 (part))

20.14.120 Trash storage and recyclable materials enclosures.

Trash storage and recyclable materials enclosure areas shall be provided of sufficient size to ensure containment of all solid waste materials generated from the site and to promote the city's recycling program. The size of the enclosure(s) shall be determined by the planning director based upon the size and nature of the facility proposed but shall not be less than five square feet per one thousand square feet of building area with dimensions not less than five feet by six feet. The trash and recyclable materials enclosure(s) shall be constructed of solid masonry walls and shall not be less than five feet in height with solid metal panel gates equipped with self-closing devices. Gates shall remain closed except when enclosure is in actual use. Gates shall be mounted on a separate frame, not directly to the masonry walls. Exterior treatment of all enclosures shall be designed to be compatible with the main building treatment. Adequate access shall be provided to the enclosure(s) for refuse pickup.

(Ord. 2008-07-1381 § 1 (part))

20.14.130 Permitted projections into required yards.

Maximum Projection. Architectural projections, which do not provide additional floor area, into any required yard shall not exceed thirty inches.

(Ord. 2008-07-1381 § 1 (part))

20.14.140 Modifications of standards for restrictions on use.

A. Modification of Development Standard. Notwithstanding any development standard contained herein, upon application by the applicant, at the time of site plan and design review pursuant to Chapter 20.52, the planning commission or city council, as the case may be, may modify any development standard set forth in this chapter, subject to the conditions contained herein, if the findings set forth herein are made.

B. Conditions. Such modification shall only be approved if the findings set forth below are made and the project is subject to the following conditions:

1. The use of the property is permanently restricted by the recordation of easements or covenants, conditions and restrictions in a manner which exceeds the requirements otherwise provided in this chapter and which promotes the purposes hereof, or by conveyance to a public agency;
2. The restriction would limit development; increase setbacks; limit height; provide view corridor or view protection; promote natural resource preservation or conservation; protect areas of outstanding scenic, historical or cultural value; provide facade easements of the preservation of historic buildings or structures; promote areas for open space or passive recreation; provide recreational opportunity; or promote the public health, safety and general welfare;
3. The form of restriction shall be subject to the approval of the city attorney, shall make the city or other appropriate public agency a party, and be in such form as to permit enforcement by the city or such public agency, including the ability to secure any financial obligations of the grantor or covenantor.

C. Findings. In granting such approval, the planning commission or city council, as the case may be, shall find as follows:

1. The project is consistent with the general plan;
2. That the conditions imposed pursuant to this section will provide outstanding amenities or features which will promote the purposes of this chapter;
3. That the project if developed subject to the conditions contained in this section will more fully accomplish the purposes of this chapter than if developed pursuant to the standards contained herein which would otherwise apply;
4. That the project will not have an adverse impact on surrounding properties.

(Ord. 2008-07-1381 § 1 (part))

20.14.150 General provisions.

A. Approval. Commercial and industrial development projects require the director of planning and/or planning commission review, subject to requirements contained in Chapter 20.52, Site Plan and Design Review.

B. Prerequisites to Construction. No person shall construct any building or structure or make structural alterations which require building permits until the same have been approved in accordance with the provisions of Chapter 20.52 of this code.

C. Trash Maintenance. All business within the public institutional district shall be responsible for policing of trash and debris generated from their property which is deposited upon public property for a distance of two hundred feet in any direction from the property in question. Upon notification of a trash problem by the director of planning, such business or property owner shall remedy the situation in a timely manner or shall be subject to notice and order procedures of the city. Uses which can be reasonably anticipated to generate excessive trash and which are subject to conditional use permit shall be required, as a condition of approval, to provide assurances to the city that off-site as well as on-site trash will be regularly policed.

D. Landscaping. All portions of a lot within the public institutional district not devoted to buildings, parking driveways, walkways, structures or other impervious facilities shall be landscaped and irrigated.

(Ord. 2008-07-1381 § 1 (part))

Sections:

- 20.16.010 Purpose.
- 20.16.020 Permitted uses.
- 20.16.030 Temporary uses.
- 20.16.040 Uses permitted subject to conditional use permit.
- 20.16.050 Prohibited uses.
- 20.16.060 Development standards.
- 20.16.070 Density.
- 20.16.080 Building height.
- 20.16.090 Elevations.
- 20.16.100 Building spacing.
- 20.16.105 Floor area ratio.
- 20.16.110 Fences, hedges and walls.
- 20.16.120 Off-street parking.
- 20.16.130 Vehicular and pedestrian access.
- 20.16.140 Signs.
- 20.16.150 Other development standards.
- 20.16.160 Site plan review and special findings.
- 20.16.170 Single-family detached dwelling units.

20.16.010 Purpose.

The purpose of this chapter is to establish to planned development district 2 for the northeast flank of the Hill which is generally bounded by Combella Drive, the extension of Junipero Avenue to Burnett Street, Panorama Drive, Temple Avenue, Hill Street and Hathaway Avenue and which is described in the land use element of the general plan and on the official zoning map of the city as an area allowing only low density residential development in order to ensure that the special environmental constraints and opportunities of the property therein will be addressed and the property developed and improved.

(Ord. 87- 02-987 § 5 (part); Ord. 86-03-969 § 5 (part), 1986)

20.16.020 Permitted uses.

A. The following uses shall be permitted in the PD-2 district, plus such other uses as the commission may, pursuant to Chapter 20.60, deem to be consistent with the uses for very low density residential areas subject to unusual environmental constraints and opportunities set forth in the general plan:

1. Conventional single-family units, patio homes, attached or detached single-family units with zero lot lines, duplexes, and multiple-family units in clusters of four to six townhouses;
2. Accessory buildings, including automobile garages;
3. Private greenhouses and horticultural collections; flower and vegetable gardens;
4. Home occupations, subject to the provisions of Section 20.04.384;
5. Signs, subject to the provisions of Subject 20.22.140;

6. Parks and publicly owned open space or recreational facilities;
7. Private noncommercial recreational facilities serving residents of a project.

(Ord. 87-02- 987 § 5 (part); Ord. 86-03-969 § 5 (part), 1986)

20.16.030 Temporary uses.

No temporary uses are permitted except for temporary construction facilities or tract offices upon approval pursuant to Section 20.68.200 of this title.

(Ord. 87-02-987 § 5 (part); Ord. 86-03-969 § 5 (part), 1986)

20.16.040 Uses permitted subject to conditional use permit.

The following uses shall be permitted subject to conditional use permit as provided for in Chapter 20.64:

- A. Oil well and appurtenant facilities subject to the provisions of Title 16 and Chapter 20.74;
- B. Public utility facilities and structures;
- C. Subdivisions signs, off-site, subject to the provisions of Section 20.16.140 and Chapter 20.52;
- D. Cluster residential development subject to Chapter 20.12.

(Ord. 87-02-987 § 5 (part) and (A) (part); Ord. 86-03-969 § 5 (part), 1986)

20.16.050 Prohibited uses.

The following uses are expressly prohibited in the PD-2 district:

- A. Commercial uses;
- B. Industrial uses;
- C. Agricultural uses not specifically listed as permitted;
- D. Hospitals and sanitariums.

(Ord. 87-02- 987 § 5 (part); Ord. 86-03-969 § 5 (part), 1986)

20.16.060 Development standards.

The property development standards of Sections 20.16.070 through 20.16.150 shall apply to development in planned development district 2.

(Ord. 87-02-987 § 5 (part); Ord. 86-03-969 § 5 (part), 1986)

20.16.070 Density.

A. A gross density averaging between five and ten dwelling units per acre shall be allowed for planned development district 2, as established by the general plan, and five to seven dwelling units per acre shall constitute the density entitlement of projects which meet the minimum development standards of this chapter as well as the special findings required before a site plan for a development proposed pursuant to this chapter may be approved under Section 20.16.160. Density increments up to the maximum allowed by this section may be approved in order to provide an incentive for design excellence. Criteria for such density increments shall include, but not be limited to, the following:

1. Where the planned development project to be approved preserves natural features that enhance both the specific development

proposed and the community, including trees, scenic points, view corridors, unique geological formations and other community assets.

2. Where review of the proposed development indicates distinctive design, including site planning, structural design, architectural treatments, and the harmonious blending of buildings and landscaping.
3. Where usable open space is maximized and where greenbelt areas and/or parkland facilities are provided.
4. Where passive recreational areas adjacent to the Alamitos Number 1 Historical Landmark are provided.
5. Where the circulation system of the proposed development, if there is one, provides for the separation of pedestrian, vehicular and bicycle traffic.
6. Where buildings, structures, open space improvements, access streets and circulation systems are designed and located so as to minimize expansive impervious surface areas.
7. Where the proposed development provides for the use of passive and active energy conservation measures.
8. Where a development to be accomplished in stages is designed to coordinate improvement of open space, construction of buildings, structures and dwelling units so that each development stage achieves a proportionate share of open space and environmental quality of the total planned development.

B. Any person constructing a project of five or more dwelling units may apply for one or more bonus incentives, to complement general plan housing element policy where twenty-five percent of the units to be constructed in a project of five or more units are to be constructed for low to moderate income households or when ten percent of the units in such a project are constructed for low income households as defined by the California Health and Safety Code and as approved by the city council. The acceptable combination of incentives shall be as determined by the city council, provided that any individual incentive or combination of incentives shall have the equivalent financial value of at least a twenty-five percent density bonus. Potential bonus incentives shall be as follows:

1. A density bonus not to exceed twenty-five percent over the otherwise permitted density. The density bonus shall not be included when determining the number of housing units which are equal to the ten percent or twenty-five percent of the project constructed for low or moderate income households;
2. Exemption of the development from the requirements of Section 18.21.120;
3. Relief from the construction of public improvements appurtenant to the proposed development, which may include, but shall not be limited to, streets, sewers, and sidewalks;
4. Utilization of federal or state grant moneys or local revenues to provide land for the project at reduced cost;
5. Waiver of building, zoning, subdivision, or environmental impact fees and deposits;
6. Expedited case processing;
7. Exemption of the project from any other municipal code provisions which may cause an increase in the cost of the housing units to be developed.

In order to ensure compliance with this subsection, the owner(s) of the property to be developed and/or the developer shall execute and record an agreement with the city, in a form approved by the city attorney. The city council shall ensure that units constructed for low or moderate income households, where bonus incentives have been provided pursuant to this subsection, are sold or leased to persons and/or families of low or moderate income.

(Ord. 87-02-987 § 5 (part); Ord. 86-03-969 § 5 (part), 1986)

20.16.080 Building height.

Building height in developments proposed pursuant to this chapter shall not exceed twenty-five feet, or two-and-one-half stories, whichever is less. Building heights may be limited to less than twenty-five feet in order to enhance the view opportunities of the district.

(Ord. 87-02-987 § 5 (part); Ord. 86-03-969 § 5 (part), 1986)

20.16.090 Elevations.

All proposed development must be located at elevations sufficiently below Panorama Drive and Temple Avenue to avoid blockage of views for hilltop residents and visitors along these scenic corridors.

(Ord. 87-02-987 § 5 (part); Ord. 86-03-969 § 5 (part), 1986)

20.16.100 Building spacing.

All proposed developments shall provide reasonable visual and acoustical privacy for dwelling units; no specific yard, setback, open space, or lot size requirements are imposed in this district so as to encourage projects which take advantage of the unique characteristics of the property in accordance with the general plan and purposes of this chapter and Chapter 20.09. The planning commission may require such setbacks, open space or other development standards for proposed developments within this district pursuant to Section 20.16.150 as will further these purposes.

(Ord. 87-02-987 § 5 (part); Ord. 86- 03-969 § 5 (part), 1986)

20.16.105 Floor area ratio.

- A. The maximum lot area ratio shall not exceed .50.
- B. Floor area ratio is calculated as follows:

gross floor area - 200 sq. ft. times the required

number of enclosed parking spaces

net lot area

For purposes of this section, gross floor area includes the area of the first story and any additional stories for all structures and garages on a lot. The following shall not contribute to the calculation of gross floor area:

- 1. Covered patios, balconies and walkways;
- 2. Eaves and other architectural projections;
- 3. Antennas; and
- 4. Uncovered tennis courts, pools, spas and similar recreational facilities.

Net lot area is the gross lot area less the required right-of-way dedications.

C. On parcels zoned for two dwelling units, no unit may exceed one-half the gross floor area as calculated in subsection (B) of this section.

(Ord. 92- 03-1116 § 2)

20.16.110 Fences, hedges and walls.

This section regulates the height and location of fences, hedges, and walls for the purpose of providing for light, air, and privacy, and safeguarding the public welfare by preventing view obstruction as well as visual obstructions at street and highway intersections.

- A. Required Fences and Walls. Swimming pools shall be entirely enclosed by buildings, fences, or walls not less than five feet nor more than six feet in height. Any such fence or wall shall be equipped with a self-latching gate or door, the latching device to be located not less than four feet above the ground. The fence, building, or wall shall be in place and approved by the city before water is placed in the pool.
- B. Corner Cutoff Areas. The following regulations shall apply to all intersections of streets and alleys in order to provide adequate visibility for vehicular traffic. There shall be no visual obstructions within the cutoff areas established in this subsection.
 - 1. There shall be a corner cutoff area at all intersecting and intercepting streets or highways. The cutoff line shall be in a horizontal plane, making an angle of forty-five degrees with the side, front, or rear property line, as the case may be. It shall pass through the

points located on both sides and front, or rear, property lines at a distance of thirty feet from the intersection of such lines at the corner of a street or highway.

2. There shall be a corner cutoff area on each side of an alley intersecting a street or alley. The cutoff lines shall be in a horizontal plane, making an angle of forty-five degrees with the side, front, or rear property line, as the case may be. They shall pass through a point not less than ten feet from the edges of the alley where it intersects the street or alley right-of-way.

3. Where, due to an irregular lot shape, a line at a forty-five degree angle does not provide for intersection visibility, the corner cutoff shall be defined by a line drawn from a point on the front or rear property line that is not less than thirty feet from the intersection of the side and front, or rear, property lines and through a point on the side property line that is not less than thirty feet from the intersection of the side and front, or rear, property lines.

C. Permitted Fences, Hedges and Walls. Fences, hedges, and walls not greater than six feet in height shall be permitted only where they do not:

1. Impair the view opportunities of the district,
2. Disrespect the district's topography, or
3. Disrupt open-space or greenbelt areas in such a manner as to make them less usable or visually appealing.

(Ord. 87-02-987 § 5 (part); Ord. 86-03- 969 § 5 (part), 1986)

20.16.120 Off-street parking.

A. Residential Uses. There shall be at least two off-street parking spaces in an enclosed garage for every dwelling unit. On-site guest parking spaces also shall be provided when required by and in accordance with the provisions of Section 20.70.010(F).

B. Loading. For multiple-family developments of ten units or more, one loading space with a minimum size of twelve feet by twenty-five feet shall be provided.

C. Uses Permitted by Conditional Use Permit. The provisions of Chapter 20.70 shall apply for off-street parking requirements.

(Ord. 87-02-987 § 5 (part); Ord. 86-03-969 § 5 (part), 1986)

20.16.130 Vehicular and pedestrian access.

A. There shall be vehicular access from a public or private improved street to off-street parking facilities, and pedestrian access from a public or private improved street to property used for residential purposes. All public streets shall be dedicated and improved to city specifications. When it is desirable to retain any street within the development as a private street, that street shall be irrevocably offered for dedication and maintained for its intended purpose by a homeowners' association or other means acceptable to the city.

B. If vehicular access is by way of a driveway parallel with a side lot line, the accessway shall be not less than ten feet. If pedestrian access is required to a rear dwelling, then this space shall be increased to not less than thirteen feet, not less than three feet of which shall be provided for pedestrian access.

C. Additional conditions may be imposed upon vehicular access from any lot or parcel fronting on Panorama Drive, Temple Avenue or Hill Street.

(Ord. 87-02-987 § 5 (part); Ord. 86-03-969 § 5 (part), 1986)

20.16.140 Signs.

Unlighted signs shall be permitted in this district only as provided in this section:

A. Nameplates. Nameplates shall be permitted provided they do not exceed two square feet in area, displaying only the following:

1. Name of the premises upon which it is displayed;
2. Name of the owner or lessee of the premises; and

3. Address of the premises.

B. Project Identification Signs. Project identification signs for each development of five units or more, not to exceed twenty-four square feet in total area or eight feet in any dimension shall be permitted. Project identification signs shall contain only the name of the development and street address.

C. For Rent or For Sale Signs. "For rent" and "For sale" signs shall be permitted. Not more than two such signs, not exceeding a total of six square feet in area, shall be permitted on any lot or parcel.

D. Subdivision Signs-On Site. Subdivision signs shall be permitted as follows:

1. Temporary real estate signs advertising real property which has been subdivided for purposes of sale or lease shall be permitted subject to the following conditions:

a. The construction of any sign shall be in strict compliance with the provisions of this title and all other laws of the city.

b. The sign shall remain only as long as some portion of the property originally advertised for sale remains unsold.

c. The signs shall be located on the premises which they advertise.

d. No sign shall exceed one hundred square feet in area.

e. Identification signs containing the tract name are permitted provided there shall be not more than one such sign for each three lots. Said signs shall not exceed four square feet.

f. Signs are permitted on the same lot with a model home provided they do not exceed four in number and ten square feet each in area. Said signs shall be removed after the developer concludes the initial sale of the lots or homes to their initial owners.

E. Subdivision Signs-Off-site-Temporary Real Estate Directional Signs. Temporary real estate directional signs may be erected and maintained, subject to conditional use permit, to direct prospective purchasers to a subdivision having lots or houses for sale, provided said signs do not create hazardous traffic conditions. Such signs shall be subject to the following standards in addition to any conditions of the conditional use permit which the commission determines further the purposes of this chapter:

1. The signs shall advertise only the name of the tract, simple directions to its location, and slogan, if any.

2. The sign shall not exceed eighty square feet in area.

3. The sign shall be set back not less than eight feet from the front property line.

4. The top of the sign shall not exceed fourteen feet in height above the land upon which it is located.

(Ord. 87-02-987 § 5 (part); Ord. 86-03- 969 § 5 (part), 1986)

20.16.150 Other development standards.

The development standards set forth in this chapter which govern development in planned development district 1 are deemed to be the minimum standard, and not all inclusive. The planning commission and/or city council may establish such further conditions, site development requirements or performance standards as may be deemed necessary to maintain, preserve, protect, perpetuate and promote not only the public health, safety and welfare but the environment and the integrity of the planned development district as well.

(Ord. 87-02-987 § 5 (part); Ord. 86-03-969 § 5 (part), 1986)

20.16.160 Site plan review and special findings.

Any project proposed for districts shall be subject to the provisions of this chapter and Chapter 20.09 generally, and the property development standards of this chapter, compliance with which shall be determined pursuant to the site plan review process set forth in Chapter 20.52 of this title. Additionally, any project proposed pursuant to this chapter shall only be approved where the planning commission makes both the findings required by Section 20.52.050, and the following special findings:

1. The proposed project protects, to the fullest extent possible, scenic view opportunities in general, and the view from Panorama Drive and Temple Avenue in particular;

2. The proposed project maximizes natural open space opportunities or incorporates greenbelt opportunities wherever possible;
 3. The proposed project minimizes risk to the public health and safety as well as the environment by insuring that slope, soil, geologic, noise, and oil production constraints of the district are respected;
 4. The proposed project minimizes land alteration, maximizes the natural appearance of the hillside, and follows the natural contours in the location and design of structures and access;
 5. The proposed project meets the requirements of Section 20.16.170;
 6. The proposed project provides for the construction improvement or extension of circulation systems, public facilities and public services consistent with applicable city standards. Such systems are also designed to reflect the unique characteristics of the district.
- (Ord. 87-02-987 § 5 (part) and (D); Ord. 86-03-969 § 5 (part), 1986)

20.16.170 Single-family detached dwelling units.

- A. Purpose. It is the goal of the city to provide a mix of housing opportunities, including single-family residential neighborhoods, within residential districts. To this end, within the PD-1 and PD-2 districts, for projects where area of the parcels exceed forty thousand square feet (prior to dedications), at least thirty percent of the dwelling units shall be single-family detached units, except as otherwise provided herein.
- B. Reduction in Single-family Units. With approval by the planning commission of a conditional use permit the percentage of single-family detached dwelling units may be reduced, within the PD-1 and PD-2 districts, but shall not be less than fifteen percent of the total dwelling units; provided, that the planning commission makes one or more of the following findings:
1. Slopes in excess of fifteen percent, or other features of topography; excessive grading; lack of usable open space; the protection of views; unusual site constraints and encumbrances including easement, oil leases, etc.; excessive public improvements, public utility requirements; or other exceptional conditions make it desirable to reduce the percentage of dwelling units required to be single-family detached;
 2. The findings required by Chapter 20.64 to grant a conditional use permit have been made. Any fractional results shall be rounded up.
- C. Calculation of Single-family Units. Where a density bonus has been granted pursuant to Sections 20.14.070(B) and 20.16.070(B), the percentage of single-family detached dwelling units required by this section shall be determined based upon the gross number of units in the project after the bonus has been granted.
- (Ord. 87-02-987 § 5(E) (part))

Chapter 20.18 OPEN SPACE DISTRICT

Sections:

- 20.18.010 Purpose of district.
- 20.18.020 Use classifications.
- 20.18.030 Lot area and dimensions.
- 20.18.040 Building height.
- 20.18.050 Yards generally.
- 20.18.060 Required setbacks.
- 20.18.070 Fences, walls and hedges.
- 20.18.080 Lot coverage by building.
- 20.18.090 Off-street parking.

- 20.18.095 Required transportation-related improvements.
- 20.18.110 Off-street loading.
- 20.18.120 Trash storage and recyclable materials enclosures.
- 20.18.130 Permitted projections into required yards.
- 20.18.140 Modifications of standards for restrictions on use.
- 20.18.150 General provisions.

20.18.010 Purpose of district.

The OS open space district shall have the following purposes:

The OS open space district is intended to provide for orderly establishment of parks, schools, public or institutional facilities, and other open space and recreational uses. It is also intended to allow the expansion of operations or improvement of facilities on lands owned, leased or otherwise controlled by governmental agencies. In establishing this district, the city has found and determined a need to designate open space areas for both outdoor recreation, resource conservation and public health and safety purposes. Areas given special attention in this district include, but are not limited to, areas of outstanding scenic, historical and cultural value; areas particularly suited for park and recreation purposes; areas which serve as links between major recreation and open space reservations; areas which require special management or regulation because of hazardous or special conditions such as unstable soil areas and areas presenting high fire risks; areas which must be preserved to promote natural resource conservation, including oil production; areas necessary to establish view corridors and promote view protection; areas required for the protection of water quality and water reservoirs; and areas required for the protection and enhancement of air quality. Overall, it is the city's intent to help preserve, enhance and maintain a quality environment through the development standards for this district. Notwithstanding the foregoing, it is expressly acknowledged that development is permitted within the open space district and the owner of property should be able to realize a reasonable return on the property. In recognition of this principle, extensive development standards are provided. It is hoped that these standards will, however, promote and enhance the open space policies and values contained herein.

(Ord. 2008-07-1381 § 1 (part): Ord. 93-03-1152 § 5 (part): Ord. 87-12-1000 § 3 (part))

20.18.020 Use classifications.

The uses stated below shall be classified and authorized in the open space district as shown on the table. Unlisted uses shall be prohibited.

Uses	Open Space Districts
Miscellaneous	
Restroom	A
Satellite dish (A)	A
War memorial	P
Water reservoir	P
Recreational Uses	
Athletic field	P
Ball field	P
Bicycle trail	P
Carnival/fair	T
Conservation area	P

Exercise trail	P
Fishing and/or casting pond	P
Food and beverage concession	A
Golf course	C
Golf driving range	C
Miniature golf course	C
Pedestrian trail	P
Playground	P
Public park	P
Publicly managed community gardens	P
Swimming pool	P
Tennis court, lighted	C
Tennis court, unlighted	P
View corridor	P
Wildlife preserve	P

- P - Permitted use
- C - Conditional use permit required
- A - Accessory use
- T - Temporary use permit required subject to requirements in Section 20.66.210
- X - Prohibited

Footnotes for Chart of Permitted Open Spaces Uses

- A. 1. Shall not be located in any required setback.
- 2. Where determined by the director of planning to be feasible, antennas shall be mounted on the ground.
- 3. No ground-mounted antenna shall exceed twenty-five feet in height above grade. Antennas shall be screened by landscaping or fencing to the extent feasible, for the purpose of minimizing visibility from adjoining streets and properties.
- 4. No antenna shall be of a bright, shiny, or glare reflective finish or color.
- 5. Including administrative office related to recreational uses.
- B. Housing exclusively for residents sixty-two years of age or older other than residential care facilities, convalescent homes and rest homes, shall be subject to the RH development standards, except that only one parking space per unit shall be required plus one guest space for each ten units and a maximum of forty percent lot coverage by buildings or structures.

(Ord. 2012-11-1452: Ord. 2008-07-1381 § 1 (part): Ord. 93-03-1152 § 5 (part): Ord. 87-12-1000 § 3 (part))

20.18.030 Lot area and dimensions.

No requirement.

(Ord. 2008-07-1381 § 1 (part): Ord. 93-03-1152 § 5 (part): Ord. 87-12-1000 § 3 (part))

20.18.040 Building height.

A. In the open space district, the height of each building shall not exceed the maximum stated below:

District Feet/Stories

OS 25 - 2-1/2

B. Within the open space district, building heights may be permitted in excess of the maximum listed, subject to approval of a conditional use permit. In granting a conditional use permit for additional building height, the planning commission shall determine that three or more of the following conditions have been met:

1. Required building and/or parking setbacks along street frontages have been increased by at least fifty percent and have been fully landscaped and irrigated;
2. Parking has been provided within a subterranean facility of a multilevel parking structure;
3. On-site use amenities have been provided, such as public eating facilities, outdoor courtyards, or plaza areas which will serve the public.

C. Exceptions. Rooftop appurtenances such as air-conditioning equipment, skylights, elevator shafts, etc., shall not be considered as contributing to building height, but must be completely screened from public view.

D. The provisions of Sections 20.04.102, Building Height and 20.66.090, Building Height, shall apply.

(Ord. 2008-07-1381 § 1 (part): Ord. 93-03-1152 § 5 (part): Ord. 87-12-1000 § 3 (part))

20.18.050 Yards generally.

A. Definition. "Required yards" shall be those portions of the lot between the property line and the setback line required.

B. Required Size. All required yards shall extend the full depth and width of the lot and shall be open from ground to sky, except for projections permitted by Section 20.18.120 of this chapter, and shall be fully landscaped and irrigated, except for required driveways.

C. Adjacent to Residential District. Any project within an open space district, when adjacent to a residentially zoned district shall provide a landscaped buffer of sufficient width, and landscaping of sufficient density so as to protect the residential district from adverse impacts associated with, but not limited to, noise, glare, visual qualities, and other potential nuisances. The standards of subsection C of Section 20.18.060 shall apply.

(Ord. 2008-07-1381 § 1 (part): Ord. 93-03-1152 § 5 (part): 87-12-1000 § 3 (part))

20.18.060 Required setbacks.

A. Distance from Property Line. In the open space district, the required setback lines shall be the number of feet stated below, measured from established future right-of-way line.

Lot Area (Sq. Ft.)	Side Setback			
	Front Setback	Rear Setback	Interior	Street
Less than 20,000	10	5	5	10
20,000 and above	15	5	5	10

B. Through Lots. The required rear yard setback on a through lot shall be equal to the required front setback.

C. Lots Adjacent to Residential Districts. Wherever a lot in the open space district is adjacent to a residential zone along common

property line or an alley, one or a combination of the following shall be required at the discretion of the director of planning:

1. A ten-foot landscaped and irrigated buffer shall be provided along the boundary between the open space and residential districts.
2. A solid masonry wall not less than three or more than six feet in height shall be required at the required setback line. Bermed landscaping may be permitted to contribute to the wall height. The required setback shall be fully landscaped and irrigated.
3. A solid masonry wall not more than six feet in height shall be provided at the property line. A building wall greater than six feet may be used to satisfy this requirement.

(Ord. 2008-07-1381 § 1 (part): Ord. 93-03-1152 § 5 (part): Ord. 87-12-1000 § 3 (part))

20.18.070 Fences, walls and hedges.

The following standards shall apply to all fences, walls and hedges located in the open space district.

A. Corner Cutoff Area. There shall be a corner cutoff area at the intersection of any two streets, a street and alley, or any two alleys. The corner cutoff area shall be measured from a point not less than thirty feet from the intersection of the two property lines. Nothing in excess of three feet in height, including landscaping, may be located within the corner cutoff. Where, due to an irregularly shaped lot, or a lot on a curved street, the corner cutoff area cannot be provided as above, an area shall be established which will adequately protect intersection visibility. Such area shall be approved by the director of planning.

B. Permitted Fences, Walls and Hedges. Fences, walls and hedges not greater than six feet in height shall be permitted on or within all rear and side property lines and on or to the rear of all front setback lines. No fence, wall or hedge over four feet in height shall be permitted in any required front yard or in the required street side of a corner lot.

C. Exceptions. The director of planning may permit fences, hedges and walls in excess of six feet where it is determined that the additional height is necessary due to unusual site conditions such as sloped lots, grade differences between lots, existing adjacent development or specialized security needs. However, in no event shall a fence, wall or hedge be permitted in excess of ten feet.

D. Except for retaining walls, the height of a fence, wall or hedge shall be measured from the lowest finished grade on either side of any fence, wall or hedge.

E. Fences, walls and/or hedges shall be measured as a single unit if built or planted within three feet of each other.

F. Retaining Wall-Protecting Cut Below Natural Grade. Where a retaining wall protects a cut below natural grade and is located within three feet of a property line separating lots, such retaining wall may be topped, by a fence, wall or hedge, but the height shall be measured from the highest actual finished grade on either side.

G. Retaining Wall-Containing Fill. When a retaining wall contains a fill, the height of the retaining wall built to retain the fill shall be considered as contributing to the permissible height of a fence, solid wall or hedge, providing that in any event a protective fence or wall not more than forty-two inches in height, as measured from the grade retained, may be erected at the top of such retaining wall and any portion of such fence, wall or hedge above the otherwise permitted height shall comply with Section 20.04.291.

H. Nothing in this section shall be deemed to set aside or reduce the requirements for fencing by local, state or federal law or regulation.

(Ord. 2008- 07-1381 § 1 (part): Ord. 87-12-1000 § 3 (part): Ord. 84-08-929 § 2: prior code § 19.52.200(10) (Ord. 557 § 306(N) (10), 1964))

20.18.080 Lot coverage by building.

The maximum lot coverage by buildings in the open space district shall be fifty percent.

(Ord. 2008-07-1381 § 1 (part): Ord. 93-03-1152 § 5 (part): Ord. 87-12-1000 § 3 (part))

20.18.090 Off-street parking.

Required parking areas and vehicular access shall be provided as required in Chapter 20.70, Off-Street Parking.

20.18.095 Required transportation-related improvements.

A. Nonresidential development comprising twenty-five thousand square feet or more of building area shall provide the following subject to approval of the director of planning:

1. A bulletin board, display case or kiosk displaying transportation information located where the greatest number of employees are likely to see it. Information in the area shall include, but is not limited to, the following:
 - a. Current maps, routes and schedules for public transit routes serving the site;
 - b. Telephone numbers for referrals on transportation information including numbers for the regional ridesharing agency and local transit operators;
 - c. Ridesharing promotional material supplied by commuter-oriented organizations;
 - d. Bicycle route and facility information, including regional/local bicycle maps and bicycle safety information;
 - e. A listing of facilities available for carpoolers, vanpoolers, bicyclists, transit riders and pedestrians at the site.
2. Sidewalks or other designated pathways following direct and safe routes from the external pedestrian circulation system to each building in the development and from on-site parking areas to each building in the development.

B. Nonresidential development comprising fifty thousand square feet or more of building area shall comply with the requirements for same as set forth in Section 20.70.035, Required Transportation-Related Facilities, and with those indicated in Subsection A of this section, regulations for buildings of twenty-five thousand square feet or more.

C. Nonresidential projects comprising one hundred thousand square feet or more of building area shall comply with the requirements in subsection A of this section and shall provide all of the following subject to approval of the director of planning:

1. If determined necessary by the public works director to mitigate project impacts, bus stop improvements for developments to be located adjacent to major highways, secondary highways and established bus routes; the city will consult with local bus service providers in determining appropriate improvements;
2. Safe and convenient access from the external circulation system to bicycle parking facilities on-site.

20.18.110 Off-street loading.

Off-street loading facilities for projects within the open space district shall be provided as follows:

Gross Floor Area	Loading Spaces
(Sq. Ft.)	Required
Less than 30,000	0
30,000 to 50,000	1
More than 50,000	2

- A. Loading Space Dimensions. Required loading spaces shall not be less than ten feet in width and twenty-five feet in length.
- B. Loading Space Location. Loading spaces shall be so situated as to functionally serve the site and buildings; however, loading spaces may not block or inhibit vehicular movement to any driveway or parking stall.
- C. Loading Space-Access From Alley. When the lot upon which the loading spaces are located abuts upon an alley, such loading spaces shall adjoin or have access from the alley. The length of the loading space may be measured perpendicular to or parallel with the alley. Where such loading area is parallel with the alley and the lot is fifty feet or less in width, the loading area shall extend across the full width of the lot. The length of a loading area need not exceed ninety feet for any two spaces.

D. Where the loading is permitted in a yard, the yard may be used in calculating the area required for loading, providing that there is no more than one entry to exit to sixty feet of lot frontage or fraction thereof.

E. Loading spaces being maintained in connection with any main building existing on May 7, 1964, shall thereafter be maintained so long as the building remains, unless an equivalent number of such spaces are provided on a contiguous lot in conformity with the requirements of this section; provided, however, that this regulation shall not require the maintenance of more loading space than is required for a new building, nor the maintenance of such space for any type of main building other than those specified above.

F. No loading space which is provided for the purpose of complying with the provisions of this title shall hereafter be relinquished or reduced in any manner below the requirements established in this title unless equivalent facilities are provided elsewhere, the location of which is approved by the commission.

G. Loading space required by this title may occupy a required yard as provided in the districts, but in no case shall any part of any alley or street be used from providing required loading space.

H. Striping and Labeling. All loading areas must be appropriately striped and labeled using minimum three-inch wide striping and lettering.

(Ord. 2008-07-1381 § 1 (part): Ord. 93-03-1152 § 5 (part): Ord. 87-12-1000 § 3 (part))

20.18.120 Trash storage and recyclable materials enclosures.

Trash storage and recyclable materials enclosure areas shall be provided of sufficient size to ensure containment of all solid waste materials generated from the site and to promote the city's recycling program. The size of the enclosure(s) shall be determined by the planning director based upon the size and nature of the facility proposed but shall not be less than five square feet per one thousand square feet of building area with dimensions not less than five feet by six feet. The trash and recyclable materials enclosure(s) shall be constructed of solid masonry walls and shall not be less than five feet in height with solid metal panel gates equipped with self-closing devices. Gates shall remain closed except when enclosure is in actual use. Gates shall be mounted on a separate frame, not directly to the masonry walls. Exterior treatment of all enclosures shall be designed to be compatible with the main building treatment.

Adequate access shall be provided to the enclosure(s) for refuse pickup.

(Ord. 2008-07-1381 § 1 (part): Ord. 93-03-1152 § 5 (part): Ord. 87-12-1000 § 3 (part))

20.18.130 Permitted projections into required yards.

Maximum Projection. Architectural projections, which do not provide additional floor area, into any required yard shall not exceed thirty inches.

(Ord. 2008-07-1381 § 1 (part): Ord. 87-12-1000 § 3 (part))

20.18.140 Modifications of standards for restrictions on use.

A. Modification of Development Standard. Notwithstanding any development standard contained herein, upon application by the applicant, at the time of site plan and design review pursuant to Chapter 20.52, the planning commission or city council, as the case may be, may modify any development standard set forth in this chapter, subject to the conditions contained herein, if the findings set forth herein are made.

B. Conditions. Such modification shall only be approved if the findings set forth below are made and the project is subject to the following conditions:

1. The use of the property is permanently restricted by the recordation of easements or covenants, conditions and restrictions in a manner which exceeds the requirements otherwise provided in this chapter and which promotes the purposes hereof, or by conveyance to a public agency;

2. The restriction would limit development; increase setbacks; limit height; provide view corridor or view protection; promote natural resource preservation or conservation; protect areas of outstanding scenic, historical or cultural value; provide facade easements of the preservation of historic buildings or structures; promote areas for open space or passive recreation; provide

recreational opportunity; or promote the public health, safety and general welfare;

3. The form of restriction shall be subject to the approval of the city attorney, shall make the city or other appropriate public agency a party, and be in such form as to permit enforcement by the city or such public agency, including the ability to secure any financial obligations of the grantor or covenantor.

C. Findings. In granting such approval, the planning commission or city council, as the case may be, shall find as follows:

- 1. The project is consistent with the general plan;
- 2. That the conditions imposed pursuant to this section will provide outstanding amenities or features which will promote the purposes of this chapter;
- 3. That the project if developed subject to the conditions contained in this section will more fully accomplish the purposes of this chapter than if developed pursuant to the standards contained herein which would otherwise apply;
- 4. That the project will not have an adverse impact on surrounding properties.

(Ord. 2008-07-1381 § 1 (part): Ord. 93-03-1152 § 5 (part): Ord. 87-12-1000 § 3 (part))

20.18.150 General provisions.

A. Approval. Commercial and industrial development projects require the director of planning and/or planning commission review, subject to requirements contained in Chapter 20.52, Site Plan and Design Review.

B. Prerequisites to Construction. No person shall construct any building or structure or make structural alterations which require building permits until the same have been approved in accordance with the provisions of Chapter 20.52 of this code.

C. Trash Maintenance. All business within the open space district shall be responsible for policing of trash and debris generated from their property which is deposited upon public property for a distance of two hundred feet in any direction from the property in question. Upon notification of a trash problem by the director of planning, such business or property owner shall remedy the situation in a timely manner or shall be subject to notice and order procedures of the city. Uses which can be reasonably anticipated to generate excessive trash and which are subject to conditional use permit shall be required, as a condition of approval, to provide assurances to the city that off-site as well as on-site trash will be regularly policed.

D. Landscaping. All portions of a lot within the open space district not devoted to buildings, parking driveways, walkways, structures or other impervious facilities shall be landscaped and irrigated.

(Ord. 2008-07-1381 § 1 (part): Ord. 93-03-1152 § 5 (part): Ord. 87-12-1000 § 3 (part))

**Chapter 20.20
COMMERCIAL DISTRICTS**

Sections:

- 20.20.010 Purpose of districts.
- 20.20.020 Use classifications.
- 20.20.030 Lot area and dimensions.
- 20.20.040 Building height.
- 20.20.050 Yards generally.
- 20.20.055 Landscape materials and turf replacement.
- 20.20.060 Required setbacks.
- 20.20.070 Fences, walls and hedges.
- 20.20.075 Required transportation-- Related improvements.

20.20.080 Off-street parking.

20.20.090 Vehicular access.

20.20.100 Off-street loading.

20.20.110 Trash storage and recyclable materials enclosures.

20.20.120 Permitted projections into required yards.

20.20.130 General provisions.

20.20.010 Purpose of districts.

The commercial and industrial districts listed below shall have the following purposes:

A. The CO commercial office district is intended to provide areas for the development of professional offices and limited commercial uses. Other permitted uses will include commercial offices, medical offices and hospitals.

B. The CTC commercial town center district is intended to serve as a concentrated commercial core for the city. Retail outlets typical of community shopping centers or districts along with general retail uses and professional offices will be among the uses permitted in this district.

C. The CG commercial general district is intended to provide for a wide variety of service and retail uses, many of which are highway-oriented. The portion of this district along Pacific Coast Highway should be treated with special zoning and development standards due to unique characteristics including, but not limited to small lot sizes, substantial existing nonconforming development, nonconforming and illegal sign proliferation, and lack of off-street parking.

D. The CR commercial residential district is intended to provide for limited small scale commercial and office uses along, or in conjunction with, medium density residential uses. Such mixed uses on a single parcel shall be compatible and where possible, mutually supportive.

E. The CI commercial industrial district is intended to provide for a wide variety of commercial uses and limited compatible light industrial uses. Commercial or industrial uses which might create offensive levels of noise, air pollution, glare, radioactivity or other nuisances shall be prohibited from this district.

F. The LI light industrial district is designed to accommodate a variety of light industrial uses which are nonpolluting and which can coexist with surrounding land uses. In addition, limited complimentary commercial uses shall be permitted.

G. The GI general industrial district is intended to provide for the development of a variety of general industrial and service uses which do not generate obnoxious or offensive impacts which might affect persons residing or conducting business in the city.

(Ord. 93-03-1152 § 6 (part): Ord. 87-06-991 § 4 (part))

20.20.020 Use classifications.

The uses stated below shall be classified and authorized in each district as shown on the table. Unlisted uses shall be prohibited.

USES	DISTRICTS						
	CO	CTC	CG	CR	CI	LI	GI
Miscellaneous							
Adult oriented businesses (A)	X	X	P	X	P	X	X
Business college, technical	X	X	X	X	X	X	C

school							
Carports	X	X	P	X	P	P	P
Church	X	X	C	X	C	P	P
Chiropractic college	P	P	P	P	P	P	P
Club, lodge	C	X	C	C	X	X	X
Furniture restoration, cabinet making, woodcarving	X	X	X	X	P	P	P
Gymnastics academy	P	P	P	P	P	P	X
Health, sports club	P	P	P	P	P	X	X
Hospital	C	X	X	X	C	X	X
Hotel (minimum 100 rooms)	C	X	X	X	X	X	X
Massage parlor (SBP) (B)	X	X	X	X	X	X	X
Medical marijuana dispensary (including mobile delivery services)	X	X	X	X	X	X	X
Medical marijuana cultivation	X	X	X	X	X	X	X
Mortuary	X	X	X	X	X	X	X
Museum	A	P	P	P	P	X	X
Nursery school, pre-school	C	C	C	C	X	X	X
Oil wells and appurtenant facilities (C)	C	C	C	C	C	C	C
Outdoor advertising structure (D)	X	X	C	X	X	C	X
Parochial and private school (E)	P	X	C	X	X	X	X
Pay phones(II)	P	P	P	P	P	P	P
Post office	P	P	P	X	P	P	X
Satellite dish antenna (F)	A	A	A	A	A	A	A
Shooting range	X	X	X	X	X	X	X
Suites lodging facility	X	X	X	X	X	X	X
Trade schools	X	X	X	X	P	P	P
Vending machines(II)	P	P	P	P	P	P	P
Wholesale	X	X	X	X	P	P	P
Warehousing/storage of furniture, appliances, household goods, clothing, textiles, dry goods,	X	X	X	X	P	P	P

mechanical equipment and other durable goods and consumer products							
Retail							
Alcoholic beverage (packaged, off-premises consumption) (SBP) (G)	X	C	C	X	C	X	X
Antiques, antique furniture	X	P	P	P	P	P	P
Apparel	X	P	P	X	P	X	X
Appliances and electronics	X	P	P	P	P	X	X
Art, art galleries	P	P	P	P	X	X	X
Artist supplies	X	P	P	X	P	X	X
Auto/motorcycle sales/rentals (new)	X	X	P	X	P	X	X
Auto/motorcycle sales (used)	X	X	X	X	X	X	X
Auto parts (no service)	X	X	P	X	P	X	X
Baked goods (H)	P	P	P	P	P	X	X
Bicycles	X	P	P	P	P	X	X
Boat sales/rentals (new and used)	X	X	X	X	X	P	P
Books	A	P	P	P	P	X	X
Card and gift shop	A	P	P	P	P	X	X
Christmas tree/pumpkin lots	X	T	T	T	T	T	T
Collectibles (coin, stamp, jewelry, art, sports memorabilia)	X	P	P	P	P	X	X
Confectionery	X	P	P	P	P	X	X
Dairy products	X	P	P	P	P	X	X
Drugs, pharmacy	P	P	P	X	P	X	X
Equipment rental (indoor only)	X	X	P	X	P	P	P
Equipment rental (outdoor)	X	X	X	X	X	P	P
Firearms (SBP)	X	X	X	X	X	X	X
Flowers, florists, plant store	A	P	P	P	P	X	X
Fruits and vegetables	X	P	P	P	P	X	X
Furniture (new)	X	P	P	X	P	P	P
Gifts	A	P	P	P	X	X	X
Grocery stores (with							

alcoholic beverage sales) (MM)	X	C	C	X	C	X	X
Grocery stores (w/o alcoholic beverage sales)	X	P	P	X	P	X	X
Hobby supplies, craft store, toy store	X	P	P	X	P	X	X
Home furnishings (I)	X	P	P	P	P	X	X
Home improvement, building materials, lawn and garden supplies	X	X	P	X	P	X	X
Ice cream	X	P	P	P	P	X	X
Large box retail	X	X	X	X	P	X	X
Meat, fish, poultry (no processing)	X	P	P	P	P	X	X
Music (records, discs, tapes), or video sales/rental	X	P	P	P	P	X	X
Newspaper stands (indoor/enclosed only)	A	P	P	P	P	T	T
Office supplies	P	P	P	P	P	X	X
Outdoor sales (J)	X	T	T	T	T	T	T
Pawnshops	X	X	X	X	X	X	X
Pet store	X	P	P	X	P	X	X
Photographic supplies	P	P	P	P	P	X	X
Plant nurseries	X	X	P	P	P	X	X
Secondhand goods (K) (SBP)	X	X	X	X	C	X	X
Shoes	X	P	P	P	P	X	X
Sporting goods	X	P	P	P	P	X	X
Swap meet	X	X	X	X	X	T	T
Swimming pools and spas	X	X	X	X	P	X	X
Tobacco products	A	P	P	P	P	X	X
Variety merchandise	X	P	P	P	P	X	X
Services							
Ambulance	X	X	P	X	P	X	X
Animal boarding/daycare (kennel) (NN)	X	X	X	X	C	C	C
Animal grooming	X	X	P	X	P	P	P
Animal hospital (not kennel)	X	X	C	X	C	P	P
ATM's interior/exterior							

wall-mounted, walk-up or drive-up (JJ)	P	P	P	P	P	P	P
ATM's freestanding (KK)	C	C	C	C	C	C	C
Auction house (SBP)	X	X	X	X	C	C	C
Auto body repair	X	X	X	X	X	X	X
Auto detailing (L)	X	X	X	X	P	P	P
Auto painting	X	X	X	X	X	X	X
Auto parts installation (enclosed) (M)	X	P	P	X	P	P	P
Auto engine and transmission rebuilding	X	X	X	X	X	X	P
Auto repair (enclosed, no towing) (N)	X	X	P	X	P	P	P
Auto reupholstery, recreational vehicle conversion	X	X	P	X	P	P	P
Auto transportation, shipping	X	X	X	X	X	X	X
Auto wrecking yard, dismantling, junkyard	X	X	X	X	X	X	X
Bank, savings and loan, credit union	P	P	P	P	P	X	X
Barber, beauty, manicure shop	A	P	P	P	P	X	X
Blueprinting and photocopy	A	P	P	X	P	P	P
Boat building and repair	X	X	X	X	X	P	P
Car wash	X	X	X	X	X	X	X
Check cashing	X	X	X	X	X	X	X
Diaper service	X	X	P	X	P	X	X
Dry cleaning, retail (O)	X	C	P	X	P	X	X
Dying of yard goods, fabrics, carpets, rugs	X	X	X	X	X	X	X
Employment agency	P	P	P	P	P	X	X
Fortunetelling (A)	P	X	P	X	X	X	P
Gasoline, service station (P)	P	X	P	X	P	P	P
Gymnasiums, health, sports club	P	P	P	P	P	X	X
Laundry, on-site plant	X	X	X	X	X	P	P
Laundry, coin-operated	X	X	P	P	X	X	X

Lawn mower, sales and repair (enclosed)	X	X	P	X	P	X	X
Locksmith	X	P	P	P	P	X	X
Medical, dental and optical lab (retail)	P	P	P	X	P	X	X
Newspaper publishing	P	P	P	X	P	X	X
Parochial and private school (E)	P	X	C	C	X	X	X
Plasma donor center (GG)	X	X	X	X	X	X	X
Plating or anodizing	X	X	X	X	X	X	X
Photofinishing, developing, processing	P	P	P	X	P	X	X
Photography studio, engraving, silk-screen printing, lithography	X	X	X	X	P	P	P
Prescription pharmacy	P	P	P	X	P	X	X
Radio, TV and appliance repair	X	X	P	X	P	X	X
Research laboratory (chemical, biological, anatomical, engineering, physics, product testing) (nonretail)	X	X	X	X	P	P	P
Sandblasting booth	X	X	X	X	X	X	X
Sewing, weaving, knitting of textiles	X	X	X	X	P	P	P
Sheet metal shop	X	X	X	X	P	P	P
Shoe repair	X	P	P	P	P	X	X
Sign painting	X	X	X	X	P	P	P
Solid waste recovery/and processing (public)	X	X	X	X	X	X	X
Tailor and alterations	X	P	P	P	P	X	X
Tattoo and/or body piecing studio (OO)	P	P	P	X	P	P	P
Taxicab service	X	X	X	X	X	X	X
Termite and pest control	X	X	X	X	P	P	P
Towing service, including dispatch office	X	X	X	X	X	X	X
Travel agency	P	P	P	P	P	X	X
Truck repair and overhaul	X	X	X	X	X	X	P

Veterinarian	X	X	P	X	P	X	X
Welding shop	X	X	X	X	X	P	P
Auto Center Accessory Uses (QQ)							
Vehicle storage (RR)	X	X	X	X	P	P	P
Vehicle rental (office and fleet storage)	X	X	X	X	P	P	P
Vehicle repair	X	X	X	X	P	P	P
Vehicle maintenance (detail, prep, etc.)	X	X	X	X	P	P	P
Wholesale facilities	X	X	X	X	P	P	P
Vehicle body repair	X	X	X	X	C	C	C
Vehicle painting	X	X	X	X	C	C	C
Other auto center related uses	X	X	X	X	C	C	C
Eating and Drinking Establishments							
Alcoholic beverage manufacturing with tasting rooms (SS)	X	X	X	X	C	C	C
Bars and cocktail lounges (SBP)	C	C	X	X	C	X	X
Dancing/entertainment (SBP)	C	C	X	X	C	X	X
Delicatessen, without alcoholic beverage	P	P	P	P	P	P	P
Private club with alcohol	C	X	C	X	C	X	X
Restaurants, with alcohol	C	C	C	X	C	X	X
Restaurants, without alcohol (Q)	P	P	P	P	P	X	X
Restaurants, fast food, including drive-thru (Q)	X	X	C	X	C	X	X
Restaurants, take-out including donut and ice cream shop (R)	P	P	P	P	P	P	P
Vendor food sales (S)	X	X	X	X	X	X	X
Professional/Office							
Accounting and financial services	P	P	P	P	P	X	X
Architectural	P	P	P	P	P	P	P
Building contractors (T)	P	X	X	X	P	P	P

Engineering	P	P	P	P	P	P	P
General offices	P	P	P	P	P	X	X
Insurance	P	P	P	P	P	X	X
Legal	P	P	P	P	P	X	X
Medical, dental, etc., clinics	P	P	P	P	P	X	X
Optometric offices	P	P	P	P	P	X	X
Recreation and Entertainment							
Amusement park	X	X	X	X	X	X	X
Bowling alley	X	X	C	X	C	X	X
Circuses, carnivals, fairs	X	T	T	X	X	X	C
Community garden (HH)	X	X	C	X	X	X	X
Golf driving ranges	P	X	C	X	C	X	X
Miniature golf	X	X	P	X	P	X	X
Pool and billiards	X	X	X	X	X	X	X
Riding stables and academies	X	X	X	X	X	X	X
Skating rinks (SBP)	X	C	X	X	X	X	X
Tennis courts, enclosed	C	C	P	P	P	X	X
Tennis courts, not enclosed	X	X	P	P	P	X	X
Theaters, live and movie	X	C	C	X	C	X	X
Theaters, drive-in	X	X	X	X	X	X	X
Racquetball, enclosed	C	C	P	P	P	X	X
Racquetball, not enclosed	X	X	P	P	P	X	X
Video arcade	X	X	X	X	C	X	X
Storage (U)							
Automobile shipping	X	X	X	X	X	X	X
Builder's materials	X	X	X	X	X	X	X
Containerized storage units (V)	X	X	X	X	X	X	X
Contractor's storage	X	X	X	X	X	X	X
Fuel yard	X	X	X	X	X	P	P
Junk vehicles	X	X	X	X	X	X	X
Lumberyard	X	X	X	X	X	P	P
Off-site dirt or gravel storage	X	X	X	X	X	X	X
On-site construction office trailer (W)	T	T	T	T	T	T	T
Private storage (self, public)	X	X	X	X	X	X	X

Recreational vehicle storage	X	X	X	X	X	P	P
Rock, clay, sand, gravel	X	X	X	X	X	X	X
Temporary outdoor storage yard	X	X	X	X	X	X	X
Trailer used for office	X	X	X	X	X	X	X
Transportation storage including cabs, vans, buses, impound yard	X	X	X	X	X	X	X
Trucking yard (LL)	X	X	X	X	X	X	P
Used material yard	X	X	X	X	X	X	X
Hazardous Waste Facilities							
Incinerator	X	X	X	X	X	X	X
Land disposal facility	X	X	X	X	X	X	X
Off-site hazardous waste facility	X	X	X	X	X	X	C
On-site hazardous waste facility	X	X	X	X	X	C	C
Regional facility	X	X	X	X	X	X	C
Residuals repository	X	X	X	X	X	X	X
Storage facility	X	X	X	X	X	X	X
Transfer facility station	X	X	X	X	P	P	P
Transportable treatment unit	T	T	T	T	T	T	T
Treatment facility station	X	X	X	X	X	X	C
Recycling Facilities (X)							
Reverse vending machines	P	P	P	P	P	P	P
Small collection facilities	P	P	P	X	P	P	P
Large collection facilities	X	X	X	X	C	C	C
Light processing facilities	X	X	X	X	X	P	P
Heavy processing facilities	X	X	X	X	X	X	C
Utilities and Public Service (Y)							
Utility distribution/transmission substations	X	X	X	X	P	P	P
Microwave and antenna dishes	C	C	C	C	C	C	C
Public utility service yard	X	X	X	X	X	X	X
Television or radio transmitting or receiving	X	X	X	X	X	X	X

station							
Residential							
Alcohol and drug abuse recovery or treatment facility	C	X	X	X	X	X	X
Caretaker's residence	X	X	X	X	X	X	X
Care facility--intermediate, skilled nursing, residential for the elderly, congregate living, convalescent, large family day care (Z)	C	X	C	C	X	X	X
Care facility-Emergency Shelters (PP)	X	X	X	P/C	X	X	X
Dwelling unit (AA)	X	X	X	P	X	X	X
Fraternity/sorority	X	X	X	C	X	X	X
Manufacturing or Processing of the Following Products and Materials							
Aircraft, parts for aircraft	X	X	X	X	P	P	P
Alcoholic beverage manufacturing without tasting rooms (TT)	X	X	X	X	C	C	C
Automobiles, trailers, recreational vehicles	X	X	X	X	X	X	P
Bakery goods	X	X	X	X	P	P	P
Battery manufacturing	X	X	X	X	X	X	X
Bicycles, motorcycles and related equipment	X	X	X	X	X	X	P
Boats, ships, parts for boats and ships	X	X	X	X	X	P	P
Bottled products, bottling plant	X	X	X	X	X	P	P
Candy	X	X	X	X	P	P	P
Cellophane	X	X	X	X	X	X	X
Cement batch plant	X	X	X	X	X	X	X
Ceramics, pottery, statuary (BB)	X	X	X	X	P	P	P
Cigars, cigarettes and chewing tobacco	X	X	X	X	X	P	P
Cloth, textiles, upholstery, felt, canvas	X	X	X	X	X	P	P

Clothing manufacturing	X	X	X	X	P	P	P
Concrete block, brick, rock and gravel	X	X	X	X	X	X	X
Corrosive materials (CC)	X	X	X	X	X	X	X
Cosmetics (except soap)	X	X	X	X	X	X	P
Drugs, pharmaceuticals	X	X	X	X	P	P	P
Dry goods, bags, rope, baskets, bedding, awning and similar products	X	X	X	X	P	P	P
Electrical and electronic equipment	X	X	X	X	P	P	P
Electric or neon signs	X	X	X	X	P	P	P
Engines (foundry)	X	X	X	X	X	X	X
Engines (no foundry)	X	X	X	X	X	P	P
Fertilizer	X	X	X	X	X	X	X
Fiberglass, glass	X	X	X	X	X	X	X
Flammable and combustible liquids (CC)	X	X	X	X	X	X	X
Flammable and nonflammable gas (CC)	X	X	X	X	X	X	X
Flammable solid, oxidized or organic peroxide (CC)	X	X	X	X	X	X	X
Food products (DD)	X	X	X	X	X	P	P
Fruits and vegetables (packaging only)	X	X	X	X	X	P	P
Furniture and home furnishings	X	X	X	X	P	P	P
Gas, acetylene, chloride, ammonia, etc.	X	X	X	X	X	X	X
Industrial equipment	X	X	X	X	X	P	P
Industrial products--small: wire, springs, sandpaper and similar products	X	X	X	X	X	P	P
Ink, polish, putty, enamel, lacquer, polyurethane, ethylene glycol	X	X	X	X	X	X	X
Latex splash water treatment (FF)	X	X	X	X	X	X	C
Machine shop	X	X	X	X	P	P	P
Petroleum refining, storage							

or processing	X	X	X	X	X	X	X
Plastic	X	X	X	X	X	X	X
Poisons, pesticides, rodenticides, herbicides, insecticides (CC)	X	X	X	X	X	X	X
Radioactive materials (CC)	X	X	X	X	X	X	X
Rubber and metal stamps	X	X	X	X	X	P	P
Shoes	X	X	X	X	X	P	P
Soap, bleaching powder, glue, detergent and related byproducts	X	X	X	X	X	X	X
Steel	X	X	X	X	X	X	X
Tile	X	X	X	X	X	X	X
Trucks, tractors, heavy equipment	X	X	X	X	X	X	P
Wallboard, drywall, joint cement and plaster	X	X	X	X	X	X	X
Wood mill (EE)	X	X	X	X	X	P	P
Manufacturing of Products							
Made with the Following Materials							
Aluminum, sheet metal, ornamental iron, steel	X	X	X	X	X	P	P
Bone, shell, cellophane	X	X	X	X	X	X	P
Fiber	X	X	X	X	X	P	P
Glass	X	X	X	X	X	X	P
Metal ores	X	X	X	X	X	X	P
Paper (no milling)	X	X	X	X	X	P	P
Petroleum refining, storage or processing	X	X	X	X	X	X	X
Precious or semiprecious stone/metal	X	X	X	X	P	P	P
Plaster	X	X	X	X	X	P	P
Plastic items from finished plastics	X	X	X	X	P	P	P
Rubber, with reclamation, tire recapping or retreading	X	X	X	X	X	X	X
Rubber products from finished rubber	X	X	X	X	X	X	P
Textiles, wool, yarn, fur, felt, canvas, leather, hair,							

feather, paper (no milling), cloth	X	X	X	X	P	P	P
Wood, cork, fiberglass, clay, glass (no blast furnace), plastic (no pyroxylin)	X	X	X	X	P	P	P

P - Permitted use

C - Conditional use permit required

A - Accessory use

T - Temporary use permit required, subject to requirements in Section 20.66.210

X - Prohibited

Footnotes

Chart of Permitted Uses by Zone

A. No adult oriented business shall be permitted within one thousand feet of any residential zone or any other adult oriented business, or within five hundred feet of any lot which there is located a public park, school or church, as provided in Chapter 9.64 of the code. Only adult oriented businesses which comply with all provisions of Chapter 9.64 shall be permitted.

B. Massage parlor - Regulated by Chapter 5.16, Massage Establishments and Permits, and Chapter 5.17, Massage Technicians.

C. Oil well and appurtenant facilities - Subject to the provisions of Title 16 of the Signal Hill Municipal Code.

D. 1. Outdoor advertising structures - Outdoor advertising structures with or without electronic message centers as defined herein and unless otherwise specified may be permitted in the CG, commercial general, and LI, light industrial, districts subject to obtaining a conditional use permit. The following standards shall apply to outdoor advertising structures and electronic message centers:

a. Outdoor advertising structures shall not be placed such that the structure or its illumination interferes with the effectiveness of, or obscures, obstructs or otherwise physically interferes with any official traffic sign, device or signal; nor shall any outdoor advertising structure include or be illuminated by flashing, intermittent or moving lights except for electronic message centers; nor shall any outdoor advertising structure cause beams or rays of light to be directed at any roadway or freeway if the light is of such intensity or brilliance so as to cause glare or to impair the vision of any driver, or to interfere with any driver's operation of a motor vehicle.

b. Outdoor advertising structures shall not be placed within five hundred feet of any property zoned for residential purposes.

c. Electronic message centers shall not be placed within one thousand feet of another electronic message center on the same side of the freeway.

d. Electronic message centers shall not display any message or graphic for less than four seconds, nor may the interval between the messages be less than one second.

2. "Electronic message center" means a sign on which the copy changes automatically on a lampbank or through mechanical means and which is attached to an outdoor advertising structure. Permitted copy includes public service announcements, the time, date and temperature and advertisements related to the goods and services provided on the same site as the sign. The illumination of an electronic message center is not considered a flashing sign as defined in this chapter.

3. "Outdoor advertising structure" means any sign located within fifty feet of the right-of-way of any landscaped freeway which advertises goods manufactured, produced or sold, or services rendered in compliance with all applicable city codes, on the property upon which such sign is located consistent with the intent of Sections 5273 and 5404 of the California Business and Professions Code, and which, based upon the determination of the director of planning and community development, is intended to provide primary visibility to freeway motorists.

E. Parochial and private schools - Includes dancing academies, music instruction and other commercial schools. Excludes preschools.

F. Satellite dish antenna -

1. Shall not be located in any required setback.
2. Where determined by the planning department to be feasible, antennas shall be mounted on the ground.
3. No antenna shall exceed twenty-five feet in height above grade. Antennas shall be screened by landscaping or fencing, to the extent feasible, for the purpose of minimizing visibility of the antenna from adjoining streets and properties.
4. No antenna shall be a bright, shiny or glare-reflective finish or color.

G. Alcoholic beverages - Including liquor, beer and wine. No such establishment shall be located within one thousand feet of another similarly permitted liquor sales establishment or within one thousand feet of a school, playground, or public park. No such establishment shall be located within seven hundred fifty feet of an area zoned for residential use.

H. Baked goods - All products manufactured on premises shall be sold only on premises.

I. Home furnishings - Such as carpeting, wallcoverings, window coverings, lumber, etc.

J. Outdoor sales - Including flea markets, or sale of any equipment, goods, or services in an outdoor setting other than automobiles, plants or temporary/seasonal sales of items such as pumpkins or Christmas trees, when in conjunction with and operated by the established business on site, and provided there shall be no more than four such displays or sales in one calendar year and that no one display or sale be conducted for a period of more than four consecutive days. Sales in public right-of-way prohibited. Such display or sale area will not occupy or obstruct any parking space, drive aisle or pedestrian walkway.

K. Secondhand goods - Including sale of used tools, machinery, and clothes, and excluding antiques and collectibles.

L. Auto detailing or car washing - Shall provide industrial sump and sewer connection facilities.

M. Auto parts installation - Limited to installation of auto aftermarket products, including radios, car phones, stereos, alarms, window tinting.

N. Auto repair - The exchange of parts, including engine parts, but not engine or transmission rebuilding. Storage of customer vehicles shall not exceed thirty days.

O. Dry cleaning retail - Dry cleaning of clothes in enclosed machines using nonflammable cleaning compounds and including sponging and pressing, with no on-site laundry plant.

P. Gasoline, service station - Includes convenience store/auto service station combination.

Q. Restaurants without alcohol - Outdoor dining is permitted as part of the restaurant use; area used shall be calculated toward parking requirements as floor area.

R. Take out restaurant - Restaurant primarily for off-site consumption of food or drink, containing no more than four seats.

S. Vendor food sales - Indoor/outdoor food sales without a permanent cooking facility and/or fixed place for seating.

T. Building contractors - Plumbers, electricians, cabinetmakers, general contractors, etc.

U. Permitted storage yards shall comply with the following minimum standards:

1. All permitted storage yards shall be paved per city standards;
2. All permitted storage yards shall comply with additional standards as found in Chapter 20.22 of SHMC.

V. Containerized storage units - Containerized storage units in place, stored, or in use prior to December 13, 1988, shall be removed within three years of the effective date of the ordinance codified in this chapter.

W. On-site construction office trailer - Permitted only during period from issuance of building permit through completion of work thereunder.

X. Recycling facilities - Regulated in accordance with Chapter 20.56, Recycling Facilities.

Y. Utilities and public services - Subject to Section 20.66.150, Utilities and Services.

Z. Care facility - As defined in California Health and Safety Code, except correction and mental institutions.

AA. Dwelling unit - Permitted in the CR zone and where allowed by conditional use permit subject to the property development standards of the RH zone, except that parking need not be provided in enclosed garages and the outdoor living space requirements shall be ten percent.

BB. Ceramics, pottery, statuary - Using only previously pulverized clay and fired in kilns, only using electricity or gas. No tile manufacturing.

CC. As defined in California Administrative Code, Title 13, Article 1.3, Hazardous Materials Definitions, Sections 1155 through 1157, or as defined in California Administrative Code, Title 22, Division 4, Chapter 30, Article 9, Hazardous Wastes and Hazardous Materials, Sections 66680 and 66685.

DD. Food products - If connected with an adequate sewer system, but excluding animal products, sauerkraut, wine, vinegar, yeast and the rendering of fats and oils and fermenting.

EE. Including incidental millwork, but not including a planing mill.

FF. Limited to latex splash water certified by producers as "nonhazardous."

GG. A facility for the commercial collection of plasma products from human donors including offices, waiting areas, plasma donor areas, laboratories, and plasma processing and storage areas.

HH. Community garden plots are not subject to Section 20.70.030, Number of Parking Spaces Required by Use.

II. Pay Phones and vending machines placed outside of a structure:

1. Pay phones and vending machines must be located behind the required front and side setbacks located adjacent to streets.

2. Pay phones and vending machines shall not encroach, nor project into driveways, required off-street parking stalls or pedestrian pathways.

3. Prior to the installation of a pay phone or vending machine, the applicant shall: (a) obtain approval of a site plan pursuant to Chapter 20.52; (b) obtain a building permit (when applicable); and (c) pay fees as established by the city council by resolution and may be adjusted from time to time.

4. Failure to obtain a permit shall cause a double fee to be imposed pursuant to Uniform Building Code Section 15.02.060 as established by resolution and may be adjusted from time to time.

5. Pay phones and vending machines shall comply with the Americans with Disabilities Act, and have adequate lighting to create a safe environment and not create glare onto adjacent properties.

6. Pay phones and vending machines shall not have overhead wiring or exposed conduit.

7. Prior to installation, pay phones and vending machines shall require approval by the planning department to assure that the location does not interfere with public access, is in a safe and secure location, provides convenient access, will not create an excessive number of such machines, and will not create any conditions of public nuisance.

8. Pay phones and vending machines and all areas surrounding said machines shall be kept in a clean and orderly manner by the owner or tenant of the property upon which the phone or machine is located.

JJ. Development standards for automated teller machines (ATM's) walk-up or drive-up. (Interior ATM's shall not be regulated.) - Prior to the installation of an ATM machine, the applicant shall: (a) obtain approval of a site plan pursuant to Chapter 20.52; (b) obtain a building permit; and (c) pay building permit fees as established by the city council by resolution and may be adjusted from time to time. The site and elevation plans are subject to police and community development department review and approval. The following shall be included on the plans:

1. Proposed architecture shall complement existing building design and architectural theme;

2. Trash receptacle shall be provided;

3. Security lighting shall be provided;

4. Sign program shall accompany the site plan submittal.

KK. Development standards for freestanding machines - Prior to the installation of an ATM machine, the applicant shall: (a) obtain approval of a site plan pursuant to Chapter 20.52; (b) obtain a building permit; and (c) pay building permit fees as established by the

city council by resolution and may be adjusted from time to time; (d) for freestanding ATM's, obtain conditional use permit. The site and elevation plans are subject to police and community development department review and approval. The following shall be included on the plans:

1. Proposed architecture shall complement existing building design and architectural theme;
2. Minimum of twenty-five square feet of landscaping shall be provided adjacent to the ATM structure;
3. Automatic landscape irrigation system;
4. Trash receptacle shall be provided;
5. Security lighting shall be provided;
6. Sign program shall accompany the site plan submittal;
7. Freestanding ATM designs shall accommodate more than one ATM unit;
8. A minimum of three parking spaces, with one being a handicap stall, shall be designated for ATM use;
9. Freestanding ATM units with a raised pad shall paint red curbs adjacent to drive isles and install a sign reading "No Parking."

LL. Minimum development standards for the establishment of new trucking yards shall be as follows:

1. Minimum 2 acres (87,120 square feet) lot size;
2. Minimum 250 feet street frontage;
3. Minimum 600 square foot dispatch office building with restroom;
4. Fully paved parking lot to city standards;
5. Fully fenced lot per City Standard Plan No. 230;
6. Fully landscaped front and street side yards with automatic irrigation system;
7. Minimum 1-foot candle site lighting;
8. Security plan approved by the Chief of Police;
9. Provision of on-site turning and backing areas subject to city approval of a parking lot site plan;
10. The public street shall not be used for truck loading/unloading, backing onto the site, standing or maneuvering;
11. All trucking yards shall comply with the minimum performance standards for maintenance and operations as provided in Section 20.23.030, of this Code.

MM. Alcoholic beverages must be packaged and sold for off-premises consumption only. Grocery store operator must demonstrate substantial likelihood that sales of packaged alcoholic beverages will constitute less than 25 percent of total gross receipts.

NN. Minimum development standards for the establishment of animal boarding/daycare use shall be as follows:

1. Outdoor play area cannot be located in areas used for required parking.
2. Boarding must take place indoors.
3. If caring for dogs, facility may be required to submit a sound attenuation plan pursuant to the CUP process to address noise emanating from building interiors and not outdoor play areas.
4. Outdoor play area not to be located where animals may interfere with access and servicing of operational oil wells on the property. Play areas cannot be located in well easement areas.
5. Animals must be supervised at all times when outdoors.
6. Facility must be kept free of accumulated animal waste and odors.
7. Outdoor play area must drain to a sanitary sewer.

8. Outdoor play areas over 400 square feet in size require an industrial waste clearance from the Department of Public Works and a sewer connection.

9. Must comply with Standard Urban Storm Water Mitigation Plan (SUSMP).

10. Facility cannot be located within 300 feet of a residentially zoned property as measured from the property line of the facility.

11. If caring for dogs, provide proof of vaccination for all animals including rabies, bordetella, and DHLPP (D=distemper, H=Infectious Canine Hepatitis, L=Leptospirosis, P=Parainfluenza, P=Paravovirus).

12. Unaltered animals shall be physically segregated to prevent attacks on other animals.

OO. Minimum performance standards for the establishment of tattoo and/or body piercing studios shall be as follows:

1. Except as otherwise provided in this footnote OO, each studio shall comply with Chapter 8.56 of this code, which incorporates by reference Parts 1, 2, 5, and 7 of Chapter 11.36 of the Los Angeles County Code and Articles 1 thru 6 of Part 1 of Chapter 36 of the Los Angeles County Code Environmental Health Regulations, and all appendices, tables, and indices thereto, as the same existed on September 13, 2011 (collectively hereinafter "LA County Body Art Codes"). In the event of any conflict between the LA County Body Art Codes and any provision of this code, the provision of this code shall govern.

2. Business operating hours for general public walk-in clientele shall be limited to the hours of 10:00 am to 10:00 pm.

3. No facility shall be located within 1,000 feet of another tattoo and/or body piercing studio in any jurisdiction.

4. No facility shall be located within 1,000 feet of a church, school, library, public park, day care center or community center and 1,000 feet from any area zoned for residential use as measured from the outermost boundary of the property in any jurisdiction to the entrance of the facility. This restriction is based at the time of issuance of a business license and such future sensitive uses that may be located within this 1,000-foot zone will not cause the relocation of the tattoo and/or body piercing studio.

5. The facility shall be designed to screen tattooing and/or piercing or similar services performed on a patron's specified anatomical parts as defined by SHMC 9.64.020 O., from persons outside the facility. Signage, advertising or images depicting specific anatomical parts shall not be placed in the windows or be visible to persons outside the facility.

6. Signage shall comply with standards in SHMC 20.58 unless located in a commercial center with its own established sign program.

7. Exterior design or modification to a building shall be subject to review under SHMC 20.52 Site Plan and Design Review.

8. Each artist or technician who performs tattoo and/or body piercing procedures either as an independent contractor or an employee, shall submit evidence of Bloodborne Pathogen Training certification, CPR/First Aid certification, and LA County Health Department registration on demand by any city official.

9. Artists who are independent contractors shall obtain a separate business license from the city.

10. Tattoo and/or body piercing services cannot be provided as accessory to other permitted uses such as a hair salon and cannot be operated as home occupations.

11. This section is not applicable to a mobile tattoo and/or body piercing business.

PP. Residential: Care facility - Emergency Shelters

1. Development Standards

a. Maximum number of beds:

A maximum of 16 beds will be allowed by right in the CG zone.

Additional facilities/beds will be considered in the CG zone under a conditional use permit.

b. Parking: 1 space for each employee and/or volunteer during the work shift with the greatest number of staff on site, as identified in the Facilities Management Plan and 1 additional parking space for every 5 beds and 1 space for each transport van or delivery vehicle.

c. Waiting and client intake areas:

Interior area: 150 square feet minimum

Exterior area: Must be screened from public view

d. Security lighting: External lighting shall be provided for security purposes. The lighting shall be stationary, directed away from adjacent properties and public rights-of-way, and of an intensity compatible with the neighborhood.

e. Minimum separation distance: 300 feet from any other emergency shelter.

f. All other CG standards per Title 20 of the Municipal Code and Building and Safety standards per Title 15 of the Municipal Code: Apply to all facilities.

2. Operational Standards

a. Each facility operator or applicant shall provide a detailed Facilities Management Plan to be submitted and updated annually and shall include such items as:

Qualifications of management organization

Number of staff and volunteers per shift

Ratio of staff to clients

Training and qualifications of staff and volunteers

Duties of staff and volunteers

Type of services and social services offered

Intake and release times

Good neighbor communication plan

b. Length of stay: Maximum 6 months.

c. Hours of operation: Hours of intake to assign sleeping accommodations are generally between 5 p.m. and 9 a.m. with flexibility per the details of each Facilities Management Plan.

d. On-site Management:

Agency or Organization must have experience in managing and/or providing social services.

Facility Management Plan must be provided.

e. On-site security: 24 hour security services:

A minimum of 1 security guard on site with a valid CA guard card issued by the CA Department of Consumer Affairs - Bureau of Security & Investigations

QQ. Auto Center accessory uses are subject to the provisions contained in Section 20.24.020, Determination of Permitted Accessory Use.

RR. Vehicle storage for Auto Center accessory uses is subject to the provisions contained in Section 20.24.020, Determination of Permitted Accessory Use, and Section 20.24.030, Vehicle Storage.

SS. The following special development standards shall apply to alcoholic beverage manufacturing (ABM), including liquor, beer and wine, with tasting rooms:

1. An ABM with tasting room shall comply with all federal, state and local laws and regulations, including a valid license from the California Alcohol Beverage Control (ABC) Board for the specific type of alcoholic beverage manufacturing occurring on-site.

2. An ABM with tasting room may not exceed production of fifteen thousand (15,000) barrels per year.

3. An ABM with tasting room may not be located within 750 feet of the nearest property line of any school, church, religious facility, residential zoning district, or other ABM with tasting room.

4. All production activities shall be located completely inside the ABM facility.

5. All on-site storage shall be located within the ABM facility.

6. Hours of operation for an ABM with tasting room shall be established by the associated conditional use permit.
7. The purchase, consumption, tasting and sale of alcoholic beverages shall be limited to only those products produced on-site.
8. Food may be sold in a form that is ready to eat at the time of sale however, an ABM with tasting room shall not include a full service kitchen and no food shall be prepared within the ABM or tasting room. Mobile food service and food trucks with required food service licensing by the Los Angeles County Health Department which are located outside of the ABM and tasting room may be permitted pursuant to the conditional use permit conditions of approval.
9. Ancillary retail sales shall be limited to only those retail items directly associated with the on-site ABM facility and tasting room.
10. The ABM with tasting room shall not charge an admission fee, cover charge or require a minimum purchase.
11. A sewage plan and all on-site infrastructure shall be approved by the appropriate City or County departments and shall include a waste water pre-treatment system, clarifier, or equivalent filtering device.
12. If the ABM with tasting room can demonstrate that manufacturing will not be operated/conducted at the same time as the tasting room hours of operation, then the number of off-street parking spaces for manufacturing use/area may be considered for omission from the total number of required parking space for the business. Any such determination will be noted as a conditional use permit condition of approval.
13. Outdoor seating is permitted as part of the ABM with tasting room use and the area designated for outdoor seating shall be calculated at the same parking ratio as required for the tasting room.
14. An ABM with tasting room shall comply with Chapter 9.16 "Noise" of the Signal Hill Municipal Code.
15. No publicly accessible exterior pay telephones shall be located on the ABM premises.
16. Tours of the ABM and tasting room are allowed as an accessory activity. The operator shall ensure that tours do not negatively impact adjacent businesses or property owners.
17. An ABM with tasting room may be restricted from utilizing natural ventilation practices that may negatively impact neighboring businesses or properties and may be required to install mechanical air filtration systems to the satisfaction of the director of community development.

TT. The following special development standards shall apply to alcoholic beverage manufacturing (ABM) without tasting rooms, including liquor, beer and wine:

1. An ABM shall comply with all federal, state and local laws and regulations, including a valid license from the California Alcohol Beverage Control (ABC) Board for the specific type of alcoholic beverage manufacturing occurring on-site.
2. An ABM may not exceed production of fifteen thousand (15,000) barrels per year.
3. An ABM may not be located within 750 feet of the nearest property line of any school, church, religious facility, residential zoning district, or other ABM facility.
4. All production activities shall be located completely inside the ABM facility.
5. All on-site storage shall be located within the ABM facility.
6. A sewage plan and all on-site infrastructure shall be approved by the appropriate City or County departments and shall include a waste water pre-treatment system, clarifier, or equivalent filtering device.
7. An ABM may be restricted from utilizing natural ventilation practices that may negatively impact neighboring businesses or properties and may be required to install mechanical air filtration systems to the satisfaction of the director of community development.

(Ord. 2016-07-1490 §§ 2, 3; Ord. 2016-06- 1487, §§ 1, 2; Ord. 2016-01-1484 § 2; Ord. 2014-01-1467 §§ 2, 3; Ord. 2013-07-1457 § 2; Ord. 2012-02-1443 § 2; Ord. 2011-10-1440 § 2; Ord. 2011-04-1424 § 2; Ord. 2011-03-1422 § 1; Ord. 2008-11-1391 § 1; 2008-3-1379 § 2; Ord. 2006-05-1359 §§ 4, 5; Ord. 2004-07-1334 § 2; Ord. 2000-02-1268 §§ 1, 2; Ord. 98-12-1243 § 3 (part); Ord. 98-08-1238 § 1; Ord. 97-07- 1219; Ord. 97-02-1216 § 2; Ord. 96-09-1211 § 1; Ord. 95-10-1198 § 1; Ord. 94-10-1187 § 1; Ord. 94-06-1183 § 1; Ord. 94-06-1182 § 1; Ord. 93-06-1158 §§ 1, 2; Ord. 93-03-1152 § 6 (part); Ord. 92-12-1142 § 1; Ord. 91-01-1085 § 2; Ord. 90-07-1072 § 2; Ord. 90-04-1063 § 1; Ord. 88-11-1020 § 1; Ord. 87-11-998 § 1; Ord. 87-06-991 § 4 (part))

20.20.030 Lot area and dimensions.

In each commercial and industrial district, each lot shall have the minimum area and dimensions shown below:

	Minimum Lot Area	Minimum Lot
	(Sq. Ft.)	Dimensions (Ft.)

CO	20,000	100 x 100
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CTC	20,000	100 x 100
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CG	20,000	100 x 100
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CR	6,000	50 x 100
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CI	20,000	100 x 100
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LI	20,000	100 x 100
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GI	20,000	100 x 100
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Lots which front on curved streets or culs-de-sac measure their minimum lot width at the required front setback line.

(Ord. 93-03-1152 § 6 (part): Ord. 87-06-991 § 4 (part))

20.20.040 Building height.

In each commercial district, the height of each building and the number of stories shall not exceed the maximum limits stated below:

District	Ft./Stories
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CO	90/6
----	------

CTC	70/4
-----	------

CG	90/6
----	------

CR	25/2-1/2
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CI	90/6
----	------

LI	90/6
----	------

GI	90/6
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Within each of the above districts, with the exception of the CR district, building heights may be permitted in excess of the maximum listed, subject to approval of a conditional use permit. In granting a conditional use permit for additional building height, the planning commission shall determine that all of the following conditions have been met:

- A. Required building and/or parking setbacks along street frontages have been increased by at least fifty percent and have been fully landscaped and irrigated;
- B. Parking has been provided within a subterranean facility or a multilevel parking structure;
- C. On-site public use amenities have been provided, such as public restaurant(s), outdoor courtyards or plaza areas which will serve to attract employees as well as passers-by;

Exceptions: Rooftop appurtenances such as air conditioning equipment, sky lights, elevator shafts, etc., shall not be considered as contributing to building height, but must be completely screened from public view.

(Ord. 93-03-1152 § 6 (part): Ord. 87-06-991 § 4 (part))

20.20.050 Yards generally.

A. Definition. Required yards shall be those portions of the lot between the property line and the setback line required.

B. Required Size. All required yards shall extend the full depth and width of the lot and shall be open from ground to sky, except for projections permitted by Section 20.20.120 of this chapter, and shall be fully landscaped and irrigated, except for required driveways.

C. Side and rear yards may be used for required off-street parking provided that there is a solid masonry wall not less than five nor more than six feet in height erected on the property line abutting the area used for off-street parking.

D. Adjacent to Residential District. Any project within a commercial or industrial district with the exception of the CR district, when adjacent to a residentially zoned district shall provide a landscaped buffer of sufficient width, and landscaping of sufficient density so as to protect the residential district from adverse impacts associated with, but not limited to noise, glare, visual qualities and other potential nuisances. The standards of Section 20.20.060(C) shall apply.

(Ord. 93-03-1152 § 6 (part): Ord. 87-06-991 § 4 (part))

20.20.055 Landscape materials and turf replacement.

A. Maximum Allowed Hardscape. Hardscape in front and street side setbacks is limited to driveways and walkways only (hardscape includes paved materials, both permeable and non-permeable). The remaining area shall be landscaped and maintained.

B. Turf in New Development. Turf in new development is subject to Chapter 13.10.

C. Turf Replacement.

1. Turf is not a required or preferred landscape material. Drought tolerant landscape materials that retain water on site are strongly encouraged when replacing existing turf.

2. Turf replacement in landscape areas of two thousand five hundred square feet or greater is subject to Chapter 13.10. (Ord. 2015-11-1481 § 7)

20.20.060 Required setbacks.

A. Distance from Property Line. In each commercial and industrial district, the required setback lines shall be the number of feet stated below measured from established future right-of-way line.

	Lot Area (Sq. Ft.)	Front Setback	Rear Setback	Side Setback	
				Interior	Street
CO	less than 20,000	15	0	0	10
	20,000 and above	20	0	0	10
CTC	less than 20,000	10	0	0	10
	20,000 and above	15	0	0	10
CG	less than 20,000	10*		0	10
	20,000 and above	15	0	0	10
CR	all lots	10	0	5	10
CI	less than 20,000	15	0	0	10
	20,000 and above	20	0	0	10

LI	less than 20,000*	15*	0	0	10
	20,000 - 40,000	20	0	0	15
	over 40,000	20	0	0	20
GI	less than 20,000	15	0	0	10
	20,000 - 40,000	20	0	0	15
	over 40,000	20	0	0	20

* See Exceptions listed in Section 20.20.060 (D).

- B. Through Lots. The required rear yard setback on a through lot shall be equal to the required front setback.
- C. Lots Adjacent to Residential Districts. Whenever a lot in any of the above districts, except for the CR district, is adjacent to a residential zone along a common property line or an alley, one or a combination of the following shall be required at the discretion of the director of planning:
 1. A ten-foot landscaped and irrigated buffer shall be provided along the boundary between the commercial and residential districts;
 2. A solid masonry wall not less than three or more than six feet in height shall be required at the required setback line. Bermed landscaping may be permitted to contribute to the wall height. The required setback shall be fully landscaped and irrigated;
 3. A solid masonry wall not more than six feet in height shall be provided at the property line. A building wall greater than six feet may be used to satisfy this requirement.

- D. Exceptions.
 1. A five-foot minimum front setback shall be required on parcels having front lot lines adjacent to Olive or Lime Avenues between 33rd Street and the northerly city boundary. Within this portion of the LI district the distance between on-site parking space(s) and the front property line shall be equal to or greater than the distance between the front property line and the nearest portion of front wall of the main building.
 2. Lots within the portion of the CG district bounded by Pacific Coast Highway, Cherry Avenue, 19th Street and Obispo Avenue shall be required to provide a five-foot landscaped setback measured from the future right-of-way line along all streets.

(Ord. 93-03-1152 § 6 (part): Ord. 89-03-1028 § 1: Ord. 87-06-991 § 4 (part))

20.20.070 Fences, walls and hedges.

- The following standards shall apply to all fences, walls and hedges located in any commercial or industrial district.
- A. Except for retaining walls, the height of a fence, wall or hedge shall be measured from the lowest finished grade on either side of any fence, wall or hedge.
 - B. Fences, walls and/or hedges shall be measured as a single unit if built or planted within three feet of each other.
 - C. Corner Cutoff Area. There shall be a corner cutoff area at the intersection of any two streets, a street and alley, or any two alleys. The corner cutoff area shall be measured from a point not less than thirty feet from the intersection of the two property lines. Nothing in excess of three feet in height, with the exception of buildings, may be located within the corner cutoff. This includes fences, walls, monument signs, hedges and other landscaping. Where due to an irregularly shaped lot, or a lot on a curved street, when a typical corner cutoff area cannot be provided, an area shall be established which will adequately protect intersection visibility. Such area shall be approved by the director of planning.
 - D. Permitted Fences, Walls and Hedges. Fences, walls and hedges not greater than six feet in height shall be permitted on or within all rear and side property lines and on or to the rear of all front setback lines. No fence, wall or hedge over four feet (commercial) or three feet (industrial) in height shall be permitted in any required front yard or in the required street side of a corner lot.
 - E. Exceptions. The director of planning may permit fences, hedges and walls in excess of six feet where it is determined that the

additional height is necessary due to unusual site conditions such as sloped lots, grade differences between lots, existing adjacent development or specialized security needs. However, in no event shall a fence, wall or hedge be permitted in excess of ten feet.

F. Retaining Wall--Protecting Cut Below Natural Grade. Where a retaining wall protects a cut below natural grade and is located within three feet of a property line separating lots, such retaining wall may be topped by a fence, wall or hedge, but the height shall be measured from the highest actual finished grade on either side.

G. Retaining Wall--Containing Fill. When a retaining wall contains a fill, the height of the retaining wall built to retain the fill shall be considered as contributing to the permissible height of a fence, solid wall or hedge, providing that in any event a protective fence or wall not more than forty-two inches in height, as measured from the grade retained, may be erected at the top of such retaining wall and any portion of such fence, wall or hedge above the otherwise permitted height shall comply with Section 20.04.291.

H. Nothing in this section shall be deemed to set aside or reduce the requirements for fencing by local, state or federal law or regulation.

(Ord. 93-03- 1152 § 6 (part); Ord. 84-08-929 § 2: prior code § 19.52.200(10) (Ord. 557 § 306(N) (10), 1964); Ord. 2008-03-1379 § 5)

20.20.075 Required transportation--Related improvements.

A. Nonresidential development comprising twenty-five thousand square feet or more of building area shall provide the following subject to approval of the director of planning:

1. A bulletin board, display case or kiosk displaying transportation information located where the number of employees are likely to see it. Information in the area shall include, but is not limited to, the following:
 - a. Current maps, routes and schedules for public transit routes serving the site;
 - b. Telephone numbers for referrals on transportation information including numbers for the regional ridesharing agency and local transit operators;
 - c. Ridesharing promotional material supplied by commuter-oriented organizations;
 - d. Bicycle route and facility information, including regional/local bicycle maps and bicycle safety information;
 - e. A listing of facilities available for carpoolers, vanpoolers, bicyclists, transit riders and pedestrians at the site.
2. Sidewalks or other designated pathways following direct and safe routes from the external pedestrian circulation system to each building in the development, and from on-site parking areas to each building in the development.

B. Nonresidential development comprising fifty thousand square feet or more of building area shall comply with the requirements for same as set forth in Section 20.70.035, Required Transportation-Related Facilities, and with those indicated in Subsection A of this section, requirements for buildings of twenty-five thousand square feet or more.

C. Nonresidential projects comprising one hundred thousand square feet or more of building area shall comply with the requirements in Subsection A of this section and shall provide all of the following subject to approval of the director of planning:

1. If determined necessary by the public works director to mitigate project impacts, bus stop improvements for developments to be located adjacent to major highways, secondary highways, and established bus routes; the city will consult with local bus service providers in determining appropriate improvements;
2. Safe and convenient access from the external circulation system to bicycle parking facilities on-site.

(Ord. 93-03-1152 § 6 (part))

20.20.080 Off-street parking.

Refer to Chapter 20.70, Off-Street Parking.

(Ord. 93-03-1152 § 6 (part); Ord. 92-08-1128 § 1; Ord. 87-06-991 § 4 (part))

20.20.090 Vehicular access.

There shall be adequate vehicular access from a dedicated and improved street, service road or alley. The design, number and location of such access route(s) shall be approved by the city engineer.

(Ord. 93-03-1152 § 6 (part): Ord. 87-06-991 § 4 (part))

20.20.100 Off-street loading.

Every hospital, institution, hotel, office, commercial or industrial building erected or established after May 7, 1964, shall provide and maintain loading spaces subject to the following conditions:

Gross Floor Area Loading Spaces

(Sq. Ft.) Required

Less than 30,000 0

30,000 - 50,000 1

More than 50,000 2

- A. Loading Space Dimensions. Required loading spaces shall not be less than ten feet in width and twenty-five feet in length.
- B. Loading Space Location. Loading spaces shall be so situated as to functionally serve the site and buildings, however, loading spaces may not block or inhibit vehicular movement to any driveway or parking stall.
- C. Loading Space--Access From Alley. When the lot upon which the loading spaces are located abuts upon an alley, such loading spaces shall adjoin or have access from the alley. The length of the loading space may be measured perpendicular to or parallel with the alley. Where such loading area is parallel with the alley and the lot is fifty feet or less in width, the loading area shall extend across the full width of the lot. The length of a loading area need not exceed ninety feet for any two spaces.
- D. Where the loading is permitted in a yard, the yard may be used in calculating the area required for loading, providing that there is no more than one entry to exit to sixty feet of lot frontage or fraction thereof.
- E. Loading spaces being maintained in connection with any main building existing on May 7, 1964, shall thereafter be maintained so long as the building remains, unless an equivalent number of such spaces are provided on a contiguous lot in conformity with the requirements of this section; provided, however, that this regulation shall not require the maintenance of more loading space than is required for a new building, nor the maintenance of such space for any type of main building other than those specified above.
- F. No loading space which is provided for the purpose of complying with the provisions of this title shall hereafter be relinquished or reduced in any manner below the requirements established in this title unless equivalent facilities are provided elsewhere, the location of which is approved by the commission.
- G. Loading space required by this title may occupy a required yard as provided in the districts, but in no case shall any part of any alley or street be used from providing required loading space.
- H. Striping and Labeling. All loading areas must be appropriately striped and labeled using minimum three-inch-wide striping and lettering.

(Ord. 93-03-1152 § 6 (part): Ord. 87-06-991 § 4 (part))

20.20.110 Trash storage and recyclable materials enclosures.

Trash storage and recyclable materials enclosure areas shall be provided of sufficient size to ensure containment of all solid waste materials generated from the site and to promote the city's recycling program. The size of the enclosure(s) shall be determined by the planning director based upon the size and nature of the facility proposed but shall not be less than five square feet per one thousand square feet of building area with dimensions not less than five feet by six feet. The trash and recyclable materials enclosure(s) shall be constructed of solid masonry walls and shall not be less than five feet in height with solid metal panel gates equipped with self-closing devices. Gates shall remain closed except when enclosure is in actual use. Gates shall be mounted on a separate frame, not directly to the masonry walls. Exterior treatment of all enclosures shall be designed to be compatible with the main building treatment. Adequate

access shall be provided to the enclosure(s) for refuse pickup.

(Ord. 93-03-1152 § 6 (part): Ord. 87-06-991 § 4 (part))

20.20.120 Permitted projections into required yards.

Maximum Projection. Architectural projections, which do not provide additional floor area, may project into any required yard and shall not exceed thirty inches.

(Ord. 93-03-1152 § 6 (part): 87-06-991 § 4 (part))

20.20.130 General provisions.

- A. Approval. Commercial and industrial development projects require the director of planning and/or planning commission review, subject to requirements contained in Chapter 20.52, Site Plan and Design Review.
- B. Prerequisites to Construction. No person shall construct any building or structure or make structural alterations which require building permits, until same have been approved in accordance with the provisions of Chapter 20.52 of this code.
- C. Trash Maintenance. All business and property owners within commercial and industrial districts shall be responsible for policing of trash and debris generated from their property which is deposited upon public property for a distance of two hundred feet in any direction from the property in question. Upon notification of a trash problem by the director of planning, the business or property owner shall remedy the situation in a timely manner or shall be subject to notice and order procedures of the city. Uses which can be reasonably anticipated to generate excessive trash and which are subject to conditional use permit, shall be required as a condition of approval to provide assurances to the city that off-site, as well as on-site trash will be regularly policed.

(Ord. 93-03-1152 § 6 (part): Ord. 87-06-991 § 4 (part))

Chapter 20.21
ORANGE AVENUE OVERLAY DISTRICT

Sections:

- 20.21.010 Purpose.
- 20.21.020 Goals and objectives.
- 20.21.030 Required setbacks.
- 20.21.040 New storage yards.
- 20.21.050 Fencing at existing storage yards and parking lots.
- 20.21.060 Landscaping.
- 20.21.070 Painting.
- 20.21.080 Parking lots and driveways.
- 20.21.090 Compliance plan.
- 20.21.100 Penalties.

20.21.010 Purpose.

A. Application of the Overlay Concept. The purpose of this chapter is to establish an overlay zoning district that may be superimposed upon existing zoning districts in order to improve the appearance of the properties with frontage along Orange Avenue between Willow and Hill Streets. All property within the district shall be developed and maintained in accordance with the provisions of the underlying zoning district as well as this overlay zone. In the event of a conflict between the underlying zoning and this overlay

zone, the provisions of this overlay zone shall govern. Compliance herewith shall be obtained in accordance with the compliance plan described in Section 20.21.090.

(Ord. 99-02-1247 § 3 (part))

20.21.020 Goals and objectives.

Goals for the overlay district include:

1. Apply property maintenance standards that would require property owners in the district to improve their properties beyond that required under other applicable codes;
2. Improve the appearance of properties in the district by requiring new, neat fences, functional screening and adequate landscaping with automatic irrigation systems at existing storage yards and by requiring the repainting of buildings and repaving of parking lots;
3. Encourage the redevelopment of the lots in the district, which are shallow in depth, by reducing the front setback requirements;
4. Ensure that the property owners bring their property into compliance with the provisions of this chapter by submitting and obtaining approval of a compliance plan and timely implementing such compliance plan.

(Ord. 99-02-1247 § 3 (part))

20.21.030 Required setbacks.

A. The required setback lines for all new development shall be the number of feet stated below as measured from the established future right-of-way line:

Front Setback

Buildings--10 ft.

Parking lot--5 ft.

Outdoor storage area--5 ft.

Rear Setback--0 ft.

Interior Side Setback--0 ft.

Street Side setback--0 ft.

B. Exceptions. Fences at storage yards and parking lots existing as of the effective date of this chapter shall comply with the requirements of Section 20.21.050.

(Ord. 99-02-1247 § 3 (part))

20.21.040 New storage yards.

All new outdoor storage yards shall be paved to standards approved by the city engineer. Paving materials other than concrete or a/c paving may be used, subject to approval of the city engineer.

(Ord. 99-02-1247 § 3 (part))

20.21.050 Fencing at existing storage yards and parking lots.

A. Setbacks. Fences and gates at all storage yards and parking lots existing as of the effective date of this chapter shall comply with the following minimum setbacks as measured from the established future right-of-way line:

Front Setback--0 ft.

Rear Setback--0 ft.

Interior Side Setback--0 ft.

Street Side Setback--0 ft.

B. Removal and Replacement. Fences and gates that do not comply with the setbacks described in subsection A of this section shall be removed and new fencing and gates consistent with the established setback shall be installed within the time frame provided under Section 20.21.090(c).

C. Screening. Fences and gates at all storage yards shall include slats or mesh made of durable material that serves to screen the yard from public view. Slats or mesh shall be installed at those fences and gates without such screening within the time frame provided under Section 20.21.090(D).

D. Maintenance. All fences, gates and associated screening shall be installed and maintained in a straight condition with a first-class neat appearance.

(Ord. 99-02-1247 § 3 (part))

20.21.060 Landscaping.

A. Minimum Requirements. All storage yards and parking lots existing as of the effective date of this chapter shall provide landscaping in the area between any fence and the property lines as measured from the established future right-of-way line. The following minimum standards shall apply for each fifty linear feet of storage yard fencing:

1. 1--15 gallon tree (carrotwood) with root-barrier control box;
2. 2--5 gallon vines (either blood-red or violet trumpet vine);
3. 12--15 gallon shrubs (Rhapiolepis indica "Jack Evans" or Ligustrum japonicum "texanum" or a combination of both;
4. Automatic irrigation system;
5. Mulch cover.

B. Maintenance. All landscaping and irrigation equipment shall be installed and maintained consistent with a landscape plan included with a compliance plan approved pursuant to Section 20.21.090.

(Ord. 99-02-1247 § 3 (part))

20.21.070 Painting.

All buildings, walls or similar structures in the district shall be painted as may be regularly needed to maintain a first-class and neat appearance, free of peeling, rusting, discoloration or stains.

(Ord. 99-02-1247 § 3 (part))

20.21.080 Parking lots and drive ways.

All driveways and paved parking lots in the district shall be maintained in a first-class condition, with a smooth level surface, free of deterioration. Properties with unpaved driveways shall be upgraded to include paved driveways to ensure that mud and dirt is not tracked onto the right-of-way.

(Ord. 99-02-1247 § 3 (part))

20.21.090 Compliance plan.

A. Notification. Within ten days of the effective date of this chapter, the director of community development shall, in writing, notify the owners of property of the need to prepare a compliance plan.

B. Minimum Requirements. Within six months of the effective date of this chapter, the owner of property which is not in compliance with the provisions of this chapter shall prepare and submit, or cause to be prepared and submitted, a compliance plan which shall include the following:

1. Site plan;
2. Proposed landscaped areas with dimensions, proposed trees, shrubs and vines (including size and quantity) and irrigation plan;
3. Proposed fencing details including dimensions, location, height and screening details;
4. Proposed repainting (including color) and parking lot and driveway improvements.

C. Review Procedure. The compliance plan shall be reviewed and approved, conditionally approved or denied by the director of community development based on findings of consistency with the purpose and intent of this chapter and the director shall notify the owner or agent in writing of such action and findings. If the director denies the compliance plan, the property owner, or agent, shall cause the plan to be revised and resubmitted within thirty days of receipt of notice of the director's action.

D. Implementation. Upon approval of the compliance plan by the director of community development, the property owner, or agent, shall have six months to complete all the required improvements in accordance with the approved compliance plan.

(Ord. 99-02-1247 § 3 (part))

20.21.100 Penalties.

A. Any property owner failing to submit a compliance plan required by this chapter shall be guilty of a misdemeanor as provided in Chapter 1.16.

B. Any property owner failing to construct the improvements contained on an approved compliance plan within the required period shall be guilty of a misdemeanor as provided in Chapter 1.16.

C. Any property owner failing to maintain their property in a condition consistent with an approved compliance plan, or in a condition that is otherwise in violation of any section of this chapter, shall be guilty of an infraction as provided in Chapter 1.16.

(Ord. 99-02-1247 § 3 (part))

Chapter 20.22 STORAGE YARDS AND OUTDOOR STORAGE AREAS

20.22.010 Purpose.

20.22.015 Defined

20.22.020 Application to all storage yards and outdoor storage areas.

20.22.030 Exempt storage yards.

20.22.040 Standards for fences or gates.

20.22.050 Exhibit of acceptable and unacceptable fences.

20.22.055 Maintenance standards.

20.22.060 Compliance plans.

20.22.065 Nonconforming outdoor storage yards.

20.22.070 Appeals.

20.22.080 Penalties.

20.22.010 Purpose.

A. The purpose of this chapter is to establish standards for storage yard fences and to improve the appearance of the city by improving the appearance of existing legal nonconforming storage yards that have fallen into disrepair and have become unattractive and detract from the high quality appearance of the commercial and industrial areas. The requirements of this chapter to replace existing privacy fences to screen storage yards from view from public rights-of-way are necessary because many existing storage yard privacy fences are chain link fences in poor repair and unsightly condition due to damaged fence posts and gates, deteriorated, broken or missing wood, metal or plastic privacy slats or sagging, torn or faded mesh screen fabric fence coverings. The unsightly condition of these existing storage yard fences detracts from the neat and orderly appearance of the city and negatively affects property values.

B. The City recognizes the need for outdoor storage yards and outdoor storage areas. The additional standards as found in section 20.22.055 of this chapter are necessary to maintain and conceal the storage within storage yards and outdoor storage areas from view from adjacent public rights-of way and to reduce the discharge of sediment, debris, oils, greases and other pollutants in urban and storm water runoff. These standards serve to improve the appearance of existing commercial and industrial properties.

(Ord. 2011-04-1423 § 5(part))

20.22.015 Defined.

A. Outdoor storage area. "Outdoor storage area" means any portion of a property, used for the primary purpose of storing, keeping or maintaining, whether on a temporary or permanent basis, durable goods, materials, equipment, vehicles, stockpiles or other similar items outside. All outdoor storage areas shall comply with the provisions of Chapter 20.22, unless exempted.

B. Storage yards. "Storage yard" means any property used for the primary purpose of storing, keeping, or maintaining, whether on a temporary or permanent basis, durable goods, materials, equipment, vehicles, stockpiles, or other similar items outside. All storage yards shall comply with the provisions of Chapter 20.22, unless exempted.

(Ord. 2011-04-1423 § 5(part))

20.22.020 Application to all storage yards and outdoor storage areas.

A. Notwithstanding any other provision of law, all storage yards and outdoor storage areas located in the city shall be enclosed by a fence, wall, or gate, installed and maintained in a good first class condition.

B. Those portions of the fence, wall or gate which are visible from a public right-of-way, including the public view across vacant parcels, shall comply with compliance plans in accordance with this chapter, except for those storage yards which are exempt under Section 20.22.030. In addition, for purpose of this chapter only, public alleys shall not be construed as a public right-of-way.

C. Storage within the storage yard or outdoor storage area that is visible from public rights-of-way shall be maintained and concealed in accordance with Section 20.22.055.

D. For the purpose of this chapter, the property owner(s) shall be determined as the taxpayer shown in the most recent Los Angeles County Assessor's Tax Rolls. All property owner(s) shall be jointly and severably liable with tenants, uses, businesses, and licensees of the property responsible for any failure to comply with the provisions of this chapter. In the case of property owned by a corporation, trust or other similar entity, the corporate officer(s) or persons responsible for the trust or similar entity shall be jointly and severably liable for failure to comply with the provisions of this chapter.

(Ord. 2011-04-1423 § 5(part))

20.22.030 Exempt storage yards.

A. The director shall exempt the following storage yards from the replacement fence requirements:

1. Storage yards for the display of merchandise for sale or rent when the public view of merchandise is necessary for retail sales such as but not limited to: automobiles, other vehicles, boats or watercrafts and plants in a nursery.

2. Storage yards in full compliance with the requirements of Chapter 20.21, Orange Avenue Overlay District.

3. Storage yards located on oil operation sites, as described in Chapter 16.20, provided such storage yards are in full compliance with all of the requirements of Section 16.20.190 pertaining to limited storage of drilling or production equipment, tubing, rods, drums and fittings.

(Ord. 2011-04-1423 § 5(part))

20.22.040 Standards for fences or gates.

All storage yard fences, and parts thereof, shall comply with the following requirements and standards:

A. Fences shall be new six to eight foot high chain link fences with sturdy vertical galvanized steel posts set in solid footings with horizontal galvanized pipe members to provide a sturdy framework for the stretching of chain link consistent with City Standard Plan No. 230.

B. Fences shall utilize privacy insert slats that shall be durable dark green color vinyl designed to fit the chain link and installed evenly to provide uniform appearance and screening of storage consistent with Exhibit of Acceptable Storage Yard Fences.

C. Replacement fences may include salvageable existing sturdy fence posts, however, new chain link fence must be stretched tightly and top and/or bottom horizontal pipe members added along with additional posts necessary to provide a frame sturdy enough to stretch chain link tightly.

D. Fences shall generally conform to yard and setback requirements of the underlying zone except that replacement fences may be placed in the same location as the existing fence irrespective of building setbacks or yard requirement of the underlying zone.

E. No sign may be attached to any storage yard or outdoor storage area fence except as provided by the sign ordinance.

F. Three-strand barbwire may be attached atop the fence, but shall not overhang the public right-of-way. Razor or concertina wire shall be prohibited.

G. Building permits shall be obtained for all replacement fences.

H. All storage yard and outdoor storage area fences and gates shall be installed and maintained in a good first class condition consistent with the standards herein.

(Ord. 2011-04-1423 § 5(part))

20.22.050 Exhibit of acceptable and unacceptable fences.

Concurrent with the adoption of this chapter, the city council shall adopt and incorporate that exhibit entitled "Exhibit of Acceptable Storage Yard Fences," which illustrates and compares fences that do and do not comply with the provisions of this chapter and Section 20.22.040. The director shall maintain in the office of the community development department and shall use said exhibit in making determinations regarding compliance plans, alternative compliance plans and construction of replacement fences.

(Ord. 2011-04-1423 § 5(part))

20.22.055 Maintenance standards.

A. Stacking of containers shall be prohibited.

B. Storage on top of containers shall be prohibited.

C. Storage on top of vehicles shall be prohibited.

D. Lots Adjacent to Residential Districts. Whenever a storage yard or outdoor storage area is adjacent to a residential zone along a common property line, the storage shall be setback a minimum five feet from the property line.

E. Storage within designated parking areas as required under Chapter 20.70 of the Signal Hill Municipal Code shall be prohibited.

F. Storage shall not be visible from the immediate adjacent public rights-of-way, above the height of the fence. Exceptions include commercial company vehicles and other larger, bulky items which may be concealed as part of an alternative compliance plan,

pursuant to Section 20.22.060. For purposes of this chapter only, public alleys shall not be construed as public rights-of-way.

G. Property owners/operators shall comply with Best Management Practices (BMPs) for storm water runoff pursuant to Sections 12.16.110 B and C.

(Ord. 2011-04-1423 § 5(part))

20.22.060 Compliance plans.

A. Review by the Director. For all storage yards and outdoor storage areas existing in the city on the effective date of this chapter, the director shall determine whether the fencing, walls, gates and storage within existing storage yards and outdoor storage areas are in compliance with the provisions of this chapter.

B. Non-Compliant Properties. For each storage yard and outdoor storage area that is not in compliance, the director shall prepare a compliance plan to advise the property owner how to bring the storage yard into compliance with the provisions of this chapter and Sections 20.22.040 and 20.22.055.

1. Notice. The compliance plan shall be mailed to the property owner by certified mail, return receipt requested, or posted on the property in a conspicuous manner if the return receipt is not returned for any reason.

2. Compliance Plan. The property owner shall, within one hundred eighty days of the date of mailing or posting, whichever is later, bring the subject property into compliance with this chapter and the provisions of Sections 20.22.040 and 20.22.055, as described in the compliance plan.

3. Alternative Compliance Plan. Any property owner may, within ninety days of the date of mailing or posting, whichever is later, propose an alternative compliance plan by submitting detailed site and building plans prepared by a state licensed architect or engineer. The director may approve an alternative compliance plan if the plans provide for comparable or better screening, such as a solid decorative block wall or high quality solid fence, and better concealment standards such as removal, or reorganization of storage within the storage yard or outdoor storage area. The director shall give written notice of action on the alternative compliance plan as provided in subsection 1 above. Regardless of whether the alternative compliance plan is approved or disapproved by the director, the property owner shall bring the property into compliance by taking the action provided for in the compliance plan or the approved alternative compliance plan no later than one hundred eighty days of the date of the original mailing or posting, unless additional time is granted by the director, which shall not exceed an additional ninety days. Any request for additional time shall be made in writing, agree to comply with the requirements of this chapter, provide justification for the request, state an estimated completion date and be signed by the property owner(s).

C. Compliant Properties. Property owners of storage yards and outdoor storage areas who are notified by the director that their existing fences, walls, gates and concealment standards for storage yards and outdoor storage areas are in compliance with the provisions of this chapter shall be responsible for maintaining the property in accordance with this chapter. If, subsequent to such notification of compliance, the director determines that any storage yard fence has become damaged, deteriorated, not repaired or properly maintained, or otherwise non-compliant with this chapter, the director may create a compliance plan in accordance with Section 20.22.060.B, which shall require the property owner to complete repairs and/or maintenance of damaged or deteriorated fences. Further, if, subsequent to such notification of compliance, the director determines that any additional concealment standards for storage yards and outdoor storage areas have become non-compliant with this chapter, the director may create a compliance plan in accordance with Section 20.22.060.B, which shall require the property owner to complete maintenance standards for the storage yard or outdoor storage area.

(Ord. 2011-04-1423 § 5(part))

20.22.065 Nonconforming Outdoor Storage Yards.

Existing nonconforming storage yards as inventoried and on file in the Community Development Department may continue as provided in Chapter 20.82 and subject to compliance plan requirements as provided in Section 20.22.060 of this Chapter.

(Ord. 2011-04-1423 § 5(part))

20.22.070 Appeals.

A. Any property owner wishing to appeal the finding of the director that his or her property is subject to this chapter, or any aspect of the compliance plan prepared by the director or any action on an alternative compliance plan, shall file such appeal in writing with the city clerk within ten calendar days of the date of mailing or posting of the notice described in Section 20.22.060. Appeals fee shall accompany any filing.

B. Appeals shall be heard by the planning commission. The planning commission may sustain, modify or overrule the decision of the director. The determination of the planning commission shall be final unless appealed in writing with the city clerk within ten calendar days of receipt of the commission's denial.

C. Decisions of the planning commission may be appealed to the city council utilizing the same procedures as provided herein.

(Ord. 2011-04-1423 § 5(part))

20.22.080 Penalties.

A. Any property owner failing to comply with any requirement of this chapter shall be guilty of a misdemeanor as provided in Chapter 1.16.

B. Nothing in this section shall be construed as limiting or affecting the city's ability to enforce the provisions of this chapter through any other means including, but not limited to, administrative citation and fine, civil or injunctive relief, or revocation of any conditional use permit or license. Additionally, failure to comply with the requirements of this chapter shall constitute a public nuisance which may result in abatement by the city in accordance with Chapter 8.12 and a lien recorded against the property.

C. In the event any enforcement action, the city may recover any and all costs of enforcement against the property owner.

(Ord. 2011-04-1423 § 5(part))

Chapter 20.23 TRUCKING YARD PERFORMANCE STANDARDS

20.23.010 Purpose.

20.23.020 Defined.

20.23.030 Performance standards for maintenance and operations.

20.23.040 Compliance plans.

20.23.050 Appeals.

20.23.060 Penalties.

20.23.010 Purpose.

A. The purpose of this chapter is to establish minimum performance standards for newly established and existing legal nonconforming trucking yards in order to: 1) reduce the negative impacts of trucking yard operations on adjacent properties, public streets and rights-of-ways, 2) insure that properties are regularly and properly maintained, and 3) require that all trucking yards meet best management practices for the National Pollutant Discharge Elimination System (NPDES) for urban and storm water runoff to reduce discharge of sediment, debris, oils, greases and other pollutants.

B. The City recognizes the desire for trucking yard operators to locate in Signal Hill, due in part to the close proximity of the ports of Los Angeles and Long Beach. The performance standards for maintenance and operations found in this chapter are necessary to reduce the negative impacts of the existing nonconforming trucking yard operations and to provide ongoing maintenance and oversight for newly established trucking yards. These standards serve to improve the appearance of the three existing legal nonconforming trucking yards described in Exhibit "A" on file at the community development department and any other existing trucking yards not yet identified.

(Ord. 2013-07-1457 § 1 (part))

20.23.020 Defined.

A. "Trucking Yard" means any trucking yard as defined in Section 20.04.751 of this Code, including but not limited to those existing at the time of the effective date of this zoning ordinance amendment as listed in Exhibit "A" on file in the community development department.

(Ord. 2013-07-1457 § 1 (part))

20.23.030 Performance standards for maintenance and operations.

The following standards shall apply to all trucking yards:

A. A current business license - A business license shall be required each year for each business, trade, profession, calling, or occupation operating on the premises, pursuant to Title 5 of this Code.

B. N.P.D.E.S. compliance - Maintain Best Management Practices under the National Pollutant Discharge Elimination System in accordance with California Storm Water Quality Association (CASQA) standards (i.e. curb cut, driveway throat and shaker plate for entrances, elevate and cover outdoor storage) designed to City standards, as recommended by the City's storm water consultant and to the satisfaction of the City Engineer.

C. Dust compliance - Gravel grindings or paving for interior parking and storage areas, shall be provided and maintained to reduce dust and track out onto public streets.

D. Screening - Each property shall be fully fenced and screened per City Standard Plan No. 230.

E. Landscaping - Existing setbacks and perimeter planters shall be landscaped and maintained with an automatic irrigation system.

F. Increased intensity of use - Nonconforming trucking yards may not be constructed, established, altered, modified, reconstructed, replaced or enlarged in any way which increases the nonconformity, pursuant to Section 20.82.040 of this Code.

G. Annual inspections - Each trucking yard shall be subject to an annual inspection by the City, the results of which shall be reported annually to the City Council.

(Ord. 2013-07-1457 § 1 (part))

20.23.040 Compliance plans.

A. Non-Compliant Properties. The director of community development shall determine whether each of the trucking yards on the list of existing legally nonconforming trucking yards, as revised on the effective date of this chapter (as listed in Exhibit "A" on file in the community development department) is in compliance with this chapter. For each trucking yard that is not in compliance, the director shall prepare a compliance plan to advise the property owner how to bring the trucking yard into compliance.

1. Notice. The compliance plan shall be mailed to the property owner and tenants by certified mail return receipt requested, and posted on the property in a conspicuous manner.

2. Compliance Plan. The property owner shall be responsible for compliance with the plan even in cases where the property is leased to one or more tenants. The property owner shall within one hundred eighty days of the date of mailing or posting, whichever is later, bring the subject property into compliance with this chapter as described in the compliance plan.

3. Alternative Compliance Plan. Any property owner may, within sixty days of the date of mailing or posting, whichever is later, propose an alternative compliance plan by submitting detailed site or building plans as necessary, and if required, prepared by a state licensed architect or engineer. The director may approve an alternative compliance plan if comparable or better compliance is verified to the satisfaction of the director. Upon approval of an alternative compliance plan by the director the alternative compliance plan shall be prepared and mailed to the property owner as provided in subsection 1. above.

4. Time Frame for Compliance. Regardless of whether the alternative compliance plan is approved or disapproved by the director, the property owner shall bring the property into compliance by taking the action provided for in the compliance plan or the approved alternative compliance plan, no later than one hundred eighty days from the date of the original mailing or posting, unless additional time is granted by the director. Any request for additional time shall be made in writing, shall include agreement to comply with the requirements of this chapter, shall provide justification for the request, shall state an estimated completion date and shall be signed by

the property owner(s).

B. Correction and Maintenance. Completion of corrective action of items on the compliance plans shall be determined annually by the director following annual inspections. Property owners and tenants of trucking yards who are notified in writing that compliance corrections are complete and are in compliance with the provisions of this chapter shall be responsible for maintaining the property in accordance with this chapter. If, subsequent to such notification of compliance, the director determines that any trucking yard has become damaged, deteriorated, not repaired, improperly operated and maintained, or that the intensity of the operations has significantly increased, or has otherwise become non-compliant with this chapter, the director may create a new compliance plan in accordance with Section 20.23.040, which shall require the property owner to complete repairs and/or maintenance of damaged or deteriorated items.

C. Existing nonconforming trucking yards as inventoried and on file in the community development department may continue as provided in Chapter 20.82, subject to compliance with Sections 20.23.030 and 20.23.040 of this chapter. This chapter shall govern in the event of any conflict between its provisions and the provisions of Chapter 20.82.

(Ord. 2013-07-1457 § 1 (part))

20.23.050 Appeals.

A. Any property owner wishing to appeal the finding of the director that his or her property is subject to this chapter, or any aspect of the compliance plan prepared by the director or any action on an alternative compliance plan, shall file such appeal in writing with the city clerk within ten calendar days of the date of mailing or posting of the notice described in Section 20.23.040. An appeals fee shall accompany any filing.

B. Appeals shall be heard by the planning commission. The planning commission may sustain, modify or overrule the decision of the director. The determination of the planning commission shall be final unless appealed in writing to the city clerk within ten calendar days of receipt of the commission's denial.

C. Decisions of the planning commission may be appealed to the city council utilizing the same procedures as provided herein.

(Ord. 2013-07-1457 § 1 (part))

20.23.060 Penalties.

A. Any property owner or tenant failing to comply with any requirement of this chapter shall be guilty of a misdemeanor as provided in Chapter 1.16.

B. Nothing in this section shall be construed as limiting or affecting the city's ability to enforce the provisions of this chapter through any other means including, but not limited to, administrative citation and fine, civil or injunctive relief, or revocation of any conditional use permit or license. Additionally, failure to comply with the requirements of this chapter shall constitute a public nuisance which may result in abatement by the city in accordance with Chapter 8.12 and a lien recorded against the property.

C. In the event an enforcement action is taken by the city, the city may recover any and all costs of enforcement against the property owner.

(Ord. 2013-07-1457 § 1 (part))

Chapter 20.24 AUTO CENTER ACCESSORY USES

Sections:

20.24.010 Purpose.

20.24.020 Determination of permitted accessory use.

20.24.030 Tiered compliance and property improvement plans for vehicle storage accessory uses.

20.24.040 Term I interim improvements compliance plan.

20.24.010 Purpose.

The purpose of this chapter is to provide for and regulate uses which are determined to be accessory to the Signal Hill Auto Center dealerships. This chapter allows Signal Hill Auto Center dealerships to operate accessory uses on properties outside of the SP-4 Auto Center Specific Plan and provides much needed additional space for Signal Hill Auto Center dealerships to store inventory, conduct wholesale facilities for trade-in vehicles and previously leased vehicles and provide other Auto Center related services on properties in the industrial zoning districts.

(Ord. 2016-06- 1487, § 3)

20.24.020 Determination of permitted accessory use.

A. Required Findings. The approving body shall only approve the accessory use if the following findings are made:

1. That the proposed use will not be detrimental to the community and to property in the vicinity.
2. That based on one of the two following criteria the proposed use qualifies as an Auto Center accessory use:

a. The proposed use is owned or operated by a factory-authorized or nationally franchised automobile, truck and motorcycle sales and service dealership which has a permitted facility located in the SP-4 Auto Center Specific Plan zoning district or;

b. The proposed use is not owned or operated by a factory-authorized or nationally franchised automobile, truck and motorcycle sales and service dealership located in the SP-4 Auto Center Specific Plan zoning district however, it can be determined that it is the "sole or majority service provider" of the specific service to a factory-authorized or nationally franchised automobile, truck and motorcycle sales and service dealership located in the SP-4 Auto Center Specific Plan zoning district.

B. Factors For Determination of "Sole or Majority Service Provider". When making a determination of what constitutes a "sole or majority service provider", the applicant shall submit documentation in support thereof and the approving body shall consider the following factors for such determination including, but not limited to:

1. Whether the proposed accessory use is consistent with the purpose of the SP-4 Auto Center Specific Plan pursuant to Section 20.47.010;
2. Whether the proposed accessory use is automobile, truck or motorcycle sales and service related;
3. Whether the proposed accessory use is incidental and subordinate to a permitted factory-authorized or nationally franchised automobile, truck and motorcycle sales and service dealership located in the SP-4 Auto Center Specific Plan zoning district;
4. Whether the proposed accessory use has an existing contract for a significant period of time to do business with or can reasonably be associated with a factory-authorized or nationally franchised automobile, truck and motorcycle sales and service dealership located in the SP-4 Auto Center Specific Plan zoning district; and
5. Whether the proposed accessory use can demonstrate that it is the "sole or majority service provider" of the specific use being provided to a dealership located within the SP-4 Auto Center Specific Plan zoning district.

(Ord. 2016-06-1487, § 3)

20.24.030 Tiered compliance and property improvement plans for vehicle storage accessory uses.

A. Compliance Plans. Two compliance plans for property improvements, maintenance and operations for the vehicle storage uses shall be prepared and submitted for review. First, following a finding of determination that the proposed vehicle storage is an Auto Center accessory use pursuant to Section 20.24.020, the property owner or applicant shall prepare and submit term I interim improvements compliance plan pursuant to Section 20.24.040. Second, if the property is intended to be used as vehicle storage beyond term I, the property shall be subject to the term II permanent improvement plan requirements pursuant to Section 20.24.050. Within one year of initiation of the vehicle storage use, the property owner or applicant shall prepare and submit a term II permanent improvements plan pursuant to Section 20.24.050 unless a statement of intent to terminate the use and vacate the property at the end of term I is submitted.

1. Deposit. A deposit of one thousand dollars shall be submitted and maintained on-file during the use of the property for auto storage, to cover the cost of plan review, annual property inspections and other expenses as provided in the developer deposit policy established by city council resolution.

2. Application. The property owner or applicant shall submit a compliance plan application for the proposed property improvements, maintenance and operations for the vehicle storage use, including but not limited to the compliance requirements provided in this Section, to the community development department prior to initiation of the use.

B. Term Time Limits.

1. Term I shall be a maximum of three years from the date of initiation of the use, unless a one year extension is granted by the director of community development, pursuant to Section 20.24.040(D).

2. Term II does not have a maximum time limit.

C. Approved compliance plans shall be mailed to the applicant and shall be kept on file in the community development department. Noncompliant properties are subject to remedy and revocation pursuant to Section 20.24.030(F)2.

D. Improvement Installation.

1. Term I interim improvements shall be installed before initial use of the site for vehicle storage, to the satisfaction of the director of community development.

2. Term II permanent improvements shall be installed on or before the expiration of the term I or extension of term I, to the satisfaction of the director of community development.

E. Compliance Plans Run With the Land. Compliance plans shall continue to be valid upon a change of property ownership. The vehicle storage use may continue with a change in tenancy as long as the new tenants demonstrate that they are a "sole or majority service provider" pursuant to Section 20.24.020(B). In the event the new tenants cannot demonstrate that they are a "sole or majority service provider" pursuant to Section 20.24.020(B), the use shall be terminated and the site shall be restored in accordance with a property restoration plan.

F. Annual Review and Maintenance.

1. Annual Inspections. The community development department shall inspect all properties with approved compliance plans on an annual basis for compliance. The results of the annual inspection will be documented in an inspection report and shall be mailed to the property owner and kept on file in the community development department.

2. The property owner shall be responsible for compliance with all compliance plans even in cases where the property is leased to one or more tenants.

3. The director of community development or property owner may request revisions to the compliance plans as deemed necessary to promote the public health, safety, and general welfare.

G. Remedy or Revocation of Permit.

1. Remedy. The property owner shall be provided with 30 days from the date of the written notice to correct any violation or notice of noncompliance. The property owner may, prior to the thirty day expiration, request additional time and shall demonstrate reasonable cause for the delay. The director of community development may approve an extension to correct the noncompliant items, written notice of any extension granted will be provided to the property owner.

2. Revocation. The director of community development may revoke the compliance plan and auto storage accessory use, if violations or items of noncompliance are not remedied pursuant to Section 20.24.030(F)(1). Upon revocation, the property owner shall restore the property in accordance with the property restoration plan.

3. Appeal to the Planning Commission. Any property owner, or applicant wishing to appeal the remedy action or revocation, shall file such appeal in writing with the city clerk within ten calendar days of the date of mailing of an approved compliance plan or annual inspection report. An appeals fee shall accompany any filing. Following filing of an appeal, the planning commission shall hear the matter at a noticed public hearing on the next regularly scheduled meeting at which the matter can be heard. The commission may sustain, modify or overrule the decision of the director of community development. The determination of the planning commission shall be final unless an appeal to the city council is timely filed.

20.24.040 Term I interim improvements compliance plan.

A. Application Submittal. At a minimum, the compliance plan application for term I shall include the following:

1. Term. The property owner or applicant shall indicate the intended term for use of the site for vehicle storage.
2. Statement of Intent. A statement of intent shall be provided describing the proposed accessory use, existing land use and site conditions, proposed site improvements and maintenance and operations standards.
3. Required Plans. The following plans shall be submitted as part of the term I compliance plan:
 - a. Paving Plan. A conceptual plan shall be submitted for installation of paving pursuant to city standards. As an alternative plan, the applicant may propose to install partially compacted gravel grindings or other material for the interior parking, access drives and storage areas in order to eliminate dust and track out onto streets. Alternative paving plans shall be designed to the satisfaction of the city engineer.
 - b. Screened Fencing Plan. A fencing plan shall be submitted to provide perimeter fencing of the site. Fencing shall comply with the following:
 - 1) Fences shall be six to eight-foot high chain link fences with sturdy vertical galvanized steel posts set in solid footings with horizontal galvanized pipe members to provide a sturdy framework for the stretching of chain link consistent with City Standard Plan No. 230.
 - 2) Fences shall be screened with durable dark green screening material or vinyl privacy slats designed to fit the chain link and installed evenly to provide uniform appearance and screening and shall be free of graffiti, holes or tears.
 - 3) Replacement fences may include salvageable existing sturdy fence posts however, chain link shall be stretched tightly and top and/or bottom horizontal pipe and additional posts may be necessary to provide a frame sturdy enough to stretch chain link tightly.
 - 4) Sections of replacement fencing may be placed in the same location as the existing fence irrespective of building setbacks or yard requirement of the underlying zone.
 - 5) New fences shall conform to the setback requirements of the underlying zone.
 - 6) No sign may be attached to any fence except as provided by the sign ordinance.
 - 7) No barbwire of any type shall be attached atop the fence.
 - 8) Building permits shall be obtained for all replacement fencing.
 - c. On-site NPDES and MS4 Improvement Plan. A conceptual drainage plan, grading plan, or alternative plan addressing stormwater runoff, drainage and on-site retention improvements shall be submitted and shall include an installation schedule to the satisfaction of the city engineer.
 - d. Off-site NPDES and MS4 Improvement Plan. A conceptual drainage or grading plan addressing stormwater runoff, drainage and off-site retention improvements shall be submitted for perimeter and unimproved right-of-way areas and shall include an installation schedule to the satisfaction of the director of public works.
 - e. Loading Plan. A plan for loading and unloading vehicles at the site shall be submitted.
 - f. Security Lighting Plan. If any lighting is proposed, a security lighting plan shall be submitted and shall demonstrate that lighting will not impact adjacent properties.
 - g. Sign Plan. If any signs are proposed, a sign plan shall be submitted pursuant to Chapter 20.58 Signs.
 - h. Site Preparation Plan. A schedule for removal of all equipment, vehicles, debris or any items or structures unrelated to the proposed auto accessory use shall be provided.
 - i. Property Restoration Plan. The property owner shall submit a property restoration plan to the satisfaction of the director of community development, shall record conditions, covenants and restrictions to the satisfaction of the city which shall run with the land, and shall establish a schedule for the removal of any stored items, temporary improvements, and facilities related to the terminated auto storage use and restoration of the property back to its original state, or otherwise satisfactory condition pursuant to the approved restoration plan.
4. Statement for Maintenance and Operations. The following maintenance and operations standards shall be provided in a written

statement to be included with the compliance plan.

a. Owner Responsibility. The property owner shall be responsible for bringing the property into compliance with the code and/or the compliance plan, even in cases where the property is leased to one or more tenants.

b. Current Business License. A business license shall be required each year, for each business location and tenant pursuant to Title 5 of the Signal Hill Municipal Code.

c. Miscellaneous Storage Not Permitted. Only storage directly related to the auto accessory use shall be allowed on site. No equipment, vehicles, debris or any items or structures unrelated to the proposed auto accessory use shall be stored on the property. In the event that a permitted oil well is located on site, items directly related and essential to the everyday oil operations of the well may be allowed to remain on-site upon such finding by the director of community development.

d. Trash and Debris. Property and perimeter areas shall remain free of trash and debris.

5. Additional Content. Any additional plans, statements for maintenance and operations, or other information as required by the director of community development.

B. Term I Compliance Plan Review Procedures.

1. The interim improvement compliance plan application shall be reviewed and approved, conditionally approved, or denied by the director of community development.

2. Appeal to the Planning Commission. Any property owner, or applicant wishing to appeal the interim improvement compliance plan as approved by the director of community development, shall file such appeal in writing with the city clerk within ten calendar days of the date of mailing of an approved compliance plan. An appeals fee shall accompany any filing. Following filing of an appeal, the planning commission shall hear the matter at a noticed public hearing on the next regularly scheduled meeting at which the matter can be heard. The commission may sustain, modify or overrule the decision of the director of community development. The determination of the planning commission shall be final unless an appeal to the city council is timely filed.

C. Extension of Term I. An extension of one year of term I may be granted by the director of community development.

1. The property owner or applicant shall submit a written request for an extension to the director of community development at least thirty calendar days prior to the expiration of the term I, three year term. The request must contain written justification for the extension.

2. A fee shall be required for any request for extension, in an amount established by city council resolution; but in the event a deposit is already on file for the project, the city's costs of processing the request for extension shall be deducted from the deposit.

3. If good cause is demonstrated for need of an extension, the extension may be granted by the director of community development and permanent improvements would then be installed on or before the expiration of the extension.

D. Termination and Restoration. Upon expiration of term I, termination of the use, or violation of the compliance plan without remedy, the use shall be terminated and the site shall be restored in accordance with the restoration plan and recorded covenant pursuant to this section.

(Ord. 2016-06-1487, § 3)

20.24.050 Term II permanent improvements compliance plan.

A. Application Submittal. In addition to compliance with all items required for the term I compliance plan, pursuant to Section 20.24.030(B), at a minimum, the following additional items shall be included in the application for a term II compliance plan:

1. Term. The applicant or property owner shall indicate how long the site will be used for vehicle storage. It shall be noted that the vehicle storage use may be allowed to operate indefinitely pursuant to compliance with a permanent improvement compliance plan and the Signal Hill Municipal Code.

2. Required Permanent Improvement Plans. Permanent improvement plans shall at a minimum include the following:

a. Paving Plan. A permanent paving plan shall be submitted for installation of paving pursuant to city standards. The applicant may propose continuation of partially compacted gravel grindings or other material for the interior parking, access drives and storage areas in order to eliminate dust and track out onto streets. Alternative paving plans shall be designed to the satisfaction of the city

engineer.

b. Screened Fencing Plan. A fence plan shall be submitted to repair or replace any damaged or rusted fencing pursuant to the City Standard Plan No. 230 and the requirements of Section 20.24.040 A(3)b.

1) If an entire length of street adjacent perimeter fencing is required to be replaced, a fence plan shall be included on the permanent improvement plan. The plan shall provide that the replacement location conforms to the required setbacks within the zoning district.

c. Landscape Plan. A perimeter landscape plan shall be submitted that identifies existing landscaping and proposed landscaping and shall include an automatic irrigation system and drought tolerant materials pursuant to Section 13.10, Water Conservation in Landscaping.

d. On-site NPDES and MS4 Improvement Plan. A permanent drainage and grading plan addressing stormwater runoff, drainage and on-site retention improvements shall be submitted and shall include an installation schedule to the satisfaction of the city engineer.

e. Off-site NPDES and MS4 Improvement Plan. A permanent drainage or grading plan addressing stormwater runoff, drainage and off-site retention improvements shall be submitted for perimeter and unimproved right-of-way areas and shall include an installation schedule to the satisfaction of the director of public works.

f. Additional Content. Any additional plans, statements for maintenance and operations, or other information as required by the director of community development.

B. Term II Permanent Plan Review Procedures.

1. The permanent improvement compliance plan application shall be reviewed and approved, conditionally approved, or denied by the planning commission. The planning commission shall hear the matter at a noticed public hearing.

2. Notice of Public Hearing.

a. The notice of public hearing shall be given and shall contain the name and place of the hearing and other pertinent data presented in the application.

b. Notice shall be mailed not less than ten days before the date set for the hearing. to owners of property within a radius of three hundred feet of the external boundaries of the property described in the application, using for this purpose the last known name and address of such owners as are shown on the latest adopted tax roll of the county.

3. Appeal to the City Council. Any property owner, or applicant wishing to appeal the permanent improvement compliance plan as approved by the planning commission, shall file such appeal in writing with the city clerk within ten calendar days of the date of mailing of an approved compliance plan. An appeals fee shall accompany any filing. Following filing of an appeal, the city council shall hear the matter at a noticed public hearing on the next regularly scheduled meeting at which the matter can be heard. Notice of the hearing on the appeal shall be given as provided in subsection 2 of this section. The city council may sustain, modify, or overrule any decision of the planning commission. The decision of the city council shall be final.

4. Following city council decision of an appeal, any property owner failing to maintain their property in a condition consistent with an approved compliance plan, or in a condition that is otherwise in violation of any section of the code, shall be guilty of an infraction as provided in Chapter 1.16.

C. Termination and Restoration. Upon expiration of term II, termination of the use, or violation of the compliance plan without remedy, the use shall be terminated and the site shall be restored in accordance with the restoration plan and recorded covenant pursuant to Section 20.24.040(3)(i).

(Ord. 2016-06- 1487, § 3)

Chapter 20.29 **SP-20 FREEMAN HEIGHTS RESIDENTIAL SPECIFIC PLAN**

Sections:

20.29.925 Purpose.

- 20.29.930 Adoption of SP-20, Freeman Heights Residential Specific Plan.
- 20.29.935 Use classifications.
- 20.29.940 Dwelling unit density.
- 20.29.945 Development standards.
- 20.29.950 Building height.
- 20.29.955 Required setbacks.
- 20.29.960 Yard requirements.
- 20.29.962 Landscape materials and turf replacement.
- 20.29.965 Permitted projections into required yards.
- 20.29.970 Fences, walls and hedges.
- 20.29.975 Off-street parking.
- 20.29.980 Trash and recycling storage area.
- 20.29.985 Signs.
- 20.29.990 Mechanical equipment.
- 20.29.995 Utilities, public facilities and services.

20.29.925 Purpose.

A. Application of the Specific Plan Concept. A Specific Plan and its function may be described by comparison with the General Plan. The General Plan expresses, in very broad terms, the city's planning of its future environment, generally on a long-term basis. Adopted by the city as a legislative act, the General Plan may be amended, as required by changing circumstances. The Specific Plan, on the other hand, is a device used to implement the General Plan by focusing on a particular parcel or parcels. The Specific Plan sets standards, against which developments can be judged, and imposes controls on the use of the subject parcels. The Specific Plan is more detailed than a General Plan and can be viewed as a bridge between the General Plan and individual project submittals.

The intent and purpose of this chapter is to establish a Specific Plan to guide the physical development of a particular geographic area within the City of Signal Hill. In an effort to accommodate the City's diverse housing needs, the concepts, regulations and conditions set forth in the Freeman Heights Residential Specific Plan is added to provide for the development of the site with market-rate single-family dwellings. Given existing oil operations at the site, the project will be built in phases.

The Freeman Heights Residential Specific Plan has been prepared in accordance with the requirements of the State Government Code (Section 64540 through 65507) and addresses all of the issues and topics specified in that code.

B. Location and Boundary. The Specific Plan includes an area of approximately 2.6-acres located on the east flank of Signal Hill between Freeman and Obispo Avenues north of 20th Street. The boundaries of the area are more specifically set in the approved plans on file in the Community Development Department at City Hall and as shown on the Official Zoning Map.

C. Goals and Objectives. Goals for the development within the SP-20, Freeman Heights Residential Specific Plan include the following:

1. Encourage the development of privately sponsored low-density housing developments; and
2. Provide architectural treatment that is compatible with the architectural styles identified as preferred in the Freeman Heights Specific Plan design guidelines; and
3. Apply design standards that result in the highest quality development and achieve streetscapes with pedestrian scale and ambiance consistent with Signal Hill's small town character.
4. Provide architectural diversity and avoid uniformity of appearance.

(Ord. 2009-01-1395, 2009)

20.29.930 Adoption of SP-20, Freeman Heights Residential Specific Plan.

The provisions of this chapter shall apply to all property shown as SP-20, Freeman Heights Residential Specific Plan on the official zoning map.

(Ord. 2009-01-1395, 2009)

20.29.935 Use Classifications.

A. Principal Uses. The following uses shall be permitted within the SP-20, Freeman Heights Residential Specific Plan. Unlisted uses shall be prohibited.

1. Single-family dwelling units available for sale.
2. Oil production facilities (to be replaced with single-family dwellings after abandonment).
3. Transitional housing, supportive housing and licensed group homes serving six persons or fewer are an allowed land use "by right" per Cal. Gov't Code § 65583.

B. Accessory Uses. The following Accessory Uses shall be permitted, in conjunction with the development of single-family housing at the site:

1. Home occupations, not to exceed one such use per dwelling.
2. Open Space including pools and spas.
3. Private garages.

(Ord. 2014-08-1471 § 15; Ord. 2009-01-1395, 2009)

20.29.940 Dwelling Unit Density.

A maximum of nineteen detached single-family dwelling units at site with one single-family dwelling on each lot as located on a site plan to be approved by the Planning Commission pursuant to Chapter 20.52.

(Ord. 2009-01-1395, 2009)

20.29.945 Development Standards.

A. All property within the SP-20, Freeman Heights Residential Specific Plan shall be developed and maintained in accordance with all provisions of the Specific Plan and applicable ordinances and policies of the City of Signal Hill. In the event of inconsistency between the Specific Plan and any other ordinance or regulation of the City, the Specific Plan shall prevail.

B. Substantive changes to the physical improvements on the site may be made only after review and approval by Resolution of the Planning Commission, and in compliance with Chapter 20.52, "Site Plan and Design Review," of the Signal Hill Municipal Code, and this chapter. Determination of "substantive change" hereunder shall be made at the sole discretion of the Director of Community Development.

C. Site Plan. Site development shall substantially conform to the site plan as approved by the Planning Commission pursuant to Chapter 20.52.

D. Building Design. The design theme and facade treatment shall be consistent with the architectural themes, as generally shown in the Design Guidelines approved concurrent with the Specific Plan and on file in the Community Development Department and as shown on the building elevations as approved by the Planning Commission pursuant to Chapter 20.52. Design elements including, but not limited to, the use of offsets and recesses, staggered roof-lines, and balconies shall be provided consistent with the approved building elevations. Materials and colors shall be consistent with those shown on the sample board on file in the Community

Development Department. The floor plans shall substantially conform to the floor plans as shown on the approved floor plans.

(Ord. 2009-01-1395, 2009)

20.29.950 Building Height.

A. The maximum height of each structure shall not exceed twenty-five feet. For Lots 1-9 and 16-19, measurement and determination of building heights shall be as in Section 20.04.102, "Building Height," of the Signal Hill Municipal Code. For Lots 10-15, measurement and determination of building heights shall be as in Section 20.04.102, "Building Height," of the Signal Hill Municipal Code except an allowance of an extra four-feet in building height is allowed (twenty-nine feet maximum).

B. The maximum permissible number of stories shall be two and a half.

(Ord. 2009-01-1395, 2009)

20.29.955 Required Setbacks.

The following setback lines shall be provided from the respective lines after right-of-way dedications:

- A. Front Setback - twenty feet
- B. Rear and side setbacks - five feet

(Ord. 2009-01-1395, 2009)

20.29.960 Yard Requirements.

- A. Required yards shall be those portions of the lot between the property line and the required setback line.
- B. All required yards shall extend the full depth and width of the lot and shall be open from the ground to the sky, with the exception of the following: driveways, sidewalks, porches, decks, patios, lanais, steps or stairways, provided these are at, or below, floor level of the first story.
- C. Parking areas, swimming pools and spas shall not be permitted in any required front setback, and shall not be located less than three feet from side or rear lot line.

(Ord. 2009-01-1395, 2009)

20.29.962 Landscape materials and turf replacement.

- A. Maximum Percent Hardscape Area. With the exception of the established driveway allowance, the maximum area of hardscape material (permeable or non-permeable) within the front setback shall be limited to twenty-five percent of the setback area (includes walkways, patios and courtyards, but excludes driveways).
 - 1. Area of front setback - area of required driveway = remaining front setback area.
 - 2. Remaining front setback area x twenty-five percent = total allowed hardscape area.
- B. Driveway Allowance. Driveways serving required garages, or providing on-site parking (for properties without garages) are excluded from the maximum allowed twenty- five percent of hardscape material in front yard setbacks.

Driveway Allowance is based on required garage capacity and size.	
Garage	Driveway

Capacity	Allowance
0 - 1 car garage	10' (max. width)
2 car garage	20' (max. width)
3 or more car garage	30' (max. width)

C. Turf in New Development. Turf in new development is subject to Chapter 13.10.

D. Turf Replacement.

1. Turf is not a required or preferred landscape material. Drought tolerant landscape materials that retain water on site are strongly encouraged when replacing existing turf.

2. Turf replacement in landscape areas of two thousand five hundred square feet or greater is subject to Chapter 13.10. (Ord. 2015-11-1481 § 31)

20.29.965 Permitted Projections into Required Yards.

A. Side-yard projections. Architectural projections, such as eaves, belt, courses, sills and chimneys may be permitted to project not more than eighteen inches into required side-yards.

B. Front and rear yard projections. Architectural projections may be permitted to project not more than eighteen inches into required front and rear yards.

C. The Director of Community Development may permit other similar architectural projections, provided that the size of the projection does not exceed the above limits.

(Ord. 20009-01-1395, 2009)

20.29.970 Fences, Walls and Hedges.

Permitted Fences, Walls and Hedges. Fences, walls and hedges not greater than six feet in height shall be permitted at all rear or side yards. Fences, walls and hedges along the street frontage shall be setback four feet from the property line and shall not exceed six feet in height. The design and appearance of fences and walls in the front yards shall be of a design consistent with architectural elevations.

(Ord. 2009-01-1395, 2009)

20.29.975 Off-Street Parking.

A. Each dwelling unit shall include an enclosed garage as follows:

Number of Bedrooms* Number of Stalls

3 or fewer 2

4 and 5 3

6 or more 4

* A bedroom or room that could be used as a bedroom as determined by the director of community development.

B. Parking stall sizes shall be a minimum of 10' x 20'.

C. Back-up area shall be a minimum of 24 feet.

D. Garages shall achieve access from the alley only. No driveways are allowed on Freeman or Obispo Avenues.

E. An electronic automatic garage door opener shall be provided for each garage.

F. A minimum of 72 cubic feet of accessory storage area shall be provided within each garage on shelves with a minimum depth of 18 inches.

(Ord. 2009-01-1395, 2009)

20.29.980 Trash and Recycling Storage Area.

Trash and storage recyclable materials enclosure areas shall be provided of sufficient size to ensure containment of all solid waste materials generated from each dwelling, and to promote the City's recycling program. The number and size of the enclosure(s) shall be determined by the Director of Community Development.

(Ord. 2009-01-1395, 2009)

20.29.985 Signs.

A single nameplate with the project address is permitted. All other signs, except for signs identified in Chapter 20.58 of the Signal Hill Municipal Code as being permissible in any zoning district without a sign permit are prohibited.

(Ord. 2009-01-1395, 2009)

20.29.990 Mechanical Equipment.

Roof appurtenances, such as vents or flashing, shall be positioned away from the street side of the structures or finished to match the roof color, in order to minimize the visual impact. Exterior air-conditioning vents shall be oriented to face the interior courtyards whenever possible. All exterior air-conditioning vents shall be finished to match the building color. Landscape screening shall be provided for those exterior air-conditioner vents provided on the first floor.

(Ord. 2009-01-1395, 2009)

20.29.995 Utilities, Public Facilities and Services.

A. All on-site water supply, wastewater collection and sewage lines and facilities shall be provided by the developer in accordance with the City of Signal Hill Standard Plans. Storm drainage facilities shall be provided in accordance with Los Angeles County Flood Control District Standards. Sewage facilities must also be consistent with the Los Angeles County Sanitation District requirements.

(Ord. 2009-01-1395, 2009)

Chapter 20.30

SP-10 PACIFIC COAST HIGHWAY SPECIFIC PLAN

Sections:

20.30.010 Purpose.

20.30.020 Adoption of SP-10, Pacific Coast Highway specific plan.

20.30.030 Use classification.

20.30.035 Requirements for opportunity areas.

20.30.037 Nonconforming uses.

20.30.040 Site plan and design review.

- 20.30.042 Landscape materials and turf replacement.
- 20.30.045 Required setbacks.
- 20.30.047 Building height.
- 20.30.050 Off-street parking.
- 20.30.060 Required transportation-related improvements.
- 20.30.070 Trash and recycling storage area.
- 20.30.080 Signs.
- 20.30.085 Outdoor advertising structures.
- 20.30.090 Mechanical equipment.
- 20.30.100 Utilities, public facilities, services and underground utilities.
- 20.30.110 Walls, fences, and hedges.
- 20.30.120 Hours of operation.

20.30.010 Purpose.

A. Application of the Specific Plan Concept. A specific plan and its function may be described by comparison with the general plan. The general plan expresses in very broad terms the city's planning of its future environment, generally on a long-term basis. Adopted by the city as a legislative act, the general plan may be amended as required by changing circumstances. The specific plan, on the other hand, is a device used to implement the general plan by focusing on a particular parcel or parcels. The specific plan sets standards against which development can be judged and imposes controls on the use of the subject parcels. The specific plan is more detailed than a general plan and can be viewed as a bridge between the general plan and individual project submittals. The intent and purpose of this chapter is to establish a specific plan to guide the physical development of a particular geographic area within the city. In an effort to accommodate the city's diverse housing, commercial and industrial needs, the concept, regulations and conditions set forth in the Pacific Coast Highway specific plan provide for the development of projects that will stimulate the economic vitality of the project area. The Pacific Coast Highway specific plan document and Chapter 20.30 are implementation documents, consistent with the adopted goals and policies of the city of Signal Hill general plan and prepared in conformance with California Government Code Sections 65450 through 65457.

B. Location and Boundaries of the Specific Plan. The specific plan area encompasses an approximately one-mile stretch along the north side of Pacific Coast Highway, located within the incorporated border of Signal Hill; extending from the alley just east of Junipero Avenue to Reservoir Drive. Major intersecting streets include Stanley, Molino, Temple, Orizaba, Freeman, Obispo, Coronado and Redondo Avenues.

C. Goals and objectives of the Pacific Coast Highway specific plan define the intended focus of the document. Future amendments to this specific plan will be consistent with the goals and objectives stated as follows:

1. Enhance the visual image and livability of the residential neighborhoods adjoining Pacific Coast Highway by assuring that new commercial uses do not infringe upon the peace, quiet and security of the neighborhood;
2. Improve the appearance and economic vitality of Pacific Coast Highway by establishing consistent design themes for public and private improvements including enhanced paving, landscaping, community walls, entry points, street furniture, lighting, building architecture, signage, awnings, banners, etc.;
3. Provide opportunities for development of limited commercial uses compatible with adjacent residential uses;
4. Encourage the development of residential uses along Pacific Coast Highway as a means of consolidating and recycling substandard size commercial parcels, and providing a customer base for Pacific Coast Highway commercial uses;
5. Establish precise zoning areas and land use designations for permitted, prohibited and conditional land uses, and allow opportunities for the reuse of existing commercial and industrial buildings;
6. Encourage lot consolidation and comprehensively planned commercial, industrial, residential or mixed-use development projects

by providing development incentives and facilitating the entitlement process;

7. Encourage mixed-use type development adjacent to PCH transit corridor facilities;

8. Establish an implementation program with funding strategies and achievable near and long-term objectives.

(Ord. 99-02-1247 § 3 (part))

20.30.020 Adoption of SP-10, Pacific Coast Highway specific plan.

The text of the Pacific Coast Highway specific plan is incorporated into this chapter by reference. The provisions of this chapter and the Pacific Coast Highway specific plan shall apply to all property displayed as SP-10, Pacific Coast Highway specific plan, on the official zoning map.

(Ord. 2011-04-1423 § 4; Ord. 99-02-1247 § 3 (part))

20.30.030 Use classification.

The uses stated below shall be classified and authorized in each area within the SP-10, PCH specific plan as shown on the table. Unlisted uses shall be prohibited.

X = prohibited SBP = special business permit

T = temporary P = permitted

C = conditional use permit A = accessory

USES	DISTRICTS		
	Area 1	Area 2	Area 3
Miscellaneous			
Adult entertainment establishment (SBP)1	X	X	X
Acupuncture or acupressure	X	X	X
Business college, technical school	X	X	P
Carports	X	X	X
Church	X	X	X
Chiropractic college	X	X	C
Club, lodge	X	X	X
Furniture restoration, cabinet making, wood carving	X	X	P
Hospital	X	X	C
Hotel (minimum 100 rooms)	X	X	C
Massage parlor (SBP)2	X	X	X
Medical marijuana dispensary (including mobile delivery services)	X	X	X
Medical marijuana cultivation	X	X	X
Mortuary	X	X	X

Museum	X	C	P
Nursery school, preschool	X	C	X
Oil wells and appurtenant facilities ³	X	X	X
Outdoor advertising structure ⁴	X	X	X
Parochial and private school ⁵	X	X	P
Post office	P	P	P
Satellite dish antenna ⁶	A	A	A
Shooting range	X	X	X
Suites lodging facility	X	X	X
Trade schools	X	X	P
Wholesale	X	X	P
Retail			
Alcoholic beverage (packaged, off-premises consumption) (SBP) ⁷	X	X	C
All-terrain vehicle sales and rentals (new and used)	X	C	X
Antiques, antique furniture	X	P	P

USES	DISTRICTS		
	Area 1	Area 2	Area 3
Apparel	X	X	X
Appliances and electronics	X	P	X
Art, art galleries	P	P	X
Artist supplies	P	P	P
Auto/sales/rentals (new)	X	X	X
Auto/sales (used)	X	X	X
Auto parts (no service)	X	X	P
Baked goods ⁸	P	P	P
Bicycles	P	P	P
Boat sales and rentals (new and used)	X	C	X
Books	P	P	P
Card and gift shop	P	P	P
Christmas tree/pumpkin lots	X	T	T
Collectibles (coin, stamp, jewelry, art, sports memorabilia)	P	P	P

Confectionery	P	P	P
Dairy products	X	X	P
Drugs, pharmacy	P	P	P
Equipment rental (indoor only)	X	X	P
Equipment rental (outdoor)	X	X	X
Firearms (SBP)	X	X	X
Flowers, florists, plant store	P	P	P
Fruits and vegetables	P	P	P
Furniture (new)	X	P	P
Furniture (used)	X	X	X
Gifts	P	P	P
Groceries	X	X	X
Hobby supplies, craft store, toy store	P	P	P
Home furnishings ⁹	X	X	P
Home improvement, building materials, lawn and garden supplies	X	X	P

USES	DISTRICTS		
	Area 1	Area 2	Area 3
Ice cream	P	P	P
Large box retail	X	X	P
Meat, fish, poultry (no processing)	X	X	X
Motorcycle sales and rentals (new and used)	X	C	X
Music (records, discs, tapes), or video sales/rental	X	X	P
Newspaper stands (indoor/enclosed)	P	P	P
Office supplies	P	P	P
Outdoor sales ¹⁰	T	T	T
Pawnshops	X	X	X
Pet store	X	X	X
Photographic supplies	P	P	P
Plant nurseries	X	P	P
Secondhand goods ¹¹ (SBP)	X	X	X
Shoes	P	P	P
Sporting goods	P	P	P
Swap meet	X	X	X

Swimming pools and spas	X	X	X
Tobacco products	X	X	X
Variety merchandise	X	X	X
Watercraft sales and rentals (new and used)	X	C	X
Services			
All-terrain vehicle service and repair ³⁵	X	C	X
Ambulance	X	X	X
Animal boarding (kennel) (SBP)	X	X	X
Animal grooming (not kennel)	X	P	P
Animal hospital (not kennel)	X	C	P
Auction house (SBP)	X	X	P
Auto body repair	X	X	X

USES	DISTRICTS		
	Area 1	Area 2	Area 3
Auto detailing ¹²	X	X	X
Auto painting	X	X	X
Auto parts installation (enclosed) ¹³	X	X	P
Auto repair (enclosed) ¹³	X	X	X
Auto engine and transmission rebuilding	X	X	X
Auto repair (enclosed, no towing) ¹⁴	X	X	P
Auto reupholster, recreational vehicle conversion	X	X	P
Auto tire center	X	X	P
Auto towing or dispatch office	X	X	X
Auto transportation, shipping	X	X	X
Auto wrecking yard, dismantling, junkyard	X	X	X
Bank, savings and loan, credit union	X	P	P
Barber, beauty, manicure shop	P	P	P
Blueprinting and photocopy	P	P	P
Boat building	X	X	X
Boat service and repair ³⁵	X	C	X
Car wash	X	X	X
Check cashing	X	X	X
Diaper service	X	X	X
Dry cleaning, retail ¹⁵	X	X	X

Dying, fabrics, carpets, rugs	X	X	X
Employment agency	X	X	X
Fortunetelling ¹	X	X	X
Gasoline, service station ¹⁶	X	X	X
Gymnasiums, health, sports club	X	X	P
Laundry, on-site plant	X	X	X
Laundry, coin-operated	X	X	X
Lawn mower sales, repair (enclosed)	X	X	P

USES	DISTRICTS		
	Area 1	Area 2	Area 3
Locksmith	P	P	P
Medical, dental, optical lab (retail)	P	P	P
Motorcycle sales or repair	X	X	X
Motorcycle service and repair ³⁵	X	C	X
Newspaper publishing offices	P	P	P
Parochial and private school ⁵	X	X	C
Plasma donor center ³³	X	X	X
Plating or anodizing	X	X	X
Photo finish, developing, processing	P	P	P
Photography studio, engraving, silk-screen printing, lithography	X	X	P
Prescription pharmacy	P	P	P
Radio, TV, VCR and appliance repair	P	P	P
Research laboratory (chemical, biological, anatomical, engineering, physics, product testing) (non retail)	X	X	P
Sandblasting booth	X	X	X
Sewing, weaving, knitting of textiles	X	X	X
Sheet metal shop	X	X	P
Shoe repair	P	P	P
Sign painting	X	X	P
Solid waste recovery/processing	X	X	X
Tailor and alterations	P	P	P
Tanning salon	X	X	X

Tattoo and/or body piercing studio ³⁸	X	X	P
Taxi cab service/dispatch office	X	X	X
Termite and pest control	X	X	P
Towing service/dispatch office	X	X	X
Travel agency	P	P	P
Truck repair and overhaul	X	X	X

USES	DISTRICTS		
	Area 1	Area 2	Area 3
Veterinarian	X	X	P
Watercraft service and repair ³⁵	X	C	X
Welding shop	X	X	X
Eating and Drinking Establishments			
Bars and cocktail lounges (SBP)	X	X	X
Dancing/entertainment (SBP)	X	X	X
Delicatessen with alcohol	C	C	C
Delicatessen without alcohol	P	P	P
Private club with alcohol	X	X	X
Restaurants, with alcohol	C	C	C
Restaurants, without alcohol ¹⁷	P	P	P
Restaurants, fast food, including drive-through ¹⁷	X	X	C
Restaurants, take-out including donut and ice cream shop ¹⁸	P	P	P
Vendor food sales ¹⁹	X	X	X
Professional/Office			
Accounting and financial services	P	P	P
Architectural	P	P	P
Building contractors ²⁰	P	P	P
Engineering	P	P	P
General offices	P	P	P
Insurance	P	P	P
Legal	P	P	P
Medical, dental, etc., clinics	P	P	P
Optometry offices	P	P	P
Travel agency	P	P	P

Recreation and Entertainment			
Amusement park	X	X	X
Bowling alley	X	X	X

USES	DISTRICTS		
	Area 1	Area 2	Area 3
Batting cage	X	X	X
Circuses, carnivals, fairs	X	X	X
Community garden ³⁴	X	X	X
Golf driving ranges	X	X	X
Gymnasiums, health or sport club	X	X	X
Miniature golf	X	X	X
Pool and billiards	X	X	X
Riding stables and academies	X	X	X
Skating rinks (SBP)	X	X	X
Tennis courts, enclosed	X	X	X
Tennis courts, not enclosed	X	X	X
Theaters, live and movie	X	X	X
Theaters, drive-in	X	X	X
Racquetball, enclosed	X	X	X
Racquetball, not enclosed	X	X	X
Video arcade	X	X	X
Storage ²¹			
Automobile shipping	X	X	X
Builder's materials	X	X	X
Containerized storage units ²²	X	X	X
Contractor's storage	X	X	P
Freight terminal	X	X	X
Fuel yard	X	X	X
Junk vehicles	X	X	X
Lumberyard	X	X	X
Off-site dirt or gravel storage	X	X	X
On-site construction office trailer ²³	T	T	T
Recreational vehicle storage	X	X	X

Rock, clay, sand, gravel	X	X	X
Self-storage (public)36, 37	X	C	X
Temporary outdoor storage yard	X	X	X
Trailer used for office	X	X	X
Transportation storage including cabs, vans, buses, impound yard	X	X	X
Trucking yard	X	X	X
Used material yard	X	X	X
Warehousing/storage of furniture, appliances, household goods, clothing, textiles, dry goods, mechanical equipment and other durable goods and consumer products	X	X	P
Hazardous Waste Facilities			
Incinerator	X	X	X
Land disposal facility	X	X	X
Off-site hazardous waste facility	X	X	X
On-site hazardous waste facility	X	X	X
Regional facility	X	X	X
Residuals repository	X	X	X
Storage facility	X	X	X
Transfer facility station	X	X	X
Transportable treatment unit	X	X	X
Treatment facility station	X	X	X
Recycling Facilities24			
Reverse vending machines	P	P	P
Small collection facilities	X	X	P
Large collection facilities	X	X	C
Light processing facilities	X	X	C
Heavy processing facilities	X	X	X

USES	DISTRICTS		
	Area 1	Area 2	Area 3
Utilities and Public Service25			
Utility distribution/transmission substations	X	X	X
Antenna dishes6	P	P	P

Public utility service yard	X	X	X
Television or radio transmitting or receiving station	X	X	X
Residential			
Alcohol and drug abuse recovery or treatment facility	X	X	X
Caretaker's residence	X	X	X
Care facility--intermediate, skilled nursing, residential for the elderly, congregate living, convalescent, large family day care ²⁶	X	X	X
Dwelling unit ²⁷	X	X	X
Fraternity/sorority	X	X	X
Manufacturing or Processing of the Following Products and Materials			
Aircraft, parts for aircraft	X	X	P
Automobiles, trailers, recreational vehicles	X	X	X
Bakery goods	X	X	X
Battery manufacturing	X	X	X
Bicycles, motorcycles and related equipment	X	X	X
Boats, ships, parts for boats	X	X	X
Bottled products, bottling plant	X	X	X
Candy	X	X	P
Cellophane	X	X	X
Cement batch plant	X	X	P
Ceramics, pottery, statuary ²⁸	X	X	P
Cigars, cigarettes and chewing tobacco	X	X	X

USES	DISTRICTS		
	Area 1	Area 2	Area 3
Cloth, textiles, upholstery, canvas	X	X	P
Clothing manufacturing	X	X	P
Concrete block, brick, rock and gravel	X	X	X
Corrosive materials ²⁹	X	X	X
Cosmetics (except soap)	X	X	P
Drugs, pharmaceuticals	X	X	P
Dry goods, bags, rope, baskets, bedding, awning and similar products	X	X	P

Electrical and electronic equipment	X	X	P
Electric or neon signs	X	X	X
Engines (foundry)	X	X	X
Engines (no foundry)	X	X	X
Fertilizer	X	X	X
Fiberglass, glass	X	X	X
Flammable and combustible liquids ²⁹	X	X	X
Flammable and nonflammable gas ²⁹	X	X	X
Flammable solid, oxidized or organic peroxide ²⁹	X	X	X
Food products ³⁰	X	X	X
Fruits and vegetables (packaging only)	X	X	X
Furniture and home furnishings	X	X	P
Gas, acetylene, chloride, ammonia	X	X	X
Industrial equipment	X	X	X
Industrial products, small: wire, springs, sandpaper and similar products	X	X	X
Ink, polish, putty, enamel, lacquer, polyurethane, ethylene glycol	X	X	X
Latex splash water treatment ³²	X	X	X
Machine shop	X	X	X
Petroleum refining, storage	X	X	X
Plastic	X	X	X
Poisons, pesticides, rodenticides, herbicides, insecticides ²⁹	X	X	X
Radioactive materials ²⁹	X	X	X
Rubber and metal stamps	X	X	P
Shoes	X	X	X
Soap, bleaching powder, glue, detergent and related byproducts	X	X	X
Steel	X	X	X
Tile	X	X	X
Trucks, tractors, heavy equipment	X	X	X
Wallboard, drywall, joint cement and plaster	X	X	X
Wood mill ³¹	X	X	X
Manufacturing of Products Made with the Following Materials			
Aluminum, sheet metal, ornamental iron, steel	X	X	X
Bone, shell, cellophane	X	X	X

Fiber	X	X	X
Glass	X	X	P
Metal ores	X	X	X
Paper (no milling)	X	X	X
Petroleum refining, storage	X	X	X
Precious or semiprecious stone/metal	X	X	P
Plaster	X	X	X
Plastic items from finished plastics	X	X	P
Rubber, with reclamation, tire recapping or retreading	X	X	X
Rubber products from finished rubber	X	X	X
Textiles, wool, yarn, fur, felt, canvas, leather, hair, feather, paper (no milling), cloth	X	X	X
Wood, cork, fiberglass, clay, plastic	X	X	P

Footnotes Chart of Permitted Uses by Zone

- 1 Adult entertainment, fortunetelling--No establishment is permitted within one thousand feet of another similarly permitted establishment or within one thousand feet of a church, school, playground, park or area zoned for residential use.
- 2 Massage parlor--Regulated by Chapter 5.16, Massage Establishments and Permits, and Chapter 5.17, Massage Technicians.
- 3 Oil well and appurtenant facilities.
- 4 Outdoor advertising structures or billboards with or without electronic message centers. "Outdoor advertising structure" means any sign located within fifty feet of the right-of-way of PCH which advertises goods manufactured, produced or sold, or services which are not provided on the same property as the advertising structure.
- 5 Parochial and private schools including dancing academies, music instruction and other commercial schools. Excludes preschools.
- 6 Satellite dish antenna shall comply with the following criteria:
 - a. Shall not be located in any required setback;
 - b. Where determined by the planning director to be feasible, antennas shall be mounted on the ground;
 - c. No antenna shall exceed twenty-five feet in height above grade. Antennas shall be screened by landscaping or fencing, to the extent feasible, for the purpose of minimizing visibility of the antenna from adjoining streets and properties;
 - d. No antenna shall be of a bright, shiny or glare-reflective finish or color.
- 7 Alcoholic beverages--Including liquor, beer and wine. No such establishment shall be located within one thousand feet of another similarly permitted liquor sales establishment or within one thousand feet of a school, playground or public park. No such establishment shall be located within seven hundred fifty feet of an area zoned for residential use.
- 8 Baked goods--All products manufactured on premises shall be sold only on premises.
- 9 Home furnishings--Such as carpeting, wall coverings, window coverings, lumber, etc.
- 10 Outdoor sales--Including flea markets, or sale of any goods, or services in an outdoor setting, when in conjunction with and operated by the established business on site, and provided there shall be no more than four such displays or sales in one calendar year and that no one display or sale be conducted for a period of more than four consecutive days. Sales in public right-of-way prohibited.
- 11 Secondhand goods--Including sale of used tools, machinery and clothes, and excluding antiques and collectibles.
- 12 Auto detailing or car washing--Shall provide industrial sump and sewer connection facilities.

- 13 Auto parts installation--Limited to installation of auto after-market products, including radios, car phones, stereos, alarms, window tinting.
- 14 Auto repair--The exchange of parts, including engine parts, but not engine or transmission rebuilding. Storage of customer vehicles shall not exceed thirty days.
- 15 Dry cleaning retail--Dry cleaning of clothes in enclosed machines using nonflammable cleaning compounds and including sponging and pressing, with no on-site laundry plant.
- 16 Gasoline, service station--includes convenience store/auto service station combination.
- 17 Restaurants without alcohol--Outdoor dining is permitted as part of the restaurant use; area used shall be calculated toward parking requirements as floor area.
- 18 Take out restaurant including restaurants primarily for off-site consumption of food or drink, containing no more than four seats.
- 19 Vendor food sales--Indoor/outdoor food sales without a permanent cooking facility.
- 20 Building contractors including plumbers, electricians, cabinetmakers, general contractors, etc.
- 21 Storage--Outdoor storage areas shall comply with the following minimum standards:
 - a. All areas of the site to be used for storage or parking shall be paved per city standards;
 - b. Storage areas shall be completely enclosed by solid-screened fencing.
- 22 Containerized storage units--Containerized storage units in place, stored, or in use prior to December 13, 1988, shall be removed within three years of the effective date of the ordinance codified in this chapter.
- 23 On-site construction office trailer--Permitted only during period from issuance of building permit through completion of work thereunder.
- 24 Recycling facilities--Regulated in accordance with Chapter 20.56, Recycling Facilities.
- 25 Utilities and public services.
- 26 Care facility--As defined in California Health and Safety Code, except correctional and mental institutions.
- 27 Dwelling unit--Permitted in the CR zone and where allowed by conditional use permit subject to the property development standards of the RH zone, except that parking need not be provided in enclosed garages and the outdoor living space requirements shall be ten percent.
- 28 Ceramics, pottery, statuary--Using only previously pulverized clay and fired in kilns, only using electricity or gas.
- 29 As defined in California Administrative Code, Title 13, Article 1.3, Hazardous Materials Definitions, Sections 1155 through 1157, or as defined in California Administrative Code, Title 22, Division 4, Chapter 30, Article 9, Hazardous Wastes and Hazardous Materials, Sections 66680 and 66685.
- 30 Food products--If connected with an adequate sewer system, but excluding animal products, sauerkraut, wine, vinegar, yeast and the rendering of fats and oils and fermenting.
- 31 Including incidental millwork, but not including a planing mill.
- 32 Limited to latex splash water certified by producers as "nonhazardous."
- 33 A facility for the commercial collection of plasma products from human donors including offices, waiting areas, plasma donor areas, laboratories and plasma processing and storage areas.
- 34 Community garden plots are not subject to Section 20.70.030, Number of parking spaces required by use.
- 35 Boat, watercraft, all-terrain vehicle and motorcycle service and repair--Storage of customer vehicles shall not exceed thirty days.
- 36 Caretakers units are permitted subject to conditional use permit approval provided the principal resident is an employee of the self storage facility.

37 Self-storage facilities shall have a minimum of twenty-six parking spaces as follows: three per one hundred storage units, two for caretakers unit, and one per two hundred fifty square feet of retail or office. Remainder of spaces may be used for boat, personal watercraft, vehicle or handicapped accessible storage.

38 Minimum performance standards for the establishment of tattoo and/or body piercing studios shall be as follows:

- a. Except as otherwise provided in this footnote 38, each studio shall comply with Chapter 8.56 of this code, which incorporates by reference Parts 1, 2, 5, and 7 of Chapter 11.36 of the Los Angeles County Code and Articles 1 thru 6 of Part 1 of Chapter 36 of the Los Angeles County Code Environmental Health Regulations, and all appendices, tables, and indices thereto, as the same existed on September 13, 2011 (collectively hereinafter "LA County Body Art Codes"). In the event of any conflict between the LA County Body Art Codes and any provision of this code, the provision of this code shall govern. Business operating hours for general public walk-in clientele shall be limited to the hours of 10:00 am to 10:00 pm.
- b. No facility shall be located within 1,000 feet of another tattoo and/or body piercing studio in any jurisdiction.
- c. No facility shall be located within 1,000 feet of a church, school, library, public park, day care center or community center and 1,000 feet from any area zoned for residential use in any jurisdiction to the entrance of the facility. This restriction is based at the time of issuance of a business license and such future sensitive uses that may be located within this 1,000-foot zone will not cause the relocation of the tattoo and/or body piercing studio.
- d. The facility shall be designed to screen tattooing and/or piercing or similar services performed on a patron's specified anatomical parts as defined by SHMC 9.64.020 O., from persons outside the facility. Signage, advertising or images depicting specific anatomical parts shall not be placed in the windows or be visible to persons outside the facility.
- e. Signage shall comply with standards in SHMC 20.58 unless located in a commercial center with its own established sign program.
- f. Exterior design or modification to a building shall be subject to review under SHMC 20.52 Site Plan and Design Review.
- g. Each artist or technician who performs tattoo and/or body piercing procedures either as an independent contractor or an employee, shall submit evidence of Bloodborne Pathogen Training certification, CPR/First Aid certification, and LA County Health Department registration on demand by any city official.
- h. Artists who are independent contractors shall obtain a separate business license from the city.
- i. Tattoo and/or body piercing services cannot be provided as accessory to other permitted uses such as a hair salon and cannot be operated as home occupations.
- j. This section is not applicable to a mobile tattoo and/or body piercing business.

(Ord. 2016-01-1484 § 3; Ord. 2011-10-1440 § 2; Ord. 2011-04-1424 § 3; Ord. 2009-08-1403 § 1; Ord. 2000-06-1273 §§ 1, 2; Ord. 2000-03-1270 §§ 1, 2; Ord. 99-02-1247 § 3 (part))

20.30.035 Requirements for opportunity areas.

A. In addition to the land uses listed in 20.30.030, within opportunity areas 1--3, as shown on the project area map (on file at the Community Development Department) the city may approve an alternative land use plan by adopting a subsequent specific plan amendment in accordance with the same procedures for the adoption of this specific plan. Subsequent specific plans shall conform to the following minimum standards:

1. Environmental compatibility with surrounding sensitive land uses shall be determined by the preparation of a subsequent environmental document.
2. The minimum land area required for any proposed subsequent specific plan within planning area 1--residential opportunity area shall be ten thousand (10,000) square feet.
3. The minimum land area required for any proposed subsequent specific plan within planning area 2--residential, industrial, commercial opportunity area shall be 1.5 acres.
4. The minimum land area required for any proposed subsequent specific plan within planning area 3--industrial opportunity area shall be ten thousand square feet.

B. The city may approve a subsequent specific plan for the following land uses in planning areas 1--3, opportunity areas:

X = Prohibited S = Specific Plan Required

OPPORTUNITY AREAS:	Area 1	Area 2	Area 3
Commercial	X	S	S
Industrial--light industrial, business park, etc.	X	S	S
Residential--high density single-family detached dwellings	S	S	S

C. The city shall make the following findings when approving a subsequent specific plan for an alternative development project as follows:

1. The proposed project is of a size and scale and arranged on the development site so that, to the extent possible, it protects the adjacent neighborhood from excessive noise, traffic, light glare, odors, dust, etc.
2. The proposed project displays high quality architecture and landscape design.
3. The proposed project provides opportunities and services that benefit the local community.
4. The proposed project can be developed and operated in a manner compatible with the adjacent neighborhood.
5. The proposed project achieves the goals of the PCH specific plan.

(Ord. 2009-08-1403 § 2; Ord. 99-02-1247 § 3 (part))

20.30.037 Nonconforming uses.

A. Nonconforming uses may be continued as provided in Chapter 20.82 of the Signal Hill Municipal Code. A baseline inventory of the businesses occupying the buildings within the Pacific Coast Highway specific plan area on the date of approval of the specific plan is on file in the community development department.

B. Determinations of what constitutes a less intensive commercial or industrial use shall be reviewed in accordance with the provisions of Section 20.82.024(C).

C. Existing nonconforming storage yards shall, within one year of the approval date of this ordinance, construct a new screen fence setback five feet from the future right-of-way line. Yards created by the required setback shall be fully landscaped as described in the landscaping and design section and include an automatic irrigation system.

D. Existing vacant or abandoned nonconforming buildings shall be secured against vandalism. Any boards used to board over windows and doors shall be painted a neutral color to match the existing building.

E. Any existing landscaped setback area along Pacific Coast Highway shall be maintained free from trash and debris.

F. Penalties for noncompliance with subsections C or D above shall be as provided in Chapter 1.16.

(Ord. 99-02-1247 § 3 (part))

20.30.040 Site plan and design review.

A. Buildings and improvements shall be designed and reviewed in compliance with Chapter 20.52 of the Signal Hill Municipal Code, and the landscape and design guideline contained in the Pacific Coast Highway specific plan document on file with the community development department.

B. All improvement projects including new buildings, additions to existing buildings, exterior renovations, exterior remodeling or repainting of existing buildings shall be subject to planning commission review and approval. The planning commission will follow the site plan and design review process set forth in Section 20.52 when reviewing improvement projects for conformance with the plan.

C. The exceptions for small buildings and projects contained in Chapter 20.52 shall not apply in the Pacific Coast Highway specific plan area.

(Ord. 99-02-1247 § 3 (part))

20.30.042 Landscape materials and turf replacement.

A. Residential properties shall comply with the requirements of Section 20.10.072, "Residential Districts".

B. Commercial properties shall comply with the requirements of Section 20.20.055, "Commercial Districts". (Ord. 2015-11-1481 § 21)

20.30.045 Required setbacks.

A. Required setbacks for all new development shall be the number of feet stated below as measured from the established future right-of-way line. The future right-of-way line is fifty feet from the centerline of Pacific Coast Highway. Setbacks shall be as follows:

1. Front and street side setbacks to buildings shall be ten feet.
2. Front and street side setback to parking lots shall be five feet.
3. No setback shall be required when adjoining an interior side or rear within Areas 1 and 2.
4. No setback shall be required when adjoining a building wall on an interior side or rear within Areas 1 and 2.
5. Rear setbacks for parking lots shall be ten feet within Areas 1 and 2.

B. Yards created by the required setback shall be fully landscaped and include automatic irrigation systems. Landscaping shall be consistent with the landscape and design guidelines in the Pacific Coast Highway specific plan document.

(Ord. 2009-08-1403 § 3; Ord. 99-02-1247 § 3 (part))

20.30.047 Building height.

The maximum building height as measured from the adjacent curb height on Pacific Coast Highway shall not exceed thirty feet.

(Ord. 99-02-1247 § 3 (part))

20.30.050 Off-street parking.

The number of parking space, and the design, construction, and striping of parking areas shall be consistent with Chapter 20.70 of the Signal Hill Municipal Code.

(Ord. 99-02-1247 § 3 (part))

20.30.060 Required transportation-related improvements.

Nonresidential development comprising twenty-five thousand square feet or more of building area shall comply with Section 20.20.075 of the Signal Hill Municipal Code and provide transportation related improvements including carpool or vanpool preferential parking spaces, bicycle racks and transportation information displays as specified.

(Ord. 99-02-1247 § 3 (part))

20.30.070 Trash and recycling storage area.

Trash storage and recyclable materials enclosure areas shall be provided of sufficient size to ensure containment of all solid waste materials generated from the site and to promote the city's recycling program. The size of the enclosure(s) shall be determined by the planning director based upon the size and nature of the facility proposed, but shall not be less than five square feet in height with solid metal panel gates equipped with self-closing devices. Adequate access shall be provided to the enclosure(s) to facilitate ease of trash/recyclable removal.

(Ord. 99-02-1247 § 3 (part))

20.30.080 Signs.

A. Signs shall be consistent with Signal Hill Municipal Code Chapter 20.58. Signs shall be designed in a manner consistent with the architectural vocabulary of the building. Signs shall also be appropriate in scale and proportion to the building so as to enhance, rather than visually detract from or dominate the architecture of building facades or the site. Signs shall also be of such size and design as to complement and be consistent with the highest quality of signs existing or planned along the adjoining commercial traffic corridor.

B. The Planning Commission may approve irregular size or type signs when it determines that building setbacks, hilly topography, or existing building's location or configuration limit the suitable locations for conforming signs or that conforming signs would not be visible to the passerby on Pacific Coast Highway.

(Ord. 2002-05-1303 §§ 1, 2; Ord. 99-02-1247 § 3 (part))

20.30.085 Outdoor advertising structures.

New outdoor advertising structures are prohibited in the Pacific Coast Highway specific plan area. All existing outdoor advertising structures are considered nonconforming.

(Ord. 99-02-1247 § 3 (part))

20.30.090 Mechanical equipment.

Roof appurtenances, such as vents or flashing, shall be positioned away from the street side of the structures or finished to match the roof color in order to minimize the visual impact. Exterior compressors, air conditioning units, or similar mechanical equipment shall be situated so as to be unobtrusive and shall be shielded from public view.

(Ord. 99-02-1247 § 3 (part))

20.30.100 Utilities, public facilities, services and underground utilities.

A. All onsite water supply, wastewater collection and sewage facilities shall be provided by the developer in accordance with the city standard plans. Storm drainage facilities shall be provided in accordance with the Los Angeles County flood control district standards. Sewage facilities must also be consistent with Los Angeles County sanitation district requirements.

B. All new utility lines serving the site include natural gas, electrical, water, wastewater and communications lines shall be placed underground by the developer.

(Ord. 99-02-1247 § 3 (part))

20.30.110 Walls, fences, and hedges.

The maximum wall height for parking areas shall be three feet or thirty-six inches. All other proposed walls, fences or hedges shall that surround a property shall comply with Section 20.20.070 of the Signal Hill Municipal Code.

(Ord. 99-02-1247 § 3 (part))

20.30.120 Hours of operation.

A. Commercial uses within Area 1 or Area 2 of the Pacific Coast Highway specific plan shall not operate for business between the hours of 9:00 p.m. and 8:00 a.m.

B. Extended hours of operation may be permitted under a conditional use permit for the following uses:

1. Eating and drinking establishments listed as permitted or conditionally permitted in Section 20.30.030.

C. Section 20.30.120(A) shall not apply to commercial uses that were lawfully established prior to September 9, 2008.

(Ord. 2009-08-1403 § 4)

Chapter 20.31

SP-11 CRESCENT HEIGHTS HISTORIC DISTRICT SPECIFIC PLAN

Sections:

20.31.010 Purpose.

20.31.020 Adoption of the SP-11 Crescent Heights Historic District Specific Plan.

20.31.025 Permitted special needs housing.

20.31.030 Property development and other standards.

20.31.035 Landscape materials and turf replacement.

20.31.010 Purpose.

A. The purpose of this chapter is to establish a Crescent Heights Historic District Specific Plan to guide the orderly development of that portion of the city which is designated SP-11 on the official zoning map of the city. Chapter 3, Article 8 of the State Planning and Zoning Law, authorizes the preparation and adoption of the specific plan. The Crescent Heights Historic District Specific Plan replaces the usual development standards otherwise applicable to property within the SP-11 district, and serves as a basis for the city to consider and act upon more detailed development proposals submitted by landowners and developers.

B. The Crescent Heights Historic District Specific Plan provides guidelines, concepts, regulations and conditions for relocating historically significant dwellings to the Crescent Heights Historic District as well as guidelines for modifications to historic buildings and the new construction of dwellings which are compatible with the historic buildings in the district. This chapter will implement the city's General Plan objectives, policies and programs as they pertain to the SP-11 area, and establish consistency between the general plan and zoning ordinance.

(Ord. 2002-08-1308)

20.31.020 Adoption of the SP-11 Crescent Heights Historic District Specific Plan.

There is adopted by the Crescent Heights Historic District Specific Plan, the text of which is set forth in the document entitled "Crescent Heights Historic District Specific Plan, August 2002," incorporated in this chapter by reference. The provisions of this chapter shall apply to all property shown on the official zoning map within SP-11, Crescent Heights Historic District Specific Plan.

(Ord. 2002-08-1308)

20.31.025 Permitted special needs housing.

Transitional housing, supportive housing and licensed group homes serving six persons or fewer are an allowed land use "by right" per Cal. Gov't Code § 65583.
(Ord. 2014-08-1471 § 8)

20.31.030 Property development and other standards.

All property within the SP-11, Crescent Heights Historic District shall be developed and maintained in accordance with all policies, requirements, regulations, and provisions set forth in the Crescent Heights Historic District Specific Plan.
(Ord. 2002- 08-1308)

20.31.035 Landscape materials and turf replacement.

- A. Maximum Percent Hardscape Area. With the exception of the established driveway allowance, the maximum area of hardscape material (permeable or non-permeable) within the front setback shall be limited to twenty-five percent of the setback area (includes walkways, patios and courtyards, but excludes driveways).
1. Area of front setback - area of required driveway = remaining front setback area.
 2. Remaining front setback area x twenty-five percent = total allowed hardscape area.
- B. Driveway Allowance. Driveways serving required garages, or providing on-site parking (for properties without garages) are excluded from the maximum allowed twenty-five percent of hardscape material in front yard setbacks.

Driveway Allowance is based on required garage capacity and size.	
Garage Capacity	Driveway Allowance
0 - 1 car garage	10' (max. width)
2 car garage	20' (max. width)
3 or more car garage	30' (max. width)

- C. Turf in New Development. Turf in new development is subject to Chapter 13.10.
- D. Turf Replacement.
1. Turf is not a required or preferred landscape material. Drought tolerant landscape materials that retain water on site are strongly encouraged when replacing existing turf.
 2. Turf replacement in landscape areas of two thousand five hundred square feet or greater is subject to Chapter 13.10. (Ord. 2015-11-1481 § 22)

- 20.32.010 Purpose.
- 20.32.020 Adoption of the SP-12 freeway self-storage specific plan.
- 20.32.030 Use classifications.
- 20.32.035 Building height.
- 20.32.040 Design criteria.
- 20.32.045 Required setbacks
- 20.32.047 Landscape materials and turf replacement..
- 20.32.050 Off-street parking.
- 20.32.060 Required transportation-related improvements.
- 20.32.070 Trash and recycling storage area.
- 20.32.080 Signs.
- 20.32.085 Outdoor advertising structures.
- 20.32.090 Mechanical equipment.
- 20.32.100 Utilities, public facilities, services and underground utilities.
- 20.32.110 Walls, fences, and hedges.
- 20.32.120 Impact fees.

20.32.010 Purpose.

A. Application of the Specific Plan Concept. A specific plan and its function may be described by comparison with the general plan. The general plan expresses in very broad terms the city's planning of its future environment, generally on a long-term basis. Adopted by the city as a legislative act, the general plan may be amended as required by changing circumstances. The specific plan, on the other hand, is a device used to implement the general plan by focusing on a particular parcel or parcels. The specific plan sets standards against which development can be judged and imposes controls on the use of the subject parcels. The specific plan is more detailed than a general plan and can be viewed as a bridge between the general plan and individual project submittals.

The intent and purpose of this chapter is to establish a specific plan to guide the physical development of a particular geographic area within the city, which is well-suited to development of a self-storage facility given its proximity to and visibility from the freeway.

The freeway self-storage specific plan document and Chapter 20.32 are implementation documents, consistent with the adopted goals and policies of the city general plan and prepared in conformance with California Government Code Sections 65450 through 65457.

B. Location and Boundaries of the Specific Plan. The specific plan area encompasses an area about 4.4 acres generally located on the west side of California Avenue between the 405 Freeway to the south and property currently developed with a Target retail store to the north.

C. Goals and Objectives of the Freeway Self-Storage Specific Plan.

1. Enhance the visual image and livability of the adjacent North End residential neighborhood by assuring that new development does not infringe upon the peace, quiet and security of the neighborhood;
2. Provide an opportunity to develop the previously by-passed site with a self-storage facility which would generate less traffic than other commercial uses;
3. Improve the appearance and economic vitality of adjacent North End neighborhood design standards which result in the highest quality development and achieve a corporate style of architecture.

(Ord. 2003-05-1319 § 2)

20.32.020 Adoption of SP-12, freeway self-storage specific plan.

The provisions of this chapter shall apply to all property displayed as SP-12, freeway self-storage specific plan, on the official zoning map.

(Ord. 2003-05-1319 § 2)

20.32.030 Use classifications.

A. Principal Uses. The following uses shall be permitted within the SP-12, freeway self-storage specific plan area, subject to approval of a conditional use permit, in accordance with Chapter 20.64 of the Signal Hill Municipal Code. Unlisted uses shall be prohibited.

1. Self-storage facility.

B. Accessory Uses. The following accessory uses shall be permitted in conjunction with the development of a self-storage facility at the site.

1. Manager's dwelling unit, not to exceed one, provided that the principal resident is an employee of the self-storage facility.
2. Outdoor recreational vehicle parking.

C. Prohibited uses. The following use shall be prohibited.

1. Medical marijuana dispensary (including mobile delivery services).
2. Medical marijuana cultivation. (Ord. 2016-01-1484 § 4; Ord. 2011-04-1424 § 4; Ord. 2003-05-1319 § 2)

20.32.035 Building height.

Building heights shall be limited to two stories and shall be no taller than thirty feet.

(Ord. 2003-05-1319 § 2)

20.32.040 Design criteria.

A. All property within the freeway self-storage specific plan area shall be developed and maintained in accordance with all provisions of the freeway self-storage specific plan and applicable development standards and city codes.

B. Substantive changes to the physical improvements on the property as described in Subsections (B)(1) through (5) of this section may be made only after review and approval by resolution of the planning commission and in compliance with Chapter 20.52 of the Signal Hill Municipal Code, and this chapter. Determination of "substantive change" hereunder shall be made at the sole discretion of the Planning Director.

1. Design Guidelines. Buildings and improvements shall be designed and reviewed in compliance with Chapter 20.52 of the Signal Hill Municipal Code.

2. Architectural Quality. The buildings shall exhibit architectural excellence. The design theme and façade treatment shall be consistent with the architectural elevations approved by the planning commission, dated as of planning commission approval of same and on file with the department of planning and community development.

3. On-Site Landscape Plan. On-site landscaping shall have design excellence, in terms of each planted area and in the context of the overall site plan. Landscaping shall substantially conform to the landscape plan approved by the planning commission, dated as of planning commission approval of same, on file with the department of planning and community development.

4. Perimeter Landscape and Right-of-Way Improvements Plan. Perimeter landscaping shall exhibit design excellence, in terms of the treatment provided along surface streets, and at all project entry areas and intersections, and in terms of the context of the overall project. Perimeter and right-of-way improvements shall substantially conform to plans for same, as approved and signed by the city engineer, and on file with the department of public works.

5. Site Plan. Site development shall substantially conform to the site plan approved by the planning commission, dated as of planning commission approval of same, on file with the department of planning and community development.

(Ord. 2003-05-1319 § 2)

20.32.045 Required setbacks.

Required setbacks for all new development shall be the number of feet stated below as measured from the established future right-of-way line. Setbacks shall be as follows:

Setback Adjacent California Avenue 20 feet

Setback Adjacent 405 Freeway ROW 25 feet

All Other Setbacks 3 feet

(Ord. 2003-05-1319 § 2)

20.32.047 Landscape materials and turf replacement.

A. Maximum Allowed Hardscape. Hardscape in front and street side setbacks is limited to driveways and walkways only (hardscape includes paved materials, both permeable and non-permeable). The remaining area shall be landscaped and maintained.

B. Turf in New Development. Turf in new development is subject to Chapter 13.10.

C. Turf Replacement.

1. Turf is not a required or preferred landscape material. Drought tolerant landscape materials that retain water on site are strongly encouraged when replacing existing turf.

2. Turf replacement in landscape areas of two thousand five hundred square feet or greater is subject to Chapter 13.10. (Ord. 2015-11-1481 § 23)

20.32.050 Off-street parking.

The number of parking spaces required shall be as follows:

One space per seven thousand five hundred square feet of gross floor area for storage buildings.

Two-car enclosed garage for manager's unit.

The design, construction and striping of parking areas shall be consistent with Chapter 20.70 of the Signal Hill Municipal Code. Driveway aisles between storage buildings shall be a minimum of thirty feet.

(Ord. 2003-05-1319 § 2)

20.32.060 Required transportation-related improvements.

Nonresidential development comprising of twenty-five thousand square feet or more of building area shall comply with Section 20.20.075 of the Signal Hill Municipal Code and provide transportation related improvements including carpool or vanpool preferential parking spaces, bicycle racks and transportation information displays as specified.

(Ord. 2003-05-1319 § 2)

20.32.070 Trash and recycling storage area.

Trash storage and recycling materials enclosure areas shall be provided of sufficient size to ensure containment of all solid waste

materials generated from the site and to promote the city's recycling program.

(Ord. 2003-05-1319 § 2)

20.32.080 Signs.

One thirty-six-square-foot monument sign is permitted along California Avenue frontage. Three sixty-two-square-foot wall signs fronting the freeway are permitted. Design shall be consistent with plans approved by the planning commission.

(Ord. 2003-05-1319 § 2)

20.32.085 Outdoor advertising structures.

New outdoor advertising structures are prohibited in the freeway self-storage specific plan area. All existing outdoor advertising structures are considered nonconforming.

(Ord. 2003-05-1319 § 2)

20.32.090 Mechanical equipment.

Roof appurtenances, such as vents or flashing, shall be positioned away from the street side of the structures or finished to match the roof color in order to minimize the visual impact. Exterior compressors, air conditioning units, or similar mechanical equipment shall be situated so as to be unobtrusive and shall be shielded from public view.

(Ord. 2003-05-1319 § 2)

20.32.100 Utilities, public facilities, services and underground utilities.

All on-site water supply, wastewater collection and sewage facilities shall be provided by the developer in accordance with the city standard plans. Storm drainage facilities shall be provided in accordance with the Los Angeles County Flood Control District standards. Sewage facilities must also be consistent with Los Angeles County Sanitation District requirements.

(Ord. 2003-05-1319 § 2)

20.32.110 Walls, fences and hedges.

All proposed walls, fences, or hedges that surround a property shall comply with Section 20.20.070 of the Signal Hill Municipal Code.

(Ord. 2003-05-1319 § 2)

20.32.120 Impact fees.

All impact fees required by Title 21 of the Signal Hill Municipal Code shall be paid by the developer. The developer shall pay a citywide traffic impact fee. This fee is currently being amended and the traffic fee paid shall be based on the amended fee schedule in effect at the time of issuance of a certificate of occupancy.

(Ord. 2003-05-1319 § 2)

Area One

- 20.33.010 Purpose.
- 20.33.020 Adoption of SP-13, Cherry Avenue Corridor Residential Specific Plan.
- 20.33.030 Use Classifications.
- 20.33.040 Dwelling unit density.
- 20.33.050 Development standards.
- 20.33.060 Building height.
- 20.33.070 Required setbacks.
- 20.33.080 Yard requirements.
- 20.33.085 Landscape materials and turf replacement.
- 20.33.090 Private Yards.
- 20.33.100 Permitted projections into required yards.
- 20.33.110 Fences, walls and hedges.
- 20.33.120 Off-street parking.
- 20.33.130 Trash and recycling storage area.
- 20.33.140 Signs.
- 20.33.150 Mechanical equipment.
- 20.33.160 Utilities, public facilities and services.
- 20.33.170 Non-conforming uses.

Area Two

- 20.33.180 Purpose
- 20.33.190 Adoption of SP-13, Cherry Avenue Corridor Residential Specific Plan.
- 20.33.200 Use Classifications.
- 20.33.210 Dwelling unit density.
- 20.33.220 Development standards.
- 20.33.230 Building height.
- 20.33.240 Required setbacks.
- 20.33.250 Yard requirements.
- 20.33.255 Landscape materials and turf replacement.
- 20.33.260 Permitted projections into required yards.
- 20.33.270 Fences, walls and hedges.
- 20.33.280 Off-street parking.
- 20.33.290 Trash and recycling storage area.
- 20.33.300 Signs.
- 20.33.310 Mechanical equipment.

Area One

20.33.010 Purpose.

A. Application of the Specific Plan Concept.

1. A specific plan and its function may be described by comparison with the general plan. The general plan expresses, in very broad terms, the city's planning of its future environment, generally on a long-term basis. Adopted by the city as a legislative act, the general plan may be amended, as required by changing circumstances. The specific plan, on the other hand, is a device used to implement the general plan by focusing on a particular parcel or parcels. The specific plan sets standards, against which development can be judged, and imposes controls on the use of the subject parcels. The specific plan is more detailed than a general plan and can be viewed as a bridge between the general plan and individual project submittals.
2. The intent and purpose of this chapter is to establish a specific plan to guide the physical development of a particular geographic area within the city. In an effort to accommodate the city's diverse housing needs, the concepts, regulations and conditions set forth in the Cherry Avenue Corridor residential specific plan, area one, provide for the development of the site as market rate housing.
3. The specific plan has been prepared in accordance with the requirements of the State Government Code (Section 64540 through 65507) and addresses all of the issues and topics specified in that code.

B. Location and Boundary of Area One. The specific plan area one is an area of 1.75 acres generally located on the east side of Cherry Avenue between 19th and 20th Streets. The boundaries of the area are more specifically set forth in Figure 1, attached to the ordinance codified in this chapter and on file in the office of the city clerk.

C. Goals and Objectives. Goals for the development within the SP-13, Cherry Avenue Corridor residential specific plan, area one, include the following:

1. Encourage the development of privately sponsored housing developments.
2. Apply design standards which result in the highest quality development and achieve streetscapes with pedestrian scale and ambiance consistent with Signal Hill's small town character.
3. Provide architectural diversity and avoid uniformity of appearance.

(Ord. 2004-04-1328 (part))

20.33.020 Adoption of SP-13, Cherry Avenue Corridor Residential Specific Plan Area One.

The provisions of this chapter shall apply to all property shown as SP-13, Cherry Avenue Corridor residential specific plan, area one, on the official zoning map.

(Ord. 2004-04-1328 (part))

20.33.030 Use Classifications.

A. Principal Uses. The following uses shall be permitted within the Cherry Avenue Corridor residential specific plan, area one. Unlisted uses shall be prohibited:

1. Market rate multi-family dwelling units available for sale as condominiums.
2. Single-family detached dwelling units.
3. Transitional housing, supportive housing and licensed group homes serving six persons or fewer are an allowed land use "by right" per Cal. Gov't Code § 65583.

B. Accessory Uses. The following accessory uses shall be permitted, in conjunction with the development of a multi-family housing

project at the site:

1. Home occupations, not to exceed one such use per dwelling.
2. Open space.
3. Private garages.

(Ord. 2014-08-1471 § 9 (part); Ord. 2004-04-1328 (part))

20.33.040 Dwelling Unit Density.

A maximum of three tri-plex dwelling units shall be permitted on each of the ten lots in area one, in buildings distributed and located on the site as generally indicated in Figure 1, attached to the ordinance codified in this chapter and on file in the office of the city clerk.

(Ord. 2004-04-1328 (part))

20.33.050 Development standards.

A. All property within the Cherry Avenue Corridor residential specific plan, area one, shall be developed and maintained in accordance with all provisions of the Cherry Avenue Corridor residential specific plan, area one, and applicable ordinances and policies of the city of Signal Hill. In the event of inconsistency between the specific plan and any other ordinance or regulation of the city, the specific plan shall prevail.

B. Substantive changes to the physical improvements on the site may be made only after review and approval by resolution of the planning commission, and in compliance with Chapter 20.52, "Site Plan and Design Review," of the Signal Hill Municipal Code, and this chapter. Determination of "substantive change" hereunder shall be made at the sole discretion of the director of community development.

C. Site Plan. Site development shall substantially conform to the site plan as approved by the planning commission and city council.

D. Building Design. The design theme and facade treatment shall be consistent with the Mediterranean, French, and coastal themes, as generally shown on the approved plans. Design elements include, but are not limited to, the use of offsets and recesses and staggered roof lines, shall be provided consistent with the elevations shown on Figures 2,3 and 4. Materials and colors shall be consistent with those shown on the sample board on file in the community development department.

(Ord. 2004-04-1328 (part))

20.33.060 Building Height.

A. The maximum height of each structure shall not exceed twenty-five feet. Chimneys and rooftop antennas that exceed twenty-five feet may be permissible when approved by the director of community development per standards set forth in Chapter 20.52 of this title.

B. Measurement and determination of building heights shall be as in Section 20.04.102, "Building Height," of the Signal Hill Municipal Code, except that "natural ground elevation" referenced therein, shall be the elevation(s) of each building pad as established on the approved concept grading plan.

C. The maximum permissible number of stories shall be two.

(Ord. 2004-04-1328 (part))

20.33.070 Required Setbacks.

The following setback lines shall be provided from the respective lines after right-of-way dedications:

1. Front setback along Cherry Avenue: eleven feet six inches.

2. Street-side setback along 19th and 20th Streets: five feet.
3. Interior side-yard setback: five feet.
4. Rear setbacks: nine feet.

(Ord. 2004-04-1328 (part))

20.33.080 Yard Requirements.

A. Required yards shall be those portions of the lot between the property line and the required setback line.

B. All required yards shall extend the full depth and width of the lot and shall be open from ground to sky, with the exception of the following: driveways, sidewalks, porches, decks, patios, lanais, steps or stairways, provided these are at, or below, floor level of the first story.

(Ord. 2004-04-1328 (part))

20.33.085 Landscape materials and turf replacement.

A. Maximum Percent Hardscape Area. With the exception of the established driveway allowance, the maximum area of hardscape material (permeable or non-permeable) within the front setback shall be limited to twenty-five percent of the setback area (includes walkways, patios and courtyards, but excludes driveways).

1. Area of front setback - area of required driveway = remaining front setback area.
2. Remaining front setback area x twenty-five percent = total allowed hardscape area.

B. Driveway Allowance. Driveways serving required garages, or providing on-site parking (for properties without garages) are excluded from the maximum allowed twenty-five percent of hardscape material in front yard setbacks.

Driveway Allowance is based on required garage capacity and size.	
Garage Capacity	Driveway Allowance
0 - 1 car garage	10' (max. width)
2 car garage	20' (max. width)
3 or more car garage	30' (max. width)

C. Turf in New Development. Turf in new development is subject to Chapter 13.10.

D. Turf Replacement.

1. Turf is not a required or preferred landscape material. Drought tolerant landscape materials that retain water on site are strongly encouraged when replacing existing turf.

2. Turf replacement in landscape areas of two thousand five hundred square feet or greater is subject to Chapter 13.10. (Ord. 2015-11-1481 § 24 (part))

20.33.090 Private Side Yards.

Covered patios are prohibited in private side yards. At-grade decks shall not account for more than fifty percent of the required open space. The remainder shall be fully landscaped and irrigated.

(Ord. 2004-04-1328 (part))

20.33.100 Permitted Projections Into Required Yards.

- A. Side-yard Projections. Architectural projections such as eaves, belt courses, sills and chimneys may be permitted to project not more than eighteen inches into required side yards.
- B. Front and Rear Yard Projections. Architectural projections may be permitted to project not more than four feet into required front yards along Cherry Avenue.
- C. The director of community development may permit other similar architectural projections, provided that the size of the projection does not exceed the above limits.

(Ord. 2004-04-1328 (part))

20.33.110 Fences, Walls and Hedges.

- A. Permitted Fences. Walls and Hedges. Fences, walls and hedges not greater than six feet in height shall be permitted at all rear or side property lines and within required rear and side yards and at or to the rear of all front or street side setback lines.

(Ord. 2004-04-1328 (part))

20.33.120 Off-Street Parking.

- A. Each dwelling unit shall provide garages as follows:

Number of Bedrooms*	Number of Stalls
3 or fewer	2
4 and 5	3
6 or more	4

*A bedroom or room that could be used as a bedroom as determined by the director of community development.

1. Parking stall sizes shall be a minimum of ten feet by twenty feet.
2. Back-up area shall be a minimum of twenty-four feet.
3. Garages shall be set back a minimum of twenty feet from the front property line.
4. An electronic automatic garage door opener shall be provided for each garage door.
5. Carports are prohibited.
6. A minimum of seventy-two cubic feet of accessory storage area per unit shall be provided within the garage on shelves (with a minimum depth of eighteen inches). Storage rooms or closets cannot satisfy this requirement.
7. Tandem spaces are prohibited.

- B. One uncovered off-street guest space per lot shall be provided adjacent to the alley.

(Ord. 2006-09-1364 § 4: Ord. 2004-04-1328 (part))

20.33.130 Trash and Recycling Storage Area.

A. Trash and storage and recyclable materials enclosure areas shall be provided of sufficient size to ensure containment of all solid waste materials generated from each dwelling, and to promote the city's recycling program. The number and size of the enclosure(s) shall be determined by the director of public works and city engineer.

B. Provided enclosures shall not be less than five feet in height and shall include solid metal panel gates equipped with self-closing devices. Adequate access shall be provided to facilitate ease of trash/recyclable removal.

C. Kitchen/pantry areas of all units shall be designed to accommodate recycling bins in use by the city for its recycling program. The plans shall indicate where recycling facilities are to be located.

(Ord. 2004-04-1328(part))

20.33.140 Signs.

A single nameplate with the project address is permitted. All other signs, except for signs identified in Chapter 20.58.120 of the Signal Hill Municipal Code as being permissible in any zoning district without a sign permit are prohibited.

(Ord. 2004-04-1328 (part))

20.33.150 Mechanical Equipment.

Roof appurtenances, such as vents or flashing, shall be positioned away from the street side of the structures or finished to match the roof color, in order to minimize the visual impact. Exterior air-conditioning equipment shall be placed away from view from the public street.

(Ord. 2004-04-1328 (part))

20.33.160 Utilities, Public Facilities and Services.

A. All on-site water supply, wastewater collection and sewage lines and facilities shall be provided by the developer in accordance with the city of Signal Hill Standard Plans. Storm drainage facilities shall be provided in accordance with Los Angeles County Flood Control District Standards. Sewage facilities must also be consistent with the Los Angeles County Sanitation District requirements.

B. All new utility lines serving the site, including natural gas, electrical, water, wastewater and communication lines shall be placed underground by the developer.

(Ord. 2004-04-1328 (part))

20.33.170 Non-Conforming Uses.

A Nonconforming residential uses at Lots 90 and 93 may be continued as provided in Chapter 20.82 of the Signal Hill Municipal Code.

(Ord. 2004-04-1328 (part))

Area Two

20.33.180 Purpose.

A. Application of the Specific Plan Concept.

1. A specific plan and its function may be described by comparison with the general plan. The general plan expresses, in very

broad terms, the city's planning of its future environment, generally on a long-term basis. Adopted by the city as a legislative act, the general plan may be amended, as required by changing circumstances. The specific plan, on the other hand, is a device used to implement the general plan by focusing on a particular parcel or parcels. The specific plan sets standards, against which developments can be judged, and imposes controls on the use of the subject parcels. The specific plan is more detailed than a general plan and can be viewed as a bridge between the general plan and individual project submittals.

2. The intent and purpose of this chapter is to establish a specific plan to guide the physical development of a particular geographic area within the city. In an effort to accommodate the city's diverse housing needs, the concepts, regulations and conditions set forth in the Cherry Avenue Corridor residential specific plan, area two, provide for the development of the site as market rate housing.

3. The specific plan has been prepared in accordance with the requirements of the State Government Code (Section 64540 through 65507) and addresses all of the Issues and topics specified in that code.

B. Location and Boundary of Area Two. The specific plan area two is an area of approximately 0.31 acres generally located on the south side of 19th Street between Cherry and St. Louis Avenues. The boundaries of the area are more specifically set forth in Figure 1, attached to the ordinance codified in this chapter and all file in the office of the city clerk.

C. Goals and Objectives. Goals for the development within the SP-13, Cherry Avenue Corridor residential specific plan, area two, include the following:

1. Encourage the development of privately sponsored housing developments; and
2. Apply design standards that result in the highest quality development and achieve streetscapes with pedestrian scale and ambiance consistent with Signal Hill's small town character; and
3. Provide architectural diversity and avoid uniformity of appearance.

(Ord. 2004-04-1328 (part))

20.33.190 Adoption of SP-13, Cherry Avenue Corridor Residential Specific Plan Area Two.

The provisions of this chapter shall apply to all property shown as SP-13, Cherry Avenue Corridor residential specific plan, area two, on the official zoning map.

(Ord. 2004-04-1328 (part))

20.33.200 Use Classifications.

A. Principal Uses. The following uses shall be permitted within the Cherry Avenue Corridor residential specific plan, area two. Unlisted uses shall be prohibited.

1. Transitional housing, supportive housing and licensed group homes serving six persons or fewer are an allowed land use "by right" per Cal. Gov't Code § 65583.
2. Market rate detached single- family dwelling units available for sale as condominiums.

B. Accessory Uses. The following accessory uses shall be permitted, in conjunction with the development of a multi- family housing project at the site.

1. Home occupations, not to exceed one such use per dwelling.
2. Open space.
3. Private garages. (Ord. 2014-08- 1471 § 9 (part); Ord. 2004-04-1328 (part))

20.33.210 Dwelling Unit Density.

A maximum of five detached single-family dwelling units in buildings distributed and located on the site as generally indicated in the approved plans shall be permitted.

(Ord. 2004-04-1328 (part))

20.33.220 Development Standards.

A. All property within the Cherry Avenue Corridor residential specific plan, area two, shall be developed and maintained in accordance with all provisions of the Cherry Avenue Corridor residential specific plan, area two, and applicable ordinances and policies of the city of Signal Hill. In the event of inconsistency between the specific plan and any other ordinance or regulation of the city, the specific plan shall prevail.

B. Substantive changes to the physical improvements on the site may be made only after review and approval by resolution of the Planning Commission, and in compliance with Chapter 20.52, "Site Plan and Design Review," of the Signal Hill Municipal Code, and this chapter. Determination of "substantive change" hereunder shall be made at the sole discretion of the Director of Community Development.

(Ord. 2004-04-1328 (part))

20.33.230 Building Height.

A. The maximum height of each structure shall not exceed twenty-five feet. Chimneys and rooftop antennas which exceed twenty-five feet may be permissible when approved by the director of community development per standards set forth in Chapter 20.52 of this title.

B. Measurement and determination of building heights shall be as in Section 20.04.102, "Building Height," of the Signal Hill Municipal Code, except that "natural ground elevation" referenced therein, shall be the elevation(s) of each building pad as established on the approved concept grading plan.

C. The maximum permissible number of stories shall be two.

(Ord. 2004-04-1328 (part))

20.33.240 Required Setbacks.

The following setback lines shall be provided from the respective lines after right-of-way dedications:

1. Front setback along 19th Street; 10 feet.
2. Rear and side setbacks; 5 feet.

(Ord. 2004-04-1328 (part))

20.33.250 Yard Requirements.

A. Required yards shall be those portions of the lot between the property line and the required setback line.

B. All required yards shall extend the full depth and width of the lot and shall be open from ground to sky, with the exception of the following: driveways, sidewalks, porches, decks, patios, lanais, steps or stairways, provided these are at, or below, floor level of the first story.

C. Parking areas, swimming pools and spas shall not be permitted in any required front setback, and shall not be located less than three feet from side or rear lot line.

(Ord. 2004-04-1328 (part))

20.33.255 Landscape materials and turf replacement.

A. Maximum Percent Hardscape Area. With the exception of the established driveway allowance, the maximum area of

hardscape material (permeable or non-permeable) within the front setback shall be limited to twenty-five percent of the setback area (includes walkways, patios and courtyards, but excludes driveways).

- 1. Area of front setback - area of required driveway = remaining front setback area.
 - 2. Remaining front setback area x twenty-five percent = total allowed hardscape area.
- B. Driveway Allowance. Driveways serving required garages, or providing on-site parking (for properties without garages) are excluded from the maximum allowed twenty-five percent of hardscape material in front yard setbacks.

Driveway Allowance is based on required garage capacity and size.	
Garage Capacity	Driveway Allowance
0 - 1 car garage	10' (max. width)
2 car garage	20' (max. width)
3 or more car garage	30' (max. width)

- C. Turf in New Development. Turf in new development is subject to Chapter 13.10.
- D. Turf Replacement.
- 1. Turf is not a required or preferred landscape material. Drought tolerant landscape materials that retain water on site are strongly encouraged when replacing existing turf.
 - 2. Turf replacement in landscape areas of two thousand five hundred square feet or greater is subject to Chapter 13.10. (Ord. 2015-11-1481 § 24 (part))

20.33.260 Permitted Projections Into Required Yards.

- A. Side-yard Projections. Architectural projections, such as eaves, belt courses, sills and chimneys may be permitted to project not more than eighteen inches into required side yards.
- B. Front and Rear Yard Projections. Architectural projections may be permitted to project not more than eighteen inches into required front and rear yards.
- C. The director of community development may permit other similar architectural projections, provided that the size of the projection does not exceed the above limits.
- (Ord. 2004-04-1328 (part))

20.33.270 Fences. Walls and Hedges.

- A. Permitted Fences, Walls and Hedges. Fences, walls and hedges not greater than six feet in height shall be permitted at all rear and side property lines and within required rear or side yards and at or to the rear of all front setback lines. No fence, wall or hedge over four feet in height shall be permitted in any required front yard.
- B. Architectural Embellishments. Arch-itectural embellishments such as pilasters, archways, etc. may be permitted to project above the maximum height on any fence or wall, subject to approval of the director of community development.
- (Ord. 2004- 04-1328 (part))

20.33.280 Off-Street Parking.

- A. Each dwelling unit shall include a minimum four-hundred square foot, two-car enclosed garage.
- B. Two uncovered off-street guest spaces shall be provided at all times.

(Ord. 2004-04-1328 (part))

20.33.290 Trash and Recycling Storage Area.

- A. Trash and storage recyclable materials enclosure areas shall be provided of sufficient size to ensure containment of all solid waste materials generated from each dwelling, and to promote the city's recycling program. The number and size of the enclosure(s) shall be determined by the director of community development.
- B. Kitchen/pantry area of all units shall be designed to accommodate recycling bins in use by the city for its recycling program. The plans shall indicate where recycling facilities are to be located.

(Ord. 2004-04-1328 (part))

20.33.300 Signs.

A single nameplate with the project address is permitted. All other signs, except for signs identified in Chapter 20.58.120 of the Signal Hill Municipal Code as being permissible in any zoning district without a sign permit are prohibited.

(Ord. 2004-04- 1328 (part))

20.33.310 Mechanical Equipment.

Roof appurtenances, such as vents or flashing, shall be positioned away from the street side of the structures or finished to match the roof color, in order to minimize the visual impact. Exterior air-conditioning equipment shall be placed away from view from the public street.

(Ord. 2004-04-1328 (part))

20.33.320 Utilities, Public Facilities and Services.

- A. All on-site water supply, wastewater collection and sewage lines and facilities shall be provided by the developer in accordance with the city of Signal Hill Standard Plans. Storm drainage facilities shall be provided in accordance with Los Angeles County flood control district standards. Sewage facilities must also be consistent with the Los Angeles County Sanitation District requirements.
- B. All new utility lines serving the site, including natural gas, electrical, water, wastewater and communication lines shall be placed underground by the developer.

(Ord. 2004-04-1328)

CHAPTER 20.34
SP-14 HATHAWAY RIDGE RESIDENTIAL SPECIFIC PLAN

Sections:

- 20.34.010 Purpose.
- 20.34.020 Adoption of SP-14, Hathaway Ridge Residential Specific Plan.
- 20.34.030 Use Classifications.
- 20.34.040 Dwelling unit density.

- 20.34.050 Development standards.
- 20.34.060 Building height.
- 20.34.070 Required setbacks.
- 20.34.080 Yard requirements.
- 20.34.085 Landscape materials and turf replacement.
- 20.34.090 Permitted projections into required yards.
- 20.34.100 Fences, walls and hedges.
- 20.34.110 Off-street parking.
- 20.34.120 Trash and recycling storage area.
- 20.34.130 Signs.
- 20.34.140 Mechanical equipment.
- 20.34.150 Utilities, public facilities and services.

20.34.010 Purpose.

A. Application of the Specific Plan Concept.

1. A specific plan and its function may be described by comparison with the general plan. The general plan expresses, in very broad terms, the city's planning of its future environment, generally on a long-term basis. Adopted by the city as a legislative act, the general plan may be amended, as required by changing circumstances. The specific plan, on the other hand, is a device used to implement the general plan by focusing on a particular parcel or parcels. The specific plan sets standards, against which developments can be judged, and imposes controls on the use of the subject parcels. The specific plan is more detailed than a general plan and can be viewed as a bridge between the general plan and individual project submittals.
2. The intent and purpose of this chapter is to establish a specific plan to guide the physical development of a particular geographic area within the city. The subject site is constrained due to its shape, sloping terrain and on-going oil operations. In an effort to accommodate the city's diverse housing needs, the concepts, regulations and conditions set forth in the Hathaway Ridge residential specific plan provide for the development of the site as market rate housing.
3. The specific plan has been prepared in accordance with the requirements of the State Government Code (Section 64540 through 65507) and addresses all of the issues and topics specified in that code.

B. Location and Boundary. The specific plan includes an area of approximately 2.16 acres generally located on the west side of Obispo Avenue near the intersection of Palm Drive. The boundaries of the area are more specifically set forth in Figure 1, attached to the ordinance codified in this chapter and on file in the office of the city clerk.

C. Goals and Objectives. Goals for the development within the SP-14, Hathaway Ridge residential specific plan, include the following:

1. Encourage the development of privately sponsored housing developments; and
2. Apply design standards that result in the highest quality development and achieve streetscapes with pedestrian scale and ambiance consistent with Signal Hill's small town character; and
3. Provide architectural diversity and avoid uniformity of appearance.

(Ord. 2004-05-1330 (part))

20.34.020 Adoption of SP-14, Hathaway Ridge Residential Specific Plan.

The provisions of this chapter shall apply to all property shown as SP-14, Hathaway Ridge residential specific plan on the official

zoning map.

(Ord. 2004-05-1330 (part))

20.34.030 Use Classifications.

A. Principal Uses. The following uses shall be permitted within the Hathaway Ridge residential specific plan. Unlisted uses shall be prohibited.

1. Market rate detached single-family dwelling units available for sale.
2. Oil production facility (to be replaced with single-family dwelling after abandonment).
3. Transitional housing, supportive housing and licensed group homes serving six persons or fewer are an allowed land use "by right" per Cal. Gov't Code § 65583.

B. Accessory Uses. The following accessory uses shall be permitted, in conjunction with the development of a multi-family housing project at the site.

1. Home occupations, not to exceed one such use per dwelling.
2. Open space.
3. Private garages.

(Ord. 2014-08-1471 § 10; Ord. 2004-05-1330 (part))

20.34.040 Dwelling Unit Density.

A maximum of eighteen detached single-family dwelling units in buildings distributed and located on the site as generally indicated in the approved plans shall be permitted.

(Ord. 2004-05-1330 (part))

20.34.050 Development Standards.

A. All property within the Hathaway Ridge residential specific plan shall be developed and maintained in accordance with all provisions of the Hathaway Ridge residential specific plan and applicable ordinances and policies of the city of Signal Hill. In the event of inconsistency between the specific plan and any other ordinance or regulation of the city, the specific plan shall prevail.

B. Substantive changes to the physical improvements on the site may be made only after review and approval by resolution of the planning commission, and in compliance with Chapter 20.52, "Site Plan and Design Review," of the Signal Hill Municipal Code, and this chapter. Determination of "substantive change" hereunder shall be made at the sole discretion of the director of community development.

C. Site Plan. Site development shall substantially conform to the site plan as approved by the planning commission.

D. Building Design. The design theme and facade treatment shall be consistent with the Mediterranean, manor, ranch and mission architectural themes as generally shown on the approved plans. Design elements, including, but not limited to, the use of offsets and recesses, staggered roof lines, decorative wrought iron, wood shutters, enhanced masonry and decorative archways shall be provided consistent with the elevations shown on the approved plans. Materials and colors shall be consistent with those shown on the sample board on file in the community development department. The floor plans shall substantially conform to the floor plans as shown on the approved plans.

(Ord. 2004-05-1330 (part))

20.34.060 Building Height.

- A. The maximum height of each structure shall not exceed thirty-four feet. Chimneys and rooftop antennas which exceed thirty-four feet may be permissible when approved by the director of community development per standards set forth in Chapter 20.52 of this title.
- B. Measurement and determination of building heights shall be as in Section 20.04,102, "Building Height," of the Signal Hill Municipal Code, except that "natural ground elevation" referenced therein, shall be the elevation(s) of each building pad as established on the approved concept grading plan.
- C. The maximum permissible number of stories shall be three.

(Ord. 2004-05-1330 (part))

20.34.070 Required Setbacks.

The following setback lines shall be provided from the respective lines after right-of-way dedications:

- 1. Setback along Orizaba Avenue; 10 feet.
- 2. Front Setbacks on private street; 15 feet.
- 3. Rear and side setbacks; 5 feet.

(Ord. 2004-05-1330 (part))

20.34.080 Yard Requirements.

- A. Required yards shall be those portions of the lot between the property line and the required setback line.
- B. All required yards shall extend the full depth and width of the lot and shall be open from ground to sky, with the exception of the following: driveways, sidewalks, porches, decks, patios, lanais, steps or stairways, provided these are at, or below, floor level of the first story.
- C. Parking areas, swimming pools and spas shall not be permitted in any required front setback, and shall not be located less than three feet from side or rear lot line.

(Ord. 2004-05-1330 (part))

20.34.085 Landscape materials and turf replacement.

- A. Maximum Percent Hardscape Area. With the exception of the established driveway allowance, the maximum area of hardscape material (permeable or non-permeable) within the front setback shall be limited to twenty-five percent of the setback area (includes walkways, patios and courtyards, but excludes driveways).
 - 1. Area of front setback - area of required driveway = remaining front setback area.
 - 2. Remaining front setback area x twenty-five percent = total allowed hardscape area.
- B. Driveway Allowance. Driveways serving required garages, or providing on-site parking (for properties without garages) are excluded from the maximum allowed twenty- five percent of hardscape material in front yard setbacks.

Driveway Allowance is based on required garage capacity and size.	
Garage Capacity	Driveway Allowance

1 car garage	20' (max. width)
2 car garage	20' (max. width)
3 or more car garage	30' (max. width)

C. Turf in New Development. Turf in new development is subject to Chapter 13.10.

D. Turf Replacement.

1. Turf is not a required or preferred landscape material. Drought tolerant landscape materials that retain water on site are strongly encouraged when replacing existing turf.

2. Turf replacement in landscape areas of two thousand five hundred square feet or greater is subject to Chapter 13.10. (Ord. 2015-11-1481 § 25)

20.34.090 Permitted Projections into Required Yards.

A. Side-yard Projections.

1. Architectural projections, such as eaves, belt courses, sills and chimneys may be permitted to project not more than eighteen inches into required side yards.

2. Front and Rear Yard Projections. Architectural projections may be permitted to project not more than eighteen inches into required front and rear yards.

B. The director of community development may permit other similar architectural projections, provided that the size of the projection does not exceed the above limits.

(Ord. 2004-05-1330 (part))

20.34.100 Fences, Walls and Hedges.

A. Permitted Fences, Walls and Hedges. Fences, walls and hedges not greater than six feet in height shall be permitted at all rear and side property lines and within required rear or side yards and at or to the rear of all front setback lines. No fence, wall or hedge over four feet in height shall be permitted in any required front yard.

B. Architectural Embellishments. Architectural embellishments such as pilasters, archways, etc. may be permitted to project above the maximum height on any fence or wall, subject to approval of the director of community development.

(Ord. 2004-05-1330 (part))

20.34.110 Off-Street Parking.

A. Each dwelling unit shall provide garages as follows:

Number of Bedrooms*	Number of Stalls
3 or fewer	2
4 and 5	3
6 or more	4

*A bedroom or room that could be used as a bedroom as determined by the director of community development.

1. Parking stall sizes shall be a minimum of ten feet by twenty feet.
 2. Back-up area shall be a minimum of twenty-four feet.
 3. Garages shall be set back a minimum of twenty feet from the front property line.
 4. An electronic automatic garage door opener shall be provided for each garage door.
 5. Carports are prohibited.
 6. A minimum of seventy-two cubic feet of accessory storage area per unit shall be provided within the garage on shelves (with a minimum depth of eighteen inches). Storage rooms or closets cannot satisfy this requirement.
 7. Tandem spaces are prohibited.
- B. Nine uncovered off-street guest spaces shall be provided at all times.

(Ord. 2006-09-1364 § 5: Ord. 2004-05-1330 (part))

20.34.120 Trash and Recycling Storage Area.

Trash and storage recyclable materials enclosure areas shall be provided of sufficient size to ensure containment of all solid waste materials generated from each dwelling, and to promote the city's recycling program. The number and size of the enclosure(s) shall be determined by the director of community development.

(Ord. 2004-05-1330 (part))

20.34.130 Signs.

A single nameplate with the project address is permitted. All other signs, except for signs identified in Chapter 20.58.120 of the Signal Hill Municipal Code as being permissible in any zoning district without a sign permit are prohibited.

(Ord. 2004-05-1330 (part))

20.34.140 Mechanical Equipment.

Roof appurtenances, such as vents or flashing, shall be positioned away from the street side of the structures or finished to match the roof color, in order to minimize the visual impact. Exterior air-conditioning equipment shall be placed away from view from the public street.

(Ord. 2004-05-1330 (part))

20.34.150 Utilities, Public Facilities and Services.

A. All on-site water supply, wastewater collection and sewage lines and facilities shall be provided by the developer in accordance with the city of Signal Hill standard plans. Storm drainage facilities shall be provided in accordance with Los Angeles County flood control district standards. Sewage facilities must also be consistent with the Los Angeles County Sanitation District requirements.

B. All new utility lines serving the site, including natural gas, electrical, water, wastewater and communication lines shall be placed underground by the developer.

(Ord. 2004-05-1330 (part))

Sections:

- 20.35.010 Purpose.
- 20.35.020 Adoption of SP-14, Hathaway Ridge Residential Specific Plan.
- 20.35.030 Use Classifications.
- 20.35.040 Dwelling unit density.
- 20.35.050 Development standards.
- 20.35.060 Building height.
- 20.35.070 Required setbacks.
- 20.35.080 Yard requirements.
- 20.35.085 Landscape materials and turf replacement.
- 20.35.090 Permitted projections into required yards.
- 20.35.100 Fences, walls and hedges.
- 20.35.110 Off-street parking.
- 20.35.120 Trash and recycling storage area.
- 20.35.130 Signs.
- 20.35.140 Mechanical equipment.
- 20.35.150 Utilities, public facilities and services.

20.35.010 Purpose.

A. Application of the Specific Plan Concept. A specific plan and its function may be described by comparison with the general plan. The general plan expresses, in very broad terms, the city's planning of its future environment, generally on a long-term basis. Adopted by the city as a legislative act, the general plan may be amended, as required by changing circumstances. The specific plan, on the other hand, is a device used to implement the general plan by focusing on a particular parcel or parcels. The specific plan sets standards, against which developments can be judged, and imposes controls on the use of the subject parcels. The specific plan is more detailed than a general plan and can be viewed as a bridge between the general plan and individual project submittals.

The intent and purpose of this chapter is to establish a specific plan to guide the physical development of a particular geographic area within the city. The subject site is constrained due to its shape, sloping terrain and on-going oil operations. In an effort to accommodate the city's diverse housing needs, the concepts, regulations and conditions set forth in the Cityview Residential Specific Plan provide for the development of the site as market rate, townhome-style housing.

The specific plan has been prepared in accordance with the requirements of the State Government Code (Sections 64540 through 65507) and addresses all of the issues and topics specified in that code.

B. Location and Boundary. The specific plan includes an area of approximately 3.14 acres generally located on Orizaba Avenue south of 19th Street. The boundaries of the area are more specifically set forth in Figure 1, attached to the ordinance codified in this chapter and on file in the office of the city clerk.

C. Goals and Objectives. Goals for the development within the SP-15, Cityview Residential Specific Plan, include the following:

1. Encourage the development of privately sponsored housing developments; and
2. Apply design standards that result in the highest quality development and achieve streetscapes with pedestrian scale and ambiance consistent with Signal Hill's small town character and serve to buffer existing residential neighborhoods from commercial uses along Pacific Coast Highway; and
3. Provide architectural diversity and avoid uniformity of appearance.

(Ord. 2005-05-1350 § 1; Ord. 2004-06-1332 (part))

20.35.020 Adoption of SP-15, Cityview Residential Specific Plan.

The provisions of this chapter shall apply to all property shown as SP-15, Cityview Residential Specific Plan on the official zoning map.

(Ord. 2005- 05-1350 § 1; Ord. 2004-06-1332 (part))

20.35.030 Use Classifications.

A. Principal Uses. The following uses shall be permitted within the Cityview Residential Specific Plan. Unlisted uses shall be prohibited.

1. Market rate multi-family dwelling units in town home format available for sale
2. Transitional housing, supportive housing and licensed group homes serving six persons or fewer are an allowed land use "by right" per Cal. Gov't Code § 65583.

B. Accessory Uses. The following accessory uses shall be permitted, in conjunction with the development of a multi-family housing project at the site.

1. Home occupations, not to exceed one such use per dwelling.
2. Open space
3. Private garages.

(Ord. 2014-08-1471 § 11; Ord. 2005-05-1350 § 1; Ord. 2004-06-1332 (part))

20.35.040 Dwelling Unit Density.

A maximum of eighty-one townhome-style dwelling units in buildings distributed and located on the site as generally indicated in the approved plans shall be permitted.

(Ord. 2005-05-1350 § 1; Ord. 2004-06-1332 (part))

20.35.050 Development Standards.

A. All property within the Cityview Residential Specific Plan shall be developed and maintained in accordance with all provisions of the Cityview Residential Specific Plan and applicable ordinances and policies of the City of Signal Hill. In the event of inconsistency between the specific plan and any other ordinance or regulation of the city, the specific plan shall prevail.

B. Substantive changes to the physical improvements on the site may be made only after review and approval by resolution of the planning commission, and in compliance with Chapter 20.52, "Site Plan and Design Review," of the Signal Hill Municipal Code, and this chapter. Determination of "substantive change" hereunder shall be made at the sole discretion of the director of community development.

C. Site Plan. Site development shall substantially conform to the site plan as approved by the planning commission.

D. Building Design. The design theme and facade treatment shall be consistent with the architectural themes as generally shown on the approved plans. Design elements, including, but not limited to, the use of offsets and recesses, staggered roof lines, decorative window trim, enhanced masonry and decorative archways shall be provided consistent with the elevations shown on the approved plans. Materials and colors shall be consistent with those shown on the sample board on file in the community development department. The floor plans shall substantially conform to the floor plans as shown on the approved plans.

(Ord. 2005-05-1350 § 1; Ord. 2004-06-1332 (part))

20.35.060 Building Height.

- A. The maximum height of any structure shall not exceed forty-five feet.
- B. Measurement and determination of building heights shall be as in Section 20.04.102, "Building Height," of the Signal Hill Municipal Code, except that "natural ground elevation" referenced therein, shall be the elevation(s) of each building pad as established on the approved concept grading plan.
- C. The maximum permissible number of stories shall be four.

(Ord. 2005-05-1350 § 1; Ord. 2004-06-1332 (part))

20.35.070 Required Setbacks.

The following setback lines shall be provided from the respective lines after right-of-way dedications:

- 1. Setback along Orizaba Avenue; 4 feet.
- 2. Setback along 19th Street; 5 feet.
- 3. Setback along Gladys Avenue 3; feet.

(Ord. 2005-05-1350 § 1; Ord. 2004-06-1332 (part))

20.35.080 Yard Requirements.

- A. Required yards shall be those portions of the lot between the property line and the required setback line.
- B. All required yards shall extend the full depth and width of the lot and shall be open from ground to sky, with the exception of the following: driveways, subterranean garages, sidewalks, porches, decks, patios, lanais, steps or stairways, provided these are at, or below, floor level of the first story.

(Ord. 2005-05-1350 § 1; Ord. 2004-06-1332 (part))

20.35.085 Landscape materials and turf replacement.

- A. Maximum Percent Hardscape Area. With the exception of the established driveway allowance, the maximum area of hardscape material (permeable or non-permeable) within the front setback shall be limited to twenty-five percent of the setback area (includes walkways, patios and courtyards, but excludes driveways).
 - 1. Area of front setback - area of required driveway = remaining front setback area.
 - 2. Remaining front setback area x twenty-five percent = total allowed hardscape area.
- B. Driveway Allowance. Driveways serving required garages, or providing on-site parking (for properties without garages) are excluded from the maximum allowed twenty- five percent of hardscape material in front yard setbacks.

Driveway Allowance is based on required garage capacity and size.	
Garage Capacity	Driveway Allowance
0 - 1 car garage	10' (max. width)
2 car garage	20' (max. width)

3 or more car garage	30' (max. width)
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C. Turf in New Development. Turf in new development is subject to Chapter 13.10.

D. Turf Replacement.

1. Turf is not a required or preferred landscape material. Drought tolerant landscape materials that retain water on site are strongly encouraged when replacing existing turf.

2. Turf replacement in landscape areas of two thousand five hundred square feet or greater is subject to Chapter 13.10. (Ord. 2015-11-1481 § 26)

20.35.090 Permitted Projections Into Required Yards.

A. Architectural projections, such as eaves, belt courses, sills and chimneys may be permitted to project not more than eighteen inches into required yards.

B. The director of community development may permit other similar architectural projections, provided that the size of the projection does not exceed the above limits.

(Ord. 2005-05-1350 § 1; Ord. 2004-06-1332 (part))

20.35.100 Fences, Walls and Hedges.

Permitted Fences, Walls and Hedges. Fences, walls and hedges not greater than six feet in height shall be permitted.

(Ord. 2005-05-1350 § 1; Ord. 2004-06-1332 (part))

20.35.110 Off-Street Parking.

A minimum two car garage shall be provided for each dwelling as shown on the approved plans.

Twenty-one guest parking spaces shall also be provided as shown on the approved plans.

(Ord. 2005-05-1350 § 1; Ord. 2004-06-1332 (part))

20.35.120 Trash and Storage Area.

A. Trash and storage recyclable materials enclosure areas shall be provided of sufficient size to ensure containment of all solid waste materials generated from each dwelling, and to promote the city's recycling program. The number and size of the enclosure(s) shall be determined by the director of community development.

B. Garages must provide a minimum of seventy-two cubic feet of shelving for accessory storage area.

(Ord. 2005-05-1350 § 1; Ord. 2004-06-1332 (part))

20.35.130 Signs.

A single sign as shown on the approved plan is permitted. All other signs, except for signs identified in Section 20.58.120 of the Signal Hill Municipal Code as being permissible in any zoning district without a sign permit are prohibited.

(Ord. 2005-05- 1350 § 1; Ord. 2004-06-1332 (part))

20.35.140 Mechanical Equipment.

Roof appurtenances, such as vents or flashing, shall be positioned away from the street side of the structures or finished to match the roof color, in order to minimize the visual impact. Exterior air-conditioning equipment shall be placed away from view from public streets. Exhaust vents for the garages shall also be placed away from public view.

(Ord. 2005-05-1350 § 1; Ord. 2004-06-1332 (part))

20.35.150 Utilities, Public Facilities and Services.

A. All on-site water supply, wastewater collection and sewage lines and facilities shall be provided by the developer in accordance with the City of Signal Hill Standard Plans. Storm drainage facilities shall be provided in accordance with Los Angeles County Flood Control District Standards. Sewage facilities must also be consistent with the Los Angeles County Sanitation District requirements.

B. All new utility lines serving the site, including natural gas, electrical, water, wastewater and communication lines shall be placed underground by the developer.

C. All overhead utility lines on the east side of Orizaba Avenue and the north side of 19th Street will be placed underground. This work will include the elimination of six power poles on Orizaba Avenue and five power poles on 19th Street. Overhead utility lines at the intersection of Gladys Avenue and Ellis Avenue will be modified to the extent possible as determined by the director of public works.

(Ord. 2005-05-1350 § 1; Ord. 2004-06-1332 (part))

CHAPTER 20.36 SP-16 VILLAGIO RESIDENTIAL SPECIFIC PLAN

20.36.010 Purpose.

20.36.020 Adoption of SP-16, Villagio Residential Specific Plan.

20.36.030 Use classifications.

20.36.040 Dwelling unit density.

20.36.050 Development standards.

20.36.060 Building height.

20.36.070 Required setbacks.

20.36.080 Yard requirements.

20.36.085 Landscape materials and turf replacement.

20.36.090 Permitted projections into required yards.

20.36.100 Fences, walls and hedges.

20.36.110 Off-street parking.

20.36.120 Trash and recycling storage area.

20.36.130 Signs.

20.36.140 Mechanical equipment.

20.36.150 Utilities, public facilities and services.

20.36.010 Purpose.

A. Application of the Specific Plan Concept. A specific plan and its function may be described by comparison with the general plan. The general plan expresses, in very broad terms, the city's planning of its future environment, generally on a long-term basis. Adopted by the city as a legislative act, the general plan may be amended, as required by changing circumstances. The specific plan, on the other hand, is a device used to implement the general plan by focusing on a particular parcel or parcels. The specific plan sets standards, against which developments can be judged, and imposes controls on the use of the subject parcels. The specific plan is more detailed than a general plan and can be viewed as a bridge between the general plan and individual project submittals.

The intent and purpose of this chapter is to establish a specific plan to guide the physical development of a particular geographic area within the city. The subject site is constrained due to sloping terrain, on-going oil operations, earthquake faults and potential view impacts to adjacent condominium development. In an effort to mitigate these constraints and to accommodate the city's diverse housing needs, the concepts, regulations and conditions set forth in the Villagio Residential Specific Plan provide for the development of the site with detached single-family dwellings.

The specific plan has been prepared in accordance with the requirements of the State Government Code (Section 64540 through 65507) and addresses all of the issues and topics specified in that code.

B. Location and Boundary. The specific plan includes an area of approximately 1.15 acres generally located on the east side of Gundry Avenue south of Willow Street. The boundaries of the area are more specifically set forth in Tentative Tract Map 54375.

C. Goals and Objectives. Goals for the development within the SP-16, Villagio Residential Specific Plan, include the following:

1. Reduce the density allowed on the site from twenty-one dwelling units per acre to ten dwelling units per acre; and
2. Attempt to mitigate impacts on views from existing dwellings in accordance with the city's view policy; and
3. Provide architectural diversity and avoid uniformity of appearance while achieving a streetscape with pedestrian scale and ambiance consistent with Signal Hill's small town character.

(Ord. 2004-12-1341 (part))

20.36.020 Adoption of SP-16, Villagio Residential Specific Plan.

The provisions of this chapter shall apply to all property shown as SP-16, Villagio Residential Specific Plan on the official zoning map.

(Ord. 2004-12-1341 (part))

20.36.030 Use classifications.

A. Principal Uses. The following uses shall be permitted within the Villagio Residential Specific Plan. Unlisted uses shall be prohibited.

1. Market rate detached single-family dwelling units available for sale.
2. Transitional housing, supportive housing and licensed group homes serving six persons or fewer are an allowed land use "by right" per Cal. Gov't Code § 65583.

B. Accessory Uses. The following accessory uses shall be permitted, in conjunction with the development of a single-family housing project at the site.

1. Home occupations, not to exceed one such use per dwelling.
2. Open space and recreation facilities including swimming pools and spas.
3. Private garages and gated outdoor guest parking.

(Ord. 2014-08-1471 § 12; Ord. 2004-12-1341 (part))

20.36.040 Dwelling unit density.

A maximum of eleven detached single-family dwelling units in buildings distributed and located on the site as generally indicated in the approved plans shall be permitted.

(Ord. 2004-12-1341 (part))

20.36.050 Development standards.

A. All property within the Villagio Residential Specific Plan shall be developed and maintained in accordance with all provisions of the Villagio Residential Specific Plan and applicable ordinances and policies of the City of Signal Hill. In the event of inconsistency between the specific plan and any other ordinance or regulation of the city, the specific plan shall prevail.

B. Substantive changes to the physical improvements on the site may be made only after review and approval by resolution of the planning commission, and in compliance with Chapter 20.52, "Site Plan and Design Review," of the Signal Hill Municipal Code, and this chapter. Determination of "substantive change" hereunder shall be made at the sole discretion of the director of community development.

C. Site Plan. Site development shall substantially conform to the site plan as approved by the planning commission.

D. Building Design. The design theme and facade treatment shall be consistent with the architectural themes as generally shown on the approved plans. Design elements, including, but not limited to, the use of balconies, offsets and recesses, staggered roof lines, decorative wrought iron, awnings and decorative archways shall be provided consistent with the elevations shown on the approved plans. Materials and colors shall be consistent with those shown on the sample board on file in the community development department. The floor plans shall substantially conform to the floor plans as shown on the approved plans.

(Ord. 2004-12-1341 (part))

20.36.060 Building height.

A. The maximum height of each structure shall not exceed thirty-six feet six inches. Chimneys and rooftop antennas which exceed this standard may be permissible when approved by the director of community development per standards set forth in Chapter 20.52 of this title.

B. Measurement and determination of building heights shall be as in Section 20.04.102, "Building Height," of the Signal Hill Municipal Code, except that "natural ground elevation" referenced therein, shall be the elevation(s) of each building pad as established on the approved concept grading plan.

C. The maximum permissible number of stories shall be three.

(Ord. 2004-12-1341 (part))

20.36.070 Required setbacks.

The following setback lines shall be provided from the respective lines after right-of-way dedications:

1. Setback along Gundry Avenue - 20 feet.
2. Side setback - 4 feet.
3. Rear setbacks - 5 feet.

(Ord. 2004-12-1341 (part))

20.36.080 Yard requirements.

A. Required yards shall be those portions of the lot between the property line and the required setback line.

B. All required yards shall extend the full depth and width of the lot and shall be open from ground to sky, with the exception of the following: driveways, sidewalks, porches, decks, patios, lanais, steps or stairways, provided these are five feet above, at, or below floor

level of the first story.

C. Swimming pools and spas shall not be permitted in any required front setback, and shall not be located less than three feet from side or rear lot line.

(Ord. 2004-12-1341 (part))

20.36.085 Landscape materials and turf replacement.

A. Maximum Percent Hardscape Area. With the exception of the established driveway allowance, the maximum area of hardscape material (permeable or non-permeable) within the front setback shall be limited to twenty-five percent of the setback area (includes walkways, patios and courtyards, but excludes driveways).

- 1. Area of front setback - area of required driveway = remaining front setback area.
- 2. Remaining front setback area x twenty-five percent = total allowed hardscape area.

B. Driveway Allowance. Driveways serving required garages, or providing on-site parking (for properties without garages) are excluded from the maximum allowed twenty- five percent of hardscape material in front yard setbacks.

Driveway Allowance is based on required garage capacity and size.	
Garage Capacity	Driveway Allowance
0 - 1 car garage	10' (max. width)
2 car garage	20' (max. width)
3 or more car garage	30' (max. width)

C. Turf in New Development. Turf in new development is subject to Chapter 13.10.

D. Turf Replacement.

- 1. Turf is not a required or preferred landscape material. Drought tolerant landscape materials that retain water on site are strongly encouraged when replacing existing turf.
- 2. Turf replacement in landscape areas of two thousand five hundred square feet or greater is subject to Chapter 13.10. (Ord. 2015-11-1481 § 27)

20.36.090 Permitted projections into required yards.

A. Side-yard Projections. Architectural projections, such as eaves, belt courses, sills and chimneys may be permitted to project not more than eighteen inches into required side yards.

B. Front and Rear Yard Projections. Architectural projections may be permitted to project not more than eighteen inches into required front and rear yards.

C. The director of community development may permit other similar architectural projections, provided that the size of the projection does not exceed the above limits.

(Ord. 2004-12-1341 (part))

20.36.100 Fences, walls and hedges.

- A. Permitted Fences, Walls and Hedges. Fences, walls and hedges not greater than six feet in height shall be permitted at all rear and side property lines and within required rear or side yards and at or to the rear of all front setback lines. No fence, wall or hedge over four feet in height shall be permitted in any required front yard.
- B. Architectural Embellishments. Architectural embellishments such as pilasters, archways, etc. may be permitted to project above the maximum height on any fence or wall, subject to approval of the director of community development.

(Ord. 2004-12-1341 (part))

20.36.110 Off-street parking.

- A. Each dwelling unit shall provide garages as follows:

Number of Bedrooms*	Number of Stalls
3 or fewer	2
4 and 5	3
6 or more	4

*A bedroom or room that could be used as a bedroom as determined by the director of community development.

1. Parking stall sizes shall be a minimum of ten feet by twenty feet.
 2. Back-up area shall be a minimum of twenty-four feet.
 3. Garages shall be set back a minimum of twenty feet from the front property line.
 4. An electronic automatic garage door opener shall be provided for each garage door.
 5. Carports are prohibited.
 6. A minimum of seventy-two cubic feet of accessory storage area per unit shall be provided within the garage on shelves (with a minimum depth of eighteen inches). Storage rooms or closets cannot satisfy this requirement.
 7. Tandem spaces are prohibited.
- B. Seven uncovered off-street guest spaces shall be provided in the common area parking lot at all times.

(Ord. 2006-09-1364 § 6: Ord. 2004-12-1341 (part))

20.36.120 Trash and recycling storage area.

- A. Trash and storage recyclable materials enclosure areas shall be provided of sufficient size to ensure containment of all solid waste materials generated from each dwelling, and to promote the city's recycling program. The number and size of the enclosure(s) shall be determined by the director of community development.
- B. Kitchen/pantry area of all units shall be designed to accommodate recycling bins in use by the city for its recycling program. The plans shall indicate where recycling facilities are to be located.

(Ord. 2004-12-1341 (part))

20.36.130 Signs.

A single nameplate with the project address is permitted. All other signs, except for signs identified in Section 20.58.120 of the Signal Hill Municipal Code as being permissible in any zoning district without a sign permit are prohibited.

(Ord. 2004-12-1341 (part))

20.36.140 Mechanical equipment.

Roof appurtenances, such as vents or flashing, shall be positioned away from the street side of the structures or finished to match the roof color, in order to minimize the visual impact. Exterior air-conditioning equipment shall be placed away from view from the public street.

(Ord. 2004-12-1341 (part))

20.36.150 Utilities, public facilities and services.

A. All on-site water supply, wastewater collection and sewage lines and facilities shall be provided by the developer in accordance with the City of Signal Hill Standard Plans. Storm drainage facilities shall be provided in accordance with Los Angeles County Flood Control District Standards. Sewage facilities must also be consistent with the Los Angeles County Sanitation District requirements.

B. All new utility lines serving the site, including natural gas, electrical, water, wastewater and communication lines shall be placed underground by the developer.

(Ord. 2004-12-1341 (part))

Chapter 20.37

SP-17 CRESCENT SQUARE RESIDENTIAL SPECIFIC PLAN

Sections:

- 20.37.010 Purpose.
- 20.37.020 Adoption of SP-17, Crescent Square Residential Specific Plan.
- 20.37.030 Use classifications.
- 20.37.040 Dwelling unit density.
- 20.37.050 Development standards.
- 20.37.060 Building height.
- 20.37.070 Required setbacks.
- 20.37.080 Yard requirements.
- 20.37.085 Landscape materials and turf replacement.
- 20.37.090 Permitted projections into required yards.
- 20.37.100 Fences, walls and hedges.
- 20.37.110 Off-street parking.
- 20.37.120 Trash and recycling storage area.
- 20.37.130 Signs.
- 20.37.140 Public walkways.
- 20.37.150 Utilities, public facilities and services.

20.37.010 Purpose.

A. Application of the specific plan concept.

1. A specific plan and its function may be described by comparison with the general plan. The general plan expresses, in very broad terms, the city's planning of its future environment, generally on a long-term basis. Adopted by the city as a legislative act, the general plan may be amended, as required by changing circumstances. The specific plan, on the other hand, is a device used to implement the general plan by focusing on a particular parcel or parcels. The specific plan sets standards, against which developments can be judged, and imposes controls on the use of the subject parcels. The specific plan is more detailed than a general plan and can be viewed as a bridge between the general plan and individual project submittals.

2. The intent and purpose of this chapter is to establish a specific plan to guide the physical development of a particular geographic area within the city. The subject site is constrained due to its shape, sloping terrain and on-going oil operations. In an effort to accommodate the city's diverse housing needs, the concepts, regulations and conditions set forth in the Crescent Square Residential Specific Plan provide for the development of the site as market rate housing.

3. The specific plan has been prepared in accordance with the requirements of the State Government Code (Section 64540 through 65507) and addresses all of the issues and topics specified in that code.

B. Location and boundary. The specific plan includes an area of approximately 3.18 acres generally located at the northeast corner of Walnut Avenue and Crescent Heights Street. The boundaries of the area are more specifically set forth in the approved plans on file with the Community Development Department.

C. Goals and objectives. Goals for the development within the SP-17, Crescent Square Residential Specific Plan, include the following:

1. Encourage the development of privately sponsored housing developments; and
2. Provide architectural treatment that is compatible with the architectural styles identified as preferred in the adjacent Crescent Heights Specific Plan District; and
3. Apply design standards that result in the highest quality development and achieve streetscapes with pedestrian scale and ambiance consistent with the city's small town character.

(Ord. 2005-09-1352 § 2, 2005)

20.37.020 Adoption of SP-17, Crescent Square Residential Specific Plan.

The provisions of this chapter shall apply to all property shown as SP-17, Crescent Square Residential Specific Plan on the official zoning map.

(Ord. 2005-09-1352 § 2, 2005)

20.37.030 Use classifications.

A. Principal uses. The following uses shall be permitted within the Crescent Square Residential Specific Plan. Unlisted uses shall be prohibited.

1. Market rate detached single-family dwelling units available for sale.
2. Oil production facility (to be replaced with single-family dwelling after abandonment).

B. Accessory uses. The following accessory uses shall be permitted, in conjunction with the development of a multi-family housing project at the site.

1. Home occupations, not to exceed one (1) such use per dwelling.
2. Open space including pools and spas.
3. Private garages.

(Ord. 2014-09-1472 § 1 (part); Ord. 2014-08-1471 § 13; Ord. 2005-09-1352 § 2, 2005)

20.37.040 Dwelling unit density.

A maximum of twenty-eight (28) detached single-family dwelling units in buildings distributed and located on the site as generally indicated in the approved plans shall be permitted.

(Ord. 2005-09-1352 § 2, 2005)

20.37.050 Development standards.

A. All property within the Crescent Square Residential Specific Plan shall be developed and maintained in accordance with all provisions of the Crescent Square Residential Specific Plan and applicable ordinances and policies of the city. In the event of inconsistency between the specific plan and any other ordinance or regulation of the city, the specific plan shall prevail.

B. Substantive changes to the physical improvements on the site may be made only after review and approval by resolution of the planning commission, and in compliance with Chapter 20.52, "Site Plan and Design Review," of the Signal Hill Municipal Code, and this chapter. Determination of "substantive change" hereunder shall be made at the sole discretion of the Director of Community Development.

C. Site plan. Site development shall substantially conform to the site plan as approved by the planning commission.

D. Building design. The design theme and facade treatment shall be consistent with the Colonial, Craftsman, Spanish, and Monterey architectural themes as generally shown on the approved plans. Design elements, including, but not limited to, the use of offsets and recesses, staggered roof lines, decorative wrought iron, wood siding, and wood shutters shall be provided consistent with the elevations shown on the approved plans. Materials and colors shall be consistent with those shown on the sample board on file in the Community Development Department. The floor plans shall substantially conform to the floor plans as shown on the approved plans.

(Ord. 2014-09-1472 § 1 (part); Ord. 2005-09-1352 § 2, 2005)

20.37.060 Building height.

A. The maximum height of each structure shall not exceed thirty-eight feet and six inches (38'-6"). Chimneys and rooftop antennas which exceed thirty-eight feet and six inches (38'-6") may be permissible when approved by the director of community development per standards set forth in Chapter 20.52 of this title.

B. Measurement and determination of building heights shall be as in Section 20.04.102, "Building Height," of the Signal Hill Municipal Code, except that "natural ground elevation" referenced therein, shall be the elevation(s) of each building pad as established on the approved concept grading plan.

C. The maximum permissible number of stories shall be three (3).

(Ord. 2014-09-1472 § 1 (part); Ord. 2005-09-1352 § 2, 2005)

20.37.070 Required setbacks.

The following setback lines shall be provided from the respective lines after right-of-way dedications:

1. Setback along Crescent Heights Street - seven (7) foot minimum.
2. Setback along Walnut Avenue - twenty (20) foot minimum.
3. Setbacks along private street - four (4) foot minimum.
4. Rear setbacks - nine (9) foot minimum.
5. Side building setbacks - four (4) foot minimum.

6. Side architectural projections (chimneys) setbacks - two (2) foot minimum.

(Ord. 2014-09-1472 § 1 (part); Ord. 2005-09-1352 § 2, 2005)

20.37.080 Yard requirements.

A. Required yards shall be those portions of the lot between the property line and the required setback line.

B. All required yards shall extend the full depth and width of the lot and shall be open from ground to sky, with the exception of the following: driveways, sidewalks, porches, decks, patios, lanais, steps or stairways, provided these are at, or below, floor level of the first story.

C. Parking areas, swimming pools and spas shall not be permitted in any required front setback, and shall not be located less than three feet from side or rear lot line.

D. Zero lot line lots shall be permitted.

(Ord. 2005-09-1352 § 2, 2005)

20.37.085 Landscape materials and turf replacement.

A. Maximum Percent Hardscape Area. With the exception of the established driveway allowance, the maximum area of hardscape material (permeable or non-permeable) within the front setback shall be limited to twenty-five percent of the setback area (includes walkways, patios and courtyards, but excludes driveways).

1. Area of front setback - area of required driveway = remaining front setback area.

2. Remaining front setback area x twenty-five percent = total allowed hardscape area.

B. Driveway Allowance. Driveways serving required garages, or providing on-site parking (for properties without garages) are excluded from the maximum allowed twenty- five percent of hardscape material in front yard setbacks.

Driveway Allowance is based on required garage capacity and size.	
Garage Capacity	Driveway Allowance
0 - 1 car garage	10' (max. width)
2 car garage	20' (max. width)
3 or more car garage	30' (max. width)

C. Turf in New Development. Turf in new development is subject to Chapter 13.10.

D. Turf Replacement.

1. Turf is not a required or preferred landscape material. Drought tolerant landscape materials that retain water on site are strongly encouraged when replacing existing turf.

2. Turf replacement in landscape areas of two thousand five hundred square feet or greater is subject to Chapter 13.10. (Ord. 2015-11-1481 § 28)

20.37.090 Permitted projections into required yards.

- A. Side-yard projections. Architectural projections, such as eaves, belt courses, sills and chimneys may be permitted to project not more than eighteen inches into required side yards.
- B. Front and rear yard projections. Architectural projections may be permitted to project not more than eighteen inches into required front and rear yards.
- C. The director of community development may permit other similar architectural projections, provided that the size of the projection does not exceed the above limits.

(Ord. 2005-09-1352 § 2, 2005)

20.37.100 Fences, walls and hedges.

- A. Permitted fences, walls and hedges. Fences, walls and hedges not greater than six feet in height shall be permitted at all rear and side property lines and within required rear or side yards and at or to the rear of all front setback lines. No fence, wall or hedge over four feet in height shall be permitted in any front yard.
- B. Architectural embellishments. Architectural embellishments such as pilasters, archways, etc. may be permitted to project above the maximum height on any fence or wall, subject to approval of the director of community development.

(Ord. 2014-09-1472 § 1 (part); Ord. 2005-09-1352 § 2, 2005)

20.37.110 Off-street parking.

- A. Each dwelling unit shall provide garages as follows:

Number of Bedrooms*	Number of Stalls
3 or fewer	2
4 and 5	3
6 or more	4

*A bedroom or room that could be used as a bedroom as determined by the director of community development.

- 1. Parking stall sizes shall be a minimum of ten feet by twenty feet.
- 2. Back-up area shall be a minimum of twenty-four feet.
- 3. Two car garages shall be set back a minimum of twenty feet from the front property line.
- 4. An electronic automatic garage door opener shall be provided for each garage door.
- 5. Carports are prohibited.
- 6. A minimum of seventy-two cubic feet of accessory storage area per unit shall be provided within the garage on shelves (with a minimum depth of eighteen inches). Storage rooms or closets cannot satisfy this requirement.
- 7. Tandem spaces are prohibited.

- B. Sixteen uncovered guest spaces in designated parking areas shall be provided at all times.

(Ord. 2014-09-1372 § 1 (part); Ord. 2006-09-1364 § 7: Ord. 2005-09-1352 § 2, 2005)

20.37.120 Trash and recycling storage area.

Trash and storage recyclable materials enclosure areas shall be provided of sufficient size to ensure containment of all solid waste materials generated from each dwelling, and to promote the city's recycling program. The number and size of the enclosure(s) shall be determined by the director of community development.

(Ord. 2005-09-1352 § 2, 2005)

20.37.130 Signs.

Six entry pillars with the project development name are permitted. All other signs, except for signs identified in Section 20.58.120 of the Signal Hill Municipal Code as being permissible in any zoning district without a sign permit are prohibited.

(Ord. 2014-09-1372 § 1 (part); Ord. 2005-09-1352 § 2, 2005)

20.37.140 Public walkways.

Public access to all walkways as shown on the approved Vesting Tentative Tract Map No. 72594, shall be provided at all times. However, the gate between Lots 12 and 13 may be locked provided access codes/keys to the gate are made available to the City of Signal Hill Police Department.

(Ord. 2014-09-1372 § 1 (part); Ord. 2005-09-1352 § 2, 2005)

20.37.150 Utilities, public facilities and services.

A. All on-site water supply, wastewater collection and sewage lines and facilities shall be provided by the developer in accordance with the city standard plans. Storm drainage facilities shall be provided in accordance with Los Angeles County Flood Control District Standards. Sewage facilities must also be consistent with the Los Angeles County Sanitation District requirements.

B. All new utility lines serving the site, including natural gas, electrical, water, wastewater and communication lines shall be placed underground by the developer.

(Ord. 2005-09-1352 § 2, 2005)

CHAPTER 20.38
SP-18 PACIFICWALK RESIDENTIAL SPECIFIC PLAN

- 20.38.010 Purpose.
- 20.38.020 Adoption of SP-18, pacificwalk residential specific plan.
- 20.38.030 Use classifications.
- 20.38.040 Dwelling unit density.
- 20.38.050 Development standards.
- 20.38.060 Building height.
- 20.38.070 Required setbacks.
- 20.38.080 Yard requirements.
- 20.38.085 Landscape materials and turf replacement.
- 20.38.090 Permitted projections into required yards.
- 20.38.100 Permitted fences, walls and hedges.

- 20.38.110 Off-street parking.
- 20.38.120 Trash and recycling storage area.
- 20.38.130 Signs.
- 20.38.140 Mechanical equipment.
- 20.38.150 Utilities, public facilities and services.

20.38.010 Purpose.

A. Application of the Specific Plan Concept. A specific plan and its function may be described by comparison with the general plan. The general plan expresses, in very broad terms, the city's planning of its future environment, generally on a long-term basis. Adopted by the city as a legislative act, the general plan may be amended, as required by changing circumstances. The specific plan, on the other hand, is a device used to implement the general plan by focusing on a particular parcel or parcels. The specific plan sets standards, against which developments can be judged, and imposes controls on the use of the subject parcels. The specific plan is more detailed than a general plan and can be viewed as a bridge between the general plan and individual project submittals.

The intent and purpose of this chapter is to establish a specific plan to guide the physical development of a particular geographic area within the city. The subject site is constrained due to its shape, sloping terrain and on-going oil operations in an effort to accommodate the city's diverse housing needs, the concepts, regulations and conditions set forth in the pacificwalk residential specific plan provides for the development of the site as market rate, high-density housing.

The specific plan has been prepared in accordance with the requirements of the State Government Code (Section 64540 through 65507) and addresses all of the issues and topics specified in that code.

B. Location and Boundary. The specific plan includes an area of approximately 2.25 acres generally located on Orizaba Avenue north of Pacific Coast Highway. The boundaries of the area are more specifically set forth in Figure 1, attached to the ordinance codified in this chapter and on file in the office of the city clerk.

C. Goals and Objectives. Goals for the development within the SP-18, pacificwalk residential specific plan, include the following:

1. Encourage the development of privately sponsored housing developments;
2. Apply design standards that result in the highest quality development and achieve streetscapes with pedestrian scale and ambiance consistent with Signal Hill's small town character and serve to buffer existing residential neighborhoods from commercial uses along Pacific Coast Highway; and
3. Provide architectural diversity and avoid uniformity of appearance.

(Ord. 2006-12-1370 § 1)

20.38.020 Adoption of SP-18, pacificwalk residential specific plan.

The provisions of this chapter shall apply to all property shown as SP-18, pacificwalk residential specific plan on the official zoning map.

(Ord. 2006-12-1370 § 1)

20.38.030 Use classifications.

A. Principal Uses. The following uses shall be permitted within the pacificwalk residential specific plan. Any uses not specifically listed shall be deemed prohibited.

1. Market-rate multi-family dwelling units in stacked flats or townhome format available for sale.
2. Detached or attached single-family dwelling units.
3. Transitional housing, supportive housing and licensed group homes serving six persons or fewer are an allowed land use "by

right" per Cal. Gov't Code § 65583.

B. Accessory Uses. The following accessory uses shall be permitted, in conjunction with the development of a multi-family housing project at the site.

1. Home occupations, not to exceed one such use per dwelling.
2. Open space.
3. Private garages.

(Ord. 2014-08-1471 § 14; Ord. 2006-12-1370 § 1)

20.38.040 Dwelling unit density.

A maximum of fifty-four attached dwelling units in buildings, distributed and located on the site as generally indicated in the approved plans shall be permitted.

(Ord. 2006-12-1370 § 1)

20.38.050 Development standards.

A. Specific Plan Governs. All property within the pacificwalk residential specific plan shall be developed and maintained in accordance with all provisions of the pacificwalk residential specific plan and applicable ordinances and policies of the City of Signal Hill. In the event of inconsistency between the specific plan and any other ordinance or regulations of the city, the specific plan shall prevail.

B. Substantive Changes. Substantive changes to the physical improvements on the site may be made only after review and approval by resolution of the planning commission and in compliance with Chapter 20.52, "Site Plan and Design Review," of the Signal Hill Municipal Code, and this chapter. A determination of whether a change is "substantive" or is minor in nature hereunder shall be made at the sole discretion of the director of community development. A substantive change shall be one which substantially affects the density, use, or liveability of the project or surrounding property.

C. Site Plan. Site development shall substantially conform to the site plan as approved by the planning commission.

D. Building Design. The design theme and façade treatment shall be consistent with the architectural themes as generally shown on the approved plans.

Design elements, including, but not limited to, the use of offsets and recesses, staggered roof lines, decorative window trim, enhanced masonry and decorative archways shall be provided consistent with the elevations shown on the approved plans. Materials and colors shall be consistent with those shown on the sample board on file in the community development department. The floor plans shall substantially conform to the floor plans as shown on the approved plans.

(Ord. 2006-12-1370 § 1)

20.38.060 Building height.

A. Maximum Height. The maximum height of any structure shall not exceed thirty-seven feet.

B. Measurement. Measurement and determination of building heights shall be as in Section 20.04.102, "Building Height," of the Signal Hill Municipal Code, except that "natural ground elevation" referenced therein, shall be the elevation(s) of each building pad as established on the approved concept grading plan.

C. Stories. The maximum permissible number of stories shall be three.

(Ord. 2006-12-1370 § 1)

20.38.070 Required setbacks.

The following setback lines shall be provided from the respective lines after right-of-way dedications.

1. Setback along Pacific Coast Highway - 12 feet.
2. Yards not adjacent to a public street - 5 feet.

(Ord. 2006-12-1370 § 1)

20.38.080 Yard requirements.

Required yards shall be those portions of the lot between the property line and the required setback line. All required yards shall extend the full depth and width of the lot and shall be open from ground to sky, with the exception of the following: driveways, surface parking for association use, sidewalks, porches, decks, patios, lanais, steps or stairways, provided these are at, or below, floor level of the first story.

(Ord. 2006-12-1370 § 1)

20.38.085 Landscape materials and turf replacement.

A. Maximum Percent Hardscape Area. With the exception of the established driveway allowance, the maximum area of hardscape material (permeable or non-permeable) within the front setback shall be limited to twenty-five percent of the setback area (includes walkways, patios and courtyards, but excludes driveways).

1. Area of front setback - area of required driveway = remaining front setback area.
2. Remaining front setback area x twenty-five percent = total allowed hardscape area.

B. Driveway Allowance. Driveways serving required garages, or providing on-site parking (for properties without garages) are excluded from the maximum allowed twenty- five percent of hardscape material in front yard setbacks.

Driveway Allowance is based on required garage capacity and size.	
Garage Capacity	Driveway Allowance
0 - 1 car garage	10' (max. width)
2 car garage	20' (max. width)
3 or more car garage	30' (max. width)

C. Turf in New Development. Turf in new development is subject to Chapter 13.10.

D. Turf Replacement.

1. Turf is not a required or preferred landscape material. Drought tolerant landscape materials that retain water on site are strongly encouraged when replacing existing turf.

2. Turf replacement in landscape areas of two thousand five hundred square feet or greater is subject to Chapter 13.10. (Ord. 2015-11-1481 § 29)

20.38.090 Permitted projections into required yards.

Architectural projections, such as eaves, belt courses, sills and chimneys may be permitted to project not more than eighteen inches into required yards. The director of community development may permit other similar architectural projections, provided that the size of the projection does not exceed the above limits.

(Ord. 2006-12-1370 § 1)

20.38.100 Permitted fences, walls and hedges.

Fences, walls and hedges not greater than six feet in height shall be permitted.

(Ord. 2006-12-1370 § 1)

20.38.110 Off-street parking.

A. Garages. Each dwelling shall include a minimum two-car enclosed garage. Garage dimensions shall be a minimum of twenty by twenty feet.

B. Automatic Opener. An electronic automatic garage door opener shall be provided for each garage door.

C. Accessory Storage. A minimum of seventy-two cubic feet of accessory storage area per unit shall be provided within the garage on shelves (with a minimum depth of eighteen inches).

D. Additional Parking. Twenty-eight additional surface parking spaces shall be provided for the project as shown on the approved plans. Fourteen of these shall be considered guest parking spaces and must be open and accessible at all times. An additional fourteen may be assigned and reassigned by the homeowner's association for use based upon the actual need therefor, with priority assignments for three bedroom units. Surface parking stall sizes shall be a minimum of ten by twenty feet.

(Ord. 2006-12-1370 § 1)

20.38.120 Trash and recycling storage area.

A. Designated Areas. Trash and storage recyclable materials enclosure areas shall be provided of sufficient size to ensure containment of all solid waste materials generated from each dwelling and to promote the city's recycling program. The number and size of the enclosure(s) shall be determined by the director of community development.

B. Kitchen Areas. Kitchen/pantry area of all units shall be designed to accommodate recycling bins in use by the city for its recycling program. The plans shall indicate where recycling facilities are to be located.

(Ord. 2006-12-1370 § 1)

20.38.130 Signs.

A single sign as shown on the approved plan is permitted. All other signs, except for signs identified in Section 20.58.120 of the Signal Hill Municipal Code as being permissible in any zoning district without a sign permit, are prohibited. (Ord. 2006-12-1370 § 1)

20.38.140 Mechanical equipment.

Roof appurtenances, such as vents or flashing, shall be positioned away from the street side of the structures or finished to match the roof color, in order to minimize the visual impact. Exterior air-conditioning equipment shall be placed away from view from public streets.

(Ord. 2006-12-1370 § 1)

20.38.150 Utilities, public facilities and services.

A. On-Site Facilities. All on-site water supply, wastewater collection and sewage lines and facilities shall be provided by the developer in accordance with the City of Signal Hill standard plans. Storm drainage facilities shall be provided in accordance with Los Angeles County flood control district standards. Sewage facilities must also be consistent with the Los Angeles County sanitation requirements.

B. Undergrounding. All new utility lines serving the site, including natural gas, electrical, water, wastewater and communication lines shall be placed underground by the developer.

(Ord. 2006-12-1370 § 1)

CHAPTER 20.39

SP-19 GENERAL INDUSTRIAL SPECIFIC PLAN

Sections:

- 20.39.010 Purpose and intent.
- 20.39.020 Adoption of SP-19, general industrial specific plan
- 20.39.030 Land use.
- 20.39.040 Development standards.
- 20.39.050 Building height.
- 20.39.060 Setbacks.
- 20.39.070 Yards.
- 20.39.075 Landscape materials and turf replacement.
- 20.39.080 Architectural projections.
- 20.39.090 Fences, walls and hedges.
- 20.39.100 Off-street parking.
- 20.39.110 Storage.
- 20.39.120 Signs.
- 20.39.130 Noise.
- 20.39.140 Utilities, public facilities and services.
- 20.39.150 Transportation related facilities.
- 20.39.160 Planning areas and additional uses.

20.39.010 Purpose and intent.

A. The intent and purpose of this chapter is to establish a specific plan to guide the physical development of a particular geographic area within the city well suited for the development of job producing industrial uses, but constrained due to existing commercial zoning designations, small size lots, lack of infrastructure and ongoing oil field operations or leaseholds that prevent or discourage development. In an effort to accommodate the city's employment needs, the concepts, regulations and conditions set forth in the general industrial specific plan provide for the development of industrial uses compatible with surrounding land uses and the existing circulation system. This specific plan has been prepared in accordance with the requirements of the State Government Code (Sections 65450 through 65457) and addresses all of the issues and topics specified in those codes.

B. Location and Boundaries. The specific plan includes different planning areas. Maps of the planning areas are on file in the offices of the Community Development Department.

C. Goals and Objectives. The following are the goals and objectives for development within the general industrial specific plan:

1. Encourage the development of privately sponsored, jobs producing, industrial development;
2. Encourage the consolidation of existing substandard lots into parcels of suitable size for contemporary planned industrial development with adequate parking and good access to major arterial roads and the freeway system;
3. Apply design standards that result in quality development and achieve streetscapes with attractive buildings, enclosed industrial yards and well landscaped yards that provide an aesthetically pleasing buffer for passers-by and neighboring land uses;
4. Preserve the quality appearance of an industrial area by providing good quality landscaping initially and by the establishment of controls requiring good quality maintenance thereafter; and
5. Provide for the development of safe and secure industrial facilities with adequate infrastructure improvements to promote safe and efficient vehicular traffic flows of goods and materials, and assure security through lighting and alarm systems and site designs that discourage vandalism, theft and other criminal activities.

D. **Distribution of Land Uses.** The distribution of land uses, and extent of the uses of land, including landscaped setbacks or open spaces, within the area covered by the plan is shown in the diagram entitled "Illustrative Site Plan" on file in the offices of the community development department. The text specifying distribution, location and extent of the uses of land is contained herein.

E. **Public and Private Infrastructure.** The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan are shown in the diagrams entitled "Technical Site Plan/Grading Plan/Street Improvement Plan" on file in the offices of the community development department. The text describing the distribution, location, and extent of public and private improvements is contained in the conditions of approval attached to the specific plan project and on file in the community development department.

F. **Development Standards.** Development standards and criteria by which development will proceed and standards for conservation, development, and utilization of natural resources, where applicable, shall be as described herein.

G. **Program Implementation.** Program implementation measures including regulations, public works projects, and financing measures necessary to carry out projects shall be included in development plans for each project. The city may implement public works projects to facilitate coordinated development of and among development projects, and conditions of approval of development projects may require construction of public improvements.

(Ord. 2009-02-1397 § 1, 2009; Ord. 2006-11-1368 § 1)

20.39.020 Adoption of SP-19, general industrial specific plan.

A. The provisions of this chapter shall apply only to property that is designated as SP-19, general industrial specific plan on the official zoning map on file in the offices of the community development department.

(Ord. 2006-11-1368 § 1)

20.39.030 Land use.

A. **Principal Uses.** Principal uses are land uses as follows:

1. Area 1 - Concrete batch plant.
2. Area 2 - The following General Industrial uses or similar uses as may be approved by the Director of Community Development:

Miscellaneous	
	Bakery
	Laundry, on-site plant
	Lawn mower or small engine repair indoors with all

	equipment stored with an enclosed yard
	Medical, dental and optical lab
	Post office/ distribution center
	Television or radio transmitting
	Utility distribution/transmission substations
	Temporary construction office trailer only during construction of building on the same lot
Services	
	Animal veterinarian/ hospital/grooming, no kennel
	Auction house
	Auto detailing/ carwash indoors with sump and industrial wastewater connection
	Auto engine and transmission repair indoors and with all stored vehicles within an enclosed yard screened from public view
	Auto/motorcycle repair and parts exchange in an enclosed building
	Auto upholstery, recreational vehicle conversion indoors with all stored vehicles within an enclosed yard screened from public view
	Boat repair indoors with all stored boats within an enclosed yard screened from public view
	Bicycle repair

Services (Cont'd)	
	Photo studio, developing, processing
	Radio, TV and appliance repair
	Research laboratory - chemical, biological, engineering, physics, product testing
	Sign painting indoors with all signs and materials stored within an enclosed yard
	Termite and pest control
	Welding/ machine shop
Offices	
	Accounting and financial services
	Architectural
	Contractor's office, no outdoor storage
	Engineering/ software/ computer repair
	General offices/ real estate/ insurance
	Legal
	Employment agency, no training or schools
	Newspaper publishing
	Travel agency
Eating and Drinking Establishments	
	Restaurant without alcohol sales or drive-through

Storage, indoors only, no outdoor storage yards	
	Building materials
	Contractor's materials,

	indoors only, no outdoor storage
	Oil field service equipment/ supplies
	Vehicle storage
Warehousing	
	Warehousing, repackaging and distribution of materials and products indoors when such activities do not create offensive odors, excessive dust or radioactivity or other environmental hazards.
Manufacturing and Assembly	
	Manufacturing and assembly of materials and products indoors when such activities do not create offensive odors, excessive dust or radioactivity or other environmental hazards.

3. Area 3 - Recycling and Solid Waste Transfer Facility as defined under the Integrated Waste Management Act of 1989 (Public Resources Code Sections 40000 et seq.) subject to City Council approval of a Conditional User Permit.

4. Area 4 - Truck Terminal and Administrative Offices in conjunction with a Recycling and Solid Waste Transfer Facility subject to the City Council approval of a Conditional Use Permit.

B. Accessory Uses. Accessory uses permitted in conjunction with the development shall be those permitted in the GI and LI zones.

C. Nonconforming Uses. Existing nonconforming uses may continue as provided in Chapter 20.82.

D. Unlisted Uses Prohibited. Unlisted uses shall be prohibited including the following unlisted uses that are expressly prohibited: Auto body repair, auto painting, towing, towing dispatch office, auto wrecking, dismantling, junk yard, trucking yard, transit yard, truck repair, bus, ambulance or van storage, auto shipping, storage of shipping containers, tire recapping, trailer for office use, medical marijuana dispensary (including mobile delivery services), medical marijuana cultivation, medical office, dental office, optometrist office, chiropractic office, hazardous waste management facilities, schools including trade schools, gyms or sports clubs, public storage and vendor food sales.

E. The use or temporary use of vacant unimproved land for parking or storage shall be prohibited. (Ord. 2016-01-1484 § 5; Ord. 2011-04-1424 § 5; Ord. 2010-09-1420, § 1, 2010; Ord. 2009-02-1397 § 2, 3, 2009; Ord. 2007-02-1372 1; Ord. 2006-11-1368 § 1)

20.39.040 Development standards.

A. Consistency. All property within the general industrial specific plan shall be developed and maintained in accordance with all provisions of the specific plan and applicable ordinances and policies of the City of Signal Hill and any approved plans. In the event of

inconsistency between the specific plan and any other ordinance or regulation of the city, the specific plan shall prevail.

B. Minor Changes. Development shall be consistent with approved plans. The director of community development may approve minor changes to approved plans or to the physical improvements developed pursuant to approved plans or the director may refer any proposed change to the planning commission for determination.

C. Design Standards. The design of buildings, walls, fences, gates, signs and landscaping shall include the use of high quality and durable materials and design elements including offsets and recesses, staggered setbacks, enhanced masonry or tilt-up construction as approved by the planning commission.

D. Street Improvements. Public street improvements and private driveways and parking lots shall be designed to accommodate the weight of heavy trucks. The city engineer shall determine design criteria for public streets, alleys, private driveways and parking lots including street widths, alignment, dedications and the need for sidewalks within the public rights-of-way.

E. Vacation of Rights-of-Way. To facilitate the consolidation of small lots into suitable size parcels to encourage contemporary industrial development, the city engineer may recommend and the city council may approve the vacation of public rights-of-way.

(Ord. 2006-11-1368 § 1)

20.39.050 Building height.

A. Maximum Building or Equipment Height. The maximum height of any building or equipment shall not exceed sixty feet. The maximum permissible number of building stories shall be five.

B. Measurement of Building or Equipment Height. Building or equipment height and determination of heights shall be as in Section 20.04.102, "Building Height," of the Signal Hill Municipal Code, except that "natural ground elevation" referenced therein, shall be the elevation(s) of each building pad as established on the approved concept grading plan.

(Ord. 2006-11-1368 § 1)

20.39.060 Setbacks.

A. Front Setback. The front setback shall be five feet to any wall or building as measured from the property line after any required dedication of street right-of-way.

B. Side Setback. Between lots side setbacks shall not be required.

C. Street Side Setback. Street side setbacks shall be five feet to any fence, wall or building.

D. California Avenue setback shall be ten feet fully landscaped.

E. Setbacks for Area 3 shall be measured from property line after any required dedication of street right-of-way as follows: fifteen feet for frontage along California Avenue; ten feet at the western property line (along frontage to the vacated segment of Olive Avenue); and five feet along frontage on Patterson Street and none on 28th Street.

F. Setbacks for Area 4 shall be measured from property line after any required dedication of street right-of-way as follows: ten feet for frontage along California Avenue and ten feet along Myrtle Avenue and 27th Street. (Ord. 2010-09-1420 § 2, 2010; Ord. 2009-02-1397 § 4, 2009; Ord. 2007-02-1372 2; Ord. 2006-11-1368 § 1; Ord. 2012-04-1447 §§ 2, 3, 2012)

20.39.070 Yards.

A. Required Yards. Required yards shall be those portions of the lot between the property line after dedications and the required setback line. All required yards shall extend the full depth and width of the lot, shall be open from ground to sky, and shall be fully landscaped and automatically irrigated with the exception of the following: driveways, walkways, public utilities and steps.

B. Maintenance of Yards. Conditions of approval attached to land use approvals shall require that the applicant record a covenant agreement describing the subject property landscaping and requiring good maintenance of all landscaping including the maintenance of automatic irrigation systems and the replacement of dead or dying plants with plants of the same type and size as shown on approved landscape plans. The director may approve alternative replacement plants.

(Ord. 2006-11-1368 § 1)

20.39.075 Landscape materials and turf replacement.

A. Maximum Allowed Hardscape. Hardscape in front and street side setbacks is limited to driveways and walkways only (hardscape includes paved materials, both permeable and non-permeable). The remaining area shall be landscaped and maintained.

B. Turf in New Development. Turf in new development is subject to Chapter 13.10.

C. Turf Replacement.

1. Turf is not a required or preferred landscape material. Drought tolerant landscape materials that retain water on site are strongly encouraged when replacing existing turf.

2. Turf replacement in landscape areas of two thousand five hundred square feet or greater is subject to Chapter 13.10. (Ord. 2015-11-1481 § 30)

20.39.080 Architectural projections.

Eaves, belt courses, sills and chimneys or any other architectural projection shall not project into required yards.

(Ord. 2006-11-1368 § 1)

20.39.090 Fences, walls and hedges.

A. Maximum Height. The maximum height for fences, walls and hedges shall be as approved during the site plan and design review process.

B. Fences. Fences shall be galvanized steel with screen slats and constructed in accordance with city standard plan No. 230.

C. Walls. Walls shall be decorative masonry such as colored split-faced block as may be approved during the site plan and design review process.

D. Gates. Gates shall be high quality metal gates of durable construction with visual screening compatible with the design of the wall or fence.

(Ord. 2006-11-1368 § 1)

20.39.100 Off-street parking.

A. On-Site Parking Areas. Parking areas shall be provided on private property in paved areas for all of the vehicles operated by the business and all employees of the business. In addition, parking shall be provided for visitors or customers of the business.

B. Number of Parking Spaces. The number of parking spaces shall be determined through the Site Plan and Design Review procedures in Chapter 20.52, but shall not be less than the more restrictive of the parking requirement listed in Chapter 20.70, or one parking space for each one thousand square feet of warehouse or manufacturing area within a building and one parking space for each two hundred and fifty square feet of office area within a building.

C. Public Streets. Public streets shall not be used for loading or unloading of trucks related to the business, parking or storage of trucks related to the business or for employee parking.

(Ord. 2007-02-1372 3; Ord. 2006-11-1368 § 1)

20.39.110 Storage.

A. Trash Storage Area. A trash storage area shall be provided with bins or dumpsters of sufficient size and number to ensure containment of all solid waste materials generated by the use of the site and of sufficient number to promote the city's recycling

program.

B. Trash Bins. Trash storage bins shall be kept on-site in a location accessible for routine pick-up and not located or stored in a required yard or driveway.

(Ord. 2006-11-1368 § 1)

20.39.120 Signs.

All signs shall conform to the number, location and size requirements of Chapter 20.58.

(Ord. 2006-11-1368 § 1)

20.39.130 Noise.

New development shall comply with the requirements of Signal Hill Municipal Code Chapter 9.16 "Noise", except that the presumed ambient base noise level in the chart in Section 9.16.020.B. shall be as follows:

	Night (10:00 p.m. to 7:00 am.)	Day (7:00 a.m. to 10:00 p.m.)
Residential	50	60
Commercial	60	65
Industrial	N/A	N/A

(Ord. 2006-11-1368 § 1)

20.39.140 Utilities, public facilities and services.

A. Utilities. All on-site water, wastewater, sewage, storm drain, gas, electrical, telephone, cable television, and communications lines and facilities shall be provided by the developer in accordance with the City of Signal Hill standard plans.

B. Overhead Utilities. Overhead utility lines may remain overhead, provided the developer removes inactive utility service lines, rearranges existing lines, adds or removes poles and guy wires necessary to improve the appearance of the overhead utility system, clear the public right-of-way of obstacles and improve the overall aesthetic quality of the development. The extent of overhead utility line repair and rework shall be determined at the sole discretion of the director of public works.

(Ord. 2006-11-1368 § 1)

20.39.150 Transportation related facilities.

Nonresidential development comprising more than twenty-five thousand square feet of building area shall comply with Section 20.20.075 and provide transportation related improvements including carpool and vanpool preferential parking spaces, bicycle racks, and transportation information displays as specified.

(Ord. 2006-11-1368 § 1)

20.39.160 Planning areas and additional uses.

Within the specific plan area it is envisioned that there may be different planning areas and additional industrial uses may be permitted. Rather than establish all such uses initially, the intent is to permit uses to be proposed and then be analyzed environmentally to determine mitigation and appropriate land use conditions. Accordingly, property within the atlantic/spring neighborhood and designated 4.2 general industrial on the general plan land use element, generalized land use map, Figure 3, may be designated as planning areas of SP-19, and Section 20.39.030 will be amended to designate the planning area and the permitted uses, and other appropriate amendments may be made to this specific plan to regulate such uses. Principal uses, which may be considered within additional planning areas include but are not limited to manufacturing, machine shop, auto repair, auto body and paint, warehousing and distribution, assembly, outdoor storage, lumber yard, roofing yard, light and heavy recycling facilities, hazardous waste management facilities, solid waste transfer stations, and utility distribution or generation facilities. However, nothing herein would currently permit such uses within SP-19 except through an amendment of SP-19, which would include the performance of appropriate environmental analysis of the appropriateness of such use.

(Ord. 2006-11-1368 § 1)

Chapter 20.40
SP-1 TOWN CENTER EAST SPECIFIC PLAN

Sections:

- 20.40.010 Purpose.
- 20.40.020 Adoption of SP-1 town center east.
- 20.40.030 Location and boundaries.
- 20.40.040 Use classifications.
- 20.40.050 Design criteria.
- 20.40.060 Building height.
- 20.40.070 Required yards and setbacks.
- 20.40.072 Landscape materials and turf replacement.
- 20.40.075 Required transportation-related improvements.
- 20.40.080 Parking areas.
- 20.40.090 Off-street loading.
- 20.40.100 Lighting.
- 20.40.110 Trash storage and recyclable materials enclosures.
- 20.40.120 Signs.
- 20.40.130 Mechanical equipment.
- 20.40.140 Implementation.
- 20.40.150 Infrastructure.
- 20.40.160 Open space.
- 20.40.170 Resources protection.
- 20.40.180 Relationship to general plan.

20.40.010 Purpose.

The propose of this chapter is to guide the physical development of various commercial retail facilities which together are known as the town center east. Architectural, site plan and landscape designs shall contribute to a sense of unity among individual retail uses.

The goal shall be a strong, visual identity for the Signal Hill town center east.

Additional goals include the following:

- A. To maximize retail use of the site for the purpose of providing convenient shopping and for the purpose of providing sales tax revenues to the city;
- B. To provide an area for the development of retail and related uses which are compatible with one another and with existing or planned adjacent uses;
- C. To develop standards to encourage quality design and construction;
- D. To achieve a cohesiveness in design through concepts so as to suggest an identity for the site as well as for the city; and
- E. To provide a circulation system designed to accommodate both automobile and alternative transportation.

(Ord. 93-03-1152 § 8 (part): Ord. 91-07-1105 § 1 (part))

20.40.020 Adoption of SP-1 town center east.

The provisions of this chapter shall apply to all property shown as SP-1 town center east specific plan on the official zoning map.

(Ord. 93-03-1152 § 8 (part): Ord. 91-07-1105 § 1 (part))

20.40.030 Location and boundaries.

The town center east specific plan encompasses an area of approximately thirty-eight acres located on the southeast corner of Cherry Avenue and Willow Street and represented on the official zoning map of the city in conformity with Exhibit 1 of "town center east specific plan--exhibits," hereinafter "exhibits" on file with the department of planning and community development and by reference made part hereof.

(Ord. 93-03-1152 § 8 (part): Ord. 91-07-1105 § 1 (part))

20.40.040 Use classifications.

A. Principal Uses. The following uses shall be permitted within the SP-1 town center east specific plan area. Unlisted uses shall be prohibited.

1. Retail Sales Uses:

Apparel;

Art galleries and art supplies;

Baked goods provided that all products manufactured on premises shall be sold only on premises;

Books and stationery;

Card and gift shop;

Confectionery;

Cosmetics;

Craft and hobby supplies;

Dairy products;

Delicatessen and meat market (no processing);

Department store;

Discount store;

Drugstore;

Household appliances, including electronic equipment and computers, sales and service;

Floor covering sales;

Flowers and plants;

Fruits and vegetables;

Furniture;

Groceries (alcohol sales require conditional use permit and special business permit);

Hardware;

Home improvement center;

Ice cream parlor;

Jewelry;

Large box retail;

Lawn and garden supplies;

Luggage;

Music store (records, tapes, discs);

Newspapers and magazines;

Office supplies;

Paint and wallpaper materials, and supplies;

Pet shop;

Photographic supplies and studio;

Plant nurseries (screened, retail sales only);

Spa sales;

Sporting goods; and

Toy store.

2. Eating Establishments.

Restaurants without sales of alcohol, including those with outdoor dining, but excluding drive-thru restaurants and places providing dancing and/or live entertainment.

3. Services.

Animal Grooming. (Accessory to pet shop only. All animals must be kept in an enclosed building. Animals are not permitted to remain on premises overnight);

Apparel cleaning and drying, retail only (including dry cleaning of clothes in enclosed machines using nonflammable cleaning compounds, sponging and pressing);

Banks, credit unions and savings and loan facilities;

Barber, beauty, and manicure shops;

Professional offices;

Shoe repair;

Travel agency; and

Veterinary Clinic. (Accessory to pet shop only. All animals must be kept in an enclosed building. Animals are not permitted to remain on premises overnight).

4. Reverse vending machines, subject to regulations contained in Chapter 20.56, Recycling Facilities.

5. Pay phones and vending machines, subject to the following criteria:

a. Pay phones and vending machines must be located behind the required front and side setbacks located adjacent to streets.

b. Pay phones and vending machines shall not encroach, nor project into driveways, required off-street parking stalls or pedestrian pathways.

c. Prior to the installation of a pay phone or vending machine, the applicant shall: (i) obtain approval of a site plan pursuant to Chapter 20.52; (ii) obtain a building permit (when applicable); and (iii) pay fees as established by the city council by resolution and may be adjusted from time to time.

d. Failure to obtain a permit shall cause a double fee to be imposed pursuant to Uniform Building Code Section 15.02.060 as established by resolution and may be adjusted from time to time.

e. Pay phones and vending machines shall comply with the Americans with Disabilities Act, and have adequate lighting to create a safe environment and not create glare onto adjacent properties.

f. Pay phones and vending machines shall not have overhead wiring or exposed conduit.

g. Prior to installation, pay phones and vending machines shall require approval by the planning department to assure that the location does not interfere with public access, is in a safe and secure location, provides convenient access, will not create an excessive number of such machines, and will not create any conditions of public nuisance.

h. Pay phones and vending machines and all areas surrounding said machines shall be kept in a clean and orderly manner by the owner or tenant of the property upon which the phone or machine is located.

B. Temporary Uses. The following temporary uses may be permitted subject to review and approval of the planning director upon filing of a temporary use permit application, plot plan, and payment of fees as may be determined by resolution of the city council at least thirty days prior to the event:

1. Circuses, carnivals, fairs;

2. Outdoor sale of Christmas trees, pumpkins, or other season-specific goods when in conjunction with an established business; and

3. Temporary outdoor exhibits and/or sales of equipment, goods or services, when in conjunction with and operated by the established business on that site, and provided there shall be no more than four such displays or sales in a calendar year and that no one display or sale be conducted for a period of more than four consecutive days and such display or sale will not occupy or obstruct any parking space, drive aisle or pedestrian walkway.

C. Uses Permitted Subject to a Conditional Use Permit. The following special uses may be permitted subject to approval of a conditional use permit, in accordance with Chapter 20.64 of the Signal Hill Municipal Code, provided that in addition to the findings required in Chapter 20.64, any conditional use permit shall be found to be consistent with the goals and objectives of the SP-1 town center east specific plan:

1. Government building;

2. Gymnasium or health club;

3. Motion picture or live theater, excluding outdoor drive-in movie theater;

4. Packaged alcohol products (sale of), including liquor, beer and wine. No such establishment shall be located within one thousand feet of another similarly permitted establishment or within one thousand feet of a school, playground, public park, or area zoned for residential use. A special business permit shall be required;

5. Restaurants serving wine, beer or liquor, bars, and cocktail lounges with or without dancing and entertainment facilities. A special business permit shall be required;

6. Oil well and appurtenant facilities subject to the provisions of Title 16 and Chapter 20.74 of the Signal Hill Municipal Code; and

7. Public dancehall or any establishment which is open to the public where dancing by patrons is permitted. A special business permit shall be required.

8. Gasoline service stations.

D. Limitations on Uses.

1. All uses shall be conducted within a completely enclosed building excepting temporary uses as permitted above, retail sales of lawn and garden supplies, and restaurants which include outdoor dining;

2. No on-site overnight parking of vehicles shall be permitted except for those vehicles used in conjunction with a permitted use; and

3. Storage shall be permitted only within an entirely enclosed building and shall be limited to accessory storage of commodities sold or utilized in the conduct of a permitted use on the premises.

E. Prohibited Uses.

Adults entertainment businesses;

Arcade;

Auction yard;

Auto parts (sale of);

Auto repair and service;

Automobile body repair or paint shop;

Automobile wrecking yard;

Check cashing;

Containerized storage units;

Convenience food store with or without gasoline sales;

Ice, drink and food products dispensing machines in exterior locations;

Junkyard;

Medical marijuana dispensary (including mobile delivery services);

Medical marijuana cultivation;

Medical offices and clinics;

Pawnshop;

Plants for the manufacturing, refining, and/or processing of the following: cement, ready-mix concrete, crushed rock, fertilizer, lime, petroleum oil, gasoline;

Plasma donor center--A facility for the commercial collection of plasma products from human donors including offices, waiting areas, plasma donor areas, laboratories, and plasma processing and storage areas;

Pool hall or billiard room;

Public laundry;

Roller or ice skating rink;

Shooting gallery;

Slaughterhouse;

Steam baths, electric light baths, electric tub baths, shower baths, sponge baths, sun baths, mineral baths; Russian, Swedish, or Turkish baths; salt glows; fomentations; massages; electric or magnetic treatments; or alcohol rubs; except where given by a person licensed by the state to practice a healing art or profession, or his employee, and the giving thereof is incidental to the good faith practice of such healing art or profession;

Tannery;

Taxi service;

Theater, drive-in;

Towing company, including dispatching offices;

Trailer camp or park;

Used car lot;

Used parts store; and

Vendor food sales.

(Ord. 2016-01-1484 § 6; Ord. 2013-09-1461 § 1; Ord. 2011-04-1424 § 6; Ord. 98-12-1243 § 3 (part); Ord. 94-06-1182 § 2; Ord. 94-01-1175 § 1; Ord. 93-03-1152 § 8 (part); Ord. 91-07- 1105)

20.40.050 Design criteria.

All property within the town center east specific plan area shall be developed and maintained in accordance with all provisions of the town center east specific plan and applicable development standards and city codes.

Substantive changes to the physical improvements on the property as described in subsections A through G of this section, may be made only after review and approval by resolution of the planning commission and in compliance with Chapter 20.52 and this chapter. Determination of "substantive change" hereunder shall be made at the sole discretion of the planning director and shall be subject to appeal to the planning commission as described in Section 20.52.030(D).

A. Design Guidelines. Buildings and improvements shall be designed and reviewed in compliance with Chapter 20.52.

B. Architectural Quality. The buildings shall have architectural excellence, both individually and in terms of the context of the total complex. The design theme and facade treatment shall be consistent with the "Artist's Elevations Concept" as in Exhibits 2.A. through 2.H. of "Exhibits" referenced in Section 20.40.030. Open and landscape areas shall substantially comply with the "On-Site Landscape Plan," Exhibit 3, and with the "Perimeter Landscape and Right-Of-Way Improvements Plan," Exhibit 4, and the approved site plan, Exhibit 5 of "Exhibits."

C. On-Site Landscape Plan. On-site landscaping shall have design excellence, in terms of each planted area and in terms of the context of the total complex. Landscaping shall substantially conform to the "On-Site Landscape Plan," Exhibit 3 in "Exhibits."

D. Perimeter Landscape and Right-Of-Way Improvements Plan. Perimeter landscaping shall have design excellence, in terms of the treatment provided along Cherry Avenue and Willow Street, and at all project entry areas and intersections, and in terms of the context of the total complex. Landscaping shall substantially conform to the "Perimeter Landscape Plan and Right-Of-Way Improvement Plan," Exhibit 4 in "Exhibits."

E. Site Plan. The site plan shall substantially conform to the approved site plan, attached to the ordinance codified in this chapter as Exhibit 5.

F. Entry to Hilltop. The project shall be designed and constructed to complement the planned hilltop residential development and to minimize adverse impacts by including appropriate landscape buffering, screening of exterior mechanical equipment and attractive facade detailing.

G. Compatibility with Right-Of-Way Improvement Plan. The project shall be designed and constructed so as to substantially incorporate the "Perimeter Landscape Plan and Right-Of-Way Improvements Plan," attached to the ordinance codified in this chapter as Exhibit 4, coordinated with the town center west concept plans, including public improvements, entry landscaping, and signage.

(Ord. 91-07-1105 § 1 (part))

20.40.060 Building height.

Building heights shall be limited to three stories or forty-five feet, whichever is less, as calculated in accordance with Section 20.04.102.

(Ord. 91-07-1105 § 1 (part))

20.40.070 Required yards and setbacks.

Design and construction of the landscaped yards shall be consistent with the "On-Site Landscape Plan," attached to the ordinance codified in this chapter as Exhibit 3, and the "Perimeter Landscape and Right-Of-Way Improvement Plan."

All minimum yard requirements as described in subsections A--D of this section shall extend the full width depth of the lot, as applicable, and all yards shall be open from the ground to the sky:

- A. Willow Street: 15 feet, fully landscaped.
- B. Cherry Avenue: 15 feet, fully landscaped.
- C. Burnett Street: 15 feet, fully landscaped.
- D. Interior property lines: 0 feet.

All yards, except driveways, parking areas, loading areas, and walkways, shall be installed and maintained with landscaping and automatic sprinkler systems.

(Ord. 91-07-1105 § 1 (part))

20.40.072 Landscape materials and turf replacement.

A. Maximum Allowed Hardscape. Hardscape in front and street side setbacks is limited to driveways and walkways only (hardscape includes paved materials, both permeable and non-permeable). The remaining area shall be landscaped and maintained.

B. Turf in New Development. Turf in new development is subject to Chapter 13.10.

C. Turf Replacement.

1. Turf is not a required or preferred landscape material. Drought tolerant landscape materials that retain water on site are strongly encouraged when replacing existing turf.

2. Turf replacement in landscape areas of two thousand five hundred square feet or greater is subject to Chapter 13.10. (Ord. 2015-11-1481 § 8)

20.40.075 Required transportation--Related improvements.

A. Nonresidential development comprising twenty-five thousand square feet or more of building area shall provide the following subject to approval of the planning director:

1. A bulletin board, display case or kiosk displaying transportation information located where the greatest number of employees are likely to see it. Information in the area shall include, but is not limited to, the following:

- a. Current maps, routes and schedules for public transit routes serving the site;
- b. Telephone numbers for referrals on transportation information including numbers for the regional ridesharing agency and local transit operators;
- c. Ridesharing promotional materials supplied by commuter-oriented organizations;
- d. Bicycle route and facility information, including regional/local bicycle maps and bicycle safety information;
- e. A listing of facilities available for carpoolers, vanpoolers, bicyclists, transit riders and pedestrians at the site.

2. Sidewalks or other designated pathways following direct and safe routes from the external pedestrian circulation system to each building in the development, and from on-site parking areas to each building in the development.

B. Nonresidential development comprising fifty thousand square feet or more of building area shall comply with the requirements for same as set forth in Section 20.70.035, Required Transportation-related Facilities, and with those indicated above for projects of twenty-five thousand square feet or more.

C. Nonresidential projects comprising one hundred thousand square feet or more of building area shall comply with the requirements in Subsection A of this section and shall provide all of the following subject to approval of the planning director:

1. If determined necessary by the public works director to mitigate project impacts, but stop improvements for developments to be located adjacent to major highways, secondary highways, and established bus routes; the city will consult with local bus service providers in determining appropriate improvements;

2. Safe and convenient access from the external circulation system to bicycle parking facilities on-site.

(Ord. 93-03-1152 § 9)

20.40.080 Parking areas.

Design, construction and striping shall be consistent with Chapter 20.70, except as modified in this section, and with the approved site plan, attached to the ordinance codified in this chapter as Exhibit 5.

A. Parking for retail space shall be provided at a ratio of one space per two hundred fifty square feet gross floor area or fraction thereof provided that if any of the special uses in Chapter 20.70 are included, the regulations of that section shall apply and if any of the uses are not listed, a parking study may be required by the planning director to determine if adequate parking is provided and additional parking may be required consistent with the recommendations of such study.

B. Parking for restaurants, or other nonretail uses specifically listed in Chapter 20.70 shall be provided in accordance with Chapter 20.70.

C. Standard-sized parking stalls shall measure 9 feet by 18.5 feet. The maximum vehicle overhang for any parking space is two feet, unless such overhang area is landscaped and separated from the parking space by a six-inch curb, in which case, such overhang can measure thirty inches. The minimum width of a driveway aisle serving ninety-degree-angle parking spaces shall measure twenty-six feet wide.

D. The maximum number of compact spaces permitted shall be thirty percent of the total number of spaces required above the first ten.

E. A minimum five percent of the total area of parking stalls and driveways shall be landscaped consistent with Chapter 20.70.

(Ord. 91-07-1105 § 1 (part))

20.40.090 Off-street loading.

The requirements for size, location, treatment, and maintenance of loading spaces shall be in conformity with Section 20.66.160.

(Ord. 91-07-1105 § 1 (part))

20.40.100 Lighting.

Lighting shall be installed consistent with an approved lighting and electrical plan. Fixtures shall be of such design as necessary to eliminate glare to hillside dwellings.

(Ord. 91-07-1105 § 1 (part))

20.40.110 Trash storage and recyclable materials enclosures.

Trash, storage and recyclable materials enclosure areas shall be provided of sufficient size to ensure containment of all solid waste materials generated from the site and to promote the city's recycling program. The size of the enclosure(s) shall be determined by planning director staff based upon the size and nature of the facility proposed but shall not be less than five square feet per one thousand square feet of building area. The trash and recyclable materials enclosure(s) shall be constructed of solid masonry walls and shall not be less than five feet in height with solid metal panel gates equipped with self-closing devices. Adequate access shall be provided to the enclosure(s) for refuse pickup.

(Ord. 91-07-1105 § 1 (part))

20.40.120 Signs.

All signs shall be installed by the developer. A sign program shall be submitted to the planning commission for review and approval. Signs shall be designed in a manner consistent with overall architectural theme of the project. Prior to installation or erection of signs, building and electrical permits, where necessary, shall be obtained.

(Ord. 91-07-1105 § 1 (part))

20.40.130 Mechanical equipment.

On-site mechanical equipment, whether roof mounted or ground mounted, shall be, to the extent possible, screened from the public view, including from hilltop areas. Screening material shall complement and be consistent with the overall architectural and landscape theme of the project. Where public visibility will be minimal, the director of planning and community development may permit use of landscaping to screen ground mounted equipment. No mechanical equipment, including electrical transformers, shall be located in any required setback area.

(Ord. 91-07-1105 § 1 (part))

20.40.140 Implementation.

All improvements shall be constructed in accordance with the Uniform Building Code (with Signal Hill modifications), the Long Beach Fire Code (with Signal Hill modifications), the approved site plan, attached to the ordinance codified in this chapter as Exhibit 5, all applicable landscape plans, and current city standards.

(Ord. 91-07-1105 § 1 (part))

20.40.150 Infrastructure.

Utilities and facilities for the town center east project shall be extended and/or constructed in conjunction with its phased development. Major infrastructure facilities are shown in Exhibits 6, 7, and 8. Specific requirements for additional facilities are as follows:

A. Utilities.

1. All on-site water supply, wastewater collection, storm drainage, and sewage lines and facilities shall be provided by the developer in accordance with the city's master plans for water, sewers, and drainage.
2. All utility lines serving the site including natural gas, electrical, water, wastewater and communications lines shall be placed underground by the developer as a condition of approval of building permits.
3. Adequate water for estimated consumption, as determined by the city public works department and for fire flow requirements, as determined by the city of Long Beach fire department, shall be provided by the developer.
4. For any development within the town center east specific plan area, the practicality of providing public facilities without incurring unusual public costs shall be demonstrated by the developer.
5. Cost for improvements to water, drainage, and sewer systems included in the city's adopted master plans for water, drainage and sewers shall be assigned in accordance with a cost-benefit formula established by the public works director, based on current

engineering construction costs, as amended from time to time.

6. No structures shall be permitted to be developed over existing major pipeline or power line easements, except where these can be relocated. Should relocation of minor pipelines be necessary, such relocation shall be completed by the developer.

B. Transportation and Circulation. Transportation and circulation improvements required for implementation of the town center specific plan, as described in subsections (B)(1) through (7) of this section, shall be installed and funded by the developer.

1. A northbound right-turn lane on Cherry Avenue at Willow Street shall be constructed.
2. A bus shelter and right-turn lane on Willow Street east of Cherry Avenue shall be constructed.
3. A traffic signal on Cherry Avenue at 25th Street/project entrance shall be installed. For proper signalizations, the centerline of this driveway must align four to six feet south of the centerline for 25th Street.
4. Restriction of unsignalized driveways for the subject development and for the town center west development to right turns in-and-out only shall be implemented.
5. Cherry Avenue shall be changed to provide "double-double" yellow striping continuously from Willow Street to 25th Street.
6. Landscaping in the parking areas shall be incorporated to help ensure sight distance at the ends of parking aisles and reduce the tendency for vehicles to travel at undesirable speeds across large paved areas. Shrub-type landscaping must be kept to a height of less than thirty inches above the grade of the parking lot at the ends of the parking aisles to permit vision of cross traffic. Limited posts and trunks for small trees (under six-inch diameter at maturity) can extend above thirty inches but foliage must be removed to preserve vision between thirty inches and seven feet above grade.
7. 25th Street shall be restriped at Cherry Avenue to permit the installation of a left-turn lane aligning with the lane for left turns out of the site driveway.

(Ord. 91-07-1105 § 1 (part))

20.40.160 Open space.

In accordance with the approved Site Plan, attached to the ordinance codified in this chapter as Exhibit 5, the SP-1 town center east specific plan area shall include landscaped setback areas, and separated pedestrian ways. Costs for such improvements shall be borne by the developer.

(Ord. 91-07-1105 § 1 (part))

20.40.170 Resources protection.

Compliance with the city's oil code, state division of oil and gas requirements, site plan and design review ordinance and the approved site plan will permit the continued productivity of oil and compatibility of oil production uses with future land uses.

New development on those portions of the town center east specific plan area having existing oil production shall be subject to the following standards:

- A. No structure shall be located within thirty-five feet of an active well.
- B. The developer shall prepare and submit a site plan for staff comment addressing the relationship of any development to active wells, service lines, and access routes to any company which has surface leasehold interest in the property proposed for development. The affected oil company, upon its own discretion, may require an exclusive one-hundred-foot by one-hundred-fifty-foot rectangular work area around each existing well to provide adequate separation between oil production facilities and more sensitive land uses, and to reserve an adequate area for access to and maintenance of wells. Surfacing, parking and/or landscaping within these areas shall be subject to review by each responsible oil company.
- C. Costs for such improvements and/or resource protection methods shall be borne by the developer.

(Ord. 91-07-1105 § 1 (part))

20.40.180 Relationship to general plan.

The town east specific plan implements each of the elements of the city general plan. As such, the specific plan is supportive of and consistent with the existing goals and policies of the general plan.

(Ord. 91-07-1105 § 1 (part))

Chapter 20.41 **SP-7 SPECIAL PURPOSE HOUSING SPECIFIC PLAN**

Sections:

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- 20.41.020 Adoption of SP-7, special purpose housing specific plan.
- 20.41.030 Use classifications.
- 20.41.040 Dwelling unit density.
- 20.41.050 Development standards.
- 20.41.060 Building height.
- 20.41.070 Required setbacks.
- 20.41.080 Yard requirements.
- 20.41.085 Landscape materials and turf replacement.
- 20.41.090 Open space.
- 20.41.100 Permitted projections into required yards.
- 20.41.110 Fences, walls and hedges.
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- 20.41.130 Trash and recycling storage area.
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- 20.41.150 Mechanical equipment.
- 20.41.160 Utilities, public facilities and services.

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- 20.41.170 Purpose.
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III. Reserved

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- 20.41.910 Mechanical equipment.
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- 20.41.925 Purpose.
- 20.41.930 Adoption of SP-7, Special Purpose Housing Specific Plan Area 6.
- 20.41.935 Use classifications.
- 20.41.940 Dwelling unit density.
- 20.41.945 Development standards.
- 20.41.950 Building height.
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- 20.41.975 Signs.
- 20.41.980 Mechanical equipment.
- 20.41.985 Utilities, public facilities and services.

I. Area One

20.41.010 Purpose.

A. Application of the Specific Plan Concept. A specific plan and its function may be described by comparison with the general plan. The general plan expresses in very broad terms the city's planning of its future environment, generally on a long-term basis. Adopted by the city as a legislative act, the general plan may be amended as required by changing circumstances. The specific plan on the other hand is a device used to implement the general plan, by focusing on a particular parcel or parcels. The specific plan sets standards against which development can be judged and imposes controls on the use of the subject parcels. The specific plan is more detailed than a general plan and can be viewed as a bridge between the general plan and individual project submittals.

The intent and purpose of this chapter is to establish a specific plan to guide the physical development of a particular geographic area within the city. In an effort to accommodate the city's diverse housing needs, the concepts, regulations and conditions set forth in the special purpose housing specific plan, area one, provide for the development of the site as housing for persons with physical disabilities. The city does not contemplate development of a facility which provides extensive social and rehabilitation services. Rather, the project is intended to expand the housing opportunities available to persons with disabilities.

The special purpose specific plan has been prepared in accordance with the requirements of the State Government Code (Section 64540 through 65507) and addresses all of the issues and topics specified in that Code.

B. Location and Boundaries of Area One. The specific plan area is an area of about 1.23 acres generally located at the northeast corner of Gaviota and Alamitos Avenues. The boundaries of the area are more specifically set forth in Figure 1, attached to the ordinance codified in this chapter and on file in the office of the city clerk.

C. Goals and Objectives. Goals for the development within the SP-7, special purpose housing specific plan, include the following:

1. Assure that a specialized population, persons with disabilities, has access to adequate and affordable housing opportunities;
2. Support development of dwelling units expressly designed for the special needs of disabled persons;
3. Encourage the development of privately sponsored housing developments intended to be occupied by special needs populations;
4. Apply design standards which result in the highest quality development and achieve streetscapes with pedestrian scale and ambiance consistent with Signal Hill's small town character;
5. Provide architectural diversity and avoid uniformity of appearance; and
6. Enhance aesthetic considerations and minimize view impacts by maintaining finished grades at or below existing grades as identified on the Official 1960 Topographic Map.

(Ord. 98-12-1243 § 4 (part); Ord. 98-09-1240 (part); Ord. 94-10-1186 § 1 (part))

20.41.020 Adoption of SP-7, special purpose housing specific plan.

The provisions of this chapter shall apply to all property shown as SP-7, special purpose housing specific plan on the official zoning map.

(Ord. 94-10-1186 § 1 (part))

20.41.030 Use classifications.

A. Principal Uses. The following uses shall be permitted within the SP-7, special purpose housing specific plan, area one. Unlisted uses shall be prohibited.

1. Multifamily dwelling units available for rent.
2. Transitional housing, supportive housing and licensed group homes serving six persons or fewer are an allowed land use "by right" per Cal. Gov't Code § 65583.

B. Accessory Uses. The following accessory uses shall be permitted in conjunction with the development of a multifamily housing project at the site.

1. Home occupations, not to exceed one such use per dwelling;
2. Open space and recreational facilities including swimming pools, spas and community meeting rooms;
3. Common-area parking lot.

C. Occupancy Restrictions. Except for the manager's unit, occupancy of the dwelling units developed pursuant to the special purpose housing specific plan shall be restricted to persons with physical disabilities and their attendants/companions consistent with the terms of the "regulatory agreement and declaration of covenants and restrictions" executed between the city and the Crippled Children's Society. Upon expiration of the agreement, the developer or subsequent property owner(s) shall have the option of:

1. Entering into a new agreement with the city which would restrict occupancy of the project to persons with physical disabilities and their attendants/companions; or
2. Upon the construction of any additional parking as may be required pursuant to Section 20.41.120 of this chapter, offering the units for rent to the general public.

(Ord. 2014-08-1471 § 5; Ord. 98-12-1243 § 4 (part); Ord. 98-08-1240 (part); Ord. 94-10-1186 § 1 (part))

20.41.040 Dwelling unit density.

A maximum of twenty-four multiple family dwelling units in buildings distributed and located on the site as generally indicated in Figure 1, attached to the ordinance codified in this chapter and on file in the office of the city clerk, shall be permitted.

(Ord. 94-10-1186 § 1 (part))

20.41.050 Development standards.

A. All property within the specific plan area one shall be developed and maintained in accordance with all provisions of the special purpose housing specific plan and applicable ordinances and policies of the city. In the event of inconsistency between the specific plan and any other ordinance or regulation of the city, the specific plan shall prevail.

B. Substantive changes to the physical improvements on the site may be made only after review and approval by resolution of the planning commission and in compliance with Chapter 20.52 of the Signal Hill Municipal Code, and this chapter. Determination of "substantive change" hereunder shall be made at the sole discretion of the director of planning.

C. Site Plan. Site development shall substantially conform to the site plan as shown in Figure 1, attached to the ordinance codified in this chapter and on file in the office of the city clerk.

D. Building Design. The design theme and facade treatment shall be consistent with the architectural elevations as generally shown in Figures 1 and 2, attached to the ordinance codified in this chapter and on file in the office of the city clerk. Design elements, including but not limited to, the use of offsets and recesses, staggered roof lines, projecting window sills and wood trellis covers shall be provided consistent with the elevations shown on Figures 1 and 2, attached to the ordinance codified in this chapter and on file in the office of the city clerk. Materials and colors shall be consistent with those shown on the sample board on file in the planning department. The floor plans shall substantially conform to the floor plans as shown in Figures 3 and 4, attached to the ordinance codified in this chapter and on file in the office of the city clerk.

(Ord. 98-08-1240 (part); Ord. 94-10-1186 § 1 (part))

20.41.060 Building height.

A. The maximum height of each structure shall not exceed twenty-seven feet. Chimneys and rooftop antennas which exceed twenty-seven feet may be permissible when approved by the director of planning per standards set forth in Chapter 20.52 of this title. The maximum permissible height for elevator enclosures shall be thirty-five feet.

B. Measurement and determination of building heights shall be as in Section 20.04.102 of the Signal Hill Municipal Code, except that "natural ground elevation" referenced therein shall be the elevation(s) of each building pad as established on the site plan as shown in Figure 1, attached to the ordinance codified in this chapter and on file in the office of the city clerk.

C. The maximum permissible number of stories shall be two.

(Ord. 94-10-1186 § 1 (part))

20.41.070 Required setbacks.

The following setback lines shall be provided from the respective property lines after right-of-way dedications:

A. Front setback along Alamitos Avenue - 15 feet;

B. Front setback along Gaviota Avenue - 15 feet; and

C. Rear and side setbacks - 5 feet.

(Ord. 94-10- 1186 § 1 (part))

20.41.080 Yard requirements.

- A. Required yards shall be those portions of the lot between the property line and the required setback line.
- B. All required yards shall extend the full depth and width of the lot and shall be open from ground to sky, with the exception of the following: driveways, sidewalks, porches, decks, patios, lanais, steps or stairways provided these are at or below floor level of the first story.
- C. Parking areas, swimming pools and spas shall not be permitted in any required front or streetside yard setback and shall not be located less than five feet from any side or rear lot line.

(Ord. 94-10-1186 § 1 (part))

20.41.085 Landscape materials and turf replacement.

- A. Maximum Percent Hardscape Area. With the exception of the established driveway allowance, the maximum area of hardscape material (permeable or non-permeable) within the front setback shall be limited to twenty-five percent of the setback area (includes walkways, patios and courtyards, but excludes driveways).
 - 1. Area of front setback - area of required driveway = remaining front setback area.
 - 2. Remaining front setback area x 25% = total allowed hardscape area.
- B. Driveway Allowance. Driveways serving required garages, or providing on-site parking (for properties without garages) are excluded from the maximum allowed twenty- five percent of hardscape material in front yard setbacks.

Driveway Allowance is based on required garage capacity and size.	
Garage Capacity	Driveway Allowance
0 - 1 car garage	10' (max. width)
2 car garage	20' (max. width)
3 or more car garage	30' (max. width)

- C. Turf in New Development. Turf in new development is subject to Chapter 13.10.
- D. Turf Replacement.
 - 1. Turf is not a required or preferred landscape material. Drought tolerant landscape materials that retain water on site are strongly encouraged when replacing existing turf.
 - 2. Turf replacement in landscape areas of two thousand five hundred square feet or greater is subject to Chapter 13.10. (Ord. 2015-11-1481 § 14)

20.41.090 Open space.

- A. A minimum of twenty-five percent of the lot area (after right-of-way dedication) shall be required to be open space.
- B. The following shall not be considered open space for purposes of satisfying minimum requirements:
 - 1. Driveways;

2. Parking areas; and

3. Required setbacks along Alamitos and Gaviota Avenues.

C. Covered patios, pools, spas, and at-grade decks shall not account for more than fifty percent of the required open space. The remainder shall be fully landscaped and irrigated.

(Ord. 94-10-1186 § 1 (part))

20.41.100 Permitted projections into required yards.

A. Sideyard Projections. Architectural projections such as eaves, belt courses, sills and chimneys may be permitted to project not more than eighteen inches into required sideyards.

B. Front and Rear Yard Projections. Architectural projections may be permitted to project not more than thirty inches into required front and rear yards.

C. The director of planning may permit other similar architectural projections, provided that the size of the projection does not exceed the above limits.

(Ord. 94-10-1186 § 1 (part))

20.41.110 Fences, walls and hedges.

A. Permitted Fences, Walls and Hedges. Fences, walls and hedges not greater than six feet in height shall be permitted at all rear and side property lines and within required rear or side yards, and at or to the rear of all front setback lines. No fence, wall or hedge over four feet in height shall be permitted in any required front yard. The design and appearance of fences and walls in the front yards shall be consistent with that shown of the building elevations shown in Figure 1, attached to the ordinance codified in this chapter and on file in the office of the city clerk.

B. Corner Cutoff Area. There shall be a corner cut-off area at the intersection of Alamitos and Gaviota Avenues. Such corner cutoff area shall be measured from a point not less than thirty feet from the intersection of the two property lines. Nothing in excess of three feet in height, including landscaping, may be located within the corner cutoff area.

C. Architectural Embellishments. Architectural embellishments such as pilasters, archways, etc. may be permitted to project above the maximum height on any fence or wall, subject to approval of the director of planning.

(Ord. 94-10-1186 § 1 (part))

20.41.120 Off-street parking.

A. A minimum of sixteen parking spaces shall be provided based on the Traffic Study prepared by Kunzman Associates. Seven of the required parking spaces shall be designated as handicapped stalls designed and striped consistent with Title 24 of the California Building Code. Prior to the project's conversion to nonrestricted occupancy pursuant to Section 20.41.030 (C), additional off-street parking shall be provided in conformance with the requirements of Chapter 20.70 of the Signal Hill Municipal Code and Title 24. The additional parking shall not be required to be provided in an enclosed garage.

B. The number of parking spaces, and the design, construction, and striping of the parking areas shall be consistent with the site plan.

C. Parking stalls shall measure nine feet in width by twenty feet in depth. Aisle widths shall measure twenty-four feet in width. The maximum vehicle overhang for any parking space shall be three feet.

(Ord. 94-10-1186 § 1 (part))

20.41.130 Trash and recycling storage area.

A. Trash storage and recyclable materials enclosure areas shall be provided of sufficient size to ensure containment of all solid

waste materials generated from the size and to promote the city's recycling program. The number and size of the enclosure(s) shall be determined by the director of planning.

B. Provided enclosures shall not be less than five feet in height and shall include solid metal panel gates equipped with self-closing devices. Adequate access shall be provided to provided enclosure(s) to facilitate ease of trash/recyclable removal.

C. Kitchen/pantry areas of all units shall be designed to accommodate recycling bins in use by the city for its recycling program. The plans shall indicate where recycling facilities are to be located.

(Ord. 94-10-1186 § 1 (part))

20.41.140 Signs.

A single nameplate with the project address is permitted. All other signs, except for signs identified in Section 20.58.120 of the Signal Hill Municipal Code as being permissible in any zoning district without a sign permit, are prohibited.

(Ord. 94-10-1186 § 1 (part))

20.41.150 Mechanical equipment.

Roof appurtenances, such as vents or flashing, shall be positioned away from the street side of the structures or finished to match the roof color in order to minimize the visual impact. Exterior air conditioning vents shall be oriented to face the interior courtyard whenever possible, consistent with the elevations contained in Figure 1, attached to the ordinance codified in this chapter and on file in the office of the city clerk. All exterior air conditioning vents shall be finished to match the building color. Landscape screening shall be provided for those exterior air conditioner vents provided on the first floor.

(Ord. 94-10-1186 § 1 (part))

20.41.160 Utilities, public facilities and services.

A. All on-site water supply, wastewater collection, and sewage lines and facilities shall be provided by the developer in accordance with the city standard plans. Storm drainage facilities shall be provided in accordance with Los Angeles County flood control district standards. Sewage facilities must also be consistent with Los Angeles County sanitation district requirements.

B. All new utility lines serving the site including natural gas, electrical, water, wastewater and communications lines shall be placed underground by the developer.

(Ord. 94-10-1186 § 1 (part))

II. Area Two

20.41.170 Purpose.

A. Application of the Specific Plan Concept. A specific plan and its function may be described by comparison with the general plan. The general plan expresses in very broad terms the city's planning of its future environment, generally on a long-term basis. Adopted by the city as a legislative act, the general plan may be amended as required by changing circumstances. The specific plan, on the other hand, is a device used to implement the general plan by focusing on a particular parcel or parcels. The specific plan sets standards against which development can be judged and imposes controls on the use of the subject parcels. The specific plan is more detailed than a general plan and can be viewed as a bridge between the general plan and individual project submittal.

The intent and purpose of this chapter is to establish a specific plan to guide the physical development of a particular geographic area within the city of Signal Hill. In an effort to accommodate the city's diverse housing needs, the concepts, regulations and conditions set forth in the special purpose housing specific plan provide for the development of area two with single-family, detached dwellings, some of which will be restricted for sale to households earning no more than one hundred twenty percent of the median income for Los Angeles County.

The special purpose specific plan has been prepared in accordance with the requirements of the State Government Code (Section 65450 through 65457) and addresses all of the issues and topics specified in that code.

B. Location and Boundaries of Area Two. The specific plan area is an area of about one acre generally located at the northeast corner of Pacific Coast Highway and Junipero Avenue. The boundaries of the area are more specifically set forth in Figure 1, attached to the ordinance codified in this part and on file in the office of the city clerk.

C. Goals and Objectives. Goals for the development within the SP-7, special purpose housing specific plan area two, include the following:

1. Assure that a particular segment of the population, households earning no more than one hundred twenty percent of the median income for Los Angeles County has access to adequate and affordable housing opportunities;
2. Encourage the development of privately sponsored housing developments which include dwelling units intended to be occupied by households earning no more than one hundred twenty percent of the median income for Los Angeles County;
3. Apply design standards which result in the highest quality development and achieve streetscapes with pedestrian scale and ambiance consistent with Signal Hill's small town character;
4. Provide architectural diversity and avoid uniformity of appearance.

(Ord. 98-08-1240 (part))

20.41.180 Adoption of SP-7, special purpose housing specific plan.

The provisions of this chapter shall apply to all property shown as SP-7, special purpose housing specific plan, area two, on the official zoning map.

(Ord. 98-08-1240 (part))

20.41.190 Use classifications.

A. Principal Uses. The following uses shall be permitted within the SP-7, special purpose housing specific plan area, area two. Unlisted uses shall be prohibited.

1. Detached single-family dwelling units,

B. Accessory Uses. The following accessory uses shall be permitted in conjunction with the development of a multi-family housing project at the site.

1. Home occupations, not to exceed one such use per dwelling.
2. Open space and recreational facilities including swimming pools, spas and community meeting rooms.
3. Private garages.

(Ord. 98-08-1240 (part))

20.41.200 Dwelling unit density.

A maximum of fifteen single-family dwelling units in buildings distributed and located on the site as generally indicated in the approved plans shall be permitted.

(Ord. 98-08-1240 (part))

21.40.210 Development standards.

A. All property within the specific plan area shall be developed and maintained in accordance with all provisions of the special purpose housing specific plan area two and applicable ordinances and policies of the city. In the event of inconsistency between the

specific plan and any other ordinance or regulation of the city, the specific plan shall prevail.

B. Substantive changes to the physical improvements on the site may be made only after review and approval by resolution of the planning commission and in compliance with Chapter 20.52, Site Plan and Design Review, of the Signal Hill Municipal Code, and this chapter. Determination of "substantive change" hereunder shall be made at the sole discretion of the director of planning.

C. Site Plan. Site development shall substantially conform to the site plan as approved by the planning commission and city council.

D. Building Design. The design theme and facade treatment shall be consistent with the architectural elevations on the approved plans. Design elements, including, but not limited to, the use of offsets and recesses, staggered roof lines, projecting window sills and decorative archways shall be provided consistent with the elevations shown on the approved plans. Materials and colors shall be consistent with those shown on the sample board on file in the planning department. The floor plans shall substantially conform to the floor plans as shown on the approved plans.

(Ord. 98-08-1240 (part))

20.41.220 Building height.

A. The maximum height of each structure shall not exceed twenty-five feet. Chimneys and rooftop antennas which exceed twenty-five feet may be permissible when approved by the director of planning per standards set forth in Chapter 20.52, Site Plan and Design Review.

B. Measurement and determination of building heights shall be as in Section 20.04.102, Building height, of the Signal Hill Municipal Code, except that "natural ground elevation" referenced therein shall be the elevation(s) of each building pad as established on the approved concept grading plan.

C. The maximum permissible number of stories shall be two.

(Ord. 98-08-1240 (part))

20.41.230 Required setbacks.

The following setback lines shall be provided from the perspective property lines after right-of-way dedications:

A. Front setback along Junipero Avenue: 7.5 feet;

B. Front setback along private driveway: two feet;

C. Rear setbacks: five feet; and

D. Side setbacks: 3.5 feet.

(Ord. 98-08-1240 (part))

20.41.240 Yard requirements.

A. Required yards shall be those portions of the lot between the property line and the required setback line.

B. All required yards shall extend the full depth and width of the lot and shall be open from ground to sky, with the exception of the following: driveways, sidewalks, porches, decks, patios, lanais, steps or stairways provided these are at or below floor level of the first story.

C. Parking areas, swimming pools and spas shall not be permitted in any required front or street side yard setback and shall not be located less than five feet from side or rear lot line.

(Ord. 98-08-1240 (part))

20.41.245 Landscape materials and turf replacement.

A. Maximum Percent Hardscape Area. With the exception of the established driveway allowance, the maximum area of hardscape material (permeable or non-permeable) within the front setback shall be limited to twenty-five percent of the setback area (includes walkways, patios and courtyards, but excludes driveways).

1. Area of front setback - area of required driveway = remaining front setback area.
2. Remaining front setback area x twenty-five percent = total allowed hardscape area.

B. Driveway Allowance. Driveways serving required garages, or providing on-site parking (for properties without garages) are excluded from the maximum allowed twenty- five percent of hardscape material in front yard setbacks.

Driveway Allowance is based on required garage capacity and size.	
Garage Capacity	Driveway Allowance
0 - 1 car garage	10' (max. width)
2 car garage	20' (max. width)
3 or more car garage	30' (max. width)

C. Turf in New Development. Turf in new development is subject to Chapter 13.10.

D. Turf Replacement.

1. Turf is not a required or preferred landscape material. Drought tolerant landscape materials that retain water on site are strongly encouraged when replacing existing turf.

2. Turf replacement in landscape areas of two thousand five hundred square feet or greater is subject to Chapter 13.10. (Ord. 2015-11-1481 § 15)

20.41.250 Permitted projections into required yards.

A. Sideyard Projections. Architectural projections such as eaves, belt courses, sills and chimneys may be permitted to project not more than eighteen inches into required sideyards.

B. Front and Rear Yard Projections. Architectural projections may be permitted to project not more than thirty inches into required front and rear yards.

C. The director of planning may permit other similar architectural projections, provided that the side of the projection does not exceed the above limits.

(Ord. 98-08-1240 (part))

20.41.260 Fences, walls and hedges.

A. Permitted Fences, Walls and Hedges. Fences, walls and hedges not greater than six feet in height shall be permitted at all rear and side property lines and within required rear or side yards and at or to the rear of all front setback lines. No fence, wall or hedge over four feet in height shall be permitted in any required front yard.

B. Exceptions. Fences, walls and hedges at or in all rear yards of lots with rear property lines contiguous to Pacific Coast Highway shall achieve a minimum height of eight feet with a maximum of nine feet, subject to the approval of the planning director. Fences and walls adjacent to the alley between Junipero and Stanley Avenues may exceed six feet with a maximum height of eight feet.

C. Architectural Embellishments. Architectural embellishments such as pilasters, archways, etc., may be permitted to project above the maximum height on any fence or wall, subject to approval of the director of planning.

(Ord. 98-08-1240 (part))

20.41.270 Off-street parking.

All provisions, requirements and standards shall be in accordance with the requirements of Chapter 20.72, Off-Street Parking, of the Signal Hill Municipal Code.

(Ord. 98-08-1240 (part))

20.41.280 Trash and recycling storage area.

A. Trash and storage recyclable materials enclosure areas shall be provided of sufficient size to ensure containment of all solid waste materials generated from each dwelling and to promote the city's recycling program. The number and size of the enclosure(s) shall be determined by the director of planning.

B. Kitchen/pantry area of all units shall be designed to accommodate recycling bins in use by the city for its recycling program. The plans shall indicate where recycling facilities are to be located.

(Ord. 98- 08-1240 (part))

20.41.290 Signs.

A single nameplate with the project address is permitted. All other signs, except for signs identified in Section 20.58.120 of the Signal Hill Municipal Code as being permissible in any zoning district without a sign permit, are prohibited. (Ord. 98-08-1240 (part))

20.41.300 Mechanical equipment.

Roof appurtenances, such as vents or flashing, shall be positioned away from the street side of the structures or finished to match the roof color in order to minimize the visual impact. All exterior air conditioning vents shall be finished to match the building color. Landscape screening shall be provided for those exterior air conditioner vents provided on the first floor.

(Ord. 98-08-1240 (part))

20.41.310 Utilities, public facilities and services.

A. All on-site water supply, wastewater collection and sewage lines and facilities shall be provided by the developer in accordance with the city standard plans. Storm drainage facilities shall be provided in accordance with Los Angeles County flood control district standards. Sewage facilities must also be consistent with Los Angeles County sanitation district requirements.

B. All new utility lines serving the site include natural gas, electricity, water, wastewater and communications lines shall be placed underground by the developer.

(Ord. 98-08-1240 (part))

20.41.320 Model home complex.

As a condition of approval of site plan and design review approval, the applicant shall submit operations plans for the use of model homes for review and approval by the planning commission consistent with Section 20.52.040(C). The planning commission may require such changes or conditions of approval for proposed operations plans as deemed necessary to protect the health and safety of the general public and of residents and occupants of structures likely to be affected by model home operations.

III. Reserved

IV. Area Four

20.41.560 Purpose.

A. Application of the Specific Plan Concept. A specific plan and its function may be described by comparison with the general plan. The general plan expresses, in very broad terms, the city's planning of its future environment, generally on a long-term basis. Adopted by the city as a legislative act, the general plan may be amended, as required by changing circumstances. The specific plan, on the other hand, is a device used to implement the general plan by focusing on a particular parcel or parcels. The specific plan sets standards, against which developments can be judged, and imposes controls on the use of the subject parcels. The specific plan is more detailed than a general plan and can be viewed as a bridge between the general plan and individual project submittals.

The intent and purpose of this chapter is to establish a specific plan to guide the physical development of a particular geographic area within the city of Signal Hill. In an effort to accommodate the city's diverse housing needs, the concepts, regulations and conditions set forth in the special purpose housing specific plan, Area four is added to provide for the development of an affordable multi-family housing project, childcare center and public park. Services envisioned for the housing development include: on-site childcare, offices and classroom facility for provision of on-site social services programs, communal laundry facilities, a community room with associated support space, a police resource center and a public park. With the exception of the public park and the police resource center, the city does not contemplate development of a facility which relies on extensive city services and the operator shall be responsible for providing services to the residents.

The special purpose specific plan has been prepared in accordance with the requirements of the State Government Code (Sections 64540 through 65507) and addresses all of the issues and topics specified in that code.

B. Location and Boundary of Area Four. The specific plan area four is an area of approximately 5.42 acres located west of California Avenue approximately three hundred feet to the city boundary, south of 25th street and north of the old Pacific Electric Railroad right-of-way. The boundaries of the area are more specifically set forth in Figure 1 as set forth in Exhibit A of the ordinance codified in this section.

C. Goals and Objectives. Goals for the development within the SP-7, area four, special purpose housing specific plan include the following:

1. Assure that low-income families have access to adequate and affordable housing opportunities;
2. Support development of dwelling units expressly designed for the special needs of low-income families including both two and three-bedroom living rental units;
3. Encourage the development of privately sponsored housing developments intended to be occupied by low and moderate-income families;
4. Apply design standards which result in the highest quality development and achieve streetscapes with pedestrian scale and ambiance consistent with Signal Hill's small-town character;
5. Provide architectural diversity and avoid uniformity of appearance.

(Ord. 2001-11-1299 § 1)

20.41.570 Adoption of SP-7, special purpose housing specific plan.

The provisions of this chapter shall apply to all property shown as SP-7, special purpose housing specific plan, area four, on the official zoning map.

(Ord. 2001-11-1299 § 1)

20.41.580 Use classifications.

A. Principal Uses. The following uses shall be permitted within the SP-7, special purpose housing specific plan, area four. Unlisted uses shall be prohibited.

Multi-family dwelling units available for rent.

B. Accessory Uses. The following accessory uses shall be permitted, in conjunction with the development of a multi-family housing project at the site:

Community meeting room with associated support spaces such as warm-up noncommercial kitchen, storage, childcare facility, social services office, meeting rooms, property management offices, police resource office, associated storage, maintenance facility, laundry facilities for the sole use of the residents, open space and recreational facility.

(Ord. 2001-11-1299 § 1)

20.41.590 Dwelling unit density.

A maximum of ninety-six multiple-family dwelling units in buildings distributed and located on the site as generally indicated in Figure 1 as set forth in Exhibit A of the ordinance codified in this section, shall be permitted.

(Ord. 2001-11-1299 § 1)

20.41.600 Development standards.

A. All property within the special plan, area four, shall be developed and maintained in accordance with all provisions of the special purpose housing specific plan and applicable ordinances and policies of the city. In the event of inconsistency between the specific plan and any other ordinance or regulation of the city, the specific plan shall prevail.

B. Substantive changes to the physical improvements on the site may be made only after review and approval by resolution of the planning commission, and in compliance with Chapter 20.52 of this code, and this chapter. Determination of "substantive change" shall be made at the sole discretion of the director of community development.

C. Site Plan. Site development shall substantially conform to the site plan as shown in Figure 1 as set forth in Exhibit A of the ordinance codified in this section.

D. Building Design. The design theme and facade treatment shall be consistent with the contemporary bungalow vernacular architectural theme, as generally shown in Figures 3 and 4. Design elements including, but not limited to, the use of offsets and recesses, staggered roof lines, roof clerestories and wood trellis covers shall be provided consistent with the elevations shown on Figures 2, 3 and 4. Materials and colors shall be consistent with those shown on the sample board on file in the planning department. The floor plans shall substantially conform to the floor plans as shown in Figures 5, 6, 7 and 8.

(Ord. 2001-11-1299 § 1)

20.41.610 Building height.

A. The maximum height of each structure shall not exceed twenty-five feet.

Measurement and determination of building heights shall be as in Section 20.04.102, of this code, except that "natural ground elevation" referenced therein, shall be the elevation(s) of each building pad as established on the site plan, as shown in Figure 1 as set forth in Exhibit A of the ordinance codified in this section.

B. The maximum permissible number of stories shall be two.

(Ord. 2001-11-1299 § 1)

20.41.620 Required setbacks.

The following setback lines shall be provided from the respective lines after right-of-way dedications:

- 1. Front setback along Burnett Street - five feet;
- 2. Front setback along Nevada Street - three feet;
- 3. Front setback along 25th Street - eight feet;
- 4. Front setback along 25th Place - three feet;
- 5. Side setback along California Avenue (north of Burnett) - four feet;
- 6. Side setback along California Avenue (south of Burnett) - ten feet;
- 7. Rear setback along Pacific Electric right-of-way - ten feet.

(Ord. 2001-11-1299 § 1)

20.41.630 Yard requirements.

- A. Required yards shall be those portions of the lot between the property line and the required setback line.
- B. All required yards shall extend the full depth and width of the lot and shall be open from ground to sky, with the exception of the following:

Driveways, sidewalks, porches, decks, patios, lanais, steps or stairways, provided these are at, or below, floor level of the first story.

- C. Parking areas, swimming pools and spas shall not be permitted in any required front or streetside yard setback, and shall not be located less than five feet from side or rear lot line.

(Ord. 2001-11-1299 § 1)

20.41.635 Landscape materials and turf replacement.

- A. Maximum Percent Hardscape Area. With the exception of the established driveway allowance, the maximum area of hardscape material (permeable or non-permeable) within the front setback shall be limited to twenty-five percent of the setback area (includes walkways, patios and courtyards, but excludes driveways).
 - 1. Area of front setback - area of required driveway = remaining front setback area.
 - 2. Remaining front setback area x twenty-five percent = total allowed hardscape area.
- B. Driveway Allowance. Driveways serving required garages, or providing on-site parking (for properties without garages) are excluded from the maximum allowed twenty- five percent of hardscape material in front yard setbacks.

Driveway Allowance is based on required garage capacity and size.	
Garage Capacity	Driveway Allowance
0 - 1 car garage	10' (max. width)
2 car garage	20' (max. width)
3 or more car garage	30' (max. width)

C. Turf in New Development. Turf in new development is subject to Chapter 13.10.

D. Turf Replacement.

1. Turf is not a required or preferred landscape material. Drought tolerant landscape materials that retain water on site are strongly encouraged when replacing existing turf.

2. Turf replacement in landscape areas of two thousand five hundred square feet or greater is subject to Chapter 13.10. (Ord. 2015-11-1481 § 16)

20.41.640 Open space.

A. A minimum of fifteen percent of the lot area (after right-of-way dedication) shall be required to be open space.

B. The following shall not be considered open space for purposes of satisfying minimum requirements:

1. Driveways;
2. Parking areas;
3. Required setbacks along California Avenue.

C. Covered patios, at-grade decks shall not account for more than fifty percent of the required open space. The remainder shall be fully landscaped and irrigated.

(Ord. 2001-11-1299 § 1)

20.41.650 Permitted projections into required yards.

A. Side Yard Projections. Architectural projections such as eaves, belt courses, sills and chimneys may be permitted to project not more than eighteen inches into required side yards.

B. Front and Rear Yard Projections. Architectural projections may be permitted to project not more than thirty inches into required front and rear yards.

C. The director of community development may permit other similar architectural projections, provided that the size of the projection does not exceed the above limits.

(Ord. 2001-11-1299 § 1)

20.41.660 Fences, walls and hedges.

A. Permitted Fences Walls and Hedges. Fences, walls and hedges not greater than six feet in height shall be permitted at all rear or side yards. Fences, walls and hedges along the street frontage shall be setback four feet from the property line and shall not exceed six feet in height. The design and appearance of fences and walls in the front yards shall be of an upgraded design, consistent with architectural elevations and the contemporary bungalow vernacular theme of the proposed project.

(Ord. 2001-11-1299 § 1)

20.41.670 Off-street parking.

A. A minimum of ninety-six parking spaces shall be provided for the residential portion of the project. A minimum of twenty- four stalls shall be provided for the childcare and community facility component of the

project. Prior to the project's conversion to non-restricted occupancy, additional off-street parking shall be provided in conformance with the requirements of Chapter 20.70 of this code and Title 24.

B. The number of parking spaces and the design, construction and striping of the parking areas shall be consistent with the site plan.

C. Parking stalls shall measure nine feet in width by twenty feet in depth. Aisle widths shall measure twenty-four feet in width. The maximum vehicle overhang for any parking space shall be three feet.

20.41.680 Trash and recycling storage area.

A. Trash and storage and recyclable materials enclosure areas shall be provided of sufficient size to ensure containment of all solid waste materials generated from each dwelling, and to promote the city's recycling program. The number and size of the enclosure(s) shall be determined by the city engineer / public works director.

B. Provided enclosures shall not be less than five feet in height and shall include solid metal panel gates equipped with self-closing devices. Adequate access shall be provided to facilitate ease of trash/recyclable removal.

(Ord. 2001-11-1299 § 1)

20.41.690 Signs.

A single nameplate with the project address is permitted. All other signs, except for signs identified in Section 20.58.120 of this code as being permissible in any zoning district without a sign permit are prohibited. (Ord. 2001-11-1299 § 1)

20.41.700 Mechanical equipment.

Roof appurtenances, such as vents or flashing, shall be positioned away from the street side of the structures or finished to match the roof color, in order to minimize the visual impact. Exterior air-conditioning vents shall be oriented to face the interior courtyard whenever possible. All exterior air-conditioning vents shall be finished to match the building color. Landscape screening shall be provided for those exterior air-conditioner vents provided on the first floor.

(Ord. 2001-11-1299 § 1)

20.41.710 Utilities, public facilities and services.

A. All on-site water supply, wastewater collection and sewage lines and facilities shall be provided by the developer on accordance with the city of Signal Hill standards plans. Storm drainage facilities shall be provided in accordance with Los Angeles County Flood Control District Standards. Sewage facilities must also be consistent with the Los Angeles County Sanitation District requirements.

B. Undergrounding of existing overhead utilities shall not be required in area four.

(Ord. 2001-11- 1299 § 1)

V. Area Five

20.41.800 Purpose.

A. Application of the Specific Plan Concept. A specific plan and its function may be described by comparison with the general plan. The general plan expresses, in very broad terms, the city's planning of its future environment, generally on a long-term basis. Adopted by the city as a legislative act, the general plan may be amended, as required by changing circumstances. The specific plan, on the other hand, is a device used to implement the general plan by focusing on a particular parcel or parcels. The specific plan sets standards, against which developments can be judged, and imposes controls on the use of the subject parcels. The specific plan is more detailed than a general plan and can be viewed as a bridge between the general plan and individual project submittals.

The intent and purpose of this chapter is to establish a specific plan to guide the physical development of a particular geographic area within the City of Signal Hill. In an effort to accommodate the city's diverse housing needs, the concepts, regulations and conditions set forth in the Special Purpose Housing Specific Plan, Area 5 is added to provide for the development of an affordable multi-family housing project for both senior and family households. The city does not contemplate development of a facility that relies on extensive

city services and the operator shall be responsible for providing services to the residents.

The Special Purpose Specific Plan has been prepared in accordance with the requirements of the State Government Code (Section 64540 through 65507) and addresses all of the issues and topics specified in that code.

B. Location and Boundary of Area 5. The Specific Plan Area 5 is an area of approximately 1.42 acres located on the east side of California Avenue between Burnett and Willow Streets. The boundaries of the area are more specifically set forth on the approved site plan on file with the community development department.

C. Goals and Objectives. Goals for the development within the SP-7, Area 5, Special Purpose Housing Specific Plan include the following:

1. Assure that low-income senior and family households have access to adequate and affordable housing opportunities.
2. Support development of dwelling units expressly designed for the special needs of senior households.
3. Support development of dwelling units expressly designed for the special needs of low-income families including both two- and three-bedroom rental units.
4. Encourage the development of privately sponsored housing developments intended to be occupied by low- and moderate-income families.
5. Apply design standards which result in the highest quality development and achieve streetscapes with pedestrian scale and ambiance consistent with Signal Hill's small town character.
6. Provide architectural diversity and avoid uniformity of appearance.

(Ord. 2005-01-1343 (part))

20.41.810 Adoption of SP-7, Special Purpose Housing Specific Plan Area 5.

The provisions of this chapter shall apply to all property shown as SP-7, Special Purpose Housing Specific Plan, Area 5, on the official zoning map.

(Ord. 2005-01-1343 (part))

20.41.820 Use classifications.

A. Principal Uses. The following uses shall be permitted within the SP-7, Special Purpose Housing Specific Plan, Area 5. Unlisted uses shall be prohibited.

1. Multi-family dwelling units available for rent.

B. Accessory Uses. The following accessory uses shall be permitted, in conjunction with the development of a multi-family housing project at the site.

1. Community meeting room with associated support spaces;
2. Property management offices;
3. Laundry facilities for the sole use of the residents;
4. Open space;
5. Carports and uncovered parking lots.

C. Occupancy Restrictions. Except for the units occupied by on-site property management staff, occupancy of the dwelling units developed pursuant to the Special Purpose Housing Specific Plan (SP-7), Area 5 shall be restricted to low-income families and senior households, consistent with the terms of the *Disposition and Development Agreement with Las Brisas Community Housing II L.P. approved on July 13, 2004* executed between the City of Signal Hill Redevelopment Agency, Signal Hill Housing Authority and the developer/operator. Upon expiration of the agreement, the developer, or subsequent property owner(s) shall have the option of:

1. Entering into a new agreement with the city, which would restrict occupancy of the project to low-income families and senior households; or

2. Upon the construction of additional parking, as may be required, pursuant to Section 20.41.880, offer the units for rent to the general public.

D. A declaration of covenants, conditions and restrictions containing the restrictions provided in this section, and in a form approved by the city, shall be recorded against the property and shall run with the land.

(Ord. 2005-01-1343 (part))

20.41.830 Dwelling unit density.

A maximum of sixty multiple-family dwelling units in buildings distributed and located on the approved site plan shall be permitted.

(Ord. 2005-01-1343 (part))

20.41.840 Development standards.

A. All property within the Specific Plan, Area 5, shall be developed and maintained in accordance with all provisions of the Special Purpose Housing Specific Plan and applicable ordinances and policies of the City of Signal Hill. In the event of inconsistency between the Specific Plan and any other ordinance or regulation of the city, the specific plan shall prevail.

B. Substantive changes to the physical improvements on the site may be made only after review and approval by resolution of the planning commission, and in compliance with Chapter 20.52, "Site Plan and Design Review," of the Signal Hill Municipal Code, and this chapter. Determination of "substantive change" hereunder shall be made at the sole discretion of the director of community development.

C. Site Plan. Site development shall substantially conform to the approved site plan.

D. Building Design. The design theme and facade treatment shall be consistent with the contemporary architectural theme, as generally shown on the approved building elevations. Design elements including, but not limited to, the use of offsets and recesses, staggered roof-lines, and balconies shall be provided consistent with the approved building elevations. Materials and colors shall be consistent with those shown on the sample board on file in the community development department. The floor plans shall substantially conform to the floor plans as shown on the approved floor plans.

(Ord. 2005-01-1343 (part))

20.41.850 Building height.

A. The maximum height of each structure shall not exceed forty-eight feet. Measurement and determination of building heights shall be as in Section 20.04.102, "Building Height," of the Signal Hill Municipal Code, except that "natural ground elevation" referenced therein, shall be the elevation(s) of each building pad as established on the grading plan.

B. The maximum permissible number of stories shall be four.

(Ord. 2005-01-1343 (part))

20.41.860 Required setbacks.

The setback lines shall substantially conform to the approved site plan.

(Ord. 2005-01-1343 (part))

20.41.865 Landscape materials and turf replacement.

A. Maximum Percent Hardscape Area. With the exception of the established driveway allowance, the maximum area of hardscape material (permeable or non-permeable) within the front setback shall be limited to twenty-five percent of the setback area (includes walkways, patios and courtyards, but excludes driveways).

1. Area of front setback - area of required driveway = remaining front setback area.
2. Remaining front setback area x twenty-five percent = total allowed hardscape area.

B. Driveway Allowance. Driveways serving required garages, or providing on-site parking (for properties without garages) are excluded from the maximum allowed twenty-five percent of hardscape material in front yard setbacks.

Driveway Allowance is based on required garage capacity and size.	
Garage Capacity	Driveway Allowance
0 - 1 car garage	10' (max. width)
2 car garage	20' (max. width)
3 or more car garage	30' (max. width)

C. Turf in New Development. Turf in new development is subject to Chapter 13.10.

D. Turf Replacement.

1. Turf is not a required or preferred landscape material. Drought tolerant landscape materials that retain water on site are strongly encouraged when replacing existing turf.
2. Turf replacement in landscape areas of two thousand five hundred square feet or greater is subject to Chapter 13.10. (Ord. 2015-11-1481 § 17)

20.41.870 Fences, walls and hedges.

A. Permitted Fences, Walls and Hedges. Fences, walls and hedges not greater than six feet in height shall be permitted at all rear or side yards. Fences, walls and hedges along the street frontage shall be setback four feet from the property line and shall not exceed six feet in height. The design and appearance of fences and walls in the front yards shall be of a design consistent with architectural elevations.

(Ord. 2005-01-1343 (part))

20.41.880 Off-street parking.

A. A minimum of seventy-one parking spaces shall be provided. A minimum of twenty-seven spaces shall be provided in carports. Senior citizen residents shall be given priority for use of carport spaces. Prior to the project's conversion to non-restricted occupancy, pursuant to Section 20.41.820(c), additional off-street parking shall be provided in conformance with the requirements of Chapter 20.70 of the Signal Hill Municipal Code and Title 24.

B. The number of parking spaces and the design, construction and striping of the parking areas shall be consistent with the site plan.

C. Parking stalls shall measure nine feet in width by eighteen feet in depth. Aisle widths shall measure twenty-four feet in width. The maximum vehicle overhang for any parking space shall be three feet.

(Ord. 2005-01-1343 (part))

20.41.890 Trash and recycling storage area.

- A. Trash and storage and recyclable materials enclosure areas shall be provided of sufficient size to ensure containment of all solid waste materials generated from each dwelling, and to promote the city's recycling program. The number and size of the enclosure(s) shall be consistent with those shown on the approved site plan. A trash chute shall be provided in each residential structure.
- B. Provided enclosures shall accommodate two bins in each building, each with a three cubic yard capacity. Adequate access at the ground level shall be provided to facilitate ease of trash/recyclable removal.
- C. The developer shall be responsible to schedule additional trash removal pick-ups if necessary.

(Ord. 2005-01-1343 (part))

20.41.900 Signs.

A single nameplate with the project address is permitted. All other signs, except for signs identified in Section 20.58.120 of the Signal Hill Municipal Code as being permissible in any zoning district without a sign permit are prohibited.

(Ord. 2005-01-1343 (part))

20.41.910 Mechanical equipment.

Roof appurtenances, such as vents or flashing, shall be positioned away from the street side of the structures or finished to match the roof color, in order to minimize the visual impact. Exterior air-conditioning vents shall be oriented to face the interior courtyards whenever possible. All exterior air-conditioning vents shall be finished to match the building color. Landscape screening shall be provided for those exterior air-conditioner vents provided on the first floor.

(Ord. 2005-01-1343 (part))

20.41.920 Utilities, public facilities and services.

- A. All on-site water supply, wastewater collection and sewage lines and facilities shall be provided by the developer in accordance with the City of Signal Hill Standard Plans. Storm drainage facilities shall be provided in accordance with Los Angeles County Flood Control District Standards. Sewage facilities must also be consistent with the Los Angeles County Sanitation District requirements.
- B. Undergrounding of existing overhead utilities shall not be required in Area 5.

(Ord. 2005-01-1343 (part))

VI. Area Six

20.41.925 Purpose.

A. Application of the Specific Plan Concept. A Specific Plan and its function may be described by comparison with the General Plan. The General Plan expresses, in very broad terms, the city's planning of its future environment, generally on a long-term basis. Adopted by the city as a legislative act, the General Plan may be amended, as required by changing circumstances. The Specific Plan, on the other hand, is a device used to implement the General Plan by focusing on a particular parcel or parcels. The Specific Plan sets standards, against which developments can be judged, and imposes controls on the use of the subject parcels. The Specific Plan is more detailed than a General Plan and can be viewed as a bridge between the General Plan and individual project submittals.

The intent and purpose of this chapter is to establish a Specific Plan to guide the physical development of a particular geographic area within the City of Signal Hill. In an effort to accommodate the city's diverse housing needs, the concepts, regulations and conditions set forth in the Special Purpose Housing Specific Plan, Area 6 is added to provide for the development of an affordable multi-family housing project for both senior and family households. The city does not contemplate development of a facility that relies on extensive city services and the operator shall be responsible for providing services to the residents.

The Special Purpose Specific Plan has been prepared in accordance with the requirements of the State Government Code (Sections 64540 through 65507) and addresses all of the issues and topics specified in that code.

B. Location and Boundary of Area 6. The Specific Plan Area 6 is an area of approximately 1.61-acres located on the south side of Hill Street between Gundry and Walnut Avenues and shown on the Official Zoning Map.

C. Goals and Objectives. Goals for the development within the SP-7, Area 6, Special Purpose Housing Specific Plan include the following:

1. Assure that low-income households have access to adequate and affordable housing opportunities.
2. Support development of dwelling units expressly designed for the special needs of low-income families including both two and three bedroom living rental units.
3. Encourage the development of privately sponsored housing developments intended to be occupied by low- and moderate- income families.
4. Apply design standards which result in the highest quality development and achieve streetscapes with pedestrian scale and ambiance consistent with Signal Hill's small town character.
5. Provide architectural diversity and avoid uniformity of appearance.

(Ord. 2013-11-1464, (part); Ord. 2008-08-1385, (part))

20.41.930 Adoption of SP-7, Special Purpose Housing Specific Plan Area 6.

The provisions of this chapter shall apply to all property shown as SP-7, Special Purpose Housing Specific Plan, Area 6, on the official zoning map.

(Ord. 2008-08-1385 (part))

20.41.935 Use Classifications.

A. Principal Uses. The following uses shall be permitted within the SP-7, Special Purpose Housing Specific Plan, Area 6. Unlisted uses shall be prohibited.

1. Multi-family dwelling units available for sale or rent by right.

B. Accessory Uses. The following Accessory Uses shall be permitted, in conjunction with the development of a multi-family housing project at the site.

1. Community meeting room with associated support spaces;
2. Property management offices;
3. Laundry facilities for the sole use of the residents;
4. Open space;
5. Garages, carports and uncovered parking lots.

C. Occupancy Restrictions. Except for the units occupied by on-site property management staff, occupancy of the dwelling units developed pursuant to the Special Purpose Housing Specific Plan (SP-7), Area 6 shall be restricted to extremely low, very low and low-income households, consistent with the terms of a Disposition and Development Agreement executed between the City of Signal Hill Housing Authority and the developer/operator. Upon expiration of the Agreement, the Developer, or subsequent Property Owner(s) shall have the option of:

1. Entering into a new Agreement with the City, which would restrict occupancy of the project to extremely low, very low and low-income households; or
2. Upon the construction of additional parking, as may be required pursuant to Section 20.41.965, offer the units for sale or rent to the general public.

(Ord. 2013-11-1464, (part); Ord. 2008-08-1385 (part))

20.41.940 Dwelling Unit Density.

Seventy-two multiple-family dwelling units in buildings distributed and located on a site plan to be administratively approved by the Director of Community Development.

(Ord. 2013-11-1464, (part); Ord. 2008-08-1385 (part); Ord. 2012-02-1445 § 1)

20.41.945 Development Standards.

A. All property within the Special Plan, Area 6, shall be developed and maintained in accordance with all provisions of the Special Purpose Housing Specific Plan and applicable ordinances and policies of the City of Signal Hill. In the event of inconsistency between the Specific Plan and any other ordinance or regulation of the city, the Specific Plan shall prevail.

B. Substantive changes to the physical improvements on the site may be made only after administrative review and approval by the Director of Community Development, in compliance with the findings of Section 20.52.050, "Site Plan and Design Review," of the Signal Hill Municipal Code, and this chapter. Determination of "substantive change" hereunder shall be made at the sole discretion of the Director of Community Development.

C. Site Plan. Site development shall substantially conform to the site plan as administratively approved by the Director of Community Development pursuant to the provisions of this chapter.

D. Building Design. The design theme and facade treatment shall be consistent with the contemporary architectural theme, as generally shown on the building elevations as administratively approved by the Director of Community Development pursuant to Chapter 20.52. Design elements shall include, but not be limited to, the use of offsets and recesses, staggered roof-lines, and balconies, consistent with the approved building elevations. To avoid uniformity, submitted plans shall include a variety of materials and complimentary colors. The floor plans shall substantially conform to the floor plans as shown on the approved floor plans.

(Ord. 2008-08-1385 (part); Ord. 2012-02-1445 § 1)

20.41.950 Building Height.

A. The maximum height of each structure shall not exceed forty-eight feet. Measurement and determination of building heights shall be as in Section 20.04.102, "Building Height," of the Signal Hill Municipal Code, except that "natural ground elevation" referenced therein, shall be the elevation(s) of each building pad as established on the grading plan.

B. The maximum permissible number of stories shall be four.

(Ord. 2008-08-1385 (part))

20.41.952 Landscape materials and turf replacement.

A. Maximum Percent Hardscape Area. With the exception of the established driveway allowance, the maximum area of hardscape material (permeable or non-permeable) within the front setback shall be limited to twenty-five percent of the setback area (includes walkways, patios and courtyards, but excludes driveways).

1. Area of front setback - area of required driveway = remaining front setback area.
2. Remaining front setback area x twenty-five percent = total allowed hardscape area.

B. Driveway Allowance. Driveways serving required garages, or providing on-site parking (for properties without garages) are excluded from the maximum allowed twenty- five percent of hardscape material in front yard setbacks.

Driveway Allowance is based on

required garage capacity and size.	
Garage Capacity	Driveway Allowance
0 - 1 car garage	10' (max. width)
2 car garage	20' (max. width)
3 or more car garage	30' (max. width)

C. Turf in New Development. Turf in new development is subject to Chapter 13.10.

D. Turf Replacement.

1. Turf is not a required or preferred landscape material. Drought tolerant landscape materials that retain water on site are strongly encouraged when replacing existing turf.

2. Turf replacement in landscape areas of two thousand five hundred square feet or greater is subject to Chapter 13.10. (Ord. 2015-11-1481 § 18)

20.41.955 Required Setbacks.

The setback lines shall substantially conform to the approved site plan.

(Ord. 2008-08-1385 (part))

20.41.960 Fences, Walls and Hedges.

A. Permitted Fences, Walls and Hedges. Fences, walls and hedges not greater than six feet in height shall be permitted at all rear or side yards. Fences, walls and hedges along the street frontage shall be setback four feet from the property line and shall not exceed six feet in height. The design and appearance of fences and walls in the front yards shall be of a design consistent with architectural elevations.

(Ord. 2008-08-1385 (part))

20.41.965 Off-Street Parking.

A. On-site parking shall be provided as follows:

One bedroom/studio unit: .5 space

Two bedroom unit: 1 space

Three bedroom unit: 2 spaces

Prior to the project's conversion to non-restricted occupancy, pursuant to Section 20.41.935(c), additional off-street parking shall be provided in conformance with the requirements of chapter 20.70 of the Signal Hill Municipal Code and Title 24.

B. The number of parking spaces and the design, construction and striping of the parking areas shall be consistent with the site plan.

C. Parking stalls shall measure nine feet in width by eighteen feet in depth. Aisle widths shall measure twenty-four feet in width. The maximum vehicle overhang for any parking space shall be three feet.

(Ord. 2008-08-1385 (part))

20.41.970 Trash and Recycling Storage Area.

A. Trash and storage and recyclable materials enclosure areas shall be provided of sufficient size to ensure containment of all solid waste materials generated from each dwelling, and to promote the city's recycling program. The number and size of the enclosure(s) shall be consistent with those shown on the approved site plan.

B. Provided enclosures shall accommodate bins, each with a three cubic yard capacity. The number and size of the bins) shall be consistent with those shown on the approved site plan. Adequate access at the ground level shall be provided to facilitate ease of trash/recyclable removal.

C. The developer shall be responsible to schedule additional trash removal pick-ups if necessary.

(Ord. 2008-08-1385 (part))

20.41.975 Signs.

A single nameplate with the project address is permitted. All other signs, except for signs identified in Chapter 20.52 of the Signal Hill Municipal Code as being permissible in any zoning district without a sign permit are prohibited.

(Ord. 2008-08-1385 (part))

20.41.980 Mechanical Equipment.

Roof appurtenances, such as vents or flashing, shall be positioned away from the street side of the structures or finished to match the roof color, in order to minimize the visual impact. Exterior air-conditioning vents shall be oriented to face the interior courtyards whenever possible. All exterior air-conditioning vents shall be finished to match the building color. Landscape screening shall be provided for those exterior air-conditioner vents provided on the first floor.

(Ord. 2008-08-1385 (part))

20.41.985 Utilities, Public Facilities and Services.

All on-site water supply, wastewater collection and sewage lines and facilities shall be provided by the developer in accordance with the City of Signal Hill Standard Plans. Storm drainage facilities shall be provided in accordance with Los Angeles County Flood Control District Standards. Sewage facilities must also be consistent with the Los Angeles County Sanitation District requirements.

(Ord. 2008-08-1385 (part))

Chapter 20.42 SP-2 HILLTOP SPECIFIC PLAN DISTRICT

Sections:

20.42.010 Purpose.

20.42.020 Adoption of the SP-2 hilltop area specific plan.

20.42.030 Property development and other standards.

20.42.035 Permitted special needs housing.

20.42.040 Off-street parking.

20.42.045 Landscape materials and turf replacement.

20.42.010 Purpose.

A. The purpose of this chapter is to establish a hilltop area specific plan district to guide the orderly development of that portion of the city which is designated SP-2 on the official zoning map of the city. The preparation and adoption of a specific plan are authorized

by Chapter 3, Article 8 of the State Planning and Zoning Law. The hilltop area specific plan replaces the usual development standards otherwise applicable to property within the SP-2 district, and serves as a basis for the city to consider and act upon more detailed development proposals submitted by landowners and developers.

B. The hilltop area specific plan provides for the highest quality residential development. This chapter will implement the city's general plan objectives, policies and programs as they pertain to the SP-2 area, and establish consistency between the general plan and zoning ordinance.

(Ord. 92-02-1114 § 2 (part))

20.42.020 Adoption of the SP-2 hilltop area specific plan.

There is adopted by the hilltop area specific plan, the text of which is set forth in the document entitled "Hilltop Area Specific Plan, 1993," incorporated in this chapter by reference. The provisions of this chapter shall apply to all property shown on the official zoning map within SP-2, hilltop area specific plan district.

(Ord. 93- 08-1163 § 1: Ord. 92-02-1114 § 2 (part))

20.42.030 Property development and other standards.

All property within the SP-2 hilltop area specific plan district shall be developed and maintained in accord with all policies, requirements, regulations, and provisions set forth in the hilltop area specific plan.

(Ord. 98-12- 1243 § 4 (part); Ord. 92-02-1114 § 2 (part))

20.42.035 Permitted special needs housing.

Transitional housing, supportive housing and licensed group homes serving six persons or fewer are an allowed land use "by right" per Cal. Gov't Code § 65583.

(Ord. 2014-08-1471 § 3)

20.42.040 Off-street parking.

A. Each dwelling unit shall provide garages as follows:

Number of Bedrooms*	Number of Stalls
3 or fewer	2
4 and 5	3
6 or more	4

*A bedroom or room that could be used as a bedroom as determined by the director of community development.

1. Parking stall sizes shall be a minimum of ten feet by twenty feet.
2. Back-up area shall be a minimum of twenty-four feet.
3. Garages shall be set back a minimum of twenty feet from the front property line.
4. An electronic automatic garage door opener shall be provided for each garage door.

5. Carports are prohibited.
 6. A minimum of seventy-two cubic feet of accessory storage area per unit shall be provided within the garage on shelves (with a minimum depth of eighteen inches). Storage rooms or closets cannot satisfy this requirement.
 7. Tandem spaces are prohibited.
- (Ord. 2006-09-1364 § 8)

20.42.045 Landscape materials and turf replacement.

A. **Maximum Percent Hardscape Area.** With the exception of the established driveway allowance, the maximum area of hardscape material (permeable or non-permeable) within the front setback shall be limited to twenty-five percent of the setback area (includes walkways, patios and courtyards, but excludes driveways).

1. Area of front setback - area of required driveway = remaining front setback area.
2. Remaining front setback area x twenty-five percent = total allowed hardscape area.

B. **Driveway Allowance.** Driveways serving garages, or providing on-site parking (for properties without garages) are excluded from the maximum allowed twenty-five percent of hardscape material in front yard setbacks.

Driveway Allowance is based on required garage capacity and size.	
Garage Capacity	Driveway Allowance
0 - 1 car garage	10' (max. width)
2 car garage	20' (max. width)
3 or more car garage	30' (max. width)

C. **Turf in New Development.** Turf in new development is subject to Chapter 13.10.

D. **Turf Replacement.**

1. Turf is not a required or preferred landscape material. Drought tolerant landscape materials that retain water on site are strongly encouraged when replacing existing turf.
2. Turf replacement in landscape areas of two thousand five hundred square feet or greater is subject to Chapter 13.10. (Ord. 2015-11-1481 § 9)

Chapter 20.43 SP-8 SIGNAL HILL VILLAGE SPECIFIC PLAN

Sections:

20.43.010 Purpose.

20.43.020 Adoption of SP-8, Signal Hill village specific plan.

20.43.030 Use classifications.

20.43.040 Dwelling unit density.

- 20.43.050 Development standards.
- 20.43.060 Building height.
- 20.43.070 Required setbacks.
- 20.43.080 Yard requirements.
- 20.43.085 Landscape materials and turf replacement.
- 20.43.100 Permitted projections into required yards.
- 20.43.110 Fences, walls and hedges.
- 20.43.120 Off-street parking.
- 20.43.130 Trash and recycling storage area.
- 20.43.140 Signs.
- 20.43.150 Mechanical equipment.
- 20.43.160 Utilities, public facilities and services.
- 20.43.170 Accessory storage space.
- 20.43.180 Zero lot line configurations.
- 20.43.190 Model home complex.

20.43.010 Purpose.

A. Application of the Specific Plan Concept. A specific plan and its function may be described by comparison with the general plan. The general plan expresses, in very broad terms, the city's planning of its future environment, generally on a long term basis. Adopted by the city as a legislative act, the general plan may be amended as required by changing circumstances. The specific plan, on the other hand, is a device used to implement the general plan by focusing on a particular parcel or parcels. The specific plan sets standards against which development can be judged, and imposes controls on the use of the subject parcels. The specific plan is more detailed than a general plan and can be viewed as a bridge between the general plan and individual project submittals.

The intent and purpose of this chapter is to establish a specific plan to guide the physical development of a particular geographic area within the city. In an effort to accommodate the city's diverse housing needs, the concepts, regulations and conditions set forth in the Signal Hill village specific plan provide for the development of the site with single-family, detached dwelling units some of which will be restricted for sale to households earning no more than one hundred twenty percent of the median income for Los Angeles County.

The Signal Hill village specific plan has been prepared in accordance with the requirements of the State Government Code (Section 64540 through 65507) and addresses all of the issues and topics specified in that code.

B. Location and Boundaries of the Specific Plan. The specific plan area is an area of about 2.75 acres generally located along Pacific Coast Highway between the former Pacific Electric Railroad right-of-way to the west and Junipero Avenue to the east. The boundaries of the area are more specifically set forth in Exhibit A, attached to the ordinance codified in this chapter and on file in the office of the city clerk.

C. Goals and Objectives. Goals for the development within the SP-8, Signal Hill village specific plan, include the following:

1. Assure that a particular segment of the population, households earning no more than one hundred twenty percent of the median income for Los Angeles County, has access to adequate and affordable housing opportunities;
2. Encourage the development of privately sponsored housing developments which include dwelling units intended to be occupied by households earning no more than one hundred twenty percent of the median income for Los Angeles County;
3. Apply design standards which result in the highest quality development and achieve streetscapes with pedestrian scale and ambiance consistent with Signal Hill's small town character; and
4. Maintain continuity in character with the adjacent existing neighborhood and present variety in architectural style.

(Ord. 96-09-1210 § 1 (Exh. C (part)))

20.43.020 Adoption of SP-8, Signal Hill village specific plan.

The provisions of this chapter shall apply to all property shown as SP-8, Signal Hill village specific plan, on the official zoning map.

(Ord. 96-09-1210 § 1 (Exh. C (part)))

20.43.030 Use classifications.

A. Principal Uses. The following uses shall be permitted within the SP-8, Signal Hill village specific plan area. Unlisted uses shall be prohibited.

1. Detached single-family dwelling units.

2. Transitional housing, supportive housing and licensed group homes serving six persons or fewer are an allowed land use "by right" per Cal. Gov't Code § 65583.

B. Accessory Uses. The following accessory uses shall be permitted in conjunction with development of a single-family housing development at the site.

1. Home occupations consistent with Section 20.04.384, home occupation of this code.

2. Open space and recreational facilities including swimming pools and spas.

3. Private garages.

(Ord. 2014-08-1471 § 6; Ord. 98-12-1243 § 4 (part); Ord. 96-09-1210 § 1 (Exh. C (part)))

20.43.040 Dwelling unit density.

A maximum of forty single-family, detached dwelling units shall be permitted.

(Ord. 96-09-1210 § 1 (Exh. C (part)))

20.43.050 Development standards.

A. All property within the specific plan area shall be developed and maintained in accordance with all provisions of the Signal Hill village specific plan and applicable ordinances and policies of the city. In the event of inconsistency between the specific plan and any other ordinance or regulation of the city, the specific plan shall prevail.

B. Substantive changes to the physical improvements on the site may be made only after review and approval by resolution of the approving body and in compliance with chapter 20.52, Site Plan and Design Review, of this code, and this chapter. Determination of "substantive change" hereunder shall be made at the sole discretion of the director of community development.

C. Site Plan. Site development shall substantially conform to the tentative tract map as may be approved in compliance with chapter 18.12, Preliminary and Tentative Maps, of this code and the site plan as may be approved in compliance with Chapter 20.52, Site Plan and Design Review, and this chapter.

D. Building Design. To provide the greatest degree of streetscape variety feasible, the developer shall submit a minimum of three or more varieties of floor plans each with at least two distinct facade treatments for site plan and design review and approval in accordance with chapter 20.52, site plan and design review.

(Ord. 96-09-1210 § 1 (Exh. C (part)))

20.43.060 Building height.

- A. The maximum height of each structure shall not exceed twenty-five feet. Chimneys and rooftop antennas which exceed twenty-five feet may be permissible when approved by the director of community development per standards set forth in Chapter 20.52, site plan and design review.
- B. Measurement and determination of building heights shall be as in Section 20.04.102, Building Height, of this code, except that "natural ground elevation" referenced therein shall be the elevation(s) of each building pad as established on the grading plan approved concurrent with the project's site plan and design review.
- C. The maximum permissible number of stories shall be two.

(Ord. 96-09-1210 § 1 (Exh. C (part)))

20.43.070 Required setbacks.

The following setback lines shall be provided from the respective lot lines after right-of-way dedications in accordance with Chapter 20.66, Property Development Standards:

- A. Front setback -- 3.5 feet
- B. Side and streetside setbacks -- 3.5 feet
- 3. Rear setback -- 5 feet.

(Ord. 96-09-1210 § 1 (Exh. C (part)))

20.43.080 Yard requirements.

- A. Required yards shall be those portions of the lot between the property lines and the required setback line.
- B. All required yards shall extend the full depth and width of the lot and shall be open from ground to sky, with the exception of the following: driveways, sidewalks, porches, decks, patios, lanais, steps or stairways provided these are at or below floor level of the first story.
- C. Limitation for Pools and Spas. Swimming pools and spas shall not be permitted in any required front or streetside yard setback and shall not be located less than three feet from any side or rear lot line.

(Ord. 96-09-1210 § 1 (Exh. C (part)))

20.43.085 Landscape materials and turf replacement.

- A. Maximum Percent Hardscape Area. With the exception of the established driveway allowance, the maximum area of hardscape material (permeable or non-permeable) within the front setback shall be limited to twenty-five percent of the setback area (includes walkways, patios and courtyards, but excludes driveways).
 - 1. Area of front setback - area of required driveway = remaining front setback area.
 - 2. Remaining front setback area x twenty-five percent = total allowed hardscape area.
- B. Driveway Allowance. Driveways serving required garages, or providing on-site parking (for properties without garages) are excluded from the maximum allowed twenty- five percent of hardscape material in front yard setbacks.

Driveway Allowance is based on required garage capacity and size.	
Garage Capacity	Driveway Allowance

0 - 1 car garage	10' (max. width)
2 car garage	20' (max. width)
3 or more car garage	30' (max. width)

C. Turf in New Development. Turf in new development is subject to Chapter 13.10.

D. Turf Replacement.

1. Turf is not a required or preferred landscape material. Drought tolerant landscape materials that retain water on site are strongly encouraged when replacing existing turf.

2. Turf replacement in landscape areas of two thousand five hundred square feet or greater is subject to Chapter 13.10. (Ord. 2015-11-1481 § 19)

20.43.100 Permitted projections into required yards.

A. Sideyard Projections. Architectural projections such as eaves, belt courses, sills and chimneys may be permitted to project not more than eighteen inches into required sideyards.

B. Front and Rear Yard Projections. Architectural projections may be permitted to project not more than thirty inches into required front and rear yards.

C. The director of community development may permit other similar architectural projections, provided that the size of the projection does not exceed the above limits.

(Ord. 96-09-1210 § 1 (Exh. C (part)))

20.43.110 Fences, walls and hedges.

A. Permitted Fences, Walls and Hedges. Fences, walls and hedges not greater than six (6) feet in height shall be permitted at all rear and side property lines and within required rear or side yards, and at or to the rear of all front setback lines. No fence, wall or hedge over four feet in height shall be permitted in any required front or street side yard.

B. Exceptions. Fences, walls and hedges at or in all rear yards of lots with rear property lines contiguous to Pacific Coast Highway may exceed six feet in height, subject to approval by the planning commission.

C. Architectural Embellishments. Architectural embellishments such as pilasters, archways, etc. may be permitted to project above the maximum height on any fence or wall, subject to approval of the director of community development.

(Ord. 96-09-1210 § 1 (Exh. C (part)))

20.43.120 Off-street parking.

All parking provisions, requirements and standards shall be in accordance with the requirements of Chapter 20.70. Off-Street Parking, of this code.

(Ord. 96-09-1210 § 1 (Exh. C (part)))

20.43.130 Trash and recycling storage area.

A. Trash storage and recyclable materials storage areas shall be provided on each parcel and shall be of sufficient size to ensure containment of all solid waste materials generated from each dwelling unit and to promote the city's recycling program. The location and size of the area shall be determined by the director of community development.

B. Kitchen/pantry areas of all units shall be designed to accommodate recycling bins in use by the city for its recycling program. The plans shall indicate where recycling facilities are to be located.

(Ord. 96-09-1210 § 1 (Exh. C (part)))

20.43.140 Signs.

A single nameplate with the dwelling address is permitted for each dwelling. All other signs, except for signs identified in Section 20.58.120, Exempt signs, of this code as being permissible in any other zoning district without a sign permit, are prohibited.

(Ord. 96-09-1210 § 1 (Exh. C (part)))

20.43.150 Mechanical equipment.

Roof appurtenances, such as vents or flashing, shall be positioned away from the street side of the structures or finished to match the roof color in order to minimize the visual impact. Exterior compressors, air conditioning units, or similar mechanical equipment shall be situated so as to be unobtrusive and shall be shielded from public view.

(Ord. 96-09- 1210 § 1 (Exh. C (part)))

20.43.160 Utilities, public facilities and services.

A. All on-site water supply, wastewater collection, and sewage lines and facilities shall be provided by the developer in accordance with the city standard plans. Storm drainage facilities shall be provided in accordance with Los Angeles County flood control district standards. Sewage facilities must also be consistent with Los Angeles County sanitation district requirements.

B. All new utility lines serving the site include natural gas, electrical, water, wastewater and communications lines shall be placed underground by the developer.

(Ord. 96-09-1210 § 1 (Exh. C (part)))

20.43.170 Accessory storage space.

A minimum of sixty cubic feet of enclosed accessory storage area shall be provided outside of each dwelling unit's living area.

(Ord. 96-09-1210 § 1 (Exh. C (part)))

20.43.180 Zero lot line configurations.

In order to promote efficient use of side yards between dwelling units, the developer shall include provisions, where practicable and appropriate, for incorporating such side yards into useable and functional private open spaces of adjoining dwelling units while maintaining minimum building separation as set forth herein. Such provisions may include use of easements and zero lot line configurations.

(Ord. 96-09-1210 § 1 (Exh. C (part)))

20.43.190 Model home complex.

As a condition of approval of site plan and design review approval the applicant shall submit operations plans for the use of model homes for review and approval by the planning commission consistent with Section 20.52.040(c). The planning commission may require such changes or conditions of approval for proposed operations plans as deemed necessary to protect the health and safety of the general public and of residents and occupants of structures likely to be affected by model home operations.

(Ord. 96-09-1210 § 1 (Exh. C (part)))

Sections:

20.44.010 Purpose.

20.44.020 Adopted.

20.44.025 Permitted special needs housing.

20.44.030 Property development and other standards.

20.44.035 Landscape materials and turf replacement.

20.44.040 Off-street parking.

20.44.010 Purpose.

A. The purpose of this chapter is to establish a specific plan to guide the physical development of that portion of the city designated as SP-9, Bixby Ridge specific plan district, on the official zoning map of the city of Signal Hill.

B. Goals and objectives for the development of the Bixby Ridge development plan include the following:

1. Maintain and preserve a natural appearance to graded hillsides along the east flank of the hill;
2. Maintain and enhance public access and public viewing opportunities along the east flank of the hill;
3. Provide varied building elevations, exterior materials and colors and street side landscaping to provide a distinct "small-town" neighborhood character;
4. Ensure continued access to oil resources as well as adequate separation between oil activities and other uses;
5. Provide for the extension of public infrastructure such as streets, water lines, sewers, parks, trails and open space adequate in size and type to serve development within the Bixby Ridge specific plan area.

(Ord. 97-11-1224 § 1 (part))

20.44.020 Adopted.

The text of the Bixby Ridge specific plan, June, 1997, is incorporated into this chapter by reference. The provision found in the Bixby Ridge specific plan shall apply to all property shown within SP-9 Bixby Ridge specific plan district, on the official zoning map of the city of Signal Hill.

(Ord. 97-11-1224 § 1 (part))

20.44.025 Permitted special needs housing.

Transitional housing, supportive housing and licensed group homes serving six persons or fewer are an allowed land use "by right" per Cal. Gov't Code § 65583.

(Ord. 2014-08-1471 § 7)

20.44.030 Property development and other standards.

A. All property within the SP-9 Bixby Ridge specific plan district shall be developed and maintained in accordance with all policies, requirements, regulations, and provisions set forth in the Bixby Ridge specific plan.

B. All property within the Bixby Ridge specific plan also shall be developed in accordance with Chapter 20.52, entitled "Site Plan

and Design Review," Chapter 20.58, entitled "Signs," and all other ordinances, codes, and regulations of the city of Signal Hill or other responsible government agency, unless such ordinance, code, or regulation conflicts with a policy, requirement, regulation, or provision set forth in the Bixby Ridge specific plan in which case the Bixby Ridge specific plan shall take precedence.

(Ord. 98-12-1243 § 4 (part); Ord. 97-11-1224 § 1 (part))

20.44.035 Landscape materials and turf replacement.

- A. Maximum Percent Hardscape Area. With the exception of the established driveway allowance, the maximum area of hardscape material (permeable or non-permeable) within the front setback shall be limited to twenty-five percent of the setback area (includes walkways, patios and courtyards, but excludes driveways).
1. Area of front setback - area of required driveway = remaining front setback area.
 2. Remaining front setback area x twenty-five percent = total allowed hardscape area.
- B. Driveway Allowance. Driveways serving required garages, or providing on-site parking (for properties without garages) are excluded from the maximum allowed twenty- five percent of hardscape material in front yard setbacks.

Driveway Allowance is based on required garage capacity and size.	
Garage Capacity	Driveway Allowance
0 - 1 car garage	10' (max. width)
2 car garage	20' (max. width)
3 or more car garage	30' (max. width)

- C. Turf in New Development. Turf in new development is subject to Chapter 13.10.
- D. Turf Replacement.
1. Turf is not a required or preferred landscape material. Drought tolerant landscape materials that retain water on site are strongly encouraged when replacing existing turf.
 2. Turf replacement in landscape areas of two thousand five hundred square feet or greater is subject to Chapter 13.10. (Ord. 2015-11-1481 § 20)

20.44.040 Off-street parking.

- A. Each dwelling unit shall provide garages as follows:

Number of Bedrooms*	Number of Stalls
3 or fewer	2
4 and 5	3
6 or more	4

*A bedroom or room that could be used as a bedroom as determined by the director of community development.

1. Parking stall sizes shall be a minimum of ten feet by twenty feet.
2. Back-up area shall be a minimum of twenty-four feet.
3. Garages shall be set back a minimum of twenty feet from the front property line.
4. An electronic automatic garage door opener shall be provided for each garage door.
5. Carports are prohibited.
6. A minimum of seventy-two cubic feet of accessory storage area per unit shall be provided within the garage on shelves (with a minimum depth of eighteen inches). Storage rooms or closets cannot satisfy this requirement.
7. Tandem spaces are prohibited.

(Ord. 2006-09-1364 § 9)

Chapter 20.45

SP-3 TOWN CENTER WEST SPECIFIC PLAN DISTRICT

Sections:

- 20.45.010 Purpose.
- 20.45.020 Adoption of SP-3 town center west specific plan.
- 20.45.030 Property development and other standards.
- 20.45.035 Landscape materials and turf replacement.
- 20.45.040 Prohibited uses.

20.45.010 Purpose.

The purpose of this chapter is to establish a town center west specific plan district to guide the orderly development and improvement in accordance with the town center west specific plan of that portion of the city which is designated SP-3 in the official zoning map of the city. The preparation and adoption of a specific plan are authorized by Chapter 3, Article 8 of the State Planning and Zoning Law. The town center west specific plan replaces the usual development otherwise applicable to the property within the SP-3 district and serves as a basis for the city to consider and act upon more detailed development proposals prepared by landowners, developers and general agencies. The town center west specific plan provides for integrated commercial development consistent with general plan objectives, policies and programs.

(Ord. 84-11-936 § (part))

20.45.020 Adoption of SP-3 town center west specific plan.

There is adopted town center west specific plan, the text of which is set forth in the document entitled "Town Center West Specific Plan" attached to the ordinance codified in this chapter, which is incorporated herein by reference. The provisions of this chapter shall apply to all property shown on the official zoning map within SP-3, town center west specific plan district.

(Ord. 84-11-936 § 1 (part))

20.45.030 Property development and other standards.

- A. All property within the SP-3 town center west specific plan district shall be developed and maintained in accordance with all

policies, requirements, regulations and provisions set forth in the town center west specific plan.

B. Pay phones and vending machines shall be subject to the following criteria:

1. Pay phones and vending machines must be located behind the required front and side setbacks located adjacent to streets.
2. Pay phones and vending machines shall not encroach, nor project into driveways, required off-street parking stalls or pedestrian pathways.
3. Prior to the installation of a pay phone or vending machine, the applicant shall: (a) obtain approval of a site plan pursuant to Chapter 20.52; (b) obtain a building permit (when applicable); and (c) pay fees as established by the city council by resolution and may be adjusted from time to time.
4. Failure to obtain a permit shall cause a double fee to be imposed pursuant to Uniform Building Code Section 15.02.060 as established by resolution and may be adjusted from time to time.
5. Pay phones and vending machines shall comply with the Americans with Disabilities Act, and have adequate lighting to create a safe environment and not create glare onto adjacent properties.
6. Pay phones and vending machines shall not have overhead wiring or exposed conduit.
7. Prior to installation, pay phones and vending machines shall require approval by the planning department to assure that the location does not interfere with public access, is in a safe and secure location, provides convenient access, will not create an excessive number of such machines, and will not create any conditions of public nuisance.
8. Pay phones and vending machines and all areas surrounding said machines shall be kept in a clean and orderly manner by the owner or tenant of the property upon which the phone or machine is located.

(Ord. 98-12-1243 § 3 (part); Ord. 84-11-936 § 1 (part))

20.45.035 Landscape materials and turf replacement.

- A. Maximum Allowed Hardscape. Hardscape in front and street side setbacks is limited to driveways and walkways only (hardscape includes paved materials, both permeable and non-permeable). The remaining area shall be landscaped and maintained.
- B. Turf in New Development. Turf in new development is subject to Chapter 13.10.
- C. Turf replacement.
 1. Turf is not a required or preferred landscape material. Drought tolerant landscape materials that retain water on site are strongly encouraged when replacing existing turf.
 2. Turf replacement in landscape areas of twenty-five hundred square feet or greater is subject to Chapter 13.10.

(Ord. 2015-11-1481 § 10)

20.45.040 Prohibited uses.

The following uses shall be prohibited.

- A. Medical marijuana dispensary (including mobile delivery services).
- B. Medical marijuana cultivation. (Ord. 2016-01-1484 § 7)

**Chapter 20.46
RESERVED**

Sections:

- 20.47.010 Purpose.
- 20.47.020 Adoption of SP-4 auto center specific plan.
- 20.47.025 Accessory uses.
- 20.47.027 Prohibited uses.
- 20.47.030 Property development standards.
- 20.47.040 Development review procedures.
- 20.47.045 Temporary uses.
- 20.47.050 Required setbacks.
- 20.47.060 Required yards.
- 20.47.062 Land materials and turf replacement.
- 20.47.065 Required transportation-related improvements.
- 20.47.070 On-site parking.
- 20.47.080 On-site circulation.
- 20.47.090 Automobile and truck storage.
- 20.47.095 Temporary automobile and truck storage.
- 20.47.100 Service bay facilities.
- 20.47.110 Automobile and truck loading/unloading.
- 20.47.120 Landscaping and irrigation.
- 20.47.140 Rooftop equipment.

20.47.010 Purpose.

The purpose of this chapter is to guide the physical development of factory-authorized or nationally franchised or operated automobile, truck and motorcycle sales and service facilities which together are known as the Signal Hill auto center. Development standards are intended to provide flexibility in the design of the unique building type required for automobile and truck sales. Architectural, site plan and landscaping designs also shall contribute to a sense of unity among individual dealerships. The goal shall be a strong, visual identity for the Signal Hill auto center.

(Ord. 2000-11-1278 § 3; Ord. 89-07-1034 § 1 (part); Ord. 2008-03-1378 § 1)

20.47.020 Adoption of SP-4 auto center specific plan.

There is hereby adopted the auto center specific plan which is set forth herein. The provisions of this chapter shall apply to all property shown as SP-4 auto center specific plan on the official zoning map.

(Ord. 89-07-1034 § 1 (part))

20.47.025 Accessory uses.

The uses stated below shall be classified and authorized as an accessory use in the auto center specific plan:

- A. Rental car agency.

B. Automobile and light truck body repair and painting (permitted subject to approval of a conditional use permit in accordance with Chapter 20.64 of the Signal Hill Municipal Code).

(Ord. 2010-04-1414 § 1; Ord. 2000-01-1266 § 1)

20.47.027 Prohibited uses.

The uses stated below shall be strictly prohibited in the auto center specific plan:

- A. Medical marijuana dispensary (including mobile delivery services);
- B. Medical marijuana cultivation. (Ord. 2016-01-1484 § 8; Ord. 2011-04-1424 § 8)

20.47.030 Property development standards.

A. All property within the auto center specific plan district shall be developed and maintained in accordance with all provisions of the auto center specific plan, the design guidelines for the Signal Hill auto center, and applicable development standards and city codes except as otherwise provided in this chapter.

B. Pay phones and vending machines shall be subject to the following criteria:

- 1. Pay phones and vending machines must be located behind the required front and side setbacks located adjacent to streets.
- 2. Pay phones and vending machines shall not encroach, nor project into driveways, required off-street parking stalls or pedestrian pathways.
- 3. Prior to the installation of a pay phone or vending machine, the applicant shall: (a) obtain approval of a site plan pursuant to Chapter 20.52; (b) obtain a building permit (when applicable); and (c) pay fees as established by the city council by resolution and may be adjusted from time to time.
- 4. Failure to obtain a permit shall cause a double fee to be imposed pursuant to Uniform Building Code Section 15.02.060 as established by resolution and may be adjusted from time to time.
- 5. Pay phones and vending machines shall comply with the Americans with Disabilities Act, and have adequate lighting to create a safe environment and not create glare onto adjacent properties.
- 6. Pay phones and vending machines shall not have overhead wiring or exposed conduit.
- 7. Prior to installation, pay phones and vending machines shall require approval by the planning department to assure that the location does not interfere with public access, is in a safe and secure location, provides convenient access, will not create an excessive number of such machines, and will not create any conditions of public nuisance.
- 8. Pay phones and vending machines and all areas surrounding said machines shall be kept in a clean and orderly manner by the owner or tenant of the property upon which the phone or machine is located.

(Ord. 98-12-1243 § 3 (part); Ord. 89-07- 1034 § 1 (part))

20.47.040 Development review procedures.

No building permit shall be issued for any site within the auto center specific plan district until plans for proposed dealership facilities on such site have been approved in the manner set forth in Chapter 20.52, Site Plan and Design Review, of this code.

(Ord. 89-07-1034 § 1 (part))

20.47.045 Temporary uses.

The director of community development may approve temporary uses and related signs subject to the provisions of Section 20.52.030(B) and may establish a specific time limit for the removal of the temporary use and the restoration of the property to its

original condition.

(Ord. 2000-11-1278 § 2)

20.47.050 Required setbacks.

Setback lines where abutting on-site parking, display or other uncovered or unenclosed areas shall be a minimum of five-feet distant from and parallel to the future rights-of-way lines of any public street as set forth in the plan lines ordinance. Setback lines abutting buildings shall be a minimum fifteen-feet distant from and parallel to such rights-of-way.

(Ord. 89-07-1034 § 1 (part))

20.47.060 Required yards.

Required yards shall be those portions of the lot between the property line and the respective setback lines as established hereunder. All required yards shall be open from ground to sky, except as hereinafter provided, and shall be fully landscaped and irrigated except for driveways.

Required yards abutting shall comprise a minimum land area as determined according to the following:

Required yard area = Ten feet × number of lineal feet of lot frontage exclusive of curb cuts

No land area distant twenty feet or more from the respective right(s)-of-way line(s) shall be counted as satisfying the minimum yard area requirement.

(Ord. 89-07-1034 § 1 (part))

20.47.062 Landscape materials and turf replacement.

A. Maximum Allowed Hardscape. Hardscape in front and street side setbacks is limited to driveways and walkways only (hardscape includes paved materials, both permeable and non-permeable). The remaining area shall be landscaped and maintained.

B. Turf in New Development. Turf in new development is subject to Chapter 13.10.

C. Turf Replacement.

1. Turf is not a required or preferred landscape material. Drought tolerant landscape materials that retain water on site are strongly encouraged when replacing existing turf.

2. Turf replacement in landscape areas of two thousand five hundred square feet or greater is subject to Chapter 13.10. (Ord. 2015-11-1481 § 11)

20.47.065 Required transportation-related improvements.

A. Nonresidential development comprising twenty-five thousand square feet or more of building area shall provide the following subject to approval of the director of planning:

1. A bulletin board, display case or kiosk displaying transportation information located where the greatest number of employees are likely to see it. Information in the area shall include, but is not limited to, the following:

a. Current maps, routes, and schedules for public transit routes serving the site;

b. Telephone numbers for referrals on transportation information including numbers for the regional ridesharing agency and local transit operators;

c. Ridesharing promotional material supplied by commuter-oriented organizations;

d. Bicycle route and facility information, including regional/local bicycle maps and bicycle safety information;

e. A listing of facilities available for carpoolers, vanpoolers, bicyclists, transit riders and pedestrians at the site.

2. Sidewalks or other designated pathways following direct and safe routes from the external pedestrian circulation system to each building in the development, and from on-site parking areas to each building in the development.

Nonresidential development comprising fifty thousand square feet or more of building area shall comply with the requirements for same as set forth in Section 20.70.035, Required Transportation-related Facilities, and with those indicated above for projects of twenty-five thousand square feet or more.

C. Nonresidential projects comprising one hundred thousand square feet or more of building area shall comply with the requirements of Subsection A of this section and shall provide all of the following subject to approval of the director of planning:

1. If determined necessary by the public works director to mitigate project impacts, bus stop improvements for developments to be located adjacent to major highways, secondary highways, and established bus routes; the city will consult with local bus service providers in determining appropriate improvements;

2. Safe and convenient access from the external circulation system to bicycle parking facilities onsite.

(Ord. 93-03-1152 § 12)

20.47.070 On-site parking.

The number of required parking spaces shall be determined pursuant to Chapter 20.70 of this code. Parking spaces shall be reserved exclusively for the various parking users described below, exclusive of automobile display parking. Spaces shall be located and arranged as to be readily accessible, identifiable and convenience for the following parking user groups:

A. Customer parking for new and used automobiles sales;

B. Customer parking for service and parts departments;

C. Employee parking.

(Ord. 89-07-1034 § 1 (part))

20.47.080 On-site circulation.

Primary consideration shall be given to queuing requirements for automobile service bays. Sufficient area shall be provided so that queuing can be accommodated on-site without impeding ingress and/or egress from public rights-of-way. In general, allowance should be made for queuing of four automobiles per service bay. To the extent possible, queuing should be accommodated to the rear of the front wall of the main building.

(Ord. 89-07-1034 § 1 (part))

20.47.090 Automobile and truck storage.

Parking for automobiles or trucks awaiting dealer preparation and/or detailing prior to display and sale shall be provided. This parking area shall be located as distant from the public rights-of-way as is reasonably possible and should be screened from adjoining properties and public rights-of-way by solid decorative fence or walls at least six feet but not more than eight feet in height.

(Ord. 89-07-1034 § 1 (part))

20.47.095 Temporary automobile and truck storage.

The director of community development may approve temporary automobile and truck storage, subject to the provisions of Section 20.52.030 B. Temporary automobile and truck storage shall comply with the following minimum standards:

A. Storage area shall be completely enclosed by chain link fencing at least six feet, but not more than eight feet, in height. All fencing must be screened with slats made of a durable material other than wood. The director may require vines to be used in addition

to, or instead of, slat screening. If approved by the director, fencing may be placed on the property line provided that minimum landscape requirements are achieved.

B. All temporary automobile and truck storage yards shall be paved. Paving materials other than concrete or asphalt paving may be used, subject to approval of the city engineer.

C. A minimum five foot landscaped area with automatic irrigation shall be provided in front of the required fencing. This requirement may be waived or reduced by the director if space does not reasonably permit a five foot area due to the size or shape of the lot; existing improvements on the lot; or to accommodate safe access to and from the lot.

(Ord. 2002-08-1310 § 1)

20.47.100 Service bay facilities.

Service bay facilities, to the extent that parcel configuration permits, shall be situated so as not to be visible from public rights-of-way.

(Ord. 89-07-1034 § 1 (part))

20.47.110 Automobile and truck loading/ unloading.

All automobile and truck loading/unloading and storage areas shall be located so as not to be visible from public rights-of-way. Loading areas shall be delineated by signs or painted stripes on the pavement. Such loading areas may also serve as driveway aisles to required parking areas. A minimum ten foot by eighty foot area shall be provided so that all loading and unloading may take place completely outside the public rights-of-way. Sufficient circulation area shall be provided so that automobile carriers may enter and exit the site without backing into any public rights-of-way.

(Ord. 89-07-1034 § 1 (part))

20.47.120 Landscaping and irrigation.

All required yards shall be fully landscaped and irrigated in accordance with Chapter 20.52, Site Plan and Design Review.

Thirty-six inch box trees in an amount equal to one per five thousand square feet of gross lot area shall be planted throughout required yards and automobile and truck parking and display areas.

An irrigation system comprised of appropriately-sized water supply lines, antisiphon devices, and a sufficient number of sprinkler heads which provide complete coverage of all landscaped areas and tree wells shall be installed and maintained.

(Ord. 89-07- 1034 § 1 (part))

20.47.140 Rooftop equipment.

Rooftop appurtenances such as air conditioning equipment, skylights and elevator shafts shall be completely screened from view from public rights-of-way and/or adjacent parcels.

(Ord. 89-07-1034 § 1 (part))

Chapter 20.48

SP-5 CALIFORNIA CROWN SPECIFIC PLAN

Sections:

20.48.010 Purpose.

20.48.020 Adoption of SP-5, California Crown specific plan.

20.48.025 Permitted special needs housing.

20.48.030 Property development and other standards.

20.48.035 Landscape materials and turf replacement.

20.48.040 Off-street parking.

20.48.010 Purpose.

The purpose of this chapter is to establish a specific plan district to guide the orderly development and improvement of that portion of the city which is designated SP-5, California Crown specific plan, in the official zoning map of the city. The preparation and adoption of a specific plan are authorized by Chapter 3, Article 8 of the State Planning and Zoning Law. The California Crown specific plan replaces within the SP-5 district the usual development standards otherwise applicable to the property. The California Crown specific plan provides for ultimate development of up to ninety-four single-family detached dwelling units consistent with General Plan objectives, policies, and programs.

(Ord. 90-01-1053 § 1 (part))

20.48.020 Adoption of SP-5, California Crown specific plan.

There is adopted the California Crown specific plan, the text of which is set forth in the document entitled "California Crown Specific Plan" included with the ordinance codified in this chapter, which is incorporated in this chapter by reference. The provisions of this chapter shall apply to all property shown on the official zoning map within the SP-5, California Crown specific plan district.

(Ord. 90-01-1053 § 1 (part))

20.48.025 Permitted special needs housing.

Transitional housing, supportive housing and licensed group homes serving six persons or fewer are an allowed land use "by right" per Cal. Gov't Code § 65583.

(Ord. 2014-08-1471 § 4)

20.48.030 Property development and other standards.

All property within the SP-5, California Crown specific plan district shall be developed and maintained in accordance with all policies, requirements, regulations, and provisions set forth in the California Crown specific plan.

(Ord. 98-12-1243 § 4 (part); Ord. 90-01-1053 § 1 (part))

20.48.035 Landscape materials and turf replacement.

A. Maximum Percent Hardscape Area. With the exception of the established driveway allowance, the maximum area of hardscape material (permeable or non-permeable) within the front setback shall be limited to twenty-five percent of the setback area (includes walkways, patios and courtyards, but excludes driveways).

1. Area of front setback - area of required driveway = remaining front setback area.
2. Remaining front setback area x twenty-five percent = total allowed hardscape area.

B. Driveway Allowance. Driveways serving required garages, or providing on-site parking (for properties without garages) are excluded from the maximum allowed twenty-five percent of hardscape material in front yard setbacks.

Driveway Allowance is based on

required garage capacity and size.	
Garage Capacity	Driveway Allowance
0 - 1 car garage	10' (max. width)
2 car garage	20' (max. width)
3 or more car garage	30' (max. width)

- C. Turf in New Development. Turf in new development is subject to Chapter 13.10.
- D. Turf Replacement.
 - 1. Turf is not a required or preferred landscape material. Drought tolerant landscape materials that retain water on site are strongly encouraged when replacing existing turf.
 - 2. Turf replacement in landscape areas of two thousand five hundred square feet or greater is subject to Chapter 13.10. (Ord. 2015-11-1481 § 12)

20.48.040 Off-street parking.

- A. Each dwelling unit shall provide garages as follows:

Number of Bedrooms*	Number of Stalls
3 or fewer	2
4 and 5	3
6 or more	4

*A bedroom or room that could be used as a bedroom as determined by the director of community development.

- 1. Parking stall sizes shall be a minimum of ten feet by twenty feet.
- 2. Back-up area shall be a minimum of twenty-four feet.
- 3. Garages shall be set back a minimum of twenty feet from the front property line.
- 4. An electronic automatic garage door opener shall be provided for each garage door.
- 5. Carports are prohibited.
- 6. A minimum of seventy-two cubic feet of accessory storage area per unit shall be provided within the garage on shelves (with a minimum depth of eighteen inches). Storage rooms or closets cannot satisfy this requirement.
- 7. Tandem spaces are prohibited.

(Ord. 2006-09-1364 § 10)

Sections:

- 20.49.010 Purpose.
- 20.49.020 Adoption of SP-6, commercial corridor specific plan.
- 20.49.030 Use classifications.
- 20.49.040 Design criteria.
- 20.49.050 Building height.
- 20.49.060 Required yards and setbacks.
- 20.49.065 Landscape materials and turf replacement.
- 20.49.070 Parking areas.
- 20.49.075 Required transportation-related improvements.
- 20.49.080 Trash storage and recyclable materials enclosures.
- 20.49.090 Signs.
- 20.49.100 Underground utilities.
- 20.49.110 Mechanical equipment.
- 20.49.120 Infrastructure.
- 20.49.130 Open space.
- 20.49.140 Resources protection.
- 20.49.150 Relationship to general plan.
- 20.49.160 Relationship to other ordinances.

20.49.010 Purpose.

A. The purpose of this chapter is to guide the physical development of various parcels of land which are well-suited to large, single-tenant retail commercial uses because of their accessibility and visibility to users of adjoining major surface streets. The highest quality development of these parcels, however, may be hindered by certain combinations of site characteristics, including two or more of the following:

1. Topography which makes compliance with city parking and grading standards impractical without expensive retaining walls;
2. Lot frontage-to-depth ratios greater than one-to-one which make unified development of relatively large parcels infeasible;
3. Presence of operating or previously abandoned oil wells;
4. Frontage on heavily-travelled thoroughfare where minimizing number of mid-block vehicle ingress and egress driveways promotes safe and efficient traffic flow.

B. Parcels subject to this code section share the following traits advantageous to orderly development and promotion of the highest quality physical development through application of the development standards in this section:

1. Location at the intersection of a major surface street with another surface street of any designation, excepting alleys;
2. Location within the landscape overlay zone;
3. Lot size of one hundred thousand square feet or more.

C. Goals for development within the SP-6, commercial corridor specific plan include the following:

1. To achieve optimal use of each site for the purposes of providing a strong retail base and generating sales tax revenues to the

city;

2. To achieve a cohesiveness in building design on and among parcels within the specific plan, and with parcels in different zoning classifications located along the same major surface street corridor;

3. To achieve site design that facilitates safe and efficient vehicular flow to, from, and on each site.

(Ord. 94-05-1179 § 1 (part))

20.49.020 Adoption of SP-6, commercial corridor specific plan.

The provisions of this chapter shall apply to all property shown as SP-6, commercial corridor plan on the official zoning map.

(Ord. 94-05-1179 § 1 (part))

20.49.030 Use classifications.

A. Principal Uses. The following uses shall be permitted within the SP-6, commercial corridor specific plan area:

1. Retail Sales Uses.

Apparel;

Art galleries and art supplies;

Baked goods, provided that products baked on premises shall be sold only on premises;

Books and stationery;

Cards and gifts;

Confections;

Cosmetics;

Craft and hobby supplies;

Delicatessen and meat market (no processing);

Department store;

Drug store;

Household appliances, including electronic equipment and computers;

Flowers;

Fruits and vegetables;

Furniture;

Groceries;

Hardware;

Ice cream parlor;

Jewelry;

Lawn and garden supplies;

Luggage;

Music store including records, tapes, compact discs;

Newspapers and magazines;

Paint and wallpaper supplies;

Pet store including pet supplies, feed, accessories and animal sales;

Photographic supplies and studio;

Rental Car Agency;

Sporting goods;

Toy store;

Vendor cart sales.

2. Eating Establishments.

Restaurants including those with outdoor dining, but excluding drive-through restaurants.

3. Services.

Animal boarding*;

Animal grooming*;

Animal training* (indoors only)

Apparel cleaning and drying, retail only including dry cleaning of clothes in enclosed machines using nonflammable cleaning compounds;

Banks and savings and loans with ATM's interior/exterior wall mounted;

Barber and beauty shops;

Professional offices;

Shoe repair;

Travel agency;

Veterinarian*.

* Accessory to pet store only. All animals must be kept in an enclosed building.

4. Pay phones and vending machines shall be subject to the following criteria:

a. Pay phones and vending machines must be located behind the required front and side setbacks located adjacent to streets.

b. Pay phones and vending machines shall not encroach, nor project into driveways, required off-street parking stalls or pedestrian pathways.

c. Prior to the installation of a pay phone or vending machine, the applicant shall: (a) obtain approval of a site plan pursuant to Chapter 20.52; (b) obtain a building permit (when applicable); and (c) pay fees as established by the city council by resolution and may be adjusted from time to time.

d. Failure to obtain a permit shall cause a double fee to be imposed pursuant to Uniform Building Code Section 15.02.060 as established by resolution and may be adjusted from time to time.

e. Pay phones and vending machines shall comply with the Americans with Disabilities Act, and have adequate lighting to create a safe environment and not create glare onto adjacent properties.

f. Pay phones and vending machines shall not have overhead wiring or exposed conduit.

g. Prior to installation, pay phones and vending machines shall require approval by the planning department to assure that the location does not interfere with public access, is in a safe and secure location, provides convenient access, will not create an excessive number of such machines, and will not create any conditions of public nuisance.

h. Pay phones and vending machines and all areas surrounding said machines shall be kept in a clean and orderly manner by the owner or tenant of the property upon which the phone or machine is located.

B. Uses Permitted Subject to Conditional Use Permit. The following uses may be permitted subject to approval of a conditional use permit, in accordance with Chapter 20.64 of the Signal Hill Municipal Code, provided that in addition to the findings required in Chapter 20.64 of the Signal Hill Municipal Code, any conditional use permit shall be found to be consistent with the goals and objectives of the SP-6, commercial corridor specific plan:

1. Convenience food store with or without gas sales;
2. Drive-through restaurants;
3. Government building;
4. Gymnasium or health club;
5. Motion picture or live theatre, excluding drive-in movie theatre;
6. Packaged liquor products, including liquor, beer, and wine, wherein the proposed operator can demonstrate substantial likelihood that such sales will constitute less than twenty-five percent of total gross receipts;
7. Restaurants, bars, and cocktail lounges with or without dancing and entertainment facilities;
8. Oil well and appurtenant facilities subject to the provisions of Chapter 20.64 of Title 20 of the Signal Hill Municipal Code;
9. ATM's freestanding, subject to the provisions of Section 20.20.020(KK) of Title 20 of the Signal Hill Municipal Code.

C. Limitations on Uses.

1. All uses shall be conducted within a completely enclosed building excepting temporary uses as permitted above, retail sales of lawn and garden supplies, and restaurants which include outdoor dining;
2. No on-site overnight parking of vehicles shall be permitted except for those vehicles used in conjunction with a permitted use;
3. Storage shall be permitted only within an entirely enclosed building and shall be limited to accessory storage of commodities sold or utilized in the conduct of a permitted use on the premises.

D. Prohibited Uses. The following uses are prohibited within the SP-6, commercial corridor specific plan:

1. Auto parts (sale of);
2. Auto repair and service;
3. Check cashing;
4. Gasoline service stations;
5. Ice and food product dispensing machines in exterior locations;
6. Medical marijuana dispensary;
7. Medical offices;
8. Pool halls;
9. Adult entertainment business.

E. Continuation of Nonconforming Uses Permitted. Except as otherwise provided in this chapter, nonconforming lots, structures or uses existing in this zoning district may be continued, but may not be constructed, established, altered, modified, reconstructed, replaced or enlarged in any way which increases the nonconformity.

1. For any property containing a nonconforming industrial use in the zone, the use may be continued, sold or ownership transferred without forfeiting any nonconforming rights previously established.

2. For any property containing a nonconforming industrial use in the zone, a less intensive industrial use may be permitted on the property without loss of nonconforming status to the extent provided herein and subject to the approval of the community development director. The community development director shall determine, based upon the standards contained in this section what constitutes a

less intensive industrial use. Once the property has been changed to a less intensive use, it may not be restored to the more intensive use.

3. Factors which the community development director may consider in making a determination of what constitutes a less intensive industrial use may include, but are not limited to the following:

- a. Whether the proposed use will generate less odor, dust or fumes than the prior nonconforming use;
- b. Whether the proposed use will generate less noise which may negatively impact nearby residents than the prior use;
- c. Whether the proposed use will generate less traffic than the prior use, or will otherwise diminish traffic congestion in the area or will promote traffic safety more than the prior use;
- d. Whether the proposed use would lessen any danger of water contamination or degradation, soil contamination, or other environmental hazard; and
- e. Whether the proposed use is more harmonious with surrounding residential uses, and promotes the goals of the zone more than the previous use.

4. In making a determination that a particular use is a less intensive industrial use, the community development director may require repair and/or exterior rehabilitation of an industrial building to reduce or mitigate the building's aesthetic impact on surrounding residential areas.

5. On any application for a determination of less intensive industrial use, the party seeking the determination shall provide the community development director with such information as the community development director deems necessary to make the determination.

F. Permitted Repairs and Alterations for Nonconforming Uses. Repairs and alterations of nonconforming uses shall be subject to the limitations contained in Signal Hill Municipal Section 20.82.030.

G. Prohibited Uses. The following uses shall be prohibited.

1. Medical marijuana dispensary (including mobile delivery services);
2. Medical marijuana cultivation. (Ord. 2016-01-1484 § 9; Ord. 2014-01-1466 § 1; Ord. 2011-06-1426 § 1; Ord. 2011-04-1424 § 9; Ord. 99-03-1251 §§ 1 and 2; Ord. 98-12-1243 § 3 (part); Ord. 98-01-1228; Ord. 97-11-1226; Ord. 94-05-1179 § 1 (part); Ord. 2008-03-1379 §§ 3, 4)

20.49.040 Design criteria.

A. All property within the commercial corridor specific plan area shall be developed and maintained in accordance with all provisions of the commercial corridor specific plan and applicable development standards and city codes.

B. Substantive changes to the physical improvements on the property as described in subsections (B)(1) through (5) of this section, may be made only after review and approval by resolution of the planning commission and in compliance with Chapter 20.52 of the Signal Hill Municipal Code, and this chapter. Determination of "substantive change" hereunder shall be made at the sole discretion of the planning director.

1. Design Guidelines. Buildings and improvements shall be designed and reviewed in compliance with Chapter 20.52 of the Signal Hill Municipal Code.

2. Architectural Quality. The buildings shall exhibit architectural excellence. The design theme and facade treatment shall be consistent with the architectural elevations approved by the planning commission, dated as of planning commission approval of same and on file with the department of planning and community development.

3. On-Site Landscape Plan. On-site landscaping shall have design excellence, in terms of each planted area and in the context of the overall site plan.

Landscaping shall substantially conform to the landscape plan approved by the planning commission, dated as of planning commission approval of same, on file with the department of planning and community development.

4. Perimeter Landscape and Right-of-Way Improvements Plan. Perimeter landscaping shall exhibit design excellence, in terms of the treatment provided along surface streets, and at all project entry areas and intersections, and in terms of the context of the overall

project. Perimeter and right-of-way improvements shall substantially conform to plans for same, as approved and signed by the city engineer, and on file with the department of public works.

5. Site Plan. Site development shall substantially conform to the site plan approved by the planning commission, dated as of planning commission approval of same, on file with the department of planning and community development.

(Ord. 94-05-1179 § 1 (part))

20.49.050 Building height.

Building heights shall be limited to two stories or forty-five feet, whichever is less, as calculated in accordance with Section 20.04.102 of this code.

(Ord. 2001-08-1292: Ord. 94-05-1179 § 1 (part))

20.49.060 Required yards and setbacks.

A. Minimum yard sizes shall be determined according to the minimum setback dimensions set forth below, and shall be subject to definitions and conditions set forth in Section 20.20.050 of the Signal Hill Municipal Code.

B. Minimum setback requirements shall be as follow:

1. Fifteen feet when adjoining a Major Highway, Secondary Highway, or Secondary Modified Highway, as defined in Chapter 20.72 of the Signal Hill Municipal Code;
2. Ten feet when adjoining a Local Street, as defined in Chapter 20.72 of the Signal Hill Municipal Code;
3. No yard is required when adjoining an interior (side) lot line or alley.

(Ord. 94-05-1179 § 1 (part))

20.49.065 Landscape materials and turf replacement.

A. Maximum Allowed Hardscape. Hardscape in front and street side setbacks is limited to driveways and walkways only (hardscape includes paved materials, both permeable and non-permeable). The remaining area shall be landscaped and maintained.

B. Turf in New Development. Turf in new development is subject to Chapter 13.10.

C. Turf Replacement.

1. Turf is not a required or preferred landscape material. Drought tolerant landscape materials that retain water on site are strongly encouraged when replacing existing turf.
2. Turf replacement in landscape areas of two thousand five hundred square feet or greater is subject to Chapter 13.10. (Ord. 2015-11-1481 § 13)

20.49.070 Parking areas.

The number of parking spaces, and the design, construction, and striping of parking areas shall be consistent with Chapter 20.70 of the Signal Hill Municipal Code, except as modified in this chapter, and as represented in the site plan approved by the planning commission hereunder.

A. Parking shall be provided at a ratio of one space per two hundred fifty square feet of gross floor area or fraction thereof, provided that if any of the special uses in Chapter 20.70 of the Signal Hill Municipal Code are included, the regulations of that section shall apply. If a proposed use is not listed, a parking study may be required by the planning director to determine if proposed parking will be adequate for such use. If a parking study indicates proposed parking will not be adequate for the proposed use, additional parking shall be provided consistent with the recommendations of such study.

B. Parking stalls shall measure nine feet by eighteen and one-half feet. The maximum vehicle overhang for any parking space shall be two feet.

C. Size, location, treatment, and maintenance of off-street loading spaces shall be as set forth in Section 20.66.160 of the Signal Hill Municipal Code.

(Ord. 94-05-1179 § 1 (part))

20.49.075 Required transportation-related improvements.

A. Nonresidential development comprising twenty-five thousand square feet or more of building area shall provide the following subject to approval of the director of planning:

1. A bulletin board, display case, or kiosk displaying transportation information located where the greatest number of employees are likely to see it. Information in the area shall include, but is not limited to, the following:

- a. Current maps, routes, and schedules for public transit routes serving the site;
 - b. Telephone numbers for referrals on transportation information including numbers for the regional ridesharing agency and local transit operators;
 - c. Ridesharing promotional material supplied by commuter-oriented organizations;
 - d. Bicycle route and facility information, including regional/local bicycle maps and bicycle safety information;
 - e. A listing of facilities available for carpoolers, vanpoolers, bicyclists, transit riders, and pedestrians at the site.
2. Sidewalks or other designated pathways following direct and safe routes from the external pedestrian circulation system to each building in the development, and from on-site parking areas to each building in the development.

B. Nonresidential development comprising fifty thousand square feet or more of building area shall comply with the requirements for same as set forth in Section 20.70.035, and with those indicated in 20.20.075(A), requirements for buildings of twenty-five thousand square feet or more.

C. Nonresidential projects comprising one hundred thousand square feet or more of building area shall comply with the requirements in 20.20.075(A) and shall provide all of the following subject to approval of the director of planning:

1. If determined necessary by the public works director to mitigate project impacts, bus stop improvements for developments to be located adjacent to major highways, secondary highways, and established bus routes; the city will consult with local bus service providers in determining appropriate improvements;
2. Safe and convenient access from the external circulation system to bicycle parking facilities on-site.

(Ord. 94-05-1179 § 1 (part))

20.49.080 Trash storage and recyclable materials enclosures.

Trash storage and recyclable materials enclosure areas shall be provided of sufficient size to ensure containment of all solid waste materials generated from the site and to promote the city's recycling program. The size of the enclosure(s) shall be determined by the planning director based upon the size and nature of the facility proposed, but shall not be less than five square feet in height with solid metal panel gates equipped with self-closing devices. Adequate access shall be provided to the enclosure(s) to facilitate ease of trash/recyclable removal.

(Ord. 94-05-1179 § 1 (part))

20.49.090 Signs.

A sign program shall be submitted to the planning commission for review and approval. Signs shall be designed in a manner consistent with the architectural vocabulary of the building. Signs shall also be appropriate in scale and proportion to the building so as to enhance, rather than visually detract from or dominate the architecture of building facades or the site. Signs shall also be of such

size and design as to complement and be consistent with the highest quality of signs existing or planned along the adjoining commercial traffic corridor.

(Ord. 94-05-1179 § 1 (part))

20.49.100 Underground utilities.

All new utilities serving the site shall be installed underground.

(Ord. 94-05-1179 § 1 (part))

20.49.110 Mechanical equipment.

On-site mechanical equipment, whether roof or ground-mounted, shall be so located and integrated with the building and site so as to be screened from public view. Where enclosure of ground-mounted equipment, as determined by the planning director, would cause the location of such equipment to be more visually prominent, the planning director may permit the use of landscaping to screen such equipment. No mechanical equipment, including electrical transformers, shall be located in any required setback area.

(Ord. 94-05-1179 § 1 (part))

20.49.120 Infrastructure.

Utilities and facilities for projects within the commercial corridor specific plan shall be extended and/or constructed in conjunction with construction of buildings approved pursuant to this chapter and in accord with approved plans and policies of the public works department and mitigation measures as may be specified in environmental documentation pursuant to the California Environmental Quality Act. Specific requirements for additional facilities are as follows:

A. Utilities.

1. All on-site water supply, wastewater collection, storm drainage, and sewer lines and facilities shall be provided by the developer in accord with the city's master plans for water, sewers, and drainage unless costs are borne by the redevelopment agency as a result of a negotiated development agreement.
2. All utility lines serving the site including natural gas, electrical, water, wastewater and communications lines shall be placed underground by the developer as a condition of approval of building permits.
3. Adequate water for estimated consumption, as determined by the city public works department and for fire flow requirements, as determined by the City of Long Beach Fire Department, shall be provided by the developer.
4. For any development within the commercial corridor specific plan area, the practicality of providing public facilities without incurring unusual public costs shall be demonstrated by the developer.
5. Cost for improvements to water, drainage, and sewer systems included in the city's adopted master plans for water, drainage and sewers shall be assigned in accordance with a cost-benefit formula established by the public works director, based on current engineering construction costs, as amended from time-to-time or borne by the redevelopment agency as a result of the negotiated development agreement.
6. No structures shall be permitted to be developed over existing major pipeline or power line easements, except where these can be relocated. Should relocation of minor pipelines be necessary, such relocation shall be completed by the developer or borne by the redevelopment agency as a result of a negotiated development agreement.

B. Transportation and Circulation. Transportation and circulation improvements required for implementation of the commercial corridor specific plan, as described in this section, shall be installed and funded by the developer unless otherwise provided as a result of a negotiated development agreement with the redevelopment agency.

1. The traffic signal at 28th Street and Cherry Avenue must be evaluated, prior to issuance of building permits, as to the need for upgrading using standard traffic engineering criteria. Specific upgrades to be considered include the following:

- a. Left-turn phasing on Cherry Avenue;

- b. Rechannelization to provide left turn lanes on 28th Street;
- c. Additional lane detection on Cherry Avenue and on 28th Street.

(Ord. 94-05-1179 § 1 (part))

20.49.130 Open space.

In accordance with site plan(s) approved pursuant to this chapter, commercial corridor specific plan areas shall include landscaped setback areas, and separate pedestrian ways. Costs for such improvement shall be borne by the developer unless costs are borne by the redevelopment agency as a result of a negotiated development agreement.

(Ord. 94-05-1179 § 1 (part))

20.49.140 Resources protection.

A. Compliance with the city's oil code, State Division of Oil and Gas Requirements, site plan and design review ordinance, and the approved site plan for any project to be constructed hereunder will permit the continued productivity of oil and promote compatibility of oil production uses with current, proposed, and future land uses.

B. New development on those portions of the commercial corridor specific plan area having existing oil production shall be subject to the following standards:

1. No structure shall be located within thirty-five feet of an active well.
2. The developer shall prepare and submit a site plan for staff comment addressing the relationship of any proposed development to active wells, service lines, and access routes to any company which has surface leasehold interest in the property proposed for development. The affected oil company, upon its own discretion, may require an exclusive one-hundred-foot by one-hundred-fifty-foot rectangular work area around each existing well to provide adequate separation between oil production facilities and more sensitive land uses, and to reserve an adequate area for access to and maintenance of wells. Surfacing, parking, and/or landscaping within these areas shall be subject to review by each responsible oil company.
3. Costs for such improvements and/or resource protection methods shall be borne by the developer unless costs are borne by the redevelopment agency as a result of a negotiated development agreement.

(Ord. 94-05-1179 § 1 (part))

20.49.150 Relationship to general plan.

The commercial corridor specific plan implements each of the elements of the city general plan. As such, the specific plan is supportive of and consistent with the existing goals and policies of the general plan.

(Ord. 94-05- 1179 § 1 (part))

20.49.160 Relationship to other ordinances.

All other ordinances, codes, and policies of the city shall apply in the development, construction, operation, and maintenance of any project hereunder. In the event of a conflict between this chapter and any other provision of the zoning ordinance, the provisions hereunder shall apply.

(Ord. 94-05-1179 § 1 (part))

- 20.50.010 Purposes.
- 20.50.020 Applicability of regulations.
- 20.50.030 New development--Generally.
- 20.50.040 New developments--Special standards.
- 20.50.050 New developments--Organizational documents.
- 20.50.060 Conversions--Conditional use permit required.
- 20.50.070 Conversions--Submission of reports.
- 20.50.080 Conversions--Inspections and certificate of occupancy.
- 20.50.090 Conversions--Special standards.
- 20.50.100 Conversions--Waiver of special standards.
- 20.50.110 Conversions--Tenants' rights.
- 20.50.120 Conversions--Maximum number.
- 20.50.130 Conversions--Organizational documents.
- 20.50.140 City review and approval.
- 20.50.150 Conditional use permit determination.

20.50.010 Purposes.

The purposes of this chapter are to insure a reasonable balance of rental and ownership units in the city in a variety of different housing types, prices and densities; and at the same time provide additional home-ownership opportunities for all segments of the population; to mitigate the hardship caused by displacement of tenants, particularly the elderly and handicapped, and those of low income or special housing needs; to promote the upgrading of condominium conversion projects; to provide adequate off-street parking; and generally to regulate projects in accordance with applicable general plan and code requirements to promote the public health, safety and general welfare.

(Ord. 83-03-904 § 5 (part); Ord. 78-11-809 § 2 (part); prior code § 19.52.600 (A))

20.50.020 Applicability of regulations.

The provisions of this chapter apply to all applications for condominium development, including condominium conversion, and to community apartment projects and stock cooperatives, as defined by the California Business and Professions Code, which the planning commission or city council has not approved prior to December 21, 1978. All references in this chapter to "condominiums" shall be deemed to include stock cooperatives and community apartments, and all references in this chapter to "condominium conversions" shall be deemed to include conversions to stock cooperatives and to community apartments.

(Ord. 83-03-904 § 5 (part); Ord. 78-11-809 § 2 (part); prior code § 19.52.600(B))

20.50.030 New development-Generally.

Any development producing new and previously unoccupied buildings and structures intended for condominium ownership shall comply with all requirements of Title 15 of this code and with all zoning regulations and property development standards.

(Ord. 78-11-809 § 2 (part); prior code § 19.52.610(A))

20.50.040 New developments-Special standards.

In addition to any other requirements of this chapter, any development producing new and previously unoccupied buildings and structures intended for condominium ownership shall comply with the following requirements:

- A. The consumption of gas and electricity within each condominium unit shall be separately metered so that the unit owner can be separately billed for each utility.
- B. Condominium units shall not have separate television and radio antennas. Either a central antenna will be provided with connections to each unit via underground or internal wall wiring, or each unit shall be served by a cable antenna service provided by a company licensed to provide such service within the city.
- C. Required off-street parking, except guest parking, shall be permanently and irrevocably assigned to particular condominium units within the development on the basis of the parking requirements of the zoning district in effect at the time of application.

(Ord. 78-11-809 § 2 (part): prior code § 19.52.410(B))

20.50.050 New developments-Organizational documents.

All organizational documents including the declaration of covenants, conditions and restrictions, the articles of incorporation, the bylaws, and any contracts for maintenance, management, or operation of the condominium development shall be submitted to and approved by the city prior to issuance of building permits.

(Ord. 78-11-809 § 2 (part): prior code § 19.52.610 (C))

20.50.060 Conversions-Conditional use permit required.

No condominium conversion shall be permitted in any zoning district unless such zone permits such type of use and until a conditional use permit is obtained, as provided in Section 20.50.150.

(Ord. 83-03-904 § 5 (part): Ord. 78-11-809 § 2 (part): prior code § 19.52.620(A))

20.50.070 Conversions-Submission of reports.

At the time of submission of the subdivision map to the city, and in addition to all documents, maps, plans, information and reports required by Title 18 of this code, any person seeking approval of a condominium conversion development shall submit the following reports:

- A. A report showing the extent to which the proposed condominium conversion will not comply fully with the building and zoning requirements of the city existing as of the date of application, and also as to the date of the issuance of the building permit for the original construction of the building;
- B. A property report describing the condition and useful life of the roof, foundations, mechanical, electrical, plumbing, and structural elements of all existing buildings and structures. Such report shall be prepared by a registered civil or structural engineer or a licensed general building contractor or general engineering contractor. Such report may be waived where the building official finds that comparable information is available in a different form;
- C. Any other information which the director of planning and community development determines will assist in determining whether the proposed project will be consistent with the purposes of this chapter.

(Ord. 83-03-904 § 5 (part): Ord. 78-11-809 § 2 (part): prior code § 19.52.060(B))

20.50.080 Conversions-Inspections and certificate of occupancy.

- A. Prior to receipt of an application for a conditional use permit, the department of planning and community development shall cause an inspection to be made of all buildings and structures in the proposed condominium conversion project. The department shall prepare an inspection report identifying all items in violation of Title 15 of this code, and any equipment and facilities determined to be deteriorated or hazardous. The applicant shall pay a fee for the inspection as established by resolution of the city council.

B. The applicant shall correct all violations of Title 15 of this code and repair or replace any equipment or facilities determined by the building inspector to be deteriorated or hazardous prior to approval of the final map for the conversion. The applicant shall pay a fee for any additional inspections required to determine compliance as established by resolution of the city council.

C. The department of planning and community development shall issue a certificate of occupancy for all condominium conversion projects upon satisfactory compliance with all conditions of approval, requirements of this chapter, Title 18 of this code, and state law. Said certificate shall be required prior to the sale, lease, use or occupancy of any building or structure as a condominium, regardless of the previous use, occupancy or tenancy, and regardless of whether any changes, alterations or modifications have been made to any portion of any existing building or structure.

(Ord. 83-03-904 § 5 (part))

20.50.090 Conversions-Special standards.

A. All condominium conversions shall comply with all requirements of Title 15 of this code.

B. In addition to any other requirements of this chapter, any condominium conversion shall comply with the following requirements, unless waived by the commission in accordance with the provisions of this chapter:

1. The off-street parking requirements of the RH zoning district in effect at the date of application shall apply, but available off-street unenclosed surface parking spaces located on the property to be converted, with the exception of a tandem space(s), and/or parking space located within the front yard setback, shall count towards meeting the parking requirements.

2. The consumption of gas and electricity within each condominium unit shall be separately metered so that the unit owner can be separately billed for each utility. Either a separate water shutoff valve shall be provided for each condominium unit, or a separate water shutoff valve shall be provided for each plumbing fixture in each condominium unit.

3. The density provisions of the zoning district in effect at the time of application shall apply, but the conversion of multiple residential units constructed under a different density standard may be approved if the number of condominium units does not exceed twice the number of units allowable under the standards existing at the time of application.

4. The outdoor living space provisions of the zoning district in effect at the time of application shall apply, but the conversion of multiple residential units constructed under a different standard may be approved where at least half of the current area requirements for outdoor living space are met.

5. The trash storage area requirements of Ordinance No. 78-4-789* shall apply to condominium conversions in the zoning districts specified therein and also to conversions involving more than two units.

(Ord. 2006-09-1364 § 11; Ord. 83-03-904 § 5 (part); Ord. 80-7-849 § 1; Ord. 78-11-809 § 2 (part); prior code § 19.52. 620 (C))

20.50.100 Conversions-Waiver of special standards.

In granting a conditional use permit for condominium conversion the commission or council may waive any of the special requirements of Section 20.50.090 where the condominium conversion development taken as a whole and subject to the conditions of the conditional use permit achieves the intent of Section 20.50.010 and of this chapter.

(Ord. 83-03-904 §§ 5 (part) and 6; Ord. 78-11-809 § 2 (part); prior code § 19.52. 620 (D))

20.50.110 Conversions-Tenants' rights.

A. No final subdivision map shall be approved by the planning commission or city council until the developer presents satisfactory evidence that the developer has complied with all notice requirements of the Subdivision Map Act, including giving each tenant written notice of the intention to convert and of the tenants' exclusive right to contract for purchase of their respective units. The developer shall give special consideration to tenants who are senior citizens and to tenants who are handicapped.

B. The applicant shall provide moving expenses equal to three times the monthly rent to any tenant who was a tenant at the time of the condominium conversion application and who relocates from the building to be converted after approval of the conversion by the city, except when the tenant has given notice of his intent to move prior to receipt of notification from the applicant of his intent to

convert.

(Ord. 83-07-910 § 3: Ord. 83-03-904 § 5 (part): Ord. 78-11-809 § 2 (part): prior code § 19.52.620(E))

20.50.120 Conversions-Maximum number.

A. The maximum number of units which may be approved for conversion to condominiums in any fiscal year, commencing July 1st and ending June 30th of each year, shall not exceed the number of new two-family or multiple-family rental dwelling units for which building permits were issued by the city during the previous fiscal year. In the event that fewer than the maximum number of units permissible are converted in a given fiscal year, the surplus will be carried over to the following fiscal year. In the event that any application for condominium conversion would cause or result in the number of units in the city converted to condominiums during that fiscal year to exceed the number of new two-family or multiple-family rental dwelling units for which building permits were issued by the city during the previous fiscal year, then that application shall be denied but, upon the request of the applicant at the time of denial, shall be reconsidered for approval or disapproval by the city during the next fiscal year ahead of other condominium conversion applications which were subsequently filed with the city.

B. Exceptions. This section shall not be applicable to any project having a total of four units or less, provided that the number of units in said project shall be considered as approved for conversion for purposes of calculating the maximum number of units which may be approved for conversion to condominiums in any fiscal year, in accordance with subsection A of this section.

C. Notwithstanding the provisions of this section, the planning commission or city council may approve a condominium conversion use permit where such approval causes the number of units converted to condominiums to exceed the number of new two-family or multiple-family rental dwelling units for which building permits were issued by the city during the previous fiscal year, if all of the following findings are made:

1. The proposed conversion will not displace a significant percentage of low- and moderate-income tenants, senior citizen tenants, or tenants with children, or delete a significant number of low- and moderate-income rental units from the city's housing stock, at a time when sufficient equivalent housing is not readily available in the area;
2. The community benefits which are derived from the provisions of affordable home ownership opportunities are increased by the conversion of the proposed project;
3. If the existing apartment complex contains fifty percent or more low- and moderate-income households, as defined by Section 50093 of the California Health and Safety Code, the applicant agrees to enter into and record a development agreement with the city, approved as to form and content by the city attorney, which guarantees at least one of the following:
 - a. Retention of an adequate supply of affordable dwelling units for low- and moderate-income households, as determined by the planning commission or city council, as part of the conversion project;
 - b. Provision of an adequate supply of affordable dwelling units, prior to issuance of a certificate of occupancy for the conversion project, for low- or moderate-income households on alternative sites in the city.

The number of dwelling units to be afforded to low- and moderate-income households pursuant to this subsection shall be determined by the planning commission or city council, based on the number and characteristics of existing tenant households in the proposed conversion project, including income, family size, length of residence, age of tenants, and similar criteria. In order to meet the requirements of this subsection, the applicant shall submit as part of his condominium conversion application a report and supporting data concerning the above criteria.

4. Tenants of twenty-five percent or more of the units proposed for conversion have consented to the proposed conversion.

(Ord. 83-03-904 § 5 (part))

20.50.130 Conversions-Organizational documents.

All organizational documents described in Section 20.50.050 shall be submitted to and approved by the city prior to issuance of building permits, if any are required, or at the time of approval of the conversion if no building permits are required.

(Ord. 83-03-904 § 5 (part); Ord. 78-11-809 § 2 (part): prior code § 19.52. 620 (F))

20.50.140 City review and approval.

Any subdivision for condominium development shall be reviewed and approved, conditionally approved, or disapproved in accordance with the provisions of Title 18 of this code, but may be approved or conditionally approved only if it complies with the requirements of this chapter.

(Ord. 83-03-904 § 5 (part): Ord. 78-11-809 § 2 (part): prior code § 19.52.630(A))

20.50.150 Conditional use permit determinations.

A. Following the filing of an application for a condominium conversion or the filing of a subdivision map application for condominium purposes where a conditional use permit is required, the planning commission shall hold a public hearing and make findings, establish conditions, and make recommendations as provided in Chapter 20.64, except that the public hearing need not be held until the time at which the commission considers the subdivision map.

B. In addition to the findings required in Chapter 20.64, the planning commission or city council shall not approve or conditionally approve a conditional use permit for condominium conversion unless they find that:

1. All provisions of this chapter are met and the project will not be detrimental to the health, safety and general welfare of the city;
2. The overall design and physical condition of the conversion project will result in a project which is aesthetically attractive, safe, and of quality construction;
3. The proposed conversion will not displace a significant percentage of low- and moderate-income or senior citizen tenants, or tenants with children, at a time when sufficient equivalent housing is not readily available in the area;
4. The proposed conversion will not delete a significant number of low- and moderate-income rental units from the housing stock which would preclude the reasonable mobility of tenants within the city;
5. The applicant has not engaged in any coercive or retaliatory action regarding the tenants following the submittal of the initial application to the city for condominium conversion. In making this finding, consideration shall be given to:
 - a. Whether there have been rent increases at a rate greater than the rate of increase in the Consumer Price Index (Los Angeles-Long Beach), unless such increases are provided for in written agreements in existence prior to the submittal to the city of the initial application for condominium conversion,
 - b. Any other action which is taken against tenants to coerce them to refrain from opposing the project. An agreement with tenants which provides for benefits to the tenants after condominium conversion approval shall not be considered a coercive or retaliatory action;
6. The requirements of Section 20.50.120 have been met.

(Ord. 83-03-904 § 5 (part): Ord. 78-11-809 § 2 (part): prior code § 19.52.630(B))

Chapter 20.51

TENNIS COURT AND SIMILAR RECREATIONAL COURT REGULATIONS

Sections:

- 20.51.010 Purpose and applicability of regulations.
- 20.51.020 Tennis court fencing requirements.
- 20.51.030 Tennis court use restriction.
- 20.51.040 Landscaping and screening.
- 20.51.050 Artificial illumination.

20.51.010 Purpose and applicability of regulations.

A. Purpose. The purpose of these provisions is to provide an opportunity for development of tennis and similar recreational courts as accessory uses in residential districts, to protect the integrity of neighboring residential areas, and to mitigate any deleterious impacts on proximate properties.

B. Applicability. Tennis courts and similar recreational courts may be developed as accessory uses in residential districts when such courts are located on the same lot as the main residential use subject to the provisions of this chapter.

(Ord. 79-10-831 § 2 (part); prior code § 19.52.700)

20.51.020 Tennis court fencing requirements.

A. Fences up to ten feet in height, as measured from the finished grade outside the court, shall be permitted, when located behind the required setback areas.

B. For court fencing located at least twenty-five feet from all property lines, a fence height of twelve feet shall be allowed.

C. All portions of fencing exceeding six feet in height shall be of an open mesh such as chain link.

D. Windscreens and similar devices shall be prohibited above the six-foot height.

(Ord. 79-10-831 § 2 (part); prior code § 19.52.710)

20.51.030 Tennis court use restriction.

Residential accessory tennis courts shall be used only by the occupants of the main residential use on the same lot. This condition shall not prevent the use of the courts by invited guests. However, such courts shall not be used as a private club, or for commercial tennis instruction of players other than occupants of the main residential use on the same lot, or rented or used in any way for purely commercial purposes.

(Ord. 79-10-831 § 2 (part); prior code § 19.52.720)

20.51.040 Landscaping and screening.

All courts visible from the public streets shall be screened by landscaping. Landscaping and irrigation plans shall be submitted to the director of the department of planning and community development for approval and must indicate plants of sufficient height and density to screen the court.

(Ord. 85-09-955 § 1 (part); Ord. 79-10- 831 § 2 (part); prior code § 19.52.730)

20.51.050 Artificial illumination.

Artificial illumination of tennis courts shall be subject to a conditional use permit issued in accordance with provisions of Chapter 20.64.

(Ord. 79-10-831 § 2 (part); prior code § 19.52.740)

Chapter 20.52 SITE PLAN AND DESIGN REVIEW*

Sections:

20.52.010 Generally.

20.52.020 Purposes of provisions.

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- 20.52.130 Construction time limits - Penalties and abatement.

* Prior ordinance history: Ords. 82-6-892 and 85-09-955.

20.52.010 Generally.

No person shall construct any building or structure or make structural and physical improvements, additions, extensions and/or exterior alterations, and no permit shall be issued for each construction until the site plan and design has been submitted to, reviewed by, and approved in accordance with this chapter. The property may only be developed, used and maintained in accordance with the approved site plan and design review.

(Ord. 91-09- 1112 (part); Ord. 90-05-1067 § 1 (part))

20.52.020 Purposes of provisions.

A. General. The purpose of site plan and design review is to ensure that proposed development is in conformity with the intent and provisions of this title and to guide city departments in the issuance of permits. In addition, it is the purpose of this chapter to ensure that proposed development relates to the topography, and to prevent excessive similarity, dissimilarity or inappropriateness in building design and appearance in relation to present and proposed buildings and structures, because such would adversely affect the development, use, occupancy, health, safety and welfare of surrounding areas for residential, commercial or industrial uses or purposes, and by so doing, impair the benefits of occupancy of existing property in such areas; such would impair the stability and value of both improved and unimproved real property in such areas and prevent appropriate development of such areas.

B. Redevelopment Approval. An additional purpose of this chapter is to provide a means of regulation and control of construction of all new improvements and the substantial modification, alteration, repair or rehabilitation of existing improvements, within any Signal Hill redevelopment project area adopted by the redevelopment agency and the city council pursuant to the community redevelopment law of the state, as well as all amendments thereto. Under the provisions of community redevelopment law, the height of buildings, and land coverage, building, utility, landscaping, signs and design criteria, traffic circulation, traffic access and other development and design controls for proper development of both public and private areas within a project as may be established by the agency. Within any project area, no new improvements shall be constructed and no existing improvements shall be substantially modified, altered, repaired or rehabilitated except in accordance with plans submitted to and approved by the agency. In addition, all development in any project area shall comply with all applicable state and local laws, codes and ordinances in effect from time to time, including the zoning ordinance, and, in addition, any requirement of the redevelopment agency imposed from time to time by or pursuant to any redevelopment plan. It shall be a purpose and function of site plan and design review to review and pass on all such new improvements or substantial modification, alteration, repair or rehabilitation of any existing improvements within any redevelopment project area, in accordance with the approved redevelopment plan, as well as all applicable state and local laws, codes and ordinances in effect from time to time, the zoning ordinance, and, in addition, any requirement of the redevelopment agency imposed by or pursuant to community redevelopment law. Therefore, no building permit or occupancy permit can be issued for construction or occupancy of any new improvement or any modification, alteration, repair or rehabilitation of an existing improvement within the project area until the application for such a permit has been found by the agency to be consistent with the redevelopment plan.

C. In addition, pursuant to community redevelopment law, the redevelopment agency may require the owner or purchaser of the property to enter into an agreement, in which such owner or purchaser shall agree to the imposition of such restrictions as are necessary to carry out any redevelopment plan. The redevelopment agency may require such an agreement as a condition to the issuance of a building permit. In those cases where such an agreement is made and entered into, the purpose of site plan and design review shall be to ascertain compliance with the agreement.

(Ord. 91-09-1112 (part); Ord. 90-05-1067 § 1 (part))

20.52.030 Review procedures.

A. Informal Review. Prior to filing a formal application for site plan and design review, applicants are encouraged to submit drawings to the department of planning and community development for informal review and comments. Applicants with applications subject to planning commission site plan and design review are further encouraged to schedule, through the department of planning and community development, an informal review workshop with the planning commission prior to processing a final application for site plan and design review.

B. Prerequisites to Review. For properties with abandoned wells, prior to filing a formal application for site plan and design review, applicants must complete the prerequisite requirements pursuant to Section 16.24.020 and the Oil Services Coordinator shall submit a summary report pursuant to Section 16.24.060, including provision of an "at risk" letter if the intent is not to complete well abandonments prior to site plan and design review. The letter shall acknowledge that the success or failure to complete well abandonments in compliance with the city's equivalency standard will determine whether wells may be built over or in close proximity to as indicated on the well access exhibit marked "no access", pursuant to Section 16.24.050(B). Further, the letter shall state that it is understood that failure to abandon wells to the city's equivalency standard will prohibit development over or in close proximity to the wells resulting in revisions to the site plan and potentially additional site plan and design review pursuant to Chapter 20.52.

C. Review by the Director. The site plan and design review applications set forth in this section shall be reviewed and approved, conditionally approved, or denied by the director of the department of planning and community development or the director's designated representative, based on findings made pursuant to Section 20.52.050 and without prior notice to the applicant. However, the applicant shall be notified in writing of the director's decision. If the director of the department of planning and community development approves a site plan or design review application under this section, the applicant shall be entitled to issuance of necessary permits upon compliance with all preconditions to such issuance after expiration of the appeal period as provided in subsection D of this section. The director of the department of planning and community development may refer any application made pursuant to this section to the planning commission for determination. All site plan and design review applications filed in conjunction with variance, conditional use permit, zoning ordinance amendment and tentative tract map requests will be reviewed by the planning commission. Those site plan and design review applications subject to the director's approval are as follows:

1. Construction of new buildings, additions or extensions which are ten thousand square feet or less in gross floor area in any commercial or industrial zone;
2. Construction of first story additions or extensions of five hundred square feet or less (exclusive of garages, covered or uncovered patios, balconies, and walkways, eaves for other architectural projections, and uncovered tennis courts, pools, spas, and similar recreational facilities) to an existing dwelling unit;
3. All exterior structural and physical improvements relocations, and/or exterior alterations of or to existing buildings and structures, including physical site improvements. Physical site improvements shall include, but are not limited to, landscaping, parking and loading areas, driveways, walls, signs, fences and trash enclosures.

D. Review by the Planning Commission. The director of the department of planning and community development or the director's designated representative shall review all applications and site plans submitted pursuant to Section 20.52.040 to determine if they are complete. Except as provided in subsection B of this section, the application and accompanying drawings, if deemed complete, shall be forwarded to the planning commission for review and determination at a regularly scheduled meeting in accordance with the submittal deadlines for such meetings as posted in the department of planning and community development. The applicant shall be notified within thirty calendar days on the completeness of the application. If the application is deemed complete, notification will include the tentatively scheduled date of the formal review. If the application is deemed incomplete, notification will include a list of items necessary to complete the application, and a date by which all of the information must be submitted in order to be scheduled for the next regular hearing date. Notice of the hearing on the application for site plan or design review shall be given as provided in subsection G of this section. The planning commission shall make findings as set forth in Section 20.52.050, and based on such finds shall either approve, conditionally approve, or deny any application for site plan or design review. The planning commission may, from time to time, continue its deliberations on any application to another meeting or meetings.

E. Appeals to Planning Commission. Except as otherwise provided in subsection B of this section, the applicant or any aggrieved party may appeal to the planning commission a decision of the director of the department of planning and community development to deny or conditionally approve any application for site plan and design review by filing an appeal in writing with the director of the department of planning and community development within ten calendar days following the date of written notification to the applicant of the director's decision. If a timely appeal is not filed, the director's decision shall be final. The planning commission shall hear the matter at their next regularly scheduled meeting at which the matter can be heard. Notice of the hearing on the application for site plan and design review shall be given as provided in subsection F of this section. The planning commission may sustain, modify, or overrule the decision of the director. In so doing, the planning commission shall make the findings and apply the standard of review contained in Section 20.52.050. The determination of the planning commission shall be final unless an appeal to the city council is timely filed.

F. Appeals to the City Council. The applicant or any aggrieved party may appeal to the city council any decision of the planning commission on an application for site plan and design review by filing an appeal in writing with the city clerk within ten calendar days of the planning commission meeting at which the matter can be heard. Notice of the hearing on the application for site plan and design review shall be given as provided in subsection G of this section. The city council may sustain, modify, or overrule any decision of the planning commission. In so doing, the city council shall make findings and apply the standard of review set forth in Section 20.52.050. The decision of the city council shall be final.

G. Notice of the Hearing. Whenever notice of a planning commission or city council hearing on a site plan or design review application is required by this section, such notice shall be sufficient if given in writing by first class mail, at least ten days prior to the date of the hearing, to the applicant and those property owners, as shown on the last equalized assessment roll, whose property is within a one-hundred-foot radius of the boundary of the subject property. The notice shall also be published in a newspaper of general circulation at least ten days prior to the hearing.

(Ord. 2015-05-1475 § 9 (part); Ord. 91-09-1112 (part); Ord. 90-05-1067 § 1 (part))

20.52.040 Application and submission of site plan.

A. Application Requirements.

1. For review by the director of planning and community development, pursuant to Section 20.52.030, the applicant shall submit a completed site plan and design review application on a form provided by the department, four sets of site plans, and required fees.
2. For review by the planning commission, pursuant to Section 20.52.030, the applicant shall submit a completed application, and all required fees to the department of planning and community development. The applicant shall also submit twenty sets off architectural elevations, landscape and site plans, two sets of plain white gummed mailing labels with the addresses of all property owners within one hundred feet of the subject property and a radius map, clearly indicating those other properties within one hundred feet of the subject property, and any other supporting documentation such as title reports, photographs, material boards, etc., required by the department of planning and community development.

B. Required Information. The submittal shall include the following information:

1. Fully dimensioned site plan including the following:
 - a. Name, address, and phone number of applicant, property owner, and architect/designer;
 - b. The correct legal description, including the assessor's parcel number;
 - c. Lot dimensions;
 - d. All buildings and structures on site and within the public rights-of-way;
 - e. Fully dimensioned floor plans showing the proposed use of each area, and all corridors, doorways and restrooms;
 - f. Yards and spaces between buildings, including dimensions;
 - g. Walls and fences and their location, height and materials;
 - h. Off-street parking location, number of spaces and dimensions of parking area, internal circulation pattern, and type of paving;
 - i. Pedestrian, vehicular, and service access, points of ingress and egress, internal circulation;
 - j. Signs and their location, size, height, materials and lighting;

- k. Handicapped spaces, location and ramps;
 - l. Loading location, dimensions, number of spaces and internal circulation;
 - m. Light location and details, hooding devices;
 - n. Required street dedications, and improvements, as provided in Section 20.52.070;
 - o. For residential construction, a statement of intent to use dwelling units(s) as model home(s), or if no such use is intended, a statement to that effect;
 - p. All abandoned oil wells and all accompanying information, as required by Section 16.24.020 through 16.24.060;
 - q. A letter of intent to conduct a property methane assessment and submit a mitigation plan pursuant to Section 16.24.080(E).
- 2. A landscaping and irrigation plan showing location, spacing and size of landscape materials as they will appear after three years of growth, and a list of proposed species including the common botanical name. Street trees and existing on-site trees must also be shown and identified where necessary. Existing trees to be removed or retained shall also be shown and identified;
 - 3. Hardline drawings of building elevations showing all sides of the proposed building(s) as they will appear upon completion, including proposed colors and materials, screening details for mechanical equipment, and building height. Elevations may be required to include graphic representation of official datum line and maximum building height and shall include human figures to indicate scale of proposed structure;
 - 4. Drainage pattern and structures;
 - 5. Towers, chimneys, roof structures, flagpoles, radio and television masts, all mechanical equipment external to main or accessory structures, and their location, design, site, height, materials, colors, screening, and architectural treatment;
 - 6. Oil wells within fifty feet of subject property;
 - 7. Detailed sign plan, indicating sign location, dimensions, materials, colors, lighting and mounting details for all signs, including directional, advertising, business and project identification signs;
 - 8. Environmental data and supporting documentation sufficient for the director of planning and community development, as the case may be, to make adequate findings pursuant to the requirements of California Environmental Quality Act of 1970;
 - 9. For any new development which proposes to locate any portion of any dwelling within six hundred feet of an operating oil well, injection well or any other appurtenant oil field equipment, the applicant shall, as part of the site plan and design review application, comply with all the requirements of Section 9.16.085, including preparation of a joint oil field equipment noise mitigation plan and/or a development applicant oil field equipment noise mitigation plan, and shall be required to implement the plan in conjunction with the development of the residential projects. No site plan and design review application shall be deemed complete until the plan is submitted to and approved by the director of planning.
- 10. In addition to the above, the planning director or planning commission may require additional information including the following:
 - a. Section through sites;
 - b. Preliminary grading plans;
 - c. Colored renderings and/or perspective drawings;
 - d. Site line drawings indicating relationship of proposed buildings and structures to existing structures on adjacent properties and to any public street or other public areas where views may be affected. Site line drawings are to include the view of the hill from major, secondary and secondary modified streets and any other public areas, if, in the determination of the director of planning and community development, the size and/or location of such structure may affect views of or vistas to the hill;
 - e. Traffic studies required if project is in traffic study area;
 - f. Acoustical reports;
 - g. A scale model of proposed structures which may be required to indicate structures on adjoining properties;
 - h. Any other information pertinent to the application.
- C. Model Homes. As a condition of site plan and design review approval for any residential project which will include the use of

model home(s), the applicant shall submit operations plans for same for review and approval by the planning commission. The planning commission may require such changes or conditions of approval for proposed operations plans as deemed necessary to protect the health and safety of the general public and of residents and occupants of structures likely to be affected by model home(s) operations, consistent with provisions of applicable city, state, and federal policies, codes, and standards.

1. Planning Commission Review. Review of model home(s) operations plans by the planning commission shall not require a public hearing, but shall be conducted at a regularly scheduled planning commission meeting. Filing deadlines for operations plans shall be the same as set forth for planning commission public hearing agenda items;

2. Submittal Requirements. The applicant shall submit ten copies of operations plans as part of the first plan check submittal subsequent to site plan and design review approval of the project by the planning commission. The operations plans shall include site plans and documentation representing the following:

- a. The location of model home(s) and the relationship of each to adjacent development and to adjoining surface streets;
- b. The location and number of proposed visitor and employee parking stalls;
- c. Proposed vehicular circulation routes to and from proposed customer parking areas, and on-site and off-site directional signs, barriers, and other devices necessary to protect and promote the safety of visitors to the sites;
- d. Proposed pedestrian circulation routes between and among model homes, and between customer parking and model home(s), and directional signs, barriers, and other devices necessary to protect and promote the safety of visitors to the sites;
- e. The proposed dates model home(s) would become operational and the relationship of same to the completion dates of other dwelling units within the project;
- f. Proposed days and hours of operation;
- g. The number of employees expected to be on the model home(s) site at any given time during operating hours.

D. Property Within Redevelopment Agency Areas. If the application pertains to property which is located within a redevelopment project area, the application shall also include, as deemed necessary by the director of planning and community development, an explanation of how the site plan complies with the applicable redevelopment plan and regulations of the redevelopment agency.

E. Fees. The fees shall be such as the city council may by resolution establish from time to time.

(Ord. 2015-05-1475 § 9 (part); Ord. 2013-07-1459 § 8; Ord. 2013-07-1460 § 8; Ord. 93-05-1154 §§ 1, 2; Ord. 92-10-1132 §§ 2--5; Ord. 91-09-1112 (part); Ord. 90-05-1067 § 1 (part))

20.52.050 Findings and standard of review.

A. Findings. In approving or conditionally approving a site plan and design review application, the director of planning and community development, the planning commission or city council, as the case may be, shall find that:

1. The proposed project is in conformance with the general plan, zoning ordinance, and other ordinances and regulations of the city;
2. The proposed project is in conformance with any redevelopment plan and regulations of the redevelopment agency and any executed owner's participation agreement or disposition and development agreement;
3. The following are so arranged as to avoid traffic congestion, to ensure the public health, safety, and general welfare, and to prevent adverse effect on surrounding properties:
 - a. Facilities and improvements;
 - b. Pedestrian and vehicular ingress, egress, and internal circulation;
 - c. Setbacks;
 - d. Height of buildings;
 - e. Signs;
 - f. Mechanical and utility service equipment;

g. Landscaping;

h. Grading;

i. Lighting;

j. Parking;

k. Drainage;

l. Intensity of land use;

4. The topography is suitable for the proposed site plan and the site plan, as proposed, is suitable for the use intended;

5. The proposed development provides for appropriate exterior building design and appearance consistent and complementary to present and proposed buildings and structures in the vicinity of the subject project while still providing for a variety of designs, forms and treatments.

B. Site Plan and Design Review Criteria. In reviewing any site plan or design review application pursuant to the requirements of this chapter, the director of the department of planning and community development, the planning commission, or the city council, as the case may be, shall utilize the following criteria:

1. The overall development plan integrates land with building forms and achieves architectural unity and environmental harmony within the development, consistent with the objective of emphasizing and enhancing the positive aesthetic characteristics existing, developing or to be developed in the surrounding area;

2. Structures shall be situated so as to respect and respond to the existing topography, to minimize alteration of natural land forms, to minimize disruption of desirable trees and vegetation, and to minimize interference with the privacy of and views from surrounding properties;

3. Building pads should be established and graded as near to existing topographic elevations as possible and in such manner as to blend with contours of adjoining properties and avoid abrupt transitions;

4. The size and location of proposed structures enhance, protect or minimize interference with the views of or vistas to the hill which is that area generally bounded by Willow Street on the north, 21st Street on the south, Cherry Avenue on the west and Temple Avenue on the east, from major, modified, and secondary modified streets and from any other public areas;

5. Exterior building treatments are restrained, not harsh or garish, and selected for durability, wear characteristics, ease of maintenance, and initial beauty. All exterior treatments are coordinated with regard to color, materials, architectural form and detailing to achieve design harmony and continuity. Exposed metal flashing or trim should be anodized or painted to blend with the exterior colors of the building;

6. Rooflines on a building are compatible through-out the development and with surrounding development;

7. Buildings and related outdoor spaces are designed to avoid abrupt changes in building scale. The height and bulk of buildings are in scale with surrounding sites and do not visually dominate the site or call undue attention to buildings. Structures higher than two stories emphasize horizontal, as well as vertical appearance, e.g., by the use of projection or recession of stories, balconies, horizontal fenestration, changes in roof levels or planes, landscaping or outdoor structures or detailing, to convey a more personal scale;

8. The development protects the site and surrounding properties from noise, vibration, odor, and other factors which may have an adverse effect on the environment;

9. The designs of buildings, driveways, loading facilities, parking areas, signs, landscaping, lighting and other project features are responsive both to functional requirements, such as automobile, pedestrian and bicycle circulation, and to aesthetic concerns including the visual impact on other properties and from the view of the public street;

10. The designs of accessory structures, fences and walls are harmonious with main buildings, insofar as possible, the same building materials are used on all structures on the site;

11. Proposed signs, and the materials, size, color, lettering, location and arrangement thereof, are an integrated part of and complementary to the overall design of the entire development;

12. Landscaping is incorporated in such a way as to complement the overall development, enhance visual interest and appeal, and visually integrate buildings within the natural setting. Landscaping shall include combinations of trees, shrubs, turf, and groundcover

with major emphasis on utilization and retention of native species and drought tolerant plant materials suited to local climatic conditions. Landscaping in parking areas shall be located so as to provide visual relief from expanses of paved surfaces. Landscaping buffers shall be used to screen exterior trash and recycling areas, loading docks and ramps, electrical utility boxes and transformers, and fire flow valves and backflow preventers;

13. Landscape buffers should also be used, in conjunction with earthen berms, to minimize the visual impact and presence of vehicles by screening them from view to the extent feasible from both on-site and off-site vantage points;

14. Mechanical and utility service equipment is designed as part of the structure or is screened consistent with building design. Electrical transformers shall not be located in required front yard setbacks. Large vent stacks and similar features should be avoided, but if essential, are screened from view or painted to be nonreflective and compatible with building colors. Rooftop mechanical equipment shall be screened from view of public rights-of-way or integrated into the design of the structure. Particular attention should be paid to minimizing the visual impact of rooftop equipment which may be visible from properties or rights-of-way at higher elevations;

15. Natural space-heating, cooling, ventilation and day lighting are provided, to the extent possible, through siting, building design and landscaping. Deep eaves, overhangs, canopies and other architectural features that provide shelter and shade should be encouraged;

16. Trash enclosures and truck loading areas, to the extent feasible, shall be located out of view from public rights-of-way, and shall be of appropriate size and shape to accommodate additional receptacles for recycling materials;

17. Proposed building, walkway, and parking lighting enhances building design and landscaping, as well as security and safety, and does not create glare for occupant on adjoining properties;

18. Drainage is provided so as to avoid flow onto adjacent property;

19. On new development, all utility facilities are underground;

20. Adequate provisions are made for fire safety;

21. All Oil and Gas Code development standards contained in Chapter 16.24 are met., and a condition of approval has been added that prior to issuance of any certificate of occupancy for developments constructed over or in close proximity to abandoned wells, the property owner shall record a declaration of CC&Rs, in a form subject to the review and approval of the City Attorney, putting future owners and occupants on notice of the following: the existence of abandoned wells on the site; that the wells within the area of development have been leak tested and found not to leak; description of any methane mitigation measures employed; disclosure that access to these wells has been provided to address the fact that they may leak in the future causing potential harm; acknowledgment that the state may order the reabandonment of any well should it leak in the future; acknowledgment that the state does not recommend building over wells; and releasing and indemnifying the city for issuing project permits.

22. All zoning ordinance development standards are met.

(Ord. 2015-05-1475 § 9 (part); Ord. 2013-07-1459 §§ 9, 10; Ord. 2013-07-1460 §§ 9, 10; Ord. 91-09-1112 (part); Ord. 90-05-1067 § 1 (part))

20.52.060 Expiration and revision.

A. Following the completion of the review procedure set forth in Section 20.52.030, written notification of approval and any conditions thereof shall be made to the applicant. Construction of the improvements set forth in the approved site plan shall be commenced within one year from the date the approved site plan is signed by the director. Thereafter, the site plan and design review approval shall expire and become null and void, unless a written request for extension is received by the director of planning and community development at least thirty days prior to such expiration. Upon receipt of written request for extension, the director of planning and community development may grant an extension of site plan and design review approval for a period not to exceed six months from the original date of expiration, or may refer such request to the planning commission for determination. In no event, however, shall any such extension be granted for a period which exceeds one year from the original expiration date.

B. Any changes or revisions to an approved site plan shall be subject to approval in accordance with this chapter.

C. Notwithstanding subsection (A), any site plan and design review approval shall expire and become null and void at the same time any building, grading, or demolition permit associated with construction of the improvements set forth in the site plan is deemed null and void pursuant to section 20.52.100.

20.52.070 Required dedications and improvements.

A. If the director of the department of planning and community development, the director of public works, the planning commission, or the city council finds that the development of the property subject to site plan and design review will increase vehicular traffic in that area, the director of planning and community development, the director of public works, the planning commission, or the city council may require as a condition to the approval of a site plan that an applicant provide the following street dedications and improvements reasonably in proportion to increased vehicular traffic which the director of the department of planning and community development, the director of public works, planning commission, or the city council determines is caused by development on the subject property:

1. When the development borders or is traversed by an existing street, the following may be required:

a. Minor Streets, Local Streets, and Cul-de-sacs. Dedication of all necessary rights-of-way to widen the street to its ultimate width determined by the city in accordance with city ordinances and regulations; installation of curbs, gutters, sewers, drainage, street lighting, street trees, sidewalks, street signs, water mains, driveway approaches and required utilities; and grading and improving from curb to existing pavement;

b. Major Streets and State Highways. The setback of all facilities to required distances from the property line ultimately established following completion of street improvements, as shown on the general plan; installation of curbs, gutters, sewers, drainage, street lighting, sidewalks, street trees, street signs, water mains, driveway approaches and required utilities; and grading and improving the roadway for a distance of eighteen feet from the curb.

2. When the development does not border or is not traversed by an existing street, frontage roads or new roads of any class determined by the director of the department of planning and community development, the director of public works, the planning commission, or the city council to be necessary due to the development shall be dedicated to the city. Such streets or roads shall be fully graded and improved with curbs, gutters, sewers, drainage; sidewalks, street trees, street signs, street lighting, water mains, driveway approaches, required utilities, and grading and paving; provided, that where the street or road is indicated as an eventual major street on the general plan, the amount of grading and paving required shall not exceed that required for such existing streets under subsection (A)(1)(a) of this section.

B. All improvements shall be made in accordance with Chapter 12.04 of this code. If the city determines that it is impractical to require installation of required improvements at the time of the development of the subject property, the applicant shall enter into a written agreement to make such improvements in the future. In the event that such an agreement is required, the applicant shall, at the time of entering into the agreement, deposit with the city funds in an amount equal to the estimated costs of the improvement, as determined by the city, or the applicant shall post with the city a performance bond to guarantee the completion of such improvements in the future. In any event, the applicant shall be required to install such improvements upon written demand therefor by the city.

(Ord. 91-09-1112 (part); Ord. 90-05-1067 § 1 (part))

20.52.080 Building permit prerequisites.

Before a building permit shall be issued for any building or structure pursuant to this chapter, the building official shall ensure that:

A. The proposed building is in conformity with the site plan and conditions approved by the director of planning and community development, the planning commission, or the city council, as the case may be;

B. All required improvements have either been installed, or an agreement has been executed and cash or bonds have been deposited with the city to cover the costs of the improvements;

C. All of the required dedications have been given;

D. All building code requirements have been met;

E. Fire department and other agency approvals have been obtained, where necessary;

F. Proof of oil quitclaim releases and rights-of-entry have been provided.

(Ord. 91-09-1112 (part); Ord. 90- 05-1067 § 1 (part))

20.52.085 Construction time limits - Construction site security and screening.

At all times after a building, grading, or demolition permit has been issued authorizing work at any site, the site must be secured and screened to the satisfaction of the Building Official to reduce health, safety, and aesthetic impacts to the neighborhood until completion of the work.

(Ord. 2013-06-1454 § 1)

20.52.090 Notice of permit issuance.

Upon issuance of the first building, grading, or demolition permit, notification of permit issuance shall be provided to all property owners within a one-hundred-foot radius of the boundary of the subject property as shown on the last equalized assessment roll (unless the City View Policy applies, in which case noticing shall be consistent with the procedures of the View Policy).

(Ord. 2013-06-1454 § 1)

20.52.100 Construction time limits - Time to complete.

- A. The Building Official or Director of Community Development may deem any building, grading, or demolition permit issued pursuant to Title 15 of this Code to be null and void upon the occurrence of any of the following:
- 1. The building or work authorized by such permit is not commenced within one hundred eighty days from the date of permit issuance;
 - 2. The building or work authorized by such permit is suspended or abandoned at any time after the work has started, for a period of one hundred eighty days or more;
 - 3. For projects that will result in the addition of floor area to a structure, if a Certificate of Occupancy has not been issued for the proposed structure or addition within the time limit set forth in Table 1 below, starting from the date of issuance of the first building, grading, or demolition permit for the project, or within any extension of time approved pursuant to section 20.52.110.

(Ord. 2013-06-1454 § 1)

Table 1- Construction Time Limits

Project Size	Construction Time Limit
Residential Additions, Alterations, Repairs and Accessory Structures	
200 SF and less	180 days
201 SF and over	360 days
New Dwelling Units	
1 to 2 units	540 days
3 or More Units	
3 to 10 units	720 days
10 to 50 units	1,080 days
50 units and over	1,440 days
Non-Residential	

Tenant Improvements and 10,000 SF and less	540 days
10,001 SF and over	720 days

Note: Square footage for this table is defined as the gross floor area.

B. At least sixty days prior to expiration of the construction time limit in subsection (A)(3), the Building Official or Community Development Director shall mail notice to the permit holder that the time limit is about to expire. Failure to provide such notice shall not prevent a permit from being declared null and void pursuant to subsection (A).

(Ord. 2013-06-1454 § 1)

20.52.110 Construction time limits - Extensions.

A. The time periods in section 20.52.100(A)(3) above may be extended, provided a written request for extension is submitted by the permit holder to the Director of Community Development, the Building Official, or his or her appointed representative, at least thirty calendar days prior to expiration of the time period. The request for extension must contain written justification for the extension and must include documentation of financing, if any, obtained to complete the project. A fee shall be required for any request for extension, in an amount established by City Council resolution; but in the event a deposit is already on file for the project, the city's costs of processing the request for extension shall be deducted from the deposit.

B. Upon receiving a request for extension, the Director of Community Development shall provide notice of the request to all property owners within a one-hundred-foot radius of the boundary of the subject property as shown on the last equalized assessment roll (unless the City View Policy applies, in which case noticing shall be consistent with the procedures of the View Policy). The notice shall provide a ten calendar day public comment period during which any person may submit written comments to the Director of Community Development regarding the request for extension.

C. If no written public comments postmarked or hand-delivered during the public comment period are received, the Director of Community Development shall be the approving authority for any first extension request. If one or more public comments postmarked or hand-delivered during the public comment period are received, the Planning Commission shall be the approving authority for any first extension request. The Planning Commission shall be the approving authority for all second extension requests. No second extension request may be made unless a first extension request has been approved previously.

D. The approving authority shall approve a request for extension when, in its discretion, the request demonstrates good cause. In determining whether a request demonstrates good cause, the approving authority shall consider each of the following criteria:

1. Whether substantial progress has been made toward project completion.
2. Whether the condition of the property presents health or safety hazards.
3. Delays due to difficulties related to site topography.
4. Delays due to material suppliers or labor-related issues.
5. Delays due to an earthquake, fire, flood, explosion, act of God, or other circumstances beyond the applicant's control.
6. Delays caused by the City or other government entity.
7. Other unusual factors, if any.

The applicant's financing, or lack thereof, shall not be considered in deciding whether there is good cause for an extension.

E. When the Planning Commission is the approving authority, it shall hold a public hearing on the request, to be noticed in the same manner as provided in section 20.52.030(F). The decision of the approving authority shall be by letter or resolution, describing the reasons for the decision based on the criteria in section 20.52.110(D). The Director of Community Development shall mail the approving authority's decision to the permit holder by first-class mail, postage prepaid, enclosing an affidavit or certificate of mailing. The decision of the approving authority shall be final, unless appealed pursuant to subsection (F) or (G) below.

F. Any decision of the Director of Community Development to deny a request for extension may be appealed to the Planning Commission, which shall conduct a public hearing and de novo review, applying the criteria listed in subsection (D). The public hearing

shall be noticed in the same manner as provided in section 20.52.030(F). Any such appeal shall be filed in writing within seven days of service of the decision of the Director of Community Development. The Planning Commission's decision on such an appeal shall state its reasons for decision, shall be served on the permit holder in the same manner as described in subsection (E), and shall be final unless appealed pursuant to subsection (G) below.

G. Any decision of the Planning Commission on a request for extension may be appealed to the City Council, which shall conduct a public hearing and de novo review, applying the criteria listed in subsection (D). The public hearing shall be noticed in the same manner as provided in section 20.52.030(F). Any such appeal shall be filed in writing within seven days of service of the decision of the Planning Commission. The City Council's decision on such an appeal shall state its reasons for decision, shall be served on the permit holder in the same manner as described in subsection (E), and shall be final.

H. Upon a final decision approving a request for extension, the time period in section 20.52.100(A)(3) shall be extended by the time listed in Table 2 below, based on project size. No permit shall be deemed null and void pursuant to section 20.52.100 while a valid request for extension is pending. If the project's construction time limit has already expired at the time of the final decision, the extension time shall run from the date of service by mail of the final decision.

Table 2- Construction Time Limit Extensions

Project Size	Extension Time
Residential Additions, Alterations, Repairs and Accessory Structures	
200 SF and less	30 days
201 SF and over	50 days
New Dwelling Units	
1 to 2 units	80 days
3 or More Units	
3 to 10 units	100 days
10 to 50 units	160 days
50 units and over	220 days
Non-Residential	
Tenant Improvements and 10,000 SF and less	80 days
10,001 SF and over	100 days

Exception: In the case of unusual circumstances or conditions, the Planning Commission or City Council may grant an extension of time other than those listed in Table 2.

I. No more than two requests for extension may be granted for any single project.

20.52.120 Construction time limits - No continuance of work until new site plan and permit approved.

A. When the Building Official or Director of Community Development has deemed a building, grading, or demolition permit null and void pursuant to section 20.52.100, all work authorized by the permit must cease. No work shall recommence until (1) as required by section 20.52.060(C), a new site plan and design review application is submitted and approved pursuant to this chapter, and (2) a new building, grading, or demolition permit is approved by the Building Official.

20.52.130 Construction time limits - Penalties and abatement.

A. As an alternative to deeming a building, grading, or demolition permit null and void pursuant to section 20.52.100, the Building Official or Community Development Director may impose the following penalties:

1. For the first thirty days after expiration of the construction time limit, there shall be no penalty.
2. For each day thereafter, the City may impose a penalty of two hundred dollars per day. The total sum of penalties imposed pursuant to this section shall not exceed thirty-six thousand dollars for any single project.

B. Imposition of any penalties pursuant to this section shall not prevent the Building Official or Community Development Director from later deeming a permit null and void pursuant to section 20.52.100.

C. After a building, grading, or demolition permit has been deemed null and void pursuant to section 20.52.100, any conditions on the project site that constitute a public nuisance as described in section 8.12.010 may be abated as provided in Chapter 8.12 of this code, in addition to any other remedies provided by law.

D. Any continuance of the work authorized by the building, grading, or demolition permit after it has been deemed null and void shall constitute a public nuisance that may be abated as provided in Chapter 8.12 of this code, in addition to any other remedies provided by law.

(Ord. 2013-06-1454 § 1)

Chapter 20.56 RECYCLING FACILITIES

Sections:

20.56.010 Purpose.

20.56.020 Definitions.

20.56.030 Criteria and standards.

20.56.040 Development projects--Conditions for approval.

20.56.050 Conflicting provisions.

20.56.010 Purpose.

The purpose of this chapter is to make to redemption and recycling of reusable material convenient to the customer in order to reduce litter and increase the recycling of reusable materials, and to encourage the provision of recycling services by adopting a comprehensive and easily understood program of permitting and regulating such uses, as required by the California Beverage Container Recycling and Litter Reduction Act (Ordinance 87-11-998).

Ord. 87-11-988 § 3 (part))

20.56.020 Definitions.

For the purpose of carrying out the intent of this chapter, words, phrases and terms shall be deemed to have the meaning ascribed to them in this section; if not specifically defined in this section, words, phrases and terms in this chapter shall be deemed to have their normal and generally accepted meaning.

A. Beverage. Beer or other malt beverages, carbonated mineral and soda waters and similar carbonated soft drinks, and any other liquid identified in the California Beverage Container Recycling and Litter Reduction Act.

B. Beverage Container. "Beverage container" means the individual, separate bottle, can, jar, carton or other receptacle in which a beverage is sold and which is constructed of glass, aluminum, plastic, steel or other material in which beverage manufacturers may choose to package their products. The term "beverage container" does not include cups or other similar open or loosely sealed

receptacles.

C. Collection Facility. "Collection facility" means a center for the acceptance by donation, redemption or purchase of recyclable materials from the public. A collection facility may include reverse vending machines and other small collection facilities which occupy an area of not more than five hundred square feet such as: mobile collection facilities, kiosk type units which may include permanent structures, and unattended containers placed for the donation of recyclable materials. There are also large collection facilities which occupy an area of more than five hundred square feet, or are on separate property not appurtenant to a host use, and which may include permanent structures.

D. Mobile Recycling Unit. "Mobile recycling unit" means an automobile, truck, trailer or van, licensed by the department of motor vehicles, which is used for the collection of recyclable materials. The term "mobile recycling unit" also includes the bins, boxes or containers transported by trucks, vans or trailers, and used for the collection of recyclable materials.

E. Processing Facility. "Processing facility" means a building or enclosed space for the collection and processing of recyclable materials. Processing means the preparation of material for efficient shipment, or to an end-user's specifications, by such means as baling, briquetting, compacting, grinding, flattening, crushing, mechanical sorting, shredding, cleaning and remanufacturing. Processing facilities shall include the following:

1. A light processing facility which occupies an area of under forty-five thousand square feet of gross collection, processing and storage area and has up to an average of two outbound truck shipments per day. Light processing facilities are limited to baling, briquetting, crushing, compacting, grinding, shredding and sorting of source-separated recyclable materials and repairing of reusable materials sufficient to qualify as a certified processing facility. A light processing facility shall not shred, compact or bale ferrous metals other than food and beverage containers.

2. A heavy processing facility which is any processing facility other than a light processing facility.

F. Recyclable Material. "Recyclable material" means reusable material, including, but not limited to, metals, glass, plastic and paper, which are intended for reuse, remanufacture, or reconstitution for the purpose of using the altered form. The term "recyclable material" does not include refuse or hazardous materials, but may include used motor oil collected and transported in accordance with Sections 25250.11 and 25143.2(b)(4) of the California Health and Safety Code.

G. Recycling Facility. A "recycling facility" is a center for the collection and/or processing of recyclable materials. A certified recycling facility or certified processor means a recycling facility certified by the California department of conservation as meeting the requirements of the California Beverage Container Recycling and Litter Reduction Act of 1986. The recycling facility does not include storage containers or processing activity located on the premises of a residential, commercial or manufacturing use and used solely for the recycling of material generated by that residential property, business or manufacturer.

H. Reverse Vending Machines. A "reverse vending machine" is an automated mechanical device which accepts at least one or more types of empty beverage containers including, but not limited to aluminum cans, glass and plastic bottles, and issues a cash refund or a redeemable credit slip with a value not less than the container's redemption value as determined by the state. A reverse vending machine may sort and process containers mechanically provided that the entire process is enclosed within the machine.

A "bulk reverse vending machine" is a reverse vending machine that is larger than fifty square feet; is designed to accept more than one container at a time; and will pay by weight instead of by container.

(Ord. 87-11-988 § 3 (part))

20.56.030 Criteria and standards.

Those recycling facilities permitted by zoning, or permitted with a conditional use permit, shall comply with applicable criteria and standards listed herein.

A conditional use permit shall be issued in accordance with standards established in this section, as well as in accordance with Chapter 20.64 regarding uses subject to conditional use permits.

In any convenience zone, no more than four recycling facilities shall be permitted. At least one recycling facility in every convenience zone must be a California-certified recycling facility.

The criteria and standards for recycling facilities are as follows:

A. Reverse Vending Machines. Reverse vending machines do not require additional parking spaces for recycling customers. In

order to accept and temporarily store all three container types in a proportion commensurate with their relative redemption rates, and to meet the requirements of certification as a recycling facility, multiple grouping of reverse vending machines may be necessary.

Reverse vending machines are permitted in all commercial and industrial zones provided that they comply with the following standards:

1. Shall be established in conjunction with a commercial use or community service facility which is in compliance with the zoning, building and fire codes of the city;
2. Shall not be sited in a location that is more than ten feet from a parking stall;
3. Shall not be located where, in the discretion of the director of planning, they tend to encourage illegal parking in a fire lane or in posted no parking areas;
4. Shall be located at least fifteen feet from the primary entrance and exit of the commercial structure, and shall not obstruct pedestrian or vehicular circulation;
5. Two or more machines shall be covered by a decorative roof or canopy, either free-standing or attached to the primary structure. Roof material, side enclosures and any enclosure trim shall be compatible with the architectural detail, materials and colors of the primary structure. All enclosures, including roofs, canopies and awnings must be approved by the director of planning and community development;

Enclosures are not required when a reverse vending machine includes architectural features as part of its original design and construction which serve to mitigate negative visual impacts of the machines;

6. Shall not occupy parking spaces required by the primary use;
7. Shall occupy no more than fifty square feet of floor space per installation, including any protective enclosure, and shall be no more than eight feet in height;
8. Shall be constructed and maintained with durable waterproof and rustproof material;
9. Shall be clearly marked to identify the type of material to be deposited, operating instructions and the identity and phone number of the operator or responsible person to call if the machine is inoperative;
10. Shall have a sign area of a maximum of four square feet per machine, exclusive of operating instruction;
11. Shall be maintained in a clean, litter-free condition on a daily basis. Violation of this provision shall be subject to the city's public nuisance provision, Chapter 8.12;
12. Operating hours shall be at least the operating hours of the primary use;
13. Shall be illuminated to ensure comfortable and safe operation if operating hours are between dusk and dawn;
14. Outdoor storage of any kind is prohibited;
15. Shall be painted colors compatible with the building colors of the host facility;
16. One directional sign, not to exceed a total area of six square feet, may be posted at the main entrance to the commercial structure, at the discretion of the director of planning.

B. Small Collection Facilities. Small collection facilities may be sited in commercial general and commercial industrial zones and in all industrial zones provided that they comply with the following conditions:

1. Shall be established in conjunction with an existing commercial use or community service facility which is in compliance with the zoning, building and fire codes of the city;
2. Shall be no larger than five hundred square feet and occupy no more than five required parking spaces, not including space that will be periodically needed for removal or exchange of containers;
3. Shall be set back at least ten feet from any street line and shall not obstruct pedestrian or vehicular circulation;
4. Shall accept only glass, metals, plastic containers, papers and reusable items. Used motor oil may be accepted with permission of the local public health official;
5. Shall use no power-driven processing equipment except for reverse vending machines;

- 6. Shall use containers that are constructed and maintained with durable waterproof and rustproof material, secured from unauthorized entry or removal of material, and shall be of a capacity sufficient to accommodate materials collected under the collection schedule;
- 7. Shall store all recyclable material in containers or in the mobile unit vehicle, and shall not leave materials outside of containers when attendant is not present;
- 8. Shall be maintained free of litter, pests, vermin and any other undesirable materials. Mobile facilities, at which the truck or containers are removed at the end of each collection day, shall be swept at the end of each collection day. Violation of this provision shall be subject to the city's public nuisance provision, Chapter 8.12;
- 9. Shall not exceed exterior noise levels of sixty dBA as measured at the property line of residentially zoned or occupied property, otherwise, shall not exceed seventy dBA. Noise levels are measured with a sound level meter by a certified acoustical engineer upon receipt of a complaint by the director of planning;
- 10. Containers for the donation of materials shall be at least one hundred feet from any property zoned or occupied for residential use and shall operate only during the hours between nine a.m. and seven p.m.;
- 11. Containers for the twenty-four-hour donation of materials shall be at least thirty feet from any property zoned or occupied for residential use unless there is a recognized service corridor and acoustical shielding between the containers and the residential use;
- 12. Containers shall be clearly marked to identify the type of material which may be deposited; the facility shall be clearly marked to identify the name and telephone number of the facility operator and the hours of operation, and shall display a notice stating that no materials shall be left outside the recycling enclosure or containers;
- 13. All signs must meet the criteria regulation and standards established in Chapter 20.58;
- 14. Placement of the facility shall not require removal of existing landscaping;
- 15. No additional parking spaces will be required for customers of a small collection facility located at the established parking lot of a host use. One space will be provided for the attendant if needed;
- 16. Mobile recycling units shall have an area clearly marked to prohibit other vehicular parking during hours when the mobile unit is scheduled to be present;
- 17. Occupation of parking spaces by the facility and by the attendant use may not reduce available parking spaces below the minimum number required for the primary host unless all of the following conditions exist:
 - a. The facility is located in a convenience zone or a potential convenience zone as designated by the California department of conservation,
 - b. A parking study shows that existing parking capacity is not already fully utilized during the time the recycling facility will be on the site,
 - c. The permit will be reconsidered at the end of eighteen months.

A reduction in available parking spaces in an established parking facility may then be allowed if a recycling facility is installed as follows:

For a commercial host use:

Number of Available Parking Spaces	Maximum Reduction
0--25	0
0--35	2
36--49	3
50--99	4
100+	5

For a community facility host use:

A maximum five spaces reduction will be allowed when not in conflict with parking needs of the host use;

18. If the permit expires without renewal, the collection facility shall be removed from the site on the day following permit expiration;

19. Trucks, trailers or vans used for the collection of recyclable materials shall be parked where not visible from a major, secondary or secondary modified highway. This provision shall not apply to vehicles servicing collection facilities. All vehicles must be neat and clean in appearance. All signage on the vehicles must be approved by the director of planning and community development;

20. All bins, boxes or containers located outdoors shall be enclosed by a fence high enough to screen the collection containers from public view. Signs may be attached to or painted on the enclosure fence;

21. One directional sign, not to exceed a total area of six square feet, may be posted at the main entrance to the commercial structure, at the discretion of the director of planning.

C. Large Collection Facility. A large collection facility is permitted in all industrial zones with a conditional use permit, provided that the facility meets the following standards:

1. The facility shall not abut a property zoned or planned for residential use;

2. The facility shall operate in an enclosed building with outdoor storage prohibited;

3. Setbacks, height, lot coverage and landscape requirements shall be those provided for the zoning district in which the facility is located;

4. The site shall be maintained free of litter, pests, vermin and other undesirable materials at all times and shall be cleaned of loose debris on a daily basis;

5. Noise levels shall not exceed sixty dBA as measured at the property line of a residentially zoned property, or otherwise shall not exceed seventy dBA. Noise levels are measured with a sound level meter by a certified acoustical engineer upon receipt of a complaint by the director of planning;

6. If the facility is located within five hundred feet of property zoned, planned or occupied for residential use, it shall not be in operation between seven p.m. and seven a.m.;

7. Any containers provided for after-hours donation of recyclable materials will be at least fifty feet from any property zoned or occupied for residential use, shall be of sturdy, rustproof construction, shall have sufficient capacity to accommodate materials collected, and shall be secure from unauthorized entry or removal of materials;

8. Donation areas will be kept free of litter and any other undesirable material, and the containers will be clearly marked to identify the type of material that may be deposited; the facility shall display a notice stating that no material shall be left outside the recycling containers. Violation of this provision shall be subject to the city's public nuisance provision, Chapter 8.12;

9. The facility will be clearly marked with the name and phone number of the facility operator and the hours of operation; and identification and informational signs will meet the standards of the zone in which the facility is located;

10. Power-driven processing, including aluminum foil and can compacting, baling, plastic shredding or other light processing activities shall be prohibited;

11. Outdoor storage is prohibited.

D. Processing Facilities. A light processing facility as defined in Section 20.56.020 is permitted in light industrial and general industrial zones. Heavy processing facilities are permitted in general industrial zones only, subject to a conditional use permit.

Processing facilities must meet the following conditions:

1. The facility shall not abut a property zoned or planned for residential use;

2. In a commercial or light industrial zone, processors will operate in a wholly enclosed building, with outdoor storage prohibited;

3. Power-driven processing shall be permitted, provided all noise level requirements are met. Light processing facilities are limited to baling, briquetting, crushing, compacting, grinding, shredding and sorting of source-separated recyclable materials and repairing of reusable materials;

4. A processing facility may accept used motor oil for recycling from the generator in accordance with Sections 25250.11 and

5. Setbacks and landscaping requirements shall be those provided for the zoning district in which the facility is located;

6. The site shall be maintained free of litter, pests, vermin and any other undesirable materials, and will be cleaned of loose debris on a daily basis and will be secured from unauthorized entry and removal of materials when attendants are not present. Violation of this provision shall be subject to the city's public nuisance provision, Chapter 8.12;

7. Space shall be provided on site for the anticipated peak load of customers to circulate, park and deposit recyclable materials. If the facility is open to the public, space will be provided for a minimum of ten customers or the peak load, whichever is higher, except where the planning director determines that allowing overflow traffic is compatible with surrounding business and public safety;

8. One parking space will be provided for each commercial vehicle operated by the processing center. Parking requirements will otherwise be as mandated by the zoning district in which the facility is located;

9. Noise level shall not exceed sixty dBA as measured at the property line of residentially zoned or occupied property, or otherwise shall not exceed seventy dBA. Noise levels are measured with a sound level meter by a certified acoustical engineer upon receipt of a complaint by the director of planning;

10. If the facility is located within five hundred feet of property zoned or planned for residential use, it shall not be in operation between seven p.m. and seven a.m. The facility will be administered by on-site personnel during the hours the facility is opened;

11. Any containers provided for after-hours donation of recyclable materials will be at least fifty feet from any property zoned or occupied for residential use; shall be of sturdy, rustproof construction; shall have sufficient capacity to accommodate materials collected; and shall be secure from unauthorized entry or removal of materials;

12. Donation areas shall be kept free of litter and any other undesirable material. The containers shall be clearly marked to identify the type of material that may be deposited. The facility shall display a notice stating that no material shall be left outside the recycling containers;

13. Sign requirements shall be those provided for the zoning district in which the facility is located. In addition, the facility will be clearly marked with the name and phone number of the facility operator and the hours of operation;

14. No dust, fumes, smoke, vibration or odor above ambient levels may be detectable on neighboring properties.

(Ord. 87-11-988 § 3 (part))

20.56.040 Development projects--Conditions for approval.

All development projects submitted for approval after the adoption of the ordinance codified in this chapter, if determined by the director of planning and community development as likely locations for reverse vending machines, shall incorporate into their plans possible locations for up to four vending machines.

(Ord. 87-11-988 § 3 (part))

20.56.050 Conflicting provisions.

Where any of the provisions of this chapter conflict with any other provisions of this Title 20, this chapter shall apply.

(Ord. 87-11-988 § 3 (part))

Chapter 20.57 HAZARDOUS WASTE MANAGEMENT FACILITIES

Sections:

20.57.010 Purpose.

20.57.020 Definitions.

20.57.030 Criteria and standards.

20.57.040 Conditional use permits.

20.57.050 Existing facilities.

20.57.060 Fees.

20.57.080 Monitoring and periodic review.

20.57.090 Severability.

20.57.010 Purpose.

The purpose of this chapter is to provide comprehensive criteria, regulations, and standards for the siting and maintenance of hazardous waste management facilities within the city.

(Ord. 90-04-1063 § 3 (part))

20.57.020 Definitions.

A. For the purpose of carrying out the intent of this chapter, words, phrases and terms shall be deemed to have the meaning ascribed to them in Volume II, Technical Supplement, of the Los Angeles County Hazardous Waste Management Plan (CoHWMP) beginning on page xii.

B. Hazardous Substance. For purposes of this chapter, the term "hazardous substance" shall include "hazardous substances" as such term is defined under Division 20, Chapter 6.8, of the California Health and Safety Code, Section 25501(k), and "hazardous substance" as defined under Division 20, Chapter 6.7, of the California Health and Safety Code, Section 25281.

C. Hazardous Waste. For purposes of this chapter, the term "hazardous waste" shall include "hazardous waste" as such term is defined under Division 20, Chapter 6.95, of the California Health and Safety Code, Section 25501.1, and shall include those wastes defined as "hazardous" or "extremely hazardous" pursuant to Article 1 of Division 4, Chapter 30, Title 22 of the California Code of Regulations.

(Ord. 90-04-1063 § 3 (part))

20.57.030 Criteria and standards.

Those hazardous waste management facilities permitted by zoning or permitted with a conditional use permit, shall comply with the applicable criteria and standards listed in this section and/or criteria and standards listed in the CoHWMP. Whenever there is conflict between the criteria and standards listed herein and the CoHWMP, the most restrictive shall apply. The criteria and standards for hazardous waste management facilities are as follows:

A. Off-site Hazardous Waste Facilities.

1. Off-site hazardous waste management facilities shall not be located within one thousand feet of any residentially zoned property.
2. Off-site hazardous waste management facilities shall not be located within two hundred feet of any area designated by the state geologist as a special studies zone.
3. Off-site hazardous waste management facilities shall not be located within one thousand feet of any existing hospital for humans, school, day care center, convalescent home or group care quarters, or any permanently occupied human habitation, other than those used for industrial purposes.
4. Off-site hazardous waste management facilities shall be located so as to avoid transportation routes through residential areas and/or high density traffic areas.
5. An environmental impact report, traffic study, transportation plan, emergency contingency plan, area evacuation plan, environmental site assessment and geotechnical report shall accompany all applications for new hazardous waste facilities. In addition, risk assessments, hazard footprints, acoustical studies or other technical reports may be required if deemed by the planning director

necessary for review of the application.

6. Setbacks, height, and landscaping requirements shall be those provided for in the zoning district in which the facility is located.
7. Space shall be provided for the anticipated peak load of delivery trucks, employees and customers, to circulate park, queue and load or unload materials. Such facilities shall be adequate in size and configuration to assure public safety and compatibility with surrounding operations and properties.
8. No dust, fumes, smoke, vibration or odor above ambient levels as a result of operations of the facility may be detected on neighboring properties. Measurements of ambient conditions shall be made part of the environmental impact report.
9. All facilities shall be fully paved and provided with secondary containment and storage facilities. Loading areas shall be equipped with fire suppression and vapor recovery system.
10. An environmental site assessment prepared and certified by a state certified soils or environmental engineer shall accompany all applications for new off-site hazardous waste management facilities.

If the environmental assessment reveals that hazardous substances, hazardous waste or hazardous materials have been released or are threatened to be released in, on, under, within or about the property, then said material and any and all contamination resulting therefrom shall be fully assessed and remediated in accordance with all applicable federal, state, regional and local authorities.

B. On-Site Hazardous Waste Management Facility.

1. On-site hazardous waste management facilities shall be subject to the criteria and standards set forth in subsection (A)(6) through (10) of this section.

C. Transfer Facility/Station.

1. Transfer facility/stations shall not be located within five hundred feet of any residentially zoned property.
2. Transfer facility/stations shall not be located within any area designated by the state geologist as a special studies zone.
3. Transfer facility/stations shall not be located within five hundred feet of any existing hospital, public school, convalescent care or group quarters facility.
4. Transfer facility/stations shall be subject to the criteria and standards set forth in subsection (A)(5) through (10) of this section.

D. Storage Facility and Treatment Facility.

1. Storage facilities and treatment facilities shall be subject to the criteria and standards set forth in subsection (A) of this section.

E. Transportable Treatment Units.

1. Transportable treatment units shall be considered temporary uses subject to the provisions and time limitations for temporary uses as described in Section 20.68.200.

(Ord. 90-04-1063 § 3 (part))

20.57.040 Conditional use permits.

All applicants for hazardous waste management facilities requiring a conditional use permit under this chapter shall be subject to the approval of a conditional use permit as provided for in Chapter 10.64. If the conditional use permit is approved, the applicant shall be required to sign a statement indicating that the facility is in compliance with the conditions of this chapter and the Los Angeles County hazardous waste management plan. The affidavit shall be submitted on a yearly basis for as long as the conditional use permit remains effective.

(Ord. 90-04-1063 § 3 (part))

20.57.050 Existing facilities.

Existing hazardous waste management facilities shall be considered existing nonconforming land uses consistent with the Los Angeles County hazardous waste management plan.

(Ord. 90-04-1063 § 3 (part))

20.57.060 Fees.

All owners and/or operators of hazardous waste management facilities shall pay any and all reasonable costs and fees incurred or to be incurred by the city for: (1) any and all environmental monitoring of hazardous waste management facilities; (2) any and all costs incurred in providing emergency response services; and (3) costs incurred as a result of an area evacuation in the event of any release or threatened release of any hazardous material, hazardous substance or hazardous waste.

(Ord. 90-04-1063 § 3 (part))

20.57.080 Monitoring and periodic review.

A. All owners and/or operators of hazardous waste management facilities shall adopt a monitoring plan which has been approved by the city planning director for the purpose of monitoring the release or threatened release of any hazardous material, hazardous substance or hazardous waste in, on, under, beneath or from the property of the facility, and for the purpose of measuring the ambient air of property in and around the facility.

B. All owners and/or operators of hazardous waste management facilities shall submit annual reports by December 31st of each year, whereby such reports shall include (1) results from tests conducted pursuant to the monitoring plan; (2) information on the occurrence of any release or threatened release occurring at the facility within the preceding twelve-month period, including information on any removal, remediation, or mitigation measures implemented as a result of such; (3) the total type, quantity and origin of any hazardous material, hazardous substance or hazardous waste disposed of, stored or treated at the facility within the preceding twelve months.

C. In order to carry out and insure compliance with the obligations of this chapter, any authorized city representative may, at any reasonable hour of the day, enter and inspect a hazardous waste management facility, whereby such inspection may include but is not limited to the following: (1) a physical on-site inspection of the premises including a survey to determine the topography and geology of the property; (2) the conducting of any and all sampling activities necessary to carry out the provisions of this chapter, including sampling of the soils, vegetation, air, water and biota on or beneath the premises, or from any vehicle on the premises or storage area within the premises, provided such samples are made available to the person from whom or from whose property or vehicle the samples are obtained; (3) set up and maintain monitoring equipment for the purpose of assessing or measuring the actual or potential migration of any hazardous material, hazardous substance or hazardous waste or the release or any threatened release thereof on, beneath, toward or from the property of the facility; (4) stop and inspect any vehicle reasonably suspected of transporting any hazardous material, hazardous substance or hazardous waste, when accompanied by a uniformed peace officer in a clearly marked vehicle; (5) inspect and copy any and all records, reports, test results, or other information regarding the operations on the facility, which concern or in any way relate to a release or threatened release of any hazardous material, hazardous substance or hazardous waste; (6) photograph any condition or operation on the property, including any hazardous material, hazardous substance or hazardous waste container, label, vehicle, or disposal area, and including any condition or operation constituting a violation of any law. Whenever photographs have been taken, the owner or operator of the facility shall be notified prior to public disclosure of the photograph, and upon request of that person, shall be provided a copy of any photograph for the purposes of determining whether trade secret or information for facility security will be revealed by the photograph. Public disclosure as used in this section does not include review of photographs by a court of competent jurisdiction or by any administrative law judge.

(Ord. 90-04-1063 § 3 (part))

20.57.090 Severability.

If any section, subsection, sentence, clause or phrase of this chapter is for any reason held to be invalid or unconstitutional following a decision by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this chapter. The city council declares that it would have passed this ordinance codified in this chapter and each and every section, subsection, clause or phrase not declared invalid or unconstitutional without regard to whether any portion of said chapter is subsequently declared invalid or unconstitutional.

(Ord. 90-04-1063 § 3 (part))

Sections:

- 20.58.010 Purpose.
- 20.58.020 Permits required.
- 20.58.030 Sign permit procedures.
- 20.58.040 Required findings.
- 20.58.050 Definitions.
- 20.58.060 Signs in residential districts.
- 20.58.070 Signs in commercial and industrial districts.
- 20.58.080 Temporary signs.
- 20.58.090 Outdoor advertising structures.
- 20.58.100 Foreign language signs.
- 20.58.110 Signs in public right-of-way.
- 20.58.120 Exempt signs.
- 20.58.130 Prohibited signs.
- 20.58.140 General conditions.
- 20.58.150 Enforcement--Removal of signs.

* Prior ordinance history: Ord. 87-08-993.

20.58.010 Purpose.

A. The purpose of this chapter is to regulate signs as to their design, location, number and construction in order to provide a forum for dissemination of information consistent with local land uses, as well as establishing aesthetic traffic and safety standards for the preservation and maintenance of the public health, safety and welfare of the citizens of the city, and also to assist in providing necessary public services, particularly emergency services.

B. The following sign regulations are intended to promote, preserve and maintain the public health, safety and welfare by:

1. Regulating the number and size of signs according to standards consistent with the types of establishments operating in each zoning district;
2. Maintaining and enhancing the quality of the city's appearance by avoiding sign clutter and encouraging the coordination of signage on multiuse/multitenant sites;
3. Providing each sign user an opportunity for effective identification by allowing sufficient sign area and number of signs without visually dominating the site;
4. Establishing procedures for the submittal and processing of sign plans in a timely, organized manner;
5. Establishing procedures for the enforcement of sign regulations and removal of illegal signs.

(Ord. 93-10-1169 § 2 (part))

20.58.020 Permits required.

The following permit requirements shall apply to all signs:

- A. Except as otherwise provided in this chapter, no sign shall be painted, erected, installed, constructed, relocated, replaced or altered except as provided by this chapter and until a sign permit has been issued by the planning department.
- B. Where signs are to be illuminated in any manner, a separate electrical permit issued by the building department shall be obtained.
- C. Public information signs, as defined in this chapter, shall not require a sign permit provided that the standards contained in Section 20.58.120 are met. In cases where, in the opinion of the director of planning and community development, such signage exhibits excessive proliferation and is determined to constitute a public nuisance pursuant to Chapter 8.12, the property owner upon notification shall be required to remedy such public nuisance in accordance with the enforcement procedures provided in Section 20.58.150.
- D. Election signs, political signs, real estate and open house signs, residence identification signs, government signs, memorials and holiday displays, as defined in this chapter, shall not require a sign permit provided that the standards contained in Section 20.58.120 are met. In cases where, in the opinion of the director of planning and community development, such signage clearly results in or creates a public nuisance pursuant to Chapter 8.12, such sign or signs shall be removed in accordance with the enforcement procedures provided in Section 20.58.150.

(Ord. 93-10-1169 § 2 (part))

20.58.030 Sign permit procedures.

The following procedures shall apply to anyone wishing to paint, erect, install, construct, relocate, replace or alter any sign for which, under this chapter, a sign permit is required:

- A. All sign plans shall be treated as a site plan and design review application and shall be processed in uniformity with the provisions of Chapter 20.52, Site Plan and Design Review, including those for notice and warning, except as otherwise provided in this chapter.
- B. The approving body of a sign plan application shall be as follows:
 - 1. Review by the planning commission and city council. For any development project requiring a conditional use permit from the planning commission and city council in accordance with Chapter 20.64, a sign plan or comprehensive sign program, if required pursuant to Section 20.58.070(A), shall be reviewed and approved, conditionally approved or denied by such bodies in conjunction with consideration of the conditional use permit application. Modification(s) to any sign plan or comprehensive sign program approved or conditionally approved under this subsection shall be reviewed and approved, conditionally approved or denied by the planning commission. If the planning commission approves or conditionally approves the modification, a city council hearing shall be scheduled in accordance with Section 20.64.080.
 - 2. Review by the Planning Commission. For any development project requiring a site plan and design review approval by the planning commission in accordance with Chapter 20.52, a sign plan or comprehensive sign program, if required pursuant to Section 20.58.070(A), shall be reviewed and approved, conditionally approved or denied by the planning commission in conjunction with consideration of the site plan and design review application. Modification(s) to any sign plan or comprehensive sign program reviewed and approved or conditionally approved under this subsection shall be reviewed and approved, conditionally approved or denied by the planning commission.
 - 3. Review by the Director of Planning and Community Development. For any other development project not subject to subdivisions 1 and 2 of this subsection, for the installation of new signs or modification of existing signs not involving a development project, or for the installation of new signs or modification of existing signs at a project with an approved comprehensive sign program, the sign plan shall be reviewed and approved, conditionally approved or denied by the director of planning and community development or the director's designated representative.
 - 4. Appeals. Appeals shall be subject to the procedures contained in Chapter 20.52, Site Plan and Design Review, except that a sign plan or comprehensive sign program in conjunction with a conditional use permit application shall be subject to the appeal procedures of Chapter 20.64.
- C. Application and submittal requirements for a sign plan application shall be as follows:
 - 1. Review by the Director of Planning and Community Development. The applicant shall submit a completed building plan check application form provided by the department of planning and community development and three sets of plans containing the information

required under subsection D of this section.

2. Review by the Planning Commission and/or City Council. The applicant shall submit a completed building plan check application and a completed application worksheet on forms provided by the department of planning and community development. The applicant shall also submit twenty sets of plans containing the information required under subsection D of this section.

D. A sign plan or comprehensive sign program shall include the following information:

1. Fully dimensioned and scaled site plan, including the following:

- a. Name, address and phone number of applicant, property owner and architect/designer;
- b. The correct legal description, including the assessor's parcel number;
- c. Lot dimensions;
- d. Footprints of all buildings and structures on-site including the location of entrance doors to the structures;
- e. Off-street parking areas, driveways and curb cuts;
- f. Names and locations of adjacent streets; and
- g. Location of all existing and proposed signs.

2. Fully dimensioned and scaled building or wall elevation(s) showing any proposed building or wall sign(s), including the following:

- a. Linear distance of business frontage (for sign plans) or building frontage (for comprehensive sign programs);
- b. Location of all windows and doors;
- c. Height of building; and
- d. Location and dimensions of sign(s).

3. Fully dimensioned and scaled detail of proposed sign(s), including the following:

- a. Total sign area including total square footage calculation(s);
- b. Colors and materials for all portions of the sign and sign copy;
- c. Actual sign copy (if known);
- d. Letter style and height;
- e. Logo detail (if any);
- f. Lighting details including electrical plans (if any);
- g. Structural details and calculations (if required); and
- h. Mounting details.

4. Any other information pertinent to the application as may be required by the planning director or approving body.

E. The department of planning and community development shall collect fees as such as the city council may by resolution establish from time to time.

(Ord. 93-10-1169 § 2 (part))

20.58.040 Required findings.

A comprehensive sign program or sign plan shall only be approved if the following findings are made:

A. All signage shall be consistent with the provisions of Chapter 20.52, Site Plan and Design Review and the provisions of this chapter.

- B. All signage shall be consistent and compatible with the visual image and architectural design of the overall project it is intended to serve.
- C. Sign scale shall be kept in proportion with other aspects of a given development as well as surrounding development.
- D. Signage of individual businesses or property owners shall not conflict with or interfere visually with other signage on-site, and to the extent feasible, signage off-site.
- E. All signage materials shall be selected for durability, wear characteristics, ease of maintenance and initial beauty.

(Ord. 93-10-1169 § 2 (part))

20.58.050 Definitions.

For the purpose of carrying out the intent of this chapter, words, phrases and terms shall be deemed to have their normal and generally accepted meaning except as otherwise specified in this section.

1. "Abandoned sign" means the face, frame and supporting members of a sign which pertains to a business, tenant or occupant that has vacated the premises for a period not exceeding thirty consecutive days.
2. "Advisory sign" means a sign which indicates only the address, phone number, the hours of operations and emergency information for a business and may indicate whether the business is open or closed.
3. "Aerial sign" means any sign or object which is inflatable and/or designed to be flown such as balloons, dirigibles or kites and is used to attract attention to a commercial enterprise. These signs are prohibited in all zoning districts.
4. "Animated sign" means any sign which uses movement or change of lighting to depict action or to create a special effect or scene, except electronic message centers, which shall not be considered as animated signs. Animated signs are prohibited in all zoning districts.
5. Area.
 - a. "Area of a sign" means the entire area within a single continuous perimeter composed of either a square or rectangle which encloses the extreme limits of writing, representation, emblem, or any figure or similar character, together with frame, background area of sign, structural trim or other material or color forming an integral part of the display or used to differentiate such sign from the background against which any such sign is placed.
 - b. "Area of a ground sign" means the entire area within a single continuous perimeter composed of either a square or rectangle which encloses the extreme limits of writing, representation, emblem, or any figure or similar character, together with frame, background area of sign, structural trim or other material or color forming an integral part of the display including any architectural embellishments except for roof elements.
6. "Awning" means a shelter projecting from and supported by the exterior wall of a building constructed of nonrigid materials over a supporting framework.
7. "Awning sign" means a sign painted or printed on the surface of an awning.
8. "Banner sign" means a flag, pennant or sign made of fabric or any nonrigid material attached to any structure, pole or line, except that official flags of a governmental entity shall not be considered as signs or banner signs.
9. "Bench sign" means any sign which is placed or erected on an immobile seat for two or more persons. These signs are prohibited in all zoning districts.
10. "Billboard" means any sign erected or maintained for advertising purposes that communicates a message related to an activity conducted, a service rendered, or a commodity sold at a location other than where the sign is located, except signs listed as exempt from requiring a sign permit pursuant to Section 20.58.120 shall not be considered as billboards. Billboards are prohibited in all zoning districts.
11. "Building identification sign" means a sign whose copy is limited to the name and address of a multifamily residential building.
12. "Business identification sign" means an on-site sign which serves to identify only the business name, lawful use of the individual business and business logo and sets forth no other copy.

12.5. "Chamber of commerce sign" means the permanent sign that identifies the Signal Hill chamber of commerce and is located on the same property at which the Signal Hill chamber of commerce is located.

13. "Construction sign" means a sign identifying a future occupant and the architect, contractor, subcontractors and other person(s) participating in construction on the property on which the sign is located, providing an address and telephone number(s) for notification purposes as necessary.

14. "Comprehensive sign program" means a plan for project and business signs at a commercial or industrial project. Comprehensive sign programs are developed so as to coordinate signs at a site and integrate signs with building design.

15. "Copy" means any words, letters, numbers and logos incorporated into a sign.

16. "Curbside residence identification sign" means a sign painted on the face of a curb in front of a dwelling unit which identifies the address of the unit.

17. "Directional sign" means an on-premises sign giving directions, instructions or facility information and which does not contain the name or logo of a business or project or advertising copy. Examples of directional signs include parking, exit and entrance signs.

18. "Double-faced sign" means a sign with two faces in a single cabinet each intended to be viewed from opposite directions. These signs shall be considered as one sign for the purposes of this chapter.

19. "Dumping sign" means a public information sign which contains the following copy only "No Dumping," and any pertinent statutory citation contained in local, state or federal regulations.

20. "Election sign" means a sign used in connection with a local, state or national election or referendum promoting a candidate or advocating positions on upcoming ballot measures. See "political signs."

21. "Electronic message center" means a sign on which the copy changes automatically on a lampbank or through mechanical means. Electronic message centers are permitted only when attached to an outdoor advertising structure or government sign. Permitted copy includes public service announcements, the time, date and temperature and advertisements related to the goods and services provided on the same site as the sign. The illumination of an electronic message center is not considered a flashing or animated sign as defined in this chapter.

22. "Event sign" means a public information sign advertising or pertaining to any civic, patriotic, religious, cultural, community or political event taking place on a specific date or dates.

23. "Face of sign" means the exposed surface of a sign on which the copy is placed.

24. "Flashing sign" means a sign which contains an intermittent or sequential flashing light source used primarily to attract attention including animated signs or signs which, through reflection or other means, create an illusion of flashing or intermittent light, except electronic message centers shall not be considered as flashing signs. Flashing signs are prohibited in all zoning districts.

25. "Foreign language sign" means a sign utilizing non-latin letters or non-arabic numerals subject to Section 20.58.100.

26. "Frontage, business" means the linear extent of a tenant space which an individual business occupies that fronts on either a street or parking area and is used as the basis for determining the maximum sign area and numbers of signs an individual business is allowed.

27. "Government sign" means any sign of a temporary or permanent nature erected and maintained by the city, for traffic direction, special event advertisement or for designation of or direction to any property, or facility.

28. "Ground sign" means a sign supported by one or more uprights, posts or braces placed in or upon the ground which are not part of, or attached to a building.

29. "Height (awning, building or wall sign)" means vertical distance measured from the highest point of the sign copy, including decorative embellishments, to the lowest point, including decorative embellishments.

30. "Height (of a ground sign)" means the vertical distance measured from the highest point of the sign, including decorative embellishments, but excluding roof elements, to the grade of the adjacent street.

31. "Holiday display" means a temporary sign, in the nature of decorations, clearly incidental to and customarily and commonly associated with a national, state or local holiday.

32. "Illegal sign" means any sign placed without proper government approval and/or permits as required by the city at the time such

sign was placed.

33. "Illumination (of a sign)" means the light source of a sign which has characters, letters, figures, designs, logos, pictures or outlines illuminated by a source of energy, directly or indirectly, in order to make the sign visible. This definition shall include internally and externally lighted signs and reflectorized, glowing and radiating signs.

34. "Light bulb string" means a continuous row of three or more light bulbs of any size or wattage attached to a flexible or inflexible wire or cable. Light bulb strings are prohibited in all zones except when used as temporary decorative holiday lighting or as festive lighting for legally permitted temporary tree or pumpkin lots.

35. "Logo" means a trademark or company name or symbol commonly used on business cards and company stationary identifying a business, not including slogans or other advertising.

36. "Maintenance (of signs)" means the cleaning, painting, repair or replacement of parts of a sign in a manner that does not alter the basic copy, design, size or structure of the sign.

37. "Memorial sign" means a sign or plaque, memorializing a person, or an historical event, structure, use or site, installed by a recognized governmental or historical agency.

38. "Model home complex directional sign" means a temporary sign which directs traffic to the model home(s) related to a recognized subdivision consisting of ten or more dwelling units.

39. "Model home identification sign" means a temporary sign identifying a model home at a recognized subdivision consisting of ten or more dwelling units.

40. "Nonconforming sign" means any sign which was erected legally but which does not comply with subsequently enacted sign restrictions and regulations.

41. "Obscene advertising" means any sign posted, displayed or exhibited which depicts anything of an obscene or unlawful nature. Such advertising is prohibited in all zoning districts.

42. "Off-site sign" means a sign advertising an establishment, merchandise, service or entertainment, which is not sold, produced, manufactured or furnished at the property on which said sign is located. Off-site signs, except for open house directional signs and public information signs, are prohibited in all zoning districts.

43. "Open house sign" means a sign which identifies a building for sale or lease which is open and available for inspection. The name of the person or firm conducting the open house may be included on the sign.

44. "Open house directional sign" means a sign which directs traffic to a building for sale or lease which is open and available for inspection. The name of the person or firm conducting the open house may be included on the sign.

45. "Outdoor advertising structure" means any sign, other than a business identification sign, located within fifty feet of the right-of-way of any landscaped freeway which advertises goods manufactured, produced or sold, or services rendered, on the property upon which such sign is located consistent with the intent of Sections 5273 and 5404 of the California Business and Professions Code, and which, based upon the determination of the director of planning and community development, is intended to provide primary visibility to freeway motorists.

46. "Political sign" means any sign containing a message advocating, criticizing or otherwise relating to political views, opinions, contentions or to religious or sociological events, opinions, views, beliefs or to labor disputes or similar controversies. See "Election sign."

47. "Pole sign" means a sign, other than an outdoor advertising structure, which is mounted upon one or more poles, posts or columns so that the bottom edge of the sign face is three feet or more above the grade beneath the sign. Pole signs are prohibited in all zoning districts.

48. "Portable sign" means any sign capable of being carried or readily moved from one location to another, including, but not limited to an "A-frame"; "sandwich sign"; sign on wheels or a sign which leans on a stationary object, building or structure. This definition shall not include temporary signs as defined in this chapter. Portable signs are prohibited in all zoning districts.

49. Project. See "Site."

50. "Project identification sign" means a sign which identifies the name of a multifamily residential complex or a shopping center, business park or other commercial or industrial project containing two or more tenants.

51. "Public information sign" means a sign constructed of cloth, canvas, paper, cardboard, fabric, plywood or other nondurable light material of nominal value intended for temporary display in order to provide information such as "Lost Dog"; "Lost Cat"; "Garage Sale"; "Found"; "Picnic"; "Bazaar"; "Fair"; and the like. See "Election sign" and "Political sign."
52. "Real estate sign" means a sign advertising the sale, lease or rent of the property upon which it is located, and the identification of the person or firm handling such sale, lease or rent.
53. "Residence identification sign" means a sign which identifies the name(s) of occupants and the address of a dwelling unit.
54. "Roof sign" means an attached sign constructed upon or over a roof, or placed so as to extend above the visible roofline. These signs are prohibited in all zoning districts.
55. "Rotating sign" means a sign in which the sign itself or any portion of the sign moves in a revolving manner. Such motion does not refer to methods of changing copy on electronic message centers. Rotating signs are prohibited in all zoning districts.
56. "Sign" means any notice or advertisement, pictorial or otherwise, used as an outdoor display for the purpose of advertising the property or the establishment or enterprise including goods sold and services rendered, upon which the sign is exhibited. This definition shall not include official notices issued by a court of public body or officer, or directional warning or information sign or structures required by or authorized by law or federal, state, county or city authority.
57. Sign, area of a. See "Area."
58. "Sign copy" means any words, letters, numbers, and logos incorporated into a sign.
59. "Sign structure" means any structure which supports any sign.
60. "Site" means one or more parcels of land identified by the assessor's records. Where an integrated building development has been approved or proposed, the site shall include all parcels of land contained within or a part of the development application. An integrated building development shall include all parcels served by common accessways, driveways, parking and landscaping.
61. "Site (street) frontage" means the length of lot or parcel of land along or fronting on a street.
62. "Subdivision/multifamily residential directional sign" means a temporary sign which directs traffic to a recognized subdivision, apartment or condominium complex.
63. "Subdivision/multifamily residential project identification sign" means a temporary sign identifying a recognized subdivision, apartment or condominium complex.
64. "Temporary sign" means any sign intended to be displayed for a limited period of time.
65. "Tenant directory sign" means a sign identifying no more than six individual tenants at a commercial or industrial project.
66. "Trespassing sign" means a public information sign which contains the following copy only, "No Trespassing."
67. "Use" means the purpose for which land or a building is lawfully occupied, arranged, designed or intended, or for which either land or a building is or may be occupied or maintained.
68. "Vehicle sign or vehicle-mounted sign" means any sign placed or maintained on a stationary automobile, truck trailer or any other motor-driven device. Other than a sign indicating that a vehicle is for sale, vehicle or vehicle-mounted signs are prohibited in all zoning districts.
69. "Wall sign" means a sign attached to or erected on the exterior wall of a building or structure with the exposed face of the sign in a plane parallel to the plane of the exterior wall.
70. "Window sign" means any sign attached, painted or pasted, either in a permanent or temporary fashion, on the interior or exterior of a window and intended to be viewed from the outside.

(Ord. 2015-02-1473 § 1 (part); Ord. 99-04-1252 §§ 1--3; Ord. 96-10-1212 § 1; Ord. 96-06-1205 §§ 1 and 2, 1996; Ord. 93-10-1169 § 2 (part))

20.58.060 Signs in residential districts.

The standards set forth below shall apply to signs in all districts designated as residential on the official zoning map, except for the

CR, commercial residential district. Signs in residential districts, unless otherwise exempted in this chapter, shall require sign permits consistent with Section 20.58.020 and shall be subject to the findings required in Section 20.58.040. Signs in excess of the listed standards shall be prohibited.

A. Project Identification. The owner of a multistructure apartment project or the developer or homeowner's association of a multistructure condominium project shall be eligible to install project identification signs as follows:

Location: Building, wall or ground

Maximum number: 1 per street frontage, up to 2 per project

Maximum area: 20 square feet

Maximum height: 3 feet

Permitted copy: Project name, address and logo

Other standards: May not be internally illuminated

B. Building Identification. The owner of an apartment project or the developer or homeowner's association of a condominium project shall be eligible to install building identification signs as follows:

Location: Building, wall or ground

Maximum number: 1 per building

Maximum area: 12 square feet

Maximum height: 3 feet

Permitted copy: Building name and address

Other standards: May not be internally illuminated

C. Temporary Signs. See Section 20.58.080(A).

(Ord. 99-04-1252 §§ 1--3; Ord. 93-10-1169 § 2 (part))

20.58.070 Signs in commercial and industrial districts.

The standards set forth below shall apply to signs in all commercial and industrial districts, including the CR, commercial residential district. Signs in commercial and industrial districts, unless otherwise exempted in this chapter, shall require sign permits consistent with Section 20.58.020 and shall be subject to the findings contained in Section 20.58.040. Signs in excess of the listed standards shall be prohibited.

A. Comprehensive Sign Programs.

1. Construction of new commercial or industrial projects which are ten thousand square feet or larger in gross floor area shall include a comprehensive sign program to be reviewed by the planning commission in conjunction with the project's site plan and design review application.

2. Construction of new commercial or industrial projects which are less than ten thousand square feet in gross floor area but are intended to include or could accommodate two or more businesses shall include a comprehensive sign program to be reviewed by the director of planning and community development in conjunction with the project's site plan and design review application.

3. The standards included in a comprehensive sign program may be more restrictive than those prescribed in this chapter, but shall not be less restrictive, unless an exception consistent with subsection D of this section is granted by the planning commission. All signs installed at the project with an approved comprehensive sign program shall adhere to the requirements of the approved comprehensive sign program.

B. Project Signs. General standards for project signs are as follows:

1. Project Identification. The developer or owner(s) of any multitenant project over ten thousand square feet in gross floor area shall be eligible to install project identification signs as follows:

Location: Wall or ground (may be located in required setback area except for corner cutoff as defined in Section 20.20.070 or where otherwise may obstruct line of site as determined by the city engineer)

Maximum number: 1 per driveway, up to 2 per project

Maximum area: 50 square feet

Maximum height: 6 feet

Permitted copy: Project name, address and project logo. Identification of individual tenants is prohibited

2. Ground Sign. The developer, owner(s) and business owner shall be eligible to install a ground sign as follows:

Location: Ground (may be located in required setback area except for corner cutoff as determined in Section 20.20.070 or where otherwise may obstruct line of site as determined by the city engineer.)

Maximum number: 1 per tenant and no more than 2 per project with adequate spacing subject to community development director approval.

Maximum area: 36 square feet (excluding decorative roof elements).

Maximum height: 6 feet (excluding decorative roof elements).

Maximum letter height: 2 feet for signs with one line of copy and three feet for signs with two lines of copy (no one line may exceed two feet).

Permitted copy: Business name and logo, project name and logo, address, lawful use and names of up to 6 tenants. Slogans or any other advertisement are prohibited.

Other standards: Architectural elements reflecting the design of the building the sign serves shall be required, subject to community development director approval. (See examples on file at community development department.)

3. Directional. The developer or owner(s) of any project shall be eligible to install directional signs as follows:

Location: Wall or ground (ground sign may be located in required setback area except for corner cutoff as defined in Section 20.20.070 or where otherwise may obstruct line of site as determined by the city engineer)

Maximum number: 2 per project

Maximum area: 10 square feet

Maximum height: 3 feet

Permitted copy: Limited to general directions or instructions, such as "parking," "entrance," and "exit." Identification of project name or individual tenant(s) is prohibited

C. Business Signs. General standards for business signs are as follows:

1. Wall Sign. A business owner or operator shall be eligible to install a wall sign as follows:

Location: Building wall or awning

Maximum number: 1 per tenant

Maximum area: Variable depending on linear distance of business frontage to which sign pertains. For business frontages of 20 feet or less, maximum area is 1 square foot for each linear foot of business frontage. For business frontages larger than 20 feet, maximum area is .7 square feet for each lineal foot of business frontage. Maximum area includes logo field, if any

Maximum height: 2 feet for signs with one line of copy and three feet for signs with two lines of copy (no one line may exceed two feet.)

Permitted copy: Business name, lawful use and logo. Slogans or any other advertisement are prohibited

Maximum logo field: 3 feet by 3 feet

2. Secondary Wall Sign. A business owner or operator shall be eligible to install a secondary wall sign if the business has at least two business frontages. Standards for secondary wall signs are as follows:

Location: Building, wall or awning

Maximum number: 1 per tenant

Maximum frontage: Variable depending on linear distance of business frontage to which sign pertains. For business frontages of 20 feet or less, maximum area is .75 square feet for each linear foot of business frontage. For business frontage larger than 20 feet, maximum area is .5 square feet for each linear foot of business frontage. Maximum area includes logo field, if any

Maximum height: 2 feet for signs with one line of copy and three feet for signs with two lines of copy (no one line may exceed two feet.)

Maximum length: 20 feet

Permitted copy: Business name, lawful use or logo. Slogans or any other advertisement are prohibited

Maximum logo field: 3 feet by 3 feet

3. Window Signs. A tenant of a project shall be eligible to install window signs as follows:

Location: Window

Maximum number: 1 per business front, up to 2

Maximum area: 10 percent of window area

Maximum height: Individual characters not to exceed 1 foot

Permitted copy: Business name, lawful use, logo, address and phone number

4. Temporary signs. See Section 20.58.080(B).

D. Exceptions. Project and business signs exceeding the standards prescribed in this chapter may be permitted for commercial projects located in the CTC zoning district or that are larger than fifty thousand square feet, subject to planning commission approval of a comprehensive sign program for the project. In permitting a comprehensive sign program which exceeds general standards, the planning commission shall, in addition to making the findings required under Section 20.58.040, determine that the proposed signs will not have an adverse impact on or detract from the design of the overall project it is intended to serve.

(Ord. 99-04-1252 §§ 4 and 5; Ord. 93-10-1169 § 2 (part); Ord. 2008-03-1379 § 6)

20.58.080 Temporary signs.

A. The standards set forth below shall apply to temporary signs in all residential districts, except for the CR, commercial residential district. Temporary signs in residential districts shall require sign permits consistent with Section 20.58.020 and shall be subject to the required findings contained in Section 20.58.040. Signs in excess of the listed standards shall be prohibited.

1. Subdivision/Multifamily Residential Project Identification Signs (On-Site).

Projects with fewer than 50 units

Location: Wall or ground

Maximum number: 2 per project

Maximum area: 32 square feet

Maximum height from grade: 10 feet

Other standards: 1. Planning commission approval required

2. May not be illuminated

3. Must be located on-site

4. Removal of sign(s) required upon initial sale or lease of all units in the project

Projects between 50 and 200 units

Location: Wall or ground

Maximum number: 4 per project

Maximum area: 50 square feet

Maximum height from grade: 12 feet

Other standards: 1. Planning commission approval required

2. May not be illuminated

3. Must be located on-site

4. Removal of sign(s) required upon initial sale or lease of all units in the project

Projects with more than 200 units

Location: Wall or ground

Maximum number: 5 per project

Maximum area: 2 can be up to 96 square feet

3 can be up to 50 square feet

Maximum height from grade: 14 feet

Other standards: 1. Planning commission approval required

2. May not be illuminated

3. Must be located on-site

4. Removal of sign(s) required upon initial sale or lease of all units in the project

2. Subdivision/Multifamily Residential Directional Signs (On or Off-Site).

Projects with fewer than 50 units

Location: Wall or ground

Maximum number: 2 per project

Maximum area: 6 square feet

Maximum height from grade 4 feet

Other standards: 1. Planning commission approval required

2. May not be illuminated

3. May be located either on or off-site. If off-site, written approval of the owner of the property where the sign is to be located shall be required prior to issuance of sign permit

4. Removal of sign(s) required upon initial sale or lease of all units in the project

Projects between 50 and 200 units

Location: Wall or ground

Maximum number: 4 per project

Maximum area: 24 square feet

Maximum height from grade: 10 feet

Other standards: 1. Planning commission approval required

2. May not be illuminated

3. May be located either on or off-site. If off-site, written approval of the owner of the property where the sign is to be located shall be required prior to issuance of sign permit

4. Removal of sign(s) required upon initial sale or lease of all units in the project

Projects with more than 200 units

Location: Wall or ground

Maximum number: 5 per project

Maximum area and

Maximum height from grade: 4 can be up to 50 square feet and 14 feet tall from grade

1 can be a freeway sign up to 600 square feet and 35 feet tall from grade

Other standards: 1. Planning commission approval required

2. May not be illuminated

3. May be located either on or off-site. If off-site, written approval of the owner of the property where the sign is to be located shall be required prior to issuance of sign permit

4. Removal of sign(s) required upon initial sale or lease of all units in the project

3. Model Home Identification Signs.

Location: Building, wall or ground

Maximum number: 1 per approved model

Maximum area: 6 square feet

Maximum height: 4 feet

Other standards: 1. Planning commission approval required consistent with Section 20.52.040

2. May not be illuminated

3. Removal of sign required prior to issuance of permanent certificate of occupancy

4. Model Home Complex Directional Signs.

Location: Building, wall or ground

Maximum number: 2 per project

Maximum area: 6 square feet

Maximum height: 4 feet

Other standards: 1. Planning commission approval required consistent with Section 20.52.040

2. May not be illuminated

3. Removal of sign(s) required prior to issuance of permanent certificate of occupancy

5. Construction Signs.

Location: Building, wall or ground

Maximum number: 1 per project

Maximum area: 12 square feet

Maximum height: 3 feet for building and wall signs and 5 feet for ground signs

Other standards: 1. May not be illuminated

2. Copy limited to project name and name, address and phone number of contractor and subcontractor(s)

3. Removal of sign required prior to issuance of certificate of occupancy for final unit in project

6. Flags and Pennants.

Location: Building, wall or ground

Maximum number: Not to exceed 3 per lot, subject to the approval of director of planning and community development

Maximum area: 6 square feet

Maximum height: 18 feet

Other standards: 1. Shall not be displayed for more than a total of six weeks in any calendar year

2. Strings with more than three pennants are prohibited

7. Banners.

Location: Building or wall

Maximum number: 1 per lot

Maximum area: 45 square feet

Maximum height: 3 feet

Other standards: 1. Shall not be displayed for more than a total of six weeks in any calendar year

B. The standards set forth below shall apply to temporary signs in all commercial and industrial districts, including the CR, commercial residential district. Temporary signs in commercial and industrial districts shall require sign permits consistent with Section 20.58.020 and shall be subject to the required findings contained in Section 20.58.040. Signs in excess of the listed standards shall be prohibited.

1. Construction Signs.

Location: Building, wall or ground

Maximum number: 1 per project

Maximum area: 16 square feet

Maximum height: 3 feet for building and wall signs and 5 feet for ground signs

Other standards: 1. May not be illuminated

2. Removal of sign required prior to issuance of certificate of occupancy

2. Temporary Business Signs Including Banners and Window Signs.

Location: Building, wall or ground

Maximum area: 45 square feet per tenant per business frontage with customer entrances. Maximum of 90 square feet per tenant

Maximum height: 3 feet

Other standards: 1. No single sign shall be displayed for more than six weeks in a calendar year

2. Ground signs shall only be displayed during business hours. Ground signs determined to interfere with vehicular and/or pedestrian traffic shall be subject to removal pursuant to Section 20.58.150, entitled Enforcement -- Removal of Signs

3. Flags and Pennants.

Location: Building, wall or ground

Maximum number: Not to exceed 3 per lot, subject to approval of director of planning and community development

Maximum area: 6 square feet

Maximum height: 18 feet

Other standards: Shall not be displayed for more than a total of six weeks in any calendar year

(Ord. 2000-12-1281 § 1; Ord. 96-10-1212 §§ 2, 3; Ord. 93-10-1169 § 2 (part))

20.58.090 Outdoor advertising structures.

Outdoor advertising structures with or without electronic message centers, unless otherwise specified, may be permitted in the CG, commercial general district subject to obtaining a conditional use permit consistent with Chapter 20.20. The standards set forth below shall apply to outdoor advertising structures and electronic message centers:

A. Outdoor advertising structures shall not be placed such that the structure or its illumination interferes with the effectiveness of, or obscure, obstruct or otherwise physically interfere with any official traffic sign, device, or signal; nor shall any outdoor advertising structure include or be illuminated by flashing, intermittent, or moving lights except for electronic message centers; nor shall any outdoor advertising structure cause beams or rays of light to be directed at any roadway or freeway if the light is of such intensity or brilliance so as to cause glare or to impair the vision of any driver, or to interfere with any driver's operation of a motor vehicle.

B. Outdoor advertising structures shall not be placed within five hundred feet of any property zoned for residential purposes.

C. Electronic message centers shall not be placed within one thousand feet of another electronic message center on the same side of the freeway.

D. Electronic message centers shall not display any message or graphic for less than four seconds, nor may the interval between messages be less than one second.

(Ord. 93-10-1169 § 2 (part))

20.58.100 Foreign language signs.

Any foreign language sign except for any election, political, public information, holiday display or memorial sign, shall also include a reasonable translation into latin lettering and/ or arabic numerals sufficient, in the opinion of the director of planning and community development, to allow identification of the building, use or business for the benefit of the general public and emergency service providers.

(Ord. 93-10-1169 § 2 (part))

20.58.110 Signs in public right-of-way.

The standards set forth below shall apply to signs in the public right-of-way:

A. Signs may be placed at street, alley or other property lines, however, no portion of any sign, except as otherwise provided in this chapter, may project into, or above the public right-of-way.

B. Election and public information signs shall be permitted to be placed in the public right-of-way subject to the provisions of Sections 20.58.020(C) and 20.58.120 and all applicable state or federal regulations. However, no sign may be attached to any traffic-control device, as contained in Division II, Chapter 2 of the State of California Vehicle Code, nor may any sign except public information sign be attached to any tree or utility pole within the public right-of-way.

C. Flush-mounted business signs subject to the provisions of Section 20.58.130(D) may be permitted to project a maximum of six inches into the public right-of-way.

D. Under no circumstances may any sign, other than traffic-related signs installed by an authorized governmental entity, be placed in the median strip of any street or highway within the city. Such signs shall be subject to removal by the city due to their potential to

create immediate traffic hazards consistent with Section 20.58.140(E).

(Ord. 93-10-1169 § 2 (part))

20.58.120 Exempt signs.

The following signs shall be permitted in any zoning district within the city without a sign permit. Signs in excess of the listed standards are prohibited.

A. Election Signs.

Location: Building, wall or ground

Maximum number: Not regulated

Maximum area: 8 square feet

Maximum height: 4 feet

Other standards: 1. May not be illuminated

2. Candidates or authorized representatives shall not display signs earlier than 45 days prior to an election and must remove the signs within 10 days after the election. The 45 day restriction shall not apply to election signs displayed on residential property.

3. May not be placed on utility poles, street trees, street or traffic sign posts or traffic signal devices

4. May be placed in public right-of-way provided that sign is not located in street median or in a location where it creates a traffic hazard as determined by the city engineer

5. Any election sign placed on private property without the consent of the property owner may be removed by property owner without notice

6. Large Signs. In addition to any 8 square foot election signs, each candidate or position on the ballot issue may display no more than three 32 square foot signs citywide, provided the large signs are not displayed in the public right-of-way

7. Candidates or authorized representatives shall sign an affidavit agreeing to these standards prior to displaying any signs or enforcement procedures contained in Section 20.58.150 will apply.

B. Political Signs.

Location: Building, wall or ground

Maximum number: Not regulated

Maximum area: 8 square feet

Maximum height: 4 feet

Other standards: 1. May not be illuminated

2. May not be placed in the public right-of-way or on utility poles, street trees, street or traffic sign posts or traffic signal devices

C. Real Estate Signs.

Location: Building, wall or ground

Maximum number: 1 per street frontage

Maximum area: Residential zones--6 square feet for each dwelling unit plus 1 square foot for each additional unit up to 16 square feet maximum.

Commercial and Industrial zones--32 square feet

Maximum height: Residential zones--5 feet

Commercial and Industrial zones--6 feet

Other standards: 1. May not be illuminated

2. Condominium projects with 6 or more units shall provide a display no larger than 32 square feet in size and no taller than 5 feet in height to allow owners of units to place or hang real estate signs. Design of the display shall be approved by the department of planning and community development

D. Open House Signs.

Location: Ground

Maximum number: 2 per open house

Maximum area: 6 square feet

Maximum height: 5 feet

Other standards: 1. May not be illuminated

2. May be placed in public right-of-way provided that sign is not located in street median or in a location where it creates a traffic hazard as determined by the city engineer

3. Shall be displayed only between eight a.m. and eight p.m.

E. Open House Directional Signs.

Location: Ground

Maximum number: 8 per open house

Maximum area: 6 square feet

Maximum height: 5 feet

Other standards: 1. May not be illuminated

2. May be placed in public right-of-way provided that sign is not located in street median or in a location where it creates a traffic hazard as determined by the city engineer

3. Shall be displayed only between eight a.m. and eight p.m.

F. Residence Identification Signs.

Location: Building, wall or ground

Maximum number: 1 per street frontage

Maximum area: 2 square feet

Maximum height: 1 foot

Other standards: Copy limited to occupant name(s) and address

G. Curbside Residence Identification Signs.

Location: Curb face in front of residence

Maximum number: 1 per street frontage

Maximum area: 2 square feet

Maximum height: 1 foot

Other standards: Copy limited to street number

H. Public Information Signs.

Location: Building, wall or ground

Maximum number: Not regulated (see other standards)

Maximum area: 4 square feet

Maximum height: 2 feet

Other standards: 1. Copy limited to information such as "lost dog," "warning," and "found." No commercial message may be included

2. Dumping, event and trespassing signs shall be considered public information signs

3. Shall not be placed on utility poles, street trees, traffic sign posts or traffic signal devices

4. May be placed in public right-of-way provided that sign is not located in street median or in a location where it creates a traffic hazard as determined by the city engineer

5. In cases where the director of planning and community development determines that the number of signs displayed exhibits excessive proliferation and constitutes a public nuisance pursuant to Chapter 8.12, enforcement procedures contained in Section 20.58.140 will apply

I. Advisory Signs.

Location: Window or door

Maximum number: 1 per pedestrian entrance

Maximum area: 4 square feet

Maximum height: 2 feet

Other standards: Copy limited to information such as "open," "closed," hours of operation, address, phone number and emergency information

J. Government Signs. Signs erected and maintained by the city shall be allowed subject to approval of a comprehensive sign program by the city council.

K. Memorials.

Location: Building, wall or ground

Maximum number: 1 per site

Maximum area: 6 square feet

Maximum height: 3 feet

Other standards: Property owner authorization required

L. Chamber of Commerce Sign.

Location: Building, wall or ground

Maximum number: 1

Maximum area: 32 square feet

Maximum height: 8 feet

M. Holiday Displays. Holiday displays shall not be regulated except that no business identification or commercial message is permitted.

(Ord. 2000-11-1279 § 2; Ord. 96-06-1205 §§ 3 and 4, 1996; Ord. 93-10-1169 § 2 (part))

20.58.130 Prohibited signs.

The following signs shall not be permitted in any zoning district within the city:

- A. Aerial signs;
- B. Animated signs;
- C. Bench signs;
- D. Billboards;
- E. Flashing signs;
- F. Pole signs, except for outdoor advertising structures;
- G. Portable signs;
- H. Rotating signs;
- I. Vehicle signs or vehicle-mounted signs;
- J. Signs which consist of red, green or amber lights which, in the opinion of the city engineer, could be confused with traffic signals by motorists;
- K. Roof signs;
- L. Light bulb strings, except as temporary holiday decoration;
- M. Obscene advertising; and
- N. Off-site signs, except for open house directional signs and public information signs.

(Ord. 93-10-1169 § 2 (part))

20.58.140 General conditions.

The following provisions shall apply generally to all signs:

- A. Double-faced signs shall count as one sign.

B. Signs located at the intersection of any two streets, alleys, street and alley, street and driveway, or alley and driveway shall be placed so as not to create a visual blockage or other hazardous conditions for vehicle movement, as determined by the city engineer.

C. Signs shall be maintained in a neat, clean, orderly and safe manner at all times. Signs which, in the determination of the director of planning and community development, fail to achieve this standard shall be subject to the enforcement procedures contained in Section 20.58.150.

D. Buildings which have frontage on a public street and which are built at the streetside property line shall be eligible to install a flush-mounted business sign on the building which may project into the public right-of-way by no more than six inches as long as said sign is not less than twelve feet above the ground.

- E. Nonconforming signs shall be subject to the requirements and conditions contained in Chapter 20.82 of this title.

(Ord. 93-10-1169 § 2 (part))

20.58.150 Enforcement--Removal of signs.

The requirements for enforcement of sign regulations and removal of illegal signs are as follows:

- A. Where it is determined that a sign has been erected or installed in violation of this chapter, abandoned as defined in Section 20.58.050, improperly maintained as provided in Section 20.58.140(C), or is otherwise in violation of this chapter, written notice of this determination and the grounds therefor shall be sent or delivered to the owner of the sign or, where ownership of the sign is not known, to the owner of the property where the sign is posted. If the notice cannot be sent or delivered to the owner of the sign, then the notice shall also be attached to the sign. The notice shall give the owner of the sign or property, as the case may be, ten business days from

the date of mailing or attachment, as the case may be, to remove the sign or to appeal the determination and shall include instructions for how such appeal may be made.

B. To appeal the determination, the owner of the sign or the property, as the case may be, may file a written request with the director of planning and community development no later than the deadline given to remove the sign. The director or designee shall arrange an appointment to review the notice of violation and to allow the owner to present evidence to rebut the determination. After all of the facts have been reviewed, the director shall write a decision setting forth the basis of the final determination. The decision shall be delivered to the owner of the sign or the property, as the case may be, personally or by certified mail within ten days of the decision. The owner of the sign or the property, as the case may be, may appeal the decision in accordance with Chapter 20.52.

C. If neither the owner of the sign nor the owner of the property responds to the notice of violation under subsection A of this section, the director of planning and community development shall then notify the owner of the property by certified mail, that the period to appeal has passed and that if the sign is not removed within ten business days from the date of the notice, a misdemeanor citation will be filed.

D. Notwithstanding any other provisions herein to the contrary, public information signs in the public right-of-way have been determined by the director of planning and community development to have nominal value and if posted in clear disregard of the provisions of this chapter, may be removed without notice or hearing.

E. Where it is determined that the sign in question poses an imminent safety hazard or dangerous condition, which may affect the public health, safety and welfare, such sign may be removed immediately and stored by the city. As soon as practical following removal, the owner of the sign shall be given notice of violation and the right to a hearing pursuant to subsection B of this section, and if the owner establishes such removal to be improper, the owner shall be entitled to return of the signs without charge. In all other cases, the sign will be returned to the owner only upon payment of removal and storage costs. If the sign is not claimed within thirty days after the decision become final, the sign may be destroyed.

(Ord. 93-10-1169 § 2 (part)).

Chapter 20.64
USES SUBJECT TO CONDITIONAL USE PERMITS

Sections:

- 20.64.010 Procedure generally.
- 20.64.020 Application.
- 20.64.030 Filing fee.
- 20.64.040 Investigation.
- 20.64.050 Commission hearing--Notice.
- 20.64.060 Commission hearing--Conduct and determination.
- 20.64.070 Commission hearing--Findings and conditions.
- 20.64.080 Council hearing--Notice.
- 20.64.090 Council hearing--Conduct and determination.
- 20.64.100 Development time limit.
- 20.64.110 Council decision deemed final.
- 20.64.120 Revocation of permit.
- 20.64.130 Recordation on zone map.
- 20.64.140 Reapplication.

The procedure set forth in this chapter shall apply to all uses permitted subject to conditional use permit.

(Ord. 93-03-1152 § 15 (part); prior code § 19.68.010 (Ord. 557 § 403 (part), 1964))

20.64.020 Application.

The following application procedure shall apply:

A. Review of Application. Application for a conditional use permit shall be reviewed by the planning commission. If the planning commission recommends city council approval of a conditional use permit, a city council hearing shall be scheduled in accordance with Section 20.64.080, Council Hearing.

B. Filing. Application for a conditional use permit shall be filed by the owner or lessee of the property for which the permit is sought, or by the authorized representative of either the owner or lessee, or by the person who is or will be the plaintiff in an action in eminent domain to acquire the property.

C. Form and Contents. Application shall be made to the commission and council on forms furnished by the city and shall be full and complete, including such data as may be prescribed by the commission and council to assist in determining the validity of the request.

D. Verification. The director of planning, or a person delegated by him, shall verify the accuracy and completeness of the application. The date of verification shall be noted on the application, and such date shall be considered as the filing date. Such verification shall be made within thirty days of the filing of such application.

E. Not in Scope. In cases where the director of planning considers the reasons and conditions as set forth in the application not within the scope of the conditional use permit, the applicant shall be so informed; whereupon, if the application is filed and the fees are accepted, the application shall be signed by the applicant to the effect that he was so informed. Acceptance of an application does not constitute an indication of approval.

(Ord. 93-03-1152 § 15 (part); prior code § 19.68.020 (Ord. 582 § 1(55), 1965; Ord. 557 § 403(A), 1964))

20.64.030 Filing fee.

When the application for a conditional use permit is filed, a fee as provided in Section 20.88.010 shall be paid for the purpose of defraying the costs incidental to the proceedings.

(Ord. 93-03-1152 § 15 (part); prior code § 19.68.030 (Ord. 557 § 403(B), 1964))

20.64.040 Investigation.

The city shall investigate the facts bearing on the case to provide information necessary for action consistent with the intent of this title and the general plan.

(Ord. 93-03-1152 § 15 (part); prior code § 19.68.040 (Ord. 557 § 403(C), 1964))

20.64.050 Commission hearing--Notice.

A. The planning commission hearing date shall be set for not less than ten nor more than sixty days after the application is verified as complete.

B. Notice of all public hearings shall be given and shall contain the name and place of the hearing and other pertinent data presented in the application.

C. Notice shall be mailed not less than ten days before the date set for the hearing to owners of property within a radius of three hundred feet of the external boundaries of the property described in the application, using for this purpose the last known name and address of such owners as are shown on the latest adopted tax roll of the county.

D. When requested by the commission, notices may be posted not less than ten days before the date set for the hearing in front of the subject property including placing of notices not more than two hundred feet apart on each side of the street upon which the

subject property fronts for a distance of not less than four hundred feet in each direction from the subject property.

(Ord. 93-03-1152 § 15 (part): prior code § 19.68.050 (Ord. 557 § 403(D), 1964))

20.64.060 Commission hearing--Conduct and determination.

A. The commission shall, not less than ten days after the legal notice of a public hearing on a conditional use permit application, hold the public hearing.

B. The commission shall announce its recommendation or decision by resolution within forty days after the conclusion of the public hearings. The resolution shall set forth the findings of the commission and any recommended conditions, including time limit, deemed necessary to protect the health, safety and welfare of persons in the neighborhood and in the community as a whole.

C. The resolution, in the case of all conditional use permits, shall be mailed to the applicant at the address shown in the application. The applicant or any person aggrieved may appeal any decision of the commission to the council by filing a written notice of appeal after the decision. Such appeal shall set forth the reason therefor.

(Ord. 93-03-1152 § 15 (part): prior code § 19.68.060 (Ord. 557 § 403(E), 1964))

20.64.070 Commission hearing--Findings and conditions.

A. The commission, in recommending a conditional use permit, shall find as follows:

1. The site for the proposed use is in conformity with the general plan and is adequate in size and shape to accommodate the use and all yards, spaces, walls and fences, parking, loading, landscaping, and other features required by this title to adjust the use with land and uses in the neighborhood.

2. The site for the proposed use relates to the streets and highways element of the general plan and is adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use.

3. The proposed use will have no adverse effect on abutting property or the permitted use thereof.

4. The conditions stated in the resolution are deemed necessary to protect the public health, safety and general welfare. Such conditions may include the following:

a. Special yards, spaces and buffers;

b. Fences and walls;

c. Surfacing of parking areas subject to specifications;

d. Requiring street dedications and improvements (or bonds) subject to the provisions of Chapter 20.52, including service roads or alleys when practical;

e. Regulations of points of vehicular ingress and egress;

f. Regulations of signs;

g. Requiring maintenance of the grounds;

h. Requiring landscaping and maintenance thereof;

i. Regulation of noise, vibration, odors, etc.;

j. Regulation of time for certain activities;

k. Time period within which the proposed use shall be developed (See Section 20.64.100);

l. A bond for removal of such use within a specified period of time;

m. A request for a site plan for purposes of review, the site plan to be submitted by the applicant and approved by the city prior to the issuance of a building permit; and

n. Such other conditions as will make possible the development of the city in an orderly and efficient manner and in conformity with the intent and purposes set forth in this title.

B. The planning commission may recommend adoption of specific property development standards by policy resolution for any use permitted under this chapter. Standards may be more restrictive than those required in the district but shall under no circumstances be less restrictive.

(Ord. 93-03-1152 § 15 (part); Ord. 68-10-629 § 49; prior code § 19.68.070 (Ord. 582 § 1(56), 1965; Ord. 557 § 403(F), 1964))

20.64.080 Council hearing--Notice.

The hearing date shall be set by the city clerk for not less than ten nor more than sixty days after the filing of the commission resolution recommending city council approval of a conditional use permit, with the council pursuant to subsection A of Section 20.64.020 or the filing of an appeal pursuant to subsection C of Section 20.64.060. Notice shall be given as provided in Section 20.64.050.

(Ord. 93-03-1152 § 15 (part); prior code § 19.68.080 (Ord. 557 § 403(G), 1964))

20.64.090 Council hearing--Conduct and determination.

A. The council shall, not less than ten days after the legal notice of a public hearing on a conditional use permit, hold the public hearing.

B. The council may approve, approve with stated conditions, or disapprove the conditional use permit application by resolution. The council may add to or delete any of the conditions recommended by the commission. Such decision shall be made within forty days of the hearing.

C. A copy of the council resolution shall be mailed to the applicant at the address shown on the application.

(Ord. 93-03-1152 § 15 (part); prior code § 19.68.090 (Ord. 557 § 403(H), 1964))

20.64.100 Development time limit.

The council may establish a time limit within which the subject property and use or any stage or phase thereof shall be commenced and completed. The time limits set by the council shall be reasonable, based on the size and nature of the proposed development. The time limit may be extended by the council for good cause when the applicant presents proof of an unusual hardship not of his own making. Once any portion of the conditional use permit is utilized, the other conditions thereof become immediately operative and must be strictly complied with.

(Ord. 93-03-1152 § 15 (part); prior code § 19.68.100 (Ord. 557 § 403(I), 1964))

20.64.110 Council decision deemed final.

The decision of the council shall be final.

(Ord. 93-03-1152 § 15 (part); prior code § 19.68.110 (Ord. 557 § 403(J), 1964))

20.64.120 Revocation of permit.

A. The council, on its own motion at a public hearing with or without a recommendation from the commission, may revoke any conditional use permit granted by it, for noncompliance with the conditions set forth in granting the permit.

B. The commission, on its own motion at a public hearing with or without a recommendation from the council, may recommend the revocation of any conditional use permit granted by it for noncompliance with the conditions set forth by the commission in granting the permit.

C. If an established time limit for development expires and no extension has been granted, the conditional use permit and all rights and privileges established therein shall be considered void.

(Ord. 93-03-1152 § 15 (part); prior code § 19.68.120 (Ord. 557 § 403(K), 1964))

20.64.130 Recordation on zone map.

Within ten days after the granting of a conditional use permit, the city clerk shall indicate on the zone map the lot or lots affected by such conditional use permit. Such indication shall show the file number of such permit.

(Ord. 93-03-1152 § 15 (part); prior code § 19.68.130 (Ord. 557 § 403(L), 1964))

20.64.140 Reapplication.

No person, including the original applicant, shall reapply for a similar conditional use permit on the same land, building or structure within a period of one year from the date of the final decision on such previous application unless such decision is a denial without prejudice.

(Ord. 93-03-1152 § 15 (part); prior code § 19.68.140 (Ord. 557 § 403(M), 1964))

Chapter 20.65 REASONABLE ACCOMMODATION PROCEDURE

Sections:

20.65.010 Purpose.

20.65.020 Definitions.

20.65.030 Procedures.

20.65.040 Findings.

20.65.050 Conditions of approval.

20.65.060 Appeals.

20.65.010 Purpose.

A. It is the policy of the City of Signal Hill, pursuant to the Federal Fair Housing Amendments Act of 1988 and the California's Fair Employment and Housing Act, to provide people with disabilities and developers of housing for the disabled reasonable accommodation in rules, policies, practices and procedures that may be necessary to ensure equal access to housing. Both the Federal Fair Housing Amendment Act of 1988 and the California's Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations (modifications or exceptions) in their zoning and land use regulations and practices when such accommodations may be necessary to afford disabled persons an equal opportunity to housing. Section 804(f)(3)(B) of the Federal Fair Housing Amendments Act of 1988 states that the following is a prohibited practice: "a refusal to make reasonable accommodations in rules, policies, practices, or services, when such accommodations may be necessary to afford such person equal opportunity to use and enjoy a dwelling."

B. The purpose of this chapter is to codify a process for making requests for reasonable accommodation to zoning and land use decisions and procedures regulating the siting, funding, development and use of housing for people with disabilities. In these regulations, "use of housing" includes, but is not limited to, housing related services and the use and enjoyment of the property.

(Ord. 2016-10-1492 § 1)

20.65.020 Definitions.

For the purpose of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

A. "Acts." The Federal Fair Housing Amendments Act of 1988 and California's Fair Employment and Housing Act.

B. "Person with a disability." As defined under the Acts, a person who has a physical or mental impairment that limits or substantially limits one or more major life activities, anyone who is regarded as having such impairment or anyone who has a record of such impairment. The term physical or mental impairment may include conditions such as blindness, hearing impairment, mobility impairment, HIV infection, mental retardation-chronic fatigue, learning disability, head injury, and mental illness. The term major life activity may include seeing, hearing, walking, breathing, performing manual tasks, caring for oneself, learning, speaking, or working.

(Ord. 2016-10-1492 § 1)

20.65.030 Procedures.

A. At all public counters where application is made for a permit, license or other authorization for the siting, funding, development, or use of housing, a notice shall be prominently displayed advising applicants that they may request a reasonable accommodation of existing rules, policies, practices and procedures, and the process for requesting an accommodation shall be available at all public counters where decisions are made regulating the siting, funding, development and use of housing.

B. In order to make specific housing available to an individual with a disability, any person may request a reasonable accommodation in the rules, policies, practices and procedures regulating the siting, funding, development or use of housing by submitting a Fair Housing Accommodation Request letter and filing it with the community development department.

C. If an individual needs assistance in making the request for reasonable accommodation, the community development department shall provide the assistance necessary to ensure that the process is accessible to the applicant.

D. A request letter for reasonable accommodation shall be addressed to the director of community development and shall state the basis of the request, including but not limited to a modification or exception to the regulations, standards and practices for the siting, development and use of housing or housing related facilities that would eliminate regulatory barriers and provide an individual with a disability equal opportunity to housing of his or her choice.

E. If the project for which the request for reasonable accommodation is being made also requires some other discretionary approval (including, but not limited to, conditional use permit, design review, general plan amendment, zone change- annexation, and the like), then the applicant shall file the required Fair Housing Accommodation Request for concurrent review with the application for discretionary approval.

F. The director of community development, or his or her designee, shall investigate the facts bearing on the application, and compile the information necessary for a decision on the application.

G. The director of community development, or his or her designee, may request additional information necessary for making a determination on the request for reasonable accommodation that complies with the fair housing law protections and the privacy rights of the individual with a disability to use the specified housing. If additional information is requested, the 30-day time period for making a determination on the request stops running until the additional information is provided.

H. The director of community development shall issue a written notice of decision within thirty (30) days of the date of the submittal of a complete application and may grant the accommodation request, deny the request, offer approval of an alternate accommodation, or approve the request with conditions. The written decision is to be based on the contents of the application and a consideration of the factors set forth in this chapter.

(Ord. 2016-10-1492 § 1)

20.65.040 Findings.

A. The written decision to grant, grant with modifications, or deny a request for reasonable accommodation shall be consistent with the Acts, and shall, if granted, be granted to an individual and shall not run with the land (unless the director of community development or designee determines that such modification is physically integrated into the residential structure and cannot easily be removed), and shall be based on consideration of the following factors:

1. Whether the housing, which is the subject of the request for reasonable accommodation, will be used by an individual with

disabilities protected under the Acts;

2. Whether the requested accommodation is necessary to make housing available to an individual with disabilities protected under the Acts;
3. Whether the requested accommodation would impose an undue financial or administrative burden on the city;
4. Whether the requested accommodation would require a fundamental alteration in the nature of the city's zoning and land use regulations: and
5. Whether there are any alternative reasonable accommodations which may provide an equivalent level of benefit to the applicant.

B. All written decisions shall give notice of the applicant's right to appeal and to request reasonable accommodation in the appeals process as set forth in Section 20.65.060.

(Ord. 2016-10-1492 § 1)

20.65.050 Conditions of approval.

- A. The conditions of approval, if any, may, where deemed appropriate, provide for any or all of the following:
1. Inspection of the affected premises periodically, as specified in the conditions, to verify compliance with any applicable conditions of approval.
 2. Prior to any transfer of interest in the premises, notice to the transferee of the existence of the modification, that the modification is granted to an individual and does not run with the land, and the requirement that the transferee apply for a new modification if necessary. Once such transfer takes effect, the modification shall have no further validity.
 3. Removal of the improvements, where removal would not constitute an unreasonable and unfair financial burden, if the need for which the accommodation was granted no longer exists.
 4. Time limits and/or expiration of the approval if the need for which the accommodation was granted no longer exists.
 5. Other conditions deemed necessary to protect the public health, safety and welfare.
- B. Any grant of accommodation for an individual with a disability may, at the discretion of the decision maker, be considered as a personal accommodation for the individual applicant and may, at the determination of the decision maker, not run with the land. Accordingly, any approval may be conditioned to provide for its rescission or automatic expiration under appropriate circumstances.
- C. The violation of a required condition shall constitute a violation of this chapter and may constitute grounds for revocation of the grant of accommodation.

(Ord. 2016-10-1492 § 1)

20.65.060 Appeals.

The applicant or any aggrieved party may appeal to the planning commission a decision of the director of community development by filing an appeal in writing with the director of community development within ten (10) calendar days following the date of written notification to the applicant of the director's decision. If a timely appeal is not filed, the director's decision shall be final. The planning commission shall hear the matter at their next regularly scheduled meeting at which the matter can be heard. Notice of the hearing on the appeal shall be given in accordance with Section 20.52.030(G). The planning commission may sustain, modify, or overrule the decision of the director. In so doing, the planning commission shall make the findings and apply the standard of review contained in Section 20.65.040. The planning commission's decision may be appealed to the city council in accordance with Section 20.52.030(F) and Section 20.52.030(G).

(Ord. 2016-10-1492 § 1)

Sections:

- 20.66.010 Application of provisions.
- 20.66.030 Lot area--Determination and compliance.
- 20.66.040 Lot area--Combinations of lots prohibited.
- 20.66.060 Lot area--Divisions resulting in smaller parcels prohibited.
- 20.66.070 Lot dimensions.
- 20.66.090 Building height.
- 20.66.170 Lot lines--Front.
- 20.66.180 Lot lines--Rear.
- 20.66.190 Lot line--Side.
- 20.66.200 Mobile homes.
- 20.66.210 Temporary uses.
- 20.66.215 Temporary uses--Circuses, carnivals and fairs exceeding forty-five days.
- 20.66.220 Tree heights.
- 20.66.230 Utilities and services.
- 20.66.240 Projects restricted by covenants, conditions and restrictions.
- 20.66.250 Food truck events.

20.66.010 Application of provisions.

The property development standards set forth in this chapter shall apply to all land, buildings and structures in all districts, and all special uses and conditions listed.

(Ord. 93-03-1152 § 16 (part); prior code § 19.52.060 (Ord. 557 § 306 (part), 1964))

20.66.030 Lot area--Determination and compliance.

Every individual parcel of land existing on May 7, 1964, shall be deemed to be one lot.

No structure shall be erected or moved onto any parcel of land unless all regulations established in this title are complied with.

(Ord. 93-03-1152 § 16 (part); prior code § 19.52.070(1) (Ord. 582 § 1(51), 1965; Ord. 557 § 306(A)(1), 1964))

20.66.040 Lot area--Combinations of lots prohibited.

No required yard or other open space around an existing building, or which is hereafter provided around any building for the purpose of complying with the provisions of this title, may be considered as providing a yard or open space for any other building; nor may any yard or other required open space on an adjoining lot be considered as providing a yard or open space on a lot whereon a building is to be erected.

(Ord. 93-03-1152 § 16 (part); prior code § 19.52.070(2) (Ord. 557 § 306(A)(2), 1964))

20.66.060 Lot area--Divisions resulting in smaller parcels prohibited.

A. After the effective date of any ordinance by which any area is first zoned for any district, no land in such district may be divided by the recordation of any map or by voluntary sale, contract of sale, or conveyance of any kind which creates a new parcel of land under separate ownership which consists of less than the minimum lot area required for the district of which such lot is a part; provided, however, that a tolerance of ten percent shall be allowed as to this requirement when the parcel so created is irregular in shape.

B. Any person participating in such division in violation of this section, whether as seller, grantor, purchaser, or grantee, shall as principal in the transaction be guilty of a misdemeanor. Any deed or conveyance, sale or contract to sell made contrary to the provisions of this section is voidable at the sole option of the grantee, buyer or person contracting to purchase, his heirs, personal representative or trustee in solvency or bankruptcy within one year after the date of execution of the deed or of conveyance, sale, or contract to sell; but the deed of conveyance, sale, or contract to sell is binding upon any assignee or transferee of the grantee, buyer or person contracting to purchase other than those above enumerated and upon the grantor, vendor or person contracting to sell or his assignee, heir or devisee.

(Ord. 93-03-1152 § 16 (part); prior code § 19.52.070(4) (Ord. 557 § 306(A)(4), 1964))

20.66.070 Lot dimensions.

A. Every lot shall have a minimum width and depth not less than that prescribed in the district under consideration. Each dimension is minimum only. One or both shall be increased to attain the minimum lot area required.

B. Where a lot has a minimum width or depth less than that prescribed by this title and the lot was of record under one ownership on May 7, 1964, the lot may be used subject to all other property development standards of the district in which such lot is located.

(Ord. 93-03-1152 § 16 (part); prior code § 19.52.080 (Ord. 557 § 306(B), 1964))

20.66.090 Building height.

All buildings designed or erected after May 7, 1964, and existing buildings which may be reconstructed, altered, moved or enlarged shall comply with the height regulations and exceptions of the district in which they may be located. The provisions of Section 20.04.102, Building Height, shall apply.

(Ord. 93-03-1152 § 16 (part); prior code § 19.52.100 (Ord. 557 § 306(D), 1964))

20.66.170 Lot lines--Front.

The determination of which lot line shall be considered the front lot line shall be based upon existing and anticipated surrounding developments, existing and proposed street classifications, and any particular circumstances related to the proposed development.

A. On interior lots, the front lot line is the lot line abutting the street.

B. On lots with more than one street frontage, the front lot line shall be that which is adjacent to the street with the higher designation, as provided in Chapter 20.72, Official Plan Lines, of the Signal Hill Municipal Code. Where all abutting streets have the same designation, the narrowest street frontage in residential districts including the CR district shall be considered the front lot line. In all other districts, the largest street frontage shall be considered the front lot line.

C. Where exceptional circumstances related to the size, shape, topography or intended use of the property exists which cause compliance with the front lot line determination of subsection B of this section to result in poorer overall project design, the planning commission upon request or upon its own initiative may select an alternate front lot line.

(Ord. 93-03-1152 § 16 (part); Ord. 88-01-1001 § 1: prior code § 19.52.200(13) (Ord. 557 § 306(N)(13), 1964))

20.66.180 Lot lines--Rear.

In the case of an irregular, triangular or gore-shaped lot, the rear lot line shall be a line within the lot, parallel to and at a maximum distance from the front lot line, having a length of not less than ten feet. A lot which is bounded on all sides by streets may have no rear lot line.

(Ord. 93-03-1152 § 16 (part); prior code § 19.52.200(14) (Ord. 557 § 306(N) (14), 1964))

20.66.190 Lot line--Side.

On a lot with three or more sides abutting a street, all lot liens abutting such street or streets, other than the front lot line or lines, may be side lot lines.

(Ord. 93-03-1152 § 16 (part); prior code § 19.52.200(15) (Ord. 557 § 306(N)(15), 1964))

20.66.200 Mobile homes.

All mobile homes on permanent foundations shall comply with the following development standards:

A. Permanent foundation systems shall be installed pursuant to Section 18551 of the California Health and Safety Code.

B. Units shall be built to the specifications of the National Housing and Construction Standards Act and shall display an insignia of approval from the California Department of Housing and Urban development pursuant to Section 18550(b) of the California Health and Safety Code.

C. Units shall have roofs with a pitch of not less than two inches rise for each twelve inches of horizontal run, and consisting of shingles or other roofing materials customarily used for conventional single-family residences, as approved by the director of the department of planning and community development.

D. A unit may be required to have porches and eaves, or roof with eaves when, in the opinion of the director of the department of planning and community development, it is necessary to make it compatible with other dwellings in the area.

E. Units shall be covered with an exterior siding material customarily used on conventional dwellings and approved by the director of the department of planning and community development. Exterior material shall extend to the ground except that when a solid concrete or masonry perimeter foundation is used, the exterior covering material need not extend below the top of the foundation.

(Ord. 93-03-1152 § 16 (part); Ord. 85-09-955 § 1 (part); Ord. 82-2-888 § 4)

20.66.210 Temporary uses.

Temporary uses listed in this title may be permitted subject to review and approval of the planning director upon filing of a temporary use permit application, plot plan, and payment of fees as may be determined by resolution of the city council, at least thirty days prior to the event. Any approval of a temporary use shall be in writing and shall include:

A. Finding that the use will not be detrimental to the community and to property in the vicinity;

B. Such conditions and/or improvements as are deemed necessary to effectuate the purposes of this code which may include the posting of a bond or other security approved by the city attorney, in an amount determined by the approving authority to guarantee the restoration of the property to its original or otherwise satisfactory condition;

C. A specific time limit for removal of the temporary use and the restoration of the property involved to its former or otherwise satisfactory condition. Temporary uses shall be permitted for a time period not to exceed forty-five days except circuses, carnivals and fairs may exceed forty-five days subject to Section 20.66.215, and temporary construction trailers may be permitted for a period not to exceed six months unless extended by the planning director.

(Ord. 97-05-1217 § 1; Ord. 93-03-1152 § 16 (part); Ord. 88-11-1020 § 3; Ord. 85-09-955 § 1 (part); Ord. 81-3-866 § 1; prior code § 19.52.200(18) (Ord. 557 § 306(N)(18), 1964))

20.66.215 Temporary uses--Circuses, carnivals and fairs exceeding forty-five days.

Circuses, carnivals and fairs exceeding forty-five days may be permitted subject to following requirements.

A. Review of Application. Application for a temporary use permit shall be reviewed by the planning commission. If the planning commission recommends city council approval of a temporary use permit, then a city council hearing shall be scheduled.

The application shall be made to the commission and council on forms furnished by the city and shall be full and complete, including such data as may be prescribed by the commission and council to assist in determining the validity of the request.

B. Filing Fee. When a temporary use permit is filed, a fee of five hundred dollars shall be paid for the purpose of defraying the costs incidental to the proceedings.

C. Commission Hearing.

1. Notice. Notice of all public hearings shall be given and shall contain the name and the place of the hearing and other pertinent data presented in the application.

Notice shall be mailed not less than ten days before the date set for the hearing to owners of property within a radius of three hundred feet of the external boundaries of the property described in the application, using for this purpose the last known name and address of such owners as are shown on the latest adopted tax roll of the county.

2. Hearing. A copy of the council resolution shall be mailed to the applicant at the address shown on the application. The applicant or any person aggrieved may appeal any decision of the commission to the council by filing a written notice of appeal within ten days after the decision.

3. Findings. The commission in recommending the temporary use permit shall find as follows:

a. The site for the proposed use is in conformance with the general plan and is adequate in size and shape to accommodate the use and all yards, spaces, walls and fences, parking, loading, landscaping and other features required by this title to adjust the use with land and uses in the neighborhood;

b. The site for the proposed use relates to the streets and highways element of the general plan and is adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use;

c. The proposed use will have no adverse effects on abutting property or the permitted uses thereof; and

d. The conditions stated in the resolution are deemed necessary to protect the public health, safety and general welfare.

Such conditions may include the following: special yards, spaces and buffers; fences and walls; surfacing of parking areas subject to specifications; off-street parking requirements; required street dedications and improvements (or bonds); regulations of points of vehicular and pedestrian ingress and egress; regulation of signs; requiring maintenance of the grounds and abutting streets; requiring landscaping and maintenance thereof; regulation of noise, vibration, odors, etc.; regulation of time for certain activities; time period within which the proposed use shall commence operation; a bond for removal of the use within a specified period of time; and such other conditions as will make possible the development of the city in an orderly and efficient manner and in conformity with the intent and purpose set forth in this title.

D. Council Hearing. The council shall not less than ten days after the legal notice of a public hearing on a temporary use permit hold the public hearing. Notice shall be mailed not less than ten days before the date set for the hearing to owners of property within a radius of three hundred feet of the external boundaries of the property described in the application, using for this purpose the last known name and address of such owners as are shown on the latest adopted tax roll of the county.

1. The council may approve, with stated conditions, or disapprove the temporary use permit by resolution. The council may add, delete or amend any of the conditions recommended by the commission.

2. A copy of the council resolution shall be mailed to the applicant at the address shown on the application.

3. The council may establish time limits within which the subject property and use or any stage or phase thereof shall be commenced and completed. The time limits set by the council shall be reasonable based on the size and nature of the proposed use. Once any portion of the conditional use permit is utilized, the other conditions thereof become immediately operative and shall be strictly complied with.

4. The decision of the council shall be final. No person including the original applicant shall apply for a similar temporary use permit on the same land within a period of one year from the date of the final decision on such previous application unless such decision is a denial without prejudice.

E. Revocation of Permit.

1. The council on its own motion at a public hearing with or without a recommendation from the commission may revoke any temporary use permit granted by it for noncompliance with the conditions set forth in granting the permit.

2. The commission on its own motion at a public hearing with or without a recommendation from council may recommend the revocation of a temporary use permit granted by the council for noncompliance with the condition set forth in granting the permit.

3. If an established time limit for the use expires, the temporary use permit and all right and privileges established therein shall be considered void.

(Ord. 97-05-1217 § 2)

20.66.220 Tree heights.

A. Where it can be shown that trees or other plant materials, by reason of their location, height or density of foliage, are obstructing the visibility of a building to the extent that public safety personnel cannot readily see the building from the public right-of-way, or are preventing the penetration of light and air to any property within the vicinity of the trees or other plant materials such as to present a threat to human health and safety on the affected property, such trees or plant materials are declared to be a public nuisance.

B. Where the continuance of the above-stated nuisance would, in fact, be a detriment to the public health, safety, general welfare, and to the enjoyment of a substantial property right, the city may, upon giving written notice, cause the owner of the property, on which the trees or other plant materials are located, to trim same or to otherwise cause the visibility and the penetration of light and air to be restored. The notice shall specify what corrective action is required and shall give the owner the right to respond, in writing, within fifteen days of the date of the notice as to any objections the owner has to taking the action specified in the notice. The planning director shall consider any materials filed by the owner and give the owner written notice of the planning director's final determination. Should the owner of the property on which the cause of the nuisance is located fail to comply with terms of the final notice within a period of thirty days following the issuance of the notice, the city may cause such corrective work to be done and may require the owner of the property on which the tree or other plant materials are located to pay for the costs thereof.

(Ord. 93-03-1152 § 16 (part); prior code § 19.52.200(20) (Ord. 557 § 306(N)(20), 1964))

20.66.230 Utilities and services.

The following procedure shall apply to all public utilities and service installations:

The provisions of this title shall not be construed as to limit or interfere with the construction, installation, operation and maintenance of any use coming under the jurisdiction of the public utilities commission, which uses are related to the public utility purposes of water and gas pipes, mains and conduits, telegraph and telephone lines, pole-mounted repeaters, telephone booths (except in residential districts), sewers and sewer mains, electric light and power distribution and transmission lines.

(Ord. 93-03-1152 § 16 (part); prior code §§ 19.76.010, 19.76.020 (Ord. 582 § 1(57), (58), 1965; (Ord. 557 § 405, 1964))

20.66.240 Projects restricted by covenants, conditions and restrictions.

From time to time, the approving body may require to be recorded against the property of any development project easements, covenants, conditions and/or restrictions. Such recorded covenants may be utilized to require the owner and their successors in interest to use, operate, manage, maintain and conduct the property in accordance with conditions and restrictions established by the city. The conditions and restrictions shall be set forth in the recorded instrument. The recorded instrument shall be in form approved by the city attorney and may include provisions making the city a party, prohibiting amendment without the approval of city, and providing appropriate enforcement mechanisms, after appropriate notice and opportunity to be heard, including revocation of permits and permitting the city to perform the work and establish a lien against the property if the city's costs are not reimbursed within a reasonable time. The city may require the filing of appropriate title documents to demonstrate that the city has appropriate priority.

(Ord. 93-03-1152 § 16 (part))

20.66.250 Food truck events.

Food truck events shall be permitted on private property in commercial and industrial zoning districts within the City, excluding the CR, Commercial Residential zoning district. All food truck events shall comply with the following standards:

- A. Limited to private paved parking lots (asphalt or concrete);
- B. The maximum portion of the parking lot useable for an event shall be .25 - the event area includes the space for parking of mobile food facilities as defined by the County of Los Angeles, patron queuing areas and temporary dining areas. The remainder .75 parking lot area is to be used for parking of food truck event patrons and regular business customers of the property;
- C. Vacant, unpaved lots (not asphalt or concrete) shall not be used for food truck events or customer parking;
- D. Overflow parking must be on a paved site (asphalt or concrete);
- E. Limit hours of operation to 10 a.m. to 10 p.m.;
- F. Limit to one event per week per property;
- G. Provide adequate access to toilet facilities per County of Los Angeles Standards;
- H. Provide trash and recycling receptacles, clean up property and adjacent streets and properties after event;
- I. No live music and amplified sound or signaling devices;
- J. Obtain property owner authorization;
- K. Obtain City business license for each food truck;
- L. Obtain and conspicuously display Health Department approval for each food truck
- M. Obtain Food Truck Event Permit from the Community Development Department.

(Ord. 2011-09-1432, § 3, 2011)

Chapter 20.70

OFF-STREET PARKING*

Sections:

- 20.70.010 Purpose.
- 20.70.020 General standards.
- 20.70.030 Number of parking spaces required, by use.
- 20.70.035 Required transportation-related facilities.
- 20.70.040 Surfacing and marking of parking and storage areas.
- 20.70.050 Landscaping.
- 20.70.060 Lighting.
- 20.70.070 Access and location.
- 20.70.080 Parking area surfacing and grades.
- 20.70.090 Stall sizes and aisle widths.

* Prior ordinance history: Prior code § 19.52.150; Ord. 557 § 306 as amended by Ords. 68-10-629, 69-9-645, 72-12-777, 77-12-780, 79-2-815, 80-11-857, 80-12-859, 83-03-904, 84-08-930, 84-09-934 and 85-09-955.

20.70.010 Purpose.

The purpose of this chapter is to provide for regulation of off-street parking within all commercial, industrial, residential and open space districts. In addition, access to parking, parking lot lighting, parking lot landscaping, driveway design, and required aisle widths are also regulated within this chapter.

20.70.020 General standards.

The following general standards shall apply to all districts unless otherwise specified:

- A. No parking area, parking space or loading space which is provided for the purpose of complying with the provisions of this title shall hereafter be relinquished, reduced or altered in any manner unless equivalent facilities are provided elsewhere, the location of which is approved by the planning commission, and legal access to such equivalent facilities by appropriate recorded instrument has been approved by the city attorney.
- B. Where automobile parking is provided and maintained on a lot in connection with a main building or structure on or before the effective date of the ordinance codified in this chapter and is insufficient to meet the requirements for the use as provided in this title, or where no such parking has been provided, such automobile parking may be continued as a nonconforming use. Any such building or structure may be altered or enlarged only if parking is provided in conformance with the provisions of this title for the portion of the building or structure altered, added to, enlarged or extended. Existing parking may not be counted toward meeting the required parking for the alteration, addition, enlargement or extension.
- C. In the case of a legally existing residential use in a residential district, on or before the effective date of the ordinance codified in this chapter where additional dwelling unit(s) are permitted, parking in conformance with this title shall be required only for the new dwelling unit(s)
- D. All motor vehicles incapable of movement under their own power without alteration or repair shall be stored in an entirely enclosed garage or space enclosed by minimum six-foot solid fence or wall. No inoperable motor vehicle shall be left on public or private property for more than seventy-two hours unless enclosed by a garage, wall or fence. Such regulation shall not apply to automobile related uses such as automobile dealerships, automobile repair shops, automobile body and paint shops which utilize approved outdoor storage areas meeting the requirements of Sections 20.20.020 and 20.30.020 of this code.
- E. House trailers or campers which are incapable of movement without being attached to another vehicle may only be stored in the rear yard of any residential use, must be owned by the owner or tenant of such property, and must be enclosed within an area bounded by a six-foot height solid fence or wall. Within any commercial or industrial district, house trailers or campers may only be stored within an enclosed building unless the property is specifically authorized to store and/or display such vehicles. Such vehicles may not be used for residential purposes in any district.
- F. No motor vehicle, house trailer, camper shell, tent trailer, watercraft, or utility trailer, including trailers used to transport boats, motorcycles, automobiles, recreational vehicles, household goods or construction equipment shall be parked in any front yard or side yard unless parked on a driveway. For purposes of subsection, yard shall include not only the required open space area as defined in this code, but also the area between the respective setback line, as defined in this code, and the opposing exterior building wall. Driveway shall be defined as in Section 20.04.243 or as legally constructed and in use prior to the effective dates of Section 20.04.243 of this code provided such driveway is joined with an adjacent alley or street by a city-approved curb cut, ramp, and/or other appropriate transition.

20.70.030 Number of parking spaces required, by use.

A. The following uses shall provide parking spaces in accordance with this section:

Uses	Required Parking
Automobile repair shop	1 space per 500 sq. ft. G.F.A. (gross floor area)
Automobile, truck, recreational vehicles, and boat sales,	leasing (new or used) exclusive of repair areas 1 space per 400 sq. ft. G.F.A.

Banks, savings and loans	1 space per 200 sq. ft. G.F.A.
Bars, cocktail lounges, nightclubs, dancing, entertainment, alcohol beverage manufacturing with tasting rooms	1 space per 100 sq. ft. G.F.A.
Business colleges, technical schools (adult)	1 space per classroom, plus 1 space per 2 students (based maximum capacity), plus 1 space per 250 sq. ft. of office area
Bowling alleys	5 spaces per alley
Churches, meeting halls, stadium, museums, auction houses	1 space per 5 permanent seats or 1 space per 40 sq. ft. of assembly area whichever results in the greatest number of parking spaces
Commercial uses, not specifically listed in this section	1 space per 250 sq. ft. G.F.A.
Care facility, including convalescent center, residential for the elderly, community	.5 spaces per bed plus 1 space per 250 sq. ft. of intermediate care facility, skilled nursing, office area
Fraternity or sorority house	1 space per 200 sq. ft. G.F.A.
Furniture store	1 space per 1,000 sq. ft. G.F.A.
Gasoline service station	1 space per 200 sq. ft. G.F.A.
Grocery store	1 space per 200 sq. ft. G.F.A.
Guest parking (senior citizen housing)	1 space per 10 dwelling units
Gymnastics academy	1 space per 1,000 sq. ft. of open training floor area plus 1 space per 200 sq. ft. of office and seating area
Hospital	1.5 spaces per bed plus 1 space per 200 sq. ft. of office area
Industrial uses not specifically listed in this section	1 space per 1,000 sq. ft. G.F.A.
Machinery shop	1 space per 1,000 sq. ft. G.F.A.
Manufacturing uses not specifically listed in this section	1 space per 1,000 sq. ft. G.F.A.
Nursery school, preschool	1 space per 500 sq. ft. G.F.A.
Offices, general	1 space per 250 sq. ft. G.F.A.
Offices, medical	1 space per 200 sq. ft. G.F.A.
Private and parochial schools (K-8)	1 space per classroom, plus 1 space per 250 sq. ft. of office area
Private commercial schools, including dancing	1 space per classroom, plus 1 space per 250 sq. academies,

	music instruction, karate, etc.ft. of office area 1 space per 250 sq. ft. of office area, plus 1 space per employee, plus 3 customer drop-off parking spaces, plus a minimum of 3 rental car storage spaces
Rental car agency	
Residential uses	All residential parking provisions, requirements and standards shall be in accordance with Section 20.10.130 of this code
Restaurant, fast food, including drive-thru	1 space per 100 sq. ft. G.F.A.
Restaurant, take-out	1 space per 250 sq. ft. G.F.A.
Retail, general	1 space per 250 sq. ft. G.F.A.
Retail shopping center in excess of 100,000 G.F.A.	1 space per 200 sq. ft. G.F.A.
Senior citizen housing (OS district only)	1 space per dwelling unit (at least 50% of which must be enclosed) and any guest parking required by this chapter
Storage, warehouse	1 space per 1,000 sq. ft. G.F.A.
Theaters, multiple-screen and playhouse (live)	1 space per three seats
Theaters, single-screen	1 space per two seats

B. Combination of facilities shall provide the number of spaces required for each facility and the spaces provided for one facility shall not be construed as satisfying the requirement for another facility, except in the case of retail shopping centers.

C. All fractions resulting in 0.5 or greater are to be rounded up, all others rounded down, except in the case of guest parking in which case all fractions shall be rounded up to the next whole number.

D. For the purposes of this chapter, "retail shopping center" shall be defined as a structure or structures having total G.F.A. of one hundred thousand square feet or more designed to incorporate two or more uses such as retail stores, restaurants, offices, banks, grocery stores, entertainment uses, commercial and personal services, etc.

E. Prior to approval of the development or expansion of any hospital, a trip generation traffic study, prepared by a qualified traffic engineer, shall be submitted for approval of the city engineer. If indicated by such a study, parking shall be provided at a rate greater than that listed in the above table. The total number of spaces provided shall be no less than the number recommended by the approved study.

F. Where parking spaces are determined based upon square footage, unless otherwise specified, such square footage shall be based upon gross floor area of the building as defined in Section 20.04.300, which states that said floor area applies not only to the ground floor area, but also to any additional stories or basement of the structure. All horizontal dimensions shall be taken from the exterior faces of walls, including enclosed porches.

(Ord. 2016-07-1490 § 4; Ord. 2008-11-1391 § 3; Ord. 2001-07-1289 § 3; Ord. 2000-01-1266 § 2; Ord. 93-03-1152 § 18 (part); Ord. 90-07-1072 § 4; Ord. 88-09-1015 § 1 (part))

20.70.035 Required transportation-related facilities.

A. Nonresidential projects comprising fifty thousand square feet or more of building area shall provide all of the following measures subject to the approval of the director of planning:

1. At least ten percent of the required employee parking spaces shall be located as close as is practicable to the employee entrance(s) and shall be available for use by carpool/vanpool vehicles as demand may require without displacing handicapped and customer parking needs. This preferential carpool/vanpool parking area shall be identified on the site plan. A statement that preferential carpool/vanpool spaces for employees are available and a description of the method for obtaining such spaces must be included on the transportation information board as required in this chapter. Carpool/vanpool spaces shall be designated by signs and/or pavement markings as demand warrants, provided that at all times at least one space for projects comprising fifty thousand square feet to one hundred thousand square feet of building area and two spaces for projects comprising over one hundred thousand square feet of building area shall be designated for carpool/vanpool vehicles.

2. Preferential parking spaces reserved for vanpools must be accessible to vanpool vehicles. When located within a parking structure, a minimum vertical interior clearance of eight feet two inches shall be provided for those spaces and accessways to be used by such vehicles. Adequate turning radii and parking space dimensions shall also be included in vanpool parking areas.

3. Bicycle racks or other secure bicycle parking shall be provided to accommodate four bicycles for the first fifty thousand square feet of nonresidential building area and one bicycle for each additional fifty thousand square feet of nonresidential building area. Calculations which result in a fraction of 0.5 or higher shall be rounded up to the nearest whole number. A bicycle parking facility may also be a fully enclosed space or locker, accessible only to the owner or operator of the bicycle, which protects the bike from inclement weather. Specific facilities and location (e.g., provision of racks, lockers or locked room) shall be subject to approval of the director of planning.

B. Nonresidential projects comprising one hundred thousand square feet or more of building area shall comply with the requirements of subsection A above, and in addition, shall provide a safe and convenient zone in which vanpool and carpool vehicles may deliver or board their passengers.

(Ord. 93-03-1152 § 18 (part))

20.70.040 Surfacing and marking of parking and storage areas.

All areas of a lot to be used for the purpose of parking, loading, storage or access to any parking, loading or storage area shall be graded, surfaced, drained, and marked in accordance with all city standards and the provisions of this title. Parking stalls shall be clearly delineated by striping not less than three inches wide and appropriately labeled for loading, handicapped, etc., where necessary. Wheelstops and/or six-inch concrete curb shall be required for all parking stalls. Directional arrows and signs shall be placed on and off-site where required by the city engineer.

(Ord. 93-03-1152 § 18 (part); Ord. 88-09-1015 § 1 (part))

20.70.050 Landscaping.

The following landscaping standards shall apply to all open parking areas within commercial and industrial districts, including commercial uses within the CR district:

A. In any open parking area, a minimum of five percent of the total area of parking stalls and driveways shall be landscaped. The required percentage shall be exclusive of setbacks and vehicular overhangs. The maximum vehicular overhand shall be three feet.

B. To the extent possible, landscaping within a parking area shall be visible from within the parking area and located in order to enhance those areas most visible to the public.

C. A landscaping plan shall be submitted for the parking area. Landscaped areas shall consist of a combination of trees, shrubs and groundcover, the size, quantity, species and location of which shall be approved by the director of planning. Automatic irrigation must be provided to all landscaped areas.

(Ord. 93-03-1152 § 18 (part); Ord. 88-09-1015 § 1 (part))

20.70.060 Lighting.

Exterior lighting provided to illuminate parking, display, sales or pedestrian areas shall be shielded, hooded and so arranged as to prevent a nuisance to surrounding or nearby properties from occurring, including public rights-of-way.

(Ord. 93-03-1152 § 18 (part): Ord. 88-09-1015 § 1 (part))

20.70.070 Access and location.

There shall be adequate vehicular access from a dedicated and improved street, service road or alley. The design, number and location of such access route(s) shall be approved by the city engineer. Access to parking lots and parking spaces shall comply with the following standards:

A. No parking space shall be so located as to require the moving of any vehicle on the premises in order to enter or leave any other parking stall, unless an attendant is present at all times during the use of the parking facility.

B. In all commercial and industrial districts, including commercial uses with the CR district, all access to individual parking spaces shall be from the property itself and shall not be directly from a public street or alley.

C. Automobile parking shall be so arranged as to prevent vehicles from backing into major, secondary modified highways or local collector streets. This standard may be waived by the city engineer when both of the following conditions exist: 1) the property has no access to a public alley, and 2) the width of the lot and location of existing structures make it possible for vehicles to feasibly turn around on site so as to enter the street moving forward.

D. Parking stalls which are parallel to any major or secondary highway shall not be located less than twenty feet from the property line along such major or secondary highway.

E. Parking shall be provided as follows:

1. On the same lot or parcel as the building(s) or use(s) being served;

2. By participation in an assessment district, established for the purpose of providing an off-street parking facility for multiple uses within the vicinity.

F. Parking parallel to any alley shall be permitted in any district so long as no portion of the parking stall projects into the public right-of-way. The size of such a parking stall shall not be less than ten feet by twenty-two feet.

(Ord. 2008-07-1383 § 1: Ord. 93-03-1152 § 18 (part): Ord. 88-09-1015 § 1 (part))

20.70.080 Parking area surfacing and grades.

The following standards shall apply to grading and surfacing of all private parking areas:

A. All new and reconstructed parking lots shall be permanently surfaced with asphalt concrete or portland cement concrete. Private parking areas, and driveways, in the RL, RLM-1, RLM-2, PD-1 and PD-2 districts shall be surfaced with a minimum thickness of four inches of portland cement concrete over compacted native soil. Portland cement concrete or asphalt concrete shall be used in all other districts. The required pavement section shall be reviewed and approved by the city engineer prior to the issuance of grading permits. The determination shall be based upon engineering analysis of the subgrade soils, slope conditions and anticipated traffic loads. All paving materials and installations shall be per city engineer's standards.

B. The minimum acceptable parking lot surface gradients are one percent for asphalt concrete and 0.5 percent for portland cement.

C. The maximum acceptable grades for parking stalls and loading areas is five percent. The maximum acceptable grades for all other paved areas is eight percent.

D. All site and parking lot drainage shall be collected on-site and directed through a drainage system approved by the city engineer. Concentrated drainage shall be carried in concrete gutters, or by other approved methods, per city standards.

E. No driveway ramp shall exceed a rate of grade of (+ or -) twelve percent. A ramp is the area between the public right-of-way and the parking area or any area used strictly as a driveway (no adjacent parking). Differential rates of grade of four percent or greater shall require vertical curves. Differential grades at any chord within a vertical curve shall not exceed four percent. The minimum length of vertical curves shall be eight feet. Minimum chord lengths, where vertical curves are not required, shall be two feet.

Back of driveway, at the right-of-way, shall not be modified from the standard slope.

(Ord. 93-03-1152 § 18 (part); Ord. 88-09-1015 § 1 (part))

20.70.090 Stall sizes and aisle widths.

A. The following standards apply to commercial and industrial districts. For residential stall sizes and aisle widths refer to Section 20.10.130.

			Aisle Width (in feet)	
Angle of Parking (in degrees)	Stall Width (in feet)	Stall Depth (in feet)	One way	Two way
0	10	22	12	24
30	9	18	12	24
45	9	20	12	24
60	9	20	18	24
90	9	20	24	24

B. In the case of an end parking stall abutting a building, fence, wall or other similar obstruction which extends beyond the length of the parking space, three feet shall be added to the width of a ninety degree stall. In the case of a parallel parking space, four feet shall be added to the length of the stall.

C. The maximum vehicular overhang for any parking space shall be three feet.

(Ord. 2001-07-1289 § 5; Ord. 93-03-1152 § 18 (part); Ord. 88-09-1015 § 1 (part))

Chapter 20.72
OFFICIAL PLAN LINES*

Sections:

- 20.72.010 Purpose.
- 20.72.020 Scope of official plan lines.
- 20.72.030 Map adopted.
- 20.72.040 Major highways.
- 20.72.050 Secondary highways.
- 20.72.060 Secondary modified highways.
- 20.72.070 Local streets.
- 20.72.080 Alleys.
- 20.72.085 Pedestrian connection.

20.72.090 Traffic study areas.

20.72.100 Violations prohibited.

20.72.110 Effect of provisions on subdivisions.

20.72.120 Retention of plan lines map.

20.72.130 Exceptions.

20.72.140 Variance.

* Prior history: Prior code § 19.52.170; Ords. 557 and 70-4-653.

20.72.010 Purpose.

The purpose of this chapter is to establish an official plan for the ultimate right-of-way width of streets, highways and alleys within the city, in conformity with Title 7, Planning, of the Government Code of the State of California.

(Ord. 87-11-997 § 5 (part))

20.72.020 Scope of official plan lines.

The official plan lines for all streets, highways and alleys shall designate, by reference, precise sections of the city and shall establish the width and dimension of sidewalks, curbs, parkways and all other public improvements related to traffic ways. The reference for such precise sections shall be latest edition of the "City of Signal Hill - Standard Plans" published by the city engineer and available at the City Hall.

(Ord. 87-11-997 § 5 (part))

20.72.030 Map adopted.

The official plan lines of streets, highways and alleys within the city shall be established as particularly set forth on the map dated April 5, 1988, and titled "Official Plan Lines Map of the City of Signal Hill" included within the circulation element of the general plan of the city, and, by this reference, incorporated in and made a part of this title.

(Ord. 87-11-997 § 5 (part))

20.72.040 Major highways.

Major highways as designed on the "Official Plan Lines Map of the City of Signal Hill" shall have a minimum right-of-way width of one hundred feet. Unless otherwise designated on the map, major highways shall be measured fifty feet from each side of the highway centerline.

The following streets are classified as major highways:

Redondo Avenue, between Pacific Coast Highway and north city boundary;

Cherry Avenue, between south city boundary and north city boundary;

Orange Avenue, between Willow Street and 32nd Street;

Pacific Coast Highway, throughout the city;

Willow Street, between west city boundary and east city boundary;

Spring Street, throughout the city.

(Ord. 99-02-1247; Ord. 87-11-997 § 5 (part))

20.72.050 Secondary highways.

Secondary highways as designated on the "Official Plan Lines Map of the City of Signal Hill" shall have a minimum right-of-way width of eighty feet. Unless otherwise designated on the map, major highways shall be measured forty feet from each side of the highway centerline.

The following streets are classified as secondary highway:

Obispo Avenue, between the south city boundary and Hathaway Avenue;

Hathaway Avenue, between Obispo Avenue and Temple Avenue;

Temple Avenue, between Hathaway Avenue and the north city boundary;

Junipero Avenue, between 28th Street and Spring Street.

(Ord. 87-11-977 § 5 (part))

20.72.060 Secondary modified highways.

Secondary modified highways as designated on the "Official Plan Lines Map of the City of Signal Hill" shall have a minimum right-of-way width of seventy feet. Unless otherwise designated on the map, major highways shall be measured thirty-five feet from each side of the highway centerline.

The following streets are classified as secondary modified highways:

Walnut Avenue, throughout the city;

California Avenue, from the south city boundary to Spring Street;

Orange Avenue, from 32nd Street to the north city boundary and from Willow Street to the south city boundary;

28th Street, from Temple Avenue to Orange Avenue.

(Ord. 99-02-1247 § 2; Ord. 87-11-997 § 5 (part))

20.72.070 Local streets.

Local streets as designated on the "Official Plan Lines Map of the City of Signal Hill" shall have a minimum right-of-way width of sixty feet. Unless otherwise designated on the map, local highways shall be measured thirty feet from each side of the highway centerline.

(Ord. 87-11-997 § 5 (part))

20.72.080 Alleys.

Alleys as designated on the "Official Plan Lines Map of the City of Signal Hill" shall have a minimum right-of-way width of twenty feet. Unless otherwise designated on the map, alleys shall be measured ten feet from each side of the alley centerline.

(Ord. 87-11-997 § 5 (part))

20.72.085 Pedestrian connection.

Pedestrian Connection as designated on the "Official Plan Lines Map of the City of Signal Hill" shall include public right-of-way for pedestrian access. The width and improvements shall be consistent with the City Traffic Engineer's and City Engineer's approval.

(Ord. 2015-02-1473 § 1 (part))

20.72.090 Traffic study areas.

There are a number of areas throughout the city where conditions exist which require a more thorough and special traffic analysis based upon future development projects before precise street alignment can be identified. The conditions which exist in these areas, which areas are shown by the letter "A" on the "Official Plan Lines Map of the City of Signal Hill," include the following:

- A. Undeveloped and/or substandard streets which primarily provide access to oil operations. Such roadways were mapped more than fifty years ago and may not adequately address such issues as design speeds, severe grade changes, circulation, property access, view corridors, indirect traffic impacts and development potential;
- B. A number of relatively long dead-end streets exist where there is still a reasonable possibility for continuation through to other existing streets in order to improve overall traffic circulation and public safety;
- C. Areas exist where large scale development may occur based upon developable land areas available. In some cases the need for new streets may exist while certain existing streets and alleys may be eliminated, modified or realigned in order to better serve overall traffic circulation.

Development in each study area shall include a complete traffic analysis of the study area, prepared by a registered traffic engineer for review and approval by the city engineer. The study shall review existing and proposed roadway alignments, traffic patterns, view corridors, property access, cumulative traffic impacts, need for traffic control devices, development potential and zoning. The study shall recommend the precise alignment of streets within the subject study area. The study shall avoid the following conditions: cul-de-sacs on streets exceeding six hundred feet in length, street grades exceeding ten percent, creation of double-frontage lots, offset intersections less than one hundred fifty feet apart, inadequate design speeds and skewed intersections. The development shall be in accordance with the recommendations in the study, as approved by the city engineer.

(Ord. 87-11-997 § 5 (part))

20.72.100 Violations prohibited.

No building, structure or other improvement, whether publicly or privately owned, shall be erected, altered, moved in or placed within the official plan lines of streets and highways as adopted by this chapter except for signs as specified in Chapter 20.58, Signs; and no permit or approval in any other manner therefore shall be issued by any official or employee of the city.

Any permit or approval issued in violation of this chapter, unless approved by proper procedure for a variance as outlined in this title, shall be null and void. This section shall not apply to gardens or to other permitted front yard uses.

(Ord. 87-11-997 § 5 (part))

20.72.110 Effect of provisions on subdivisions.

The street and highway design of any subdivision of land following under the provisions of the Subdivision Map Act of the State of California and other subdivisions laws as may subsequently be adopted by the city shall be based upon the official plan of streets and highways as adopted by this chapter.

(Ord. 87-11-997 § 5 (part))

20.72.120 Retention of plan lines map.

A copy of the "Official Plan Lines Map of the City of Signal Hill" shall be on file in the office of the city engineer and available for public review upon request.

(Ord. 87-11-997 § 5 (part))

20.72.130 Exceptions.

The city engineer may make minor reductions to any of the standards contained herein of up to five percent of the right-of-way width, except for the drivable width of streets and alleys as identified in the official plan lines pursuant to Section 20.72.020 of this

chapter, upon request or upon his or her own initiative, including but not limited to reducing the amount of dedication necessary on given streets or alleys. The city engineer may also require minor additional dedication beyond the standard street width, where a proposed development is adjacent to a public transportation facility and where improvements thereto are warranted. In addition, the following streets and alleys shall have the following right-of-way widths notwithstanding Sections 20.72.040 through 20.72.080:

Street	Between	Width Proposed (in feet)
Vernon Street	Calif. Ave., L.B. city boundary	50
25th Street	Calif. Ave., L.B. city boundary	50
Alliance Avenue	Orange Ave., bordering P.E.R/W	30
Legion Drive	Hill St., Creston Avenue	30
Stanley Avenue	21st St., 20th St.	50
19th Street	Stanley Ave., Orizaba Ave.	Varies
Grant Street	Obispo Ave., Redondo Ave.	50
Kelly Drive	Hill St., 21st St.	30
Terrace Drive	Entire length	34
Signal Parkway	Entire length	80
33rd Street	city boundary, Calif. Ave.	74
Hill Street	Obispo Ave., Redondo Ave.	70
Alley Direction	Bordering	Width (in feet)
N/S	Walnut, Falcon, Wardlow, 33rd St.	15
N/S	Falcon, Gundry, Wardlow, 33rd St.	15
N/S	Brayton, Orange, Wardlow, 33rd St.	15
N/S	Orange, Cerritos, Wardlow, 33rd St.	15
N/S	Lemon, Cerritos, Wardlow, 33rd St.	15
N/S	Lewis, Lemon, Wardlow, 33rd St.	15
N/S	Calif., Lewis, Wardlow, 33rd St.	15
E/W	Calif., Lewis, Wardlow, 33rd St.	15
E/W	Lewis, Lemon, Wardlow, 33rd St.	15
E/W	Lemon, Cerritos, Wardlow, 33rd St.	15
E/W	Cerritos, Orange, Wardlow, 33rd St.	15
N/S	Calif., Lewis, 33rd, 32nd St.	15

N/S	Lewis, Lemon, 33rd, 32nd St.	15
N/S	Lemon, Cerritos, 33rd, 32nd St.	15
N/S	Cerritos, Orange, 33rd, 32nd St.	15
N/S	Willow, 25th St., Calif., city boundary	15
N/S	21st, 20th, St. Louis, Dawson Ave.	15
N/S	Cherry, St. Louis, 20th, 19th St.	15
N/S	St. Louis, Dawson, 20th, 19th St.	15
N/S	Dawson, Raymond, 20th, 19th St.	15
N/S	Raymond, Junipero, 20th, 19th St.	15
N/S	Junipero, Stanley, 19th, P.C.H.	15
N/S	Stanley, Molino, 19th P.C.H.	15

(Ord. 87-11-997 § 5 (part))

20.72.140 Variance.

When practical difficulties, unnecessary hardships or results inconsistent with the general purpose of this chapter occur through a strict interpretation of the provisions hereof, the planning commission may, in the manner provided by Chapter 20.84 of this title, initiate proceedings for consideration of a variance from the terms of this chapter.

(Ord. 87-11-997 § 5 (part))

Chapter 20.80

CERTIFICATES OF OCCUPANCY

Sections:

- 20.80.010 Applicability of provisions.
- 20.80.020 Buildings.
- 20.80.030 Land.
- 20.80.040 Contents of certificate.
- 20.80.050 Recordkeeping.
- 20.80.060 Building permit required prior to issuance of certificate of occupancy.
- 20.80.070 Compliance with provisions required--Exceptions.

20.80.010 Applicability of provisions.

The provisions of this chapter shall apply to all buildings and uses.

(Prior code § 19.52.490 (part) (Ord. 557 § 313 (part), 1964))

20.80.020 Buildings.

A. No building erected, moved, enlarged, or altered after May 7, 1964, shall be occupied, used, or changed in use until after a certificate of occupancy shall have been issued by the city. Such certificate shall be applied for coincident with the application for a building permit and shall be issued only after such building, enlargement, or alteration has been completed in conformity with the provisions of this title.

B. Any use legally occupying an existing building on May 7, 1964, may be continued but shall not be changed unless a certificate of occupancy for the new use shall have been issued by the city after finding that such use conforms with the provisions of this title.

(Prior code § 19.52.490(A) (Ord. 557 § 313(A), 1964))

20.80.030 Land.

A certificate of occupancy shall be issued before any vacant land is used or before an existing use of land is changed after May 7, 1964, provided such use is in conformity with the provisions of this title. However, no certificate of occupancy shall be required where the land is to be used for tilling the soil and growing thereon farm garden, or orchard products.

(Prior code § 19.52.490(B) (Ord. 557 § 313(B), 1964))

20.80.040 Contents of certificate.

The certificate of occupancy shall state that the building or proposed use of building or land has complied with all laws and codes, including the provisions of this title, and with an approved site plan and any conditions required by the commission or council relative to the proposed building or use.

(Prior code § 19.52.490(C) (Ord. 557 § 313(C), 1964))

20.80.050 Recordkeeping.

A record of all certificates of occupancy shall be kept on file in the office of the city clerk and copies shall be furnished on request to any person having a proprietary or tenancy interest in the subject building, use, or land.

(Prior code § 19.52.490(D) (Ord. 557 § 313(D), 1964))

20.80.060 Building permit required prior to issuance of certificate of occupancy.

A. Before commencing any work pertaining to the erection, construction, reconstruction, moving, conversion, or alteration of any building, or any addition to any building, a permit shall be secured from the city by any owner or his agent for the work; and it is unlawful to commence any work until and unless such permit shall have been obtained; provided, further, that no such building shall be occupied or used unless a certificate of occupancy, and a license for such use where required, is first obtained from the city or person vested with the duty or authority to issue same.

B. Each application for a building permit shall be made on a printed form to be obtained at the city hall and shall be accompanied by accurate information and dimensions as to the size and location of the lot; the size and location of the buildings on the lot; the dimensions of all yards and open spaces; and such other information as may be necessary for the enforcement of this title. Where complete and accurate information is not readily available from existing records, the city may require the applicant to furnish a survey of the lot prepared by a licensed surveyor. The original of such application shall be kept in the office of the city clerk.

(Prior code § 19.52.500 (Ord. 557 § 314, 1964))

20.80.070 Compliance with provisions required--Exceptions.

A. All departments, officials, or public employees vested with the duty or authority to issue permits, licenses, or certificates of occupancy, where required by law, shall conform to the provisions of this title. Any permit, license, or certificate, if issued in conflict with the provisions of this title, shall be null and void.

B. The provisions of this title shall apply to all buildings, improvements, lots, and premises owned, leased, operated or controlled by the city or any department thereof, or by any other governmental agency excepting the federal or state governments.

(Prior code § 19.52.510 (Ord. 557 § 315, 1964))

Chapter 20.82

NONCONFORMING LOTS, BUILDINGS, AND USES*

Sections:

- 20.82.010 Purpose of provisions.
- 20.82.020 Continuation of nonconforming uses permitted.
- 20.82.024 Nonconforming industrial uses in residential zones.
- 20.82.030 Permitted repairs and alterations.
- 20.82.040 Permitted additions and expansion.
- 20.82.050 Nonconforming lots.
- 20.82.060 Effect of discontinuance.
- 20.82.070 Provisions applicable to lawful uses only.

* Prior ordinance history: Prior code §§ 19.80.010--19.80.060; Ord. 557 § 406 as amended by Ord. 582 § 1(59, 60) and Ords. 69-10-647, 78-9-808 and 79-11-833.

20.82.010 Purpose of provisions.

Within the districts established by this title there exist lots, buildings, and uses which were lawful before the ordinance codified in this title was passed or amended, but which would be prohibited, regulated, or restricted under the terms of the zoning ordinance or future amendment. It is the intent of this chapter to permit these nonconformities to continue subject to certain conditions. For the purpose of protecting the public health, safety, and general welfare, however the enlargement or alteration of such nonconformities shall be regulated. Nothing within this chapter shall be deemed to permit the continuation of a public nuisance.

(Ord. 88-12-1023 § 1 (part))

20.82.020 Continuation of nonconforming uses permitted.

Except as otherwise provided in this chapter, nonconforming lots, structures, or uses existing in any zoning district may be continued but may not be constructed, established, altered, modified, reconstructed, replaced, or enlarged in any way which increases the nonconformity.

(Ord. 88-12-1023 § 1 (part))

20.82.024 Nonconforming industrial uses in residential zones.

A. For any property containing a nonconforming industrial use in a residential zone, the use may be continued, sold or ownership transferred without forfeiting any nonconforming rights previously established, but subject to the limitations of Sections 20.82.020 and 20.82.030.

B. For any property containing a nonconforming industrial use in a residential zone, a less intensive industrial use may be permitted on the property without loss of all nonconforming status, subject to the approval of the director of planning. The director of planning shall determine, based upon the standards contained in this section what constitutes a less intensive industrial use. Once the property has been changed to a less intensive use, it may not be restored to the more intensive use.

C. Factors which the director of planning may consider in making a determination of what constitutes a less intensive industrial use may include, but are not limited to the following:

1. Whether the proposed use will generate less odor, dust, or fumes than the prior nonconforming use;
2. Whether the proposed use will generate less noise which may negatively impact nearby residents than the prior use;
3. Whether the proposed use will generate less traffic than the prior use, or will otherwise diminish traffic congestion in the area or will promote traffic safety more than the prior use;
4. Whether the proposed use would lessen any danger of water contamination or degradation, soil contamination, or other environmental hazard; and
5. Whether the proposed use is harmonious with surrounding residential uses, and promotes the goals of the zone more than the previous use.

D. In making a determination that a particular use is a less intensive industrial use, the director of planning may require repair and/or exterior rehabilitation of an industrial building to reduce or mitigate the building's aesthetic impact on surrounding residential areas.

E. On any application for a determination of less intensive industrial use, the party seeking the determination shall provide the director of planning with such information as the director of planning deems necessary to make the determination.

F. The director of planning shall advise the applicant of the determination in writing and shall state the reasons therefor.

(Ord. 90-03-1060 § 1)

20.82.030 Permitted repairs and alterations.

A. Repairs and alterations which do not enlarge or increase the size or scope of a nonconforming structure or use may be made, provided that the aggregate value of all such repairs or alterations from the time the structure or use became nonconforming shall not exceed fifty percent of the reasonable replacement value of the nonconforming building or use immediately prior to such repair and/or alterations.

B. Notwithstanding the provisions of Section 20.82.020, the provisions of this chapter shall not prevent the reconstruction, repair, or rebuilding of any nonconforming commercial or industrial building or of any building in which a nonconforming use is conducted when such building is damaged by fire, explosion, or act of God, provided that the cost of such reconstruction, repair, or rebuilding shall not exceed fifty percent of the reasonable replacement value of the building immediately prior to the damage.

C. For purposes of this chapter, "reasonable replacement value" shall be based upon current per/square/foot building valuation data as published periodically by the International Conference of Building Officials for the structure and occupancy type of the destroyed or damaged structure. "Cost of repair" shall be based upon the average of at least two bona fide bids submitted by contractors licensed by the state of California to perform such repairs.

D. A nonconforming residential structure damaged or destroyed by fire, explosion, or act of God may be reconstructed in conformity with all applicable provisions of the zoning ordinance in effect at such time as the original building permits were issued for such structure subject to the following:

1. The density, height, and lot area coverage of a replacement structure or reconstructed structure shall not exceed that of the destroyed or damaged structure;
2. Setback dimensions, open space area, and the number of garages and on-site parking shall not be less than that which existed prior to damage or destruction;
3. A nonconforming residential structure for which building permits were issued prior to April 7, 1964, and which is damaged by any means may be reconstructed in conformity with the provisions of the zoning ordinance in effect as of April 7, 1964, and subject to subparagraphs 1 and 2 of subsection D of this section.

E. A nonconforming residential structure in a district in which residential uses are no longer permitted may be reconstructed regardless of the extent of damage, subject to the applicable zoning ordinance as determined in subsection D. Development standards for reconstruction shall be those of the residential district of the applicable zoning ordinance which allows maximum permissible densities not greater than the density represented by the sum of all residential units on the subject property immediately prior to

damage, provided the reconstructed habitable floor area and number of units do not exceed that of the destroyed structure(s).

(Ord. 88-12-1023 § 1 (part))

20.82.040 Permitted additions and expansion.

A. Structures which are nonconforming only as to setbacks and/or building height may be expanded subject to present development standards of the zoning ordinance provided that the total floor area of all such expansions permitted subsequent to April 7, 1964, is not greater than fifty percent of the floor area of the original structure.

B. Residential structures in districts permitting residential uses and which are nonconforming only as to on-site parking may be expanded provided that, if cumulative expansion from the time the structure became nonconforming exceeds two hundred square feet of habitable area, such structures shall be brought into conformity as to present on-site parking requirements.

C. Additions to single-family and duplex structures with nonconforming sideyard setbacks may be constructed so as to extend the building wall(s) adjoining such nonconforming sideyard(s) provided the cumulative habitable area of all such additions does not exceed two hundred square feet.

D. Any addition or expansion permitted pursuant to this chapter shall comply with all present development standards contained in the zoning ordinance applicable to the nonconforming structure or use.

(Ord. 88-12-1023 § 1 (part))

20.82.050 Nonconforming lots.

Legally created residentially-zoned lots of record as of the effective date of the ordinance codified in this chapter which are nonconforming as to minimum lot area may be developed with not more than one dwelling unit.

(Ord. 88-12-1023 § 1 (part))

20.82.060 Effect of discontinuance.

A. The discontinuance of use of a nonconforming structure, or use for a continuous period of one hundred eighty days, or the intentional abandonment of a nonconforming building or use, shall be deemed to constitute abandonment of any nonconforming rights ascribed to the property under this chapter.

B. Any change in a nonconforming lot, building, or use to a more restrictive or conforming status shall constitute abandonment of the previous nonconforming rights.

20.82.070 Provisions applicable to lawful uses only.

This chapter applies only to nonconforming lots, buildings, and uses lawfully established and used and conducted in accordance with all applicable laws, except to the extent of the nonconformity with the zoning ordinance codified in this title.

(Ord. 88-12-1023 § 1 (part))

Chapter 20.84 VARIANCES

Sections:

20.84.010 Purpose and authority.

20.84.020 Conditions required prior to granting variance.

20.84.030 Application procedure.

20.84.040 Filing fee.

20.84.050 Investigation.

20.84.060 Commission hearing--Date and notice.

20.84.070 Commission hearing--Decision rendering.

20.84.080 Conditions of commission decision.

20.84.090 Appeals of commission decisions--Council hearing and decision.

20.84.100 Revocation for noncompliance--Voiding of variance.

20.84.110 Minor deviations.

20.84.120 Reapplication.

20.84.010 Purpose and authority.

When practical difficulties, unnecessary hardships, or results inconsistent with the general intent and purpose of this title occur by reason of strict interpretation of any of its provisions, the planning commission, upon its own motion may, or upon a verified application shall, initiate proceedings for consideration of a variance from the provisions of this title.

(Prior code § 19.84.010 (Ord. 557 § 407 (part), 1964))

20.84.020 Conditions required prior to granting variance.

The planning commission, before it may grant a variance, shall make a finding that in the evidence presented all five of the following conditions exist in reference to the property being considered:

A. There are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other property in the same district.

B. Such variance is necessary for the preservation and enjoyment of a substantial property right of the applicant, which right is possessed by other property owners under like conditions in the same district.

C. The granting of such a variance will not be materially detrimental to the public welfare or injurious to property and improvement in the district in which the property is located.

D. The granting of such a variance will not be contrary to the objectives of the general plan.

E. A variance is for the purpose of permitting the use of a lot to the same level as other lots in the same district, and under no conditions shall such variance be used to grant special privilege or the development of uses not specifically permitted in the district.

(Prior code § 19.84.020 (Ord. 557 § 407(A), 1964))

20.84.030 Application procedure.

A. Application for a variance shall be filed by the owner or lessee of the property for which the variance is sought, or by the authorized representative of either the owner or lessee, or a person who is or will be the plaintiff in an action in eminent domain to acquire the property.

B. Application shall be made to the commission on forms furnished by the city, shall set forth in detail the reasons for the requested variance, shall show how the conditions set forth in Section 20.84.020 are satisfied, and shall provide other information as may be prescribed by the commission to assist in determining the validity of the request.

C. The building inspector, or a person delegated by him, shall verify the accuracy and completeness of the application. The date of verification shall be noted on the application, and such date shall be deemed to be the filing date. Verification shall be made within fifteen days of the date of the filing of the application.

D. In cases where the building inspector considers the reasons as set forth on the application not all within the scope of the variance procedure, the applicant shall be so informed; whereupon, if the application is filed and the fees are accepted, the application shall be signed by the applicant to the effect that he was so informed. Acceptance of an application does not constitute an indication of approval.

(Prior code § 19.84.030(1) (Ord. 582 § 1(62), 1965; Ord. 557 § 407(B)(1), 1964))

20.84.040 Filing fee.

When the application for a variance is filed, a fee as provided in Section 20.88.010 shall be paid for the purpose of defraying the costs incidental to the proceedings.

(Prior code § 19.84.030(2) (Ord. 557 § 407(B)(2), 1964))

20.84.050 Investigation.

The city departments concerned shall investigate the facts bearing on each case to provide information necessary for action consistent with the intent and purpose of this title.

(Prior code § 19.84.030 (3) (Ord. 557 § 407(B) (3), 1964))

20.84.060 Commission hearing--Date and notice.

A. The planning commission hearing date shall be set for not less than fifteen nor more than forty days after the filing date of the application.

B. Notice of public hearing shall be given and shall contain the time and place of the hearing and other pertinent data presented in the application.

C. Notices shall be mailed not less than ten days before the date set for the hearing to owners of property within a radius of three hundred feet of the external boundaries of the property described in the application, using for this purpose the last known name and address of such owners as are shown on the latest tax roll of the county.

(Prior code § 19.84.030(4) (Ord. 557 § 407(B)(4), 1964))

20.84.070 Commission hearing--Decision rendering.

A. The commission shall, not less than ten days after the legal notice of a public hearing on a variance application, hold the public hearing.

B. The commission shall announce its decision by resolution at a regular meeting or scheduled special meeting within forty days after the conclusion of the hearing. The resolution shall approve, approve with stated conditions, or disapprove the application and shall set forth findings in support of the decision. For approval, the conditions listed in Section 20.84.020 shall be found.

C. A copy of the resolution shall be mailed to the applicant at the address shown on the application.

(Prior code § 19.84.030(5) (Ord. 557 § 407(B)(5), 1964))

20.84.080 Conditions of commission decision.

A. The commission, in approving a variance, may set forth in its resolution reasonable conditions which shall assure the intent and purpose of this title.

B. The time limit of one year for occupancy or construction shall be assumed unless some other period is established.

(Prior code § 19.84.030(6) (Ord. 557 § 407(B)(6), 1964))

20.84.090 Appeals of commission decisions--Council hearing and decision.

A. The decision of the commission shall be final unless an appeal to the council is filed within fifteen days of the date of the commission's decision. Such an appeal may be initiated by the applicant or an interested party owning property within three hundred feet of the external boundaries of the subject property.

B. The council, upon receipt of an appeal, if it finds that the facts stated by the applicant in his written notice of appeal do not warrant a further hearing, shall affirm the action of the commission and deny the appeal.

C. The council, upon determining that an appeal is for good cause warranted, shall enter such decision upon the minutes and set the matter for a public hearing. Notices shall be given as provided in Section 20.84.060.

D. The council shall, not less than ten nor more than forty days after legal notice of a public hearing on a variance application, hold the public hearing. The appellant shall present at the hearing information and data to indicate the manner in which the commission erred in its decision. The council decision shall be final unless appealed of competent jurisdiction within fifteen days.

(Prior code § 19.84.040 (Ord. 557 § 407(C), 1964))

20.84.100 Revocation for noncompliance--Voiding of variance.

A. The commission may revoke any variance for noncompliance with the conditions set forth in granting the variance after notice and hearing. Upon instruction from the commission, the city engineer shall cause ten days' notice of hearing to be given to the holder of the variance which is being considered for revocation. The action of the commission in revoking any variance may be appealed to the council in the same manner as an appeal from a decision of the commission in granting or denying a variance.

B. Each variance granted under the provisions of this chapter shall become void when:

1. The construction authorized by the variance is not commenced within one year after the granting of the variance or is not pursued diligently to completion; or

2. The occupancy or use of land or buildings authorized by the variance has not taken place within one year after the granting of the variance; or

3. There is a cessation in the occupancy or use of land or buildings authorized by the variance for a period in excess of one year.

C. Where circumstances beyond the control of the applicant cause delays which do not permit compliance with the time limitation established in subsection B of this section, the commission may grant an extension of time for a period not to exceed an additional one-year period. Application for such extension of time must set forth in writing the reasons for the extension and must be filed with the city clerk before the expiration of the variance.

D. The provisions of this section shall apply to variances issued prior to May 7, 1964, including variances issued by the legislative bodies or planning commissions of other political jurisdictions covering territory subsequently annexed to the city, but the one-year period specified in subsection B(2) of this section shall not commence to run until May 7, 1964, or the date of annexation, whichever occurs later. The provisions of subsection C of this section shall also apply to such variances provided the commission finds that an extension would not be detrimental or injurious to property in the neighborhood.

(Prior code § 19.84.050 (Ord. 557 § 407 (D), 1964))

20.84.110 Minor deviations.

A. The purpose of a minor zoning adjustment procedure is to provide a simplified means of considering minor deviations from certain development standards set forth in any zone which are not detrimental to the public health, safety or welfare.

B. Any person, firm, corporation or other entity may apply in writing to the director of the department of planning and community development for a minor zoning adjustment. The director of the department of planning and community development shall review and make a determination concerning all applications for minor zoning adjustments. Applications for minor zoning adjustments shall be limited to an application for any one or more of the following:

1. A reduction in lot and building area requirements by not more than ten percent of that otherwise required in any zone;

2. A reduction in setback requirements by permitting portions of a building to extend into and occupy not more than ten percent of the required setback;
 3. A reduction in parking requirements for commercial or industrial uses by not more than ten percent; provided, that the reduction does not exceed two parking spaces for any lot.
- C. In approving or conditionally approving a minor zoning adjustment, the director of the department of planning and community development shall find that because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of development standards set forth for the zone deprives such property of privileges enjoyed by other property in the zone. In addition, the director of the department of planning and community development shall find:
1. There are practical reasons or benefits of improved design which justify a deviation from prescribed development standards.
 2. The adjustment, with any conditions imposed, will provide equal or greater benefit to adjacent property.
 3. The adjustment is not in conflict with the objectives of the general plan or the general intent of this title.
- D. Upon appeal to the planning commission of any decision of the director of the department of planning and community development made pursuant to this section, the planning commission shall set the matter for hearing and determination in accordance with this chapter.

(Ord. 85-09-955 § 1 (part), 1986; Ord. 82-6-892 § 3)

20.84.120 Reapplication.

No person, including the original applicant, shall reapply for a similar variance on the same land, building, or structure within a period of one year from the date of the final decision on such previous application, unless such decision is a denial without prejudice.

(Prior code § 19.84.070 (Ord. 557 § 407(F), 1964))

Chapter 20.86 AMENDMENTS

Sections:

- 20.86.010 Application of provisions.
- 20.86.020 Initiation of proceedings.
- 20.86.030 Application form and contents.
- 20.86.040 Filing fee.
- 20.86.050 Investigation.
- 20.86.060 Commission hearing--Date and notice.
- 20.86.070 Commission hearing--Procedure and decision.
- 20.86.080 Council decision.
- 20.86.090 Appeals to council.
- 20.86.100 Reapplication.
- 20.86.110 Appeals of council decisions.

20.86.010 Application of provisions.

An amendment to this title which changes any property from one district to another or imposes any regulation not heretofore imposed or removes or modifies any such regulations heretofore imposed shall be initiated and adopted by the procedure set forth in

this chapter, except that any amendment to this title which does not make such a change or imposition may be initiated and adopted as other ordinances are initiated and adopted.

(Prior code § 19.88.010 (Ord. 557 § 408 (part), 1964))

20.86.020 Initiation of proceedings.

An amendment may be initiated by any one of the following:

- A. Order of the city council;
- B. Order of the planning commission;
- C. Upon the submittal of an application for amendment by the property owner or owners, or the authorized representative of such owner(s) of property affected by such amendment;
- D. Upon the submittal of an application for amendment by the director of planning and community development.

(Ord. 84-07-926 § 1: prior code § 9.88.020 (Ord. 582 § 1(63), (64), 1965; Ord. 557 § 408(A), 1964))

20.86.030 Application form and contents.

A. The commission shall prescribe the form in which applications for changes of zone are made. It may prepare and provide blanks for such purpose and may prescribe the type of data and information to be provided by the petitioner to assist in determining the validity of the request. No application shall be received unless it is full and complete and complies with such requirements.

B. The building inspector shall verify the accuracy and completeness of the application and the date of verification shall be noted on the application.

C. In addition, the applicant may provide to the city such data and information as will assist the building inspector to make a recommendation to the commission to justify its recommendations to the council as to location and size of the proposed rezoning. Such data may include the following:

- 1. Economic studies and surveys;
- 2. Traffic studies;
- 3. Population studies;
- 4. Any other information deemed pertinent.

(Prior code § 19.88.030 (Ord. 557 § 408(B), 1964))

20.86.040 Filing fee.

When an amendment is initiated by a property owner or their authorized representative pursuant to Section 20.86.020C, the application shall be accompanied by a filing fee, as provided in Section 20.88.010, for the purpose of defraying the cost incidental to the proceeding.

(Ord. 84-07-926 § 2: prior code § 19.88.040 (Ord. 557 § 408(C), 1964))

20.86.050 Investigation.

The city attorney shall study the proposed amendment and shall provide information necessary for action consistent with the intent of this title and the general plan.

(Prior code § 19.88.050 (Ord. 557 § 408(D), 1964))

20.86.060 Commission hearing--Date and notice.

- A. The secretary of the planning commission shall set all proposals for amendments for public hearing not more than forty days after the verification of the proposal, or after the initiation of the amendment by the city council, planning commission, or director of planning and community development, as the case may be.
- B. Notice of the required public hearing shall contain a general explanation of the matter to be considered, a general description of the property and area affected, the time and place of the hearing, and other pertinent data.
- C. When the zoning ordinance amendment involves a change in the zoning regulations prescribed in the ordinance, notice shall be given by at least one publication in a newspaper of general circulation in the city; or if there is none, it shall be posted in at least three public places in the city, at least ten days before the hearing.
- D. When the zoning ordinance amendment involves the reclassification of property, in addition to giving notice, as specified by subsection C of this section, notice of the hearing shall be given by mail or delivered to all persons, including businesses, corporations, or other public or private entities, shown on the last equalized assessment roll as owning real property within three hundred feet of the property which is the subject of the proposed zoning change. In the event that the proposed zoning change has been requested by a person other than the property owner as such property owner shown on the last equalized assessment roll, notice shall also be given by mail to the owner of the property as shown on the last equalized assessment roll.
- E. In addition to the foregoing, notice shall be given by first-class mail to any person who has filed a written request therefor. Such request may be submitted any time during the calendar year and shall apply for the balance of such calendar year.

(Ord. 84-07-926 § 3: prior code § 19.88.060 (Ord. 557 § 408(E), 1964))

20.86.070 Commission hearing--Procedure and decision.

- A. The commission shall, not less than ten days after the giving of notice of a public hearing on an amendment, hold the hearing.
- B. If, for any reason, testimony on any case set for public hearing cannot be completed on the day set for such hearing, the commission presiding at such public hearing may, before the adjournment or recess thereof, publicly announce the time and place to, and at which, the hearings will be continued, and such announcement will serve as sufficient notice of such continuance and without recourse to the form of public notice as provided for in Section 20.86.060.
- C. Upon the completion of a public hearing, the commission shall render its decision on the matter so heard. Failure to so act within forty days after the completion of a hearing shall serve to automatically and immediately refer the whole matter to the council for such action as it deems warranted under the circumstances. In the event of such failure on the part of the commission to act, the city administrative officer shall immediately deliver to the council all of the records of the matter involved.
- D. The recommendation for approval of any amendment shall be by resolution of the commission carried by the affirmative votes of not less than a majority of its total voting members. An affirmative vote of less than a majority of its total voting members shall constitute a disapproval.
- E. A disapproval shall be final unless appealed to the council within fifteen days after the commission renders its decisions.
- F. The commission shall announce and record its action by formal resolution.
- G. No later than ten days after final action by the commission on an application, notice of the decision shall be mailed to the applicant at the address shown up on the application.

(Prior code § 19.88.070 (Ord. 557 § 408(F), 1964))

20.86.080 Council decision.

The council may approve the proposed amendment and enact it into ordinance, or disapprove it. The council shall not alter the proposed amendment without referral back to the commission unless, in the case of a zone change, the alteration is more restrictive or reduces the area under consideration. A notice of the decision shall be mailed to the applicant at the address on the application.

(Prior code § 19.88.080 (Ord. 557 § 408(G), 1964))

20.86.090 Appeals to council.

- A. The council, upon receipt of an appeal, if it finds that the facts stated by the applicant in his written notice of appeal do not warrant a further hearing, shall affirm the action of the commission and deny the appeal.
- B. The council, upon determining that an appeal is for good cause warranted, shall enter such decision upon the minutes and set the matter for a public hearing. Notices shall be given as provided in Section 20.86.060.

(Prior code § 19.88.090 (Ord. 557 § 408(H), 1964))

20.86.100 Reapplication.

No person, including the original applicant, shall reapply for a change of zone on the same lot or lots within a period of one year from the date of the final decision on such previous application unless such decision is a denial specifically stated without prejudice.

(Prior code § 19.88.100 (Ord. 557 § 408(I), 1964))

20.86.110 Appeals of council decisions.

Appeals, if any, to a court of competent jurisdiction shall be made within thirty days after the final decision by the council.

(Prior code § 19.88.110 (Ord. 557 § 408(J), 1964))

**Chapter 20.88
FILING FEES**

Sections:

20.88.010 Schedule of fees.

20.88.010 Schedule of fees.

The city council may, from time to time, by resolution, adopt or modify a schedule of filing fees to be paid by the applicant to the city to defray the reasonable expense of postage, posting, advertising, or other cost incidental to the several procedures contained in this title. Notwithstanding the generality of the foregoing, such fees may include those for review of uses permitted subject to planning commission review and approval, uses permitted subject to conditional use permit, variances, zoning ordinance amendments, and administrative committee review, and such other procedures as are provided in this title.

(Ord. 84-07-926 § 4: prior code § 19.92.010 (Ord. 557 § 409, 1964))

**Chapter 20.98
PENALTY FOR VIOLATIONS**

Sections:

20.98.010 Violations.

20.98.020 Aiding and assisting violations.

20.98.030 Penalty.

20.98.010 Violations.

Each and every act which is caused or permitted to be done in violation of the provisions of this title and each and every omission to do any act required to be done under the provisions of this title shall constitute a violation thereof. Each day in which any act is done or

permitted in violation of this title shall constitute a separate violation thereof.

(Prior code § 19.98.010 (Ord. 582 § 1(65), 1965: Ord. 557 § 415, 1964)

20.98.020 Aiding and assisting violations.

It is unlawful for any person to cause, or to aid, abet, or assist in the performance of any act which is by this title declared to be unlawful.

(Prior code § 19.98.020 (Ord. 582 § 1(66), 1965: Ord. 557 § 416, 1964))

20.98.030 Penalty.

Every person, whether as principal, agent, servant, employee, or otherwise, violating any of the provisions of this title, shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished as set forth in Chapter 1.16.

(Prior code § 19.99.010 (Ord. 582 § 1(67), 1965: Ord. 557 § 417, 1964))

Title 21

PUBLIC DEDICATION REQUIREMENTS AND IMPROVEMENT FEES TO BE PAID BY DEVELOPMENT PROJECTS

Chapters:

- 21.04 General
- 21.08 Definitions
- 21.12 Application and Improvement Study Determination
- 21.16 Considerations of Improvement Study By Approving Body
- 21.17 Determination of Improvement Requirement or Impact Fee by Approving Body
- 21.18 Additional Standards for Determining Improvement Requirement or Impact Fee
- 21.28 Time of Payment and Financial Controls
- 21.32 Reimbursement for Oversized or Prior Constructed Improvements
- 21.36 Alternative Method
- 21.40 Park and Recreation Impact Fees
- 21.44 Water System Impact Fee
- 21.48 Traffic Impact Fees

Chapter 21.04

GENERAL

Sections:

- 21.04.010 Purpose.
- 21.04.020 Application.
- 21.04.030 Standards.

21.04.040 Effect on other laws.

21.04.050 Exemptions.

21.04.010 Purpose.

This title is intended to provide a method whereby the burdens of installing public improvements, the need for which is created by residential, commercial, and industrial development projects and which will benefit certain land in addition to such development projects, will be required to be borne by all of the land so benefitted. Areas of benefit may be identified and fees chargeable to such lands may be imposed in accordance with the procedures set forth in this title. It is further the intent of this title that all such development projects which impact surrounding properties and create a need for new or expanded public improvements be required to dedicate land, construct improvements and/or pay impact fees sufficient to mitigate all adverse environmental and infrastructure impacts. To this end, areas of impact may be identified, the need for improvements within such area determined, and the proportionate responsibility of any development project for such cost fixed by the method or methods set forth in this title. This may be done within certain areas of the city prior to the submission of development projects or in connection with specific development project applications.

(Ord. 91-06-1100 § 1 (part))

21.04.020 Application.

All development projects which are not otherwise exempt pursuant this chapter shall be reviewed in accordance herewith to determine whether the project will be required to construct and dedicate to the city public improvements within the area of impact of the development project, or whether the project will be required to pay, in-lieu, developer impact fees. The level of construction and dedication, or level of fees, shall be as determined hereunder. The city shall have the sole and absolute discretion to determine whether the share of public improvements allocated to a given project shall be assumed by direct construction and dedication or by payment of an impact fee.

(Ord. 91-06-1100 § 1 (part))

21.04.030 Standards.

All public improvements provided in accordance with this title shall meet the standards, specifications and requirements of the general plan of the city, including the circulation element, and any specific plan adopted thereto, and any other ordinance, resolution, policy, or standard of the city.

(Ord. 91-06-1100 § 1 (part))

21.04.040 Effect on other laws.

The authority created hereunder for the imposition of impact fees shall be in addition to any other authority established by this code and shall not supersede any other provisions or authority adopted by ordinance or resolution of the city council unless expressly stated herein. The city council may adopt by ordinance or resolution impact fees in addition to those specified in this title. Notwithstanding the foregoing, nothing herein shall authorize any excessive fee which is not reasonably necessary to meet the public needs arising as a result of the development project.

(Ord. 91-06-1100 § 1 (part))

21.04.050 Exemptions.

The following development projects shall be exempt from the provisions of this title:

- A. Any addition to or modification, improvement, or reconstruction to an existing single-family residential unit;
- B. The reconstruction of any residential, commercial, or industrial structure which has been damaged or destroyed, or

reconstruction for the purpose of preserving or rehabilitating residential housing, except to the extent the reconstruction results in assessable lot area or chargeable space in excess of that of the structure or property that was damaged or destroyed. In such event, the applicant shall pay fees or provide dedication imposed under this title only upon the assessable lot area or chargeable space by which the reconstructed structure or property exceeds that of the original structure or property.

C. Single-Family Residential Dwellings Located in the Crescent Heights Historic District. Single-family residential dwellings located in the Crescent Heights Historic District developed in accordance with all provisions of the Crescent Heights Historic District specific plan as defined in Chapter 20.31 shall be exempt from impact fees in accordance with the following:

- 1. True restorations of residential dwellings originally constructed in the above-mentioned style before 1940 and relocated to the Crescent Heights Historic District shall be exempt from all impact fees.
- 2. Construction of new residential dwellings constructed in the above-mentioned style shall be exempt from one-half of all impact fees.

The determination of qualification for this exemption and the amount of exemption shall be determined during site plan review by the director of community development, who shall have the right to subsequently revoke his determination if the applicant does not build according to plans submitted. Appeal of the determination shall be conducted pursuant to Section 21.12.060 of this code.

(Ord. 2003-10-1323 § 7: Ord. 91-06-1100 § 1 (part))

Chapter 21.08
DEFINITIONS

Sections:

- 21.08.001 General.
- 21.08.005 Affordable to low and very low income per persons.
- 21.08.010 Applicant.
- 21.08.015 Approving body.
- 21.08.020 Area of impact.
- 21.08.025 Assessable lot area.
- 21.08.030 Chargeable space.
- 21.08.035 City engineer.
- 21.08.040 Construction.
- 21.08.045 Developer.
- 21.08.050 Development approval.
- 21.08.055 Development project.
- 21.08.060 Director of community development and director of public works.
- 21.08.065 Effective date.
- 21.08.070 Engineer's report.
- 21.08.075 Impact fee.
- 21.08.080 Improvements.
- 21.08.085 Local improvement.
- 21.08.090 Area-wide improvement.
- 21.08.095 Improvement study.

21.08.100 Qualified appraiser.

21.08.105 Reconstruction.

21.08.110 Very low and low income persons.

21.08.001 General.

The definitions set forth in this chapter shall govern the meaning of words in this title, unless from the context in which the word is used, a different meaning is clearly intended.

(Ord. 91-06-1100 § 1 (part))

21.08.005 Affordable to low and very low income persons.

"Affordable to low and very low income persons" means rented or sold to persons at rates which are affordable pursuant to the guidelines applicable to Signal Hill established by the State Department of Housing and Community Development.

(Ord. 91-06-1100 § 1 (part))

21.08.010 Applicant.

"Applicant" means the person or persons seeking approval of any development project, any permit for construction or reconstruction, or any other land use or development entitlement.

(Ord. 91-06-1100 § 1 (part))

21.08.015 Approving body.

"Approving body" means that agency of the city vested with the authority to approve, conditionally approve or deny the development project.

(Ord. 91-06-1100 § 1 (part))

21.08.020 Area of impact.

"Area of impact" means the land upon which the development project is located and all surrounding land, including all transportation and utility corridors relating to the development project, wherein the impacts of the project are regarded to be significant and upon which public improvements must be constructed in order to mitigate such impacts. The area impacted may be either local or area-wide.

(Ord. 91-06-1100 § 1 (part))

21.08.025 Assessable lot area.

"Assessable lot area" means all of the square footage within the perimeter of a residential lot upon which construction or reconstruction of a residence takes place unless the city engineer shall reasonably determine some other basis for assessment, provided that property is assessed uniformly.

(Ord. 91-06-1100 § 1 (part))

21.08.030 Chargeable space.

"Chargeable space" means all of the square footage covered and enclosed within the perimeter of a commercial or industrial structure, not including garages, parking structures, outdoor walkways, utility or disposal areas, elevator shafts, or stairways.

(Ord. 91-06-1100 § 1 (part))

21.08.035 City engineer.

"City engineer" means the city engineer of the city of Signal Hill or his or her designated representative.

(Ord. 91-06-1100 § 1 (part))

21.08.040 Construction.

"Construction" means the erection of any structure, and includes excavation or grading.

(Ord. 91-06-1100 § 1 (part))

21.08.045 Developer.

"Developer" means the applicant for approval of a development project and includes all partners and joint ventures of the applicant and the owner of the real property.

(Ord. 91-06-1100 § 1 (part))

21.08.050 Development approval.

"Development approval" means the approval of any tentative or final tract map or parcel map, any site plan and design review, any conditional use permit, variance, demolition permit, building permit, or other land use approval or entitlement required for development or construction pursuant to the Signal Hill Municipal Code.

(Ord. 91-06-1100 § 1 (part))

21.08.055 Development project.

"Development project" means any project undertaken for the purpose of development.

(Ord. 91-06-1100 § 1 (part))

21.08.060 Director of community development and director of public works.

"Director of community development" or "director of public works" means the director of community development or the director of public works, as the case may be, of the city of Signal Hill or his or her designated representative.

(Ord. 91-06-1100 § 1 (part))

21.08.065 Effective date.

"Effective date" shall mean the date that the ordinance or resolution establishing or modifying a fee or dedication requirement becomes effective as provided by law.

(Ord. 91-06-1100 § 1 (part))

21.08.070 Engineer's report.

A. "Engineer's report" means an analysis prepared by the city engineer or his or her designate, compiled and presented to the city council or other approving body in connection with its consideration of impact fees, and reflecting the opinion of the city engineer as to all of the following:

1. The purpose of the fee;
2. The use to which the fee will be put, including identification of specific public facilities or a master plan for construction of or improvements to public facilities, if applicable;
3. How there is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed;
4. How there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed;
5. How there is a reasonable relationship between the amount of the fee and the cost of the improvement or that portion of the improvement attributable to the development project on which the fee is imposed.

B. The engineer's report may include any references to any master plan, improvement study, or other report prepared by a consultant or other expert.

(Ord. 91-06-1100 § 1 (part))

21.08.075 Impact fee.

"Impact fee" means a monetary exaction imposed pursuant to this title, other than a tax, which is charged by the city to the developer in connection with approval of the development project for the purposes of defraying all or a portion of the actual or estimated costs of public improvements related to the development project, including all elements listed in Section 21.08.080 below, but does not include any fees pursuant to Title 20.88, fees for processing applications for governmental regulatory actions or approvals, or fees collected pursuant to a development agreement adopted pursuant to Government Code Section 65864, et seq. The amount of the impact fee shall be the amount reasonably determined to be equivalent to the development project's proportionate share of the actual or estimated cost of the improvement, as measured by the impact or detriment caused by construction of the development project, as determined in accordance with this title.

(Ord. 91-06-1100 § 1 (part))

21.08.080 Improvements.

"Improvements" means any public improvements, public services, or community amenities including, but not limited to, construction of streets, highways, thoroughfares, bridges, alleys, medians, turning lanes, paving, driveways, curbs, gutters, sidewalks, lighting, signals, drainage, water, sewer, utility, transit facilities (including bus turn-outs, benches, shelters, landing pads, etc.), bicycle paths, landscaping, planters, signage, safety improvements, park or recreation facilities, housing, or construction or erection of public art or other cultural facilities, and any other similar related structures or improvements. Improvement refers to any other specific improvements or types of improvements installed either by the developer, by public agencies, by private utilities, by any other entity approved by the city, or by a combination thereof which are necessary to ensure consistency with or implementation of the general plan or any applicable specific plan. The term improvement includes the dedication of real property, either in easement or in fee; the planning, engineering and design of such improvements; necessary improvement studies, reports and analyses; inflation factors; the financing of such improvements; administration of contracts; as well as the actual construction of the improvements.

(Ord. 91-06-1100 § 1 (part))

21.08.085 Local improvement.

"Local improvement" means an improvement needed or designed to serve the area adjacent to or in reasonably close proximity with the development project, the need for which is exclusively or primarily related to the development project.

(Ord. 91-06-1100 § 1 (part))

21.08.090 Area-wide improvement.

"Area-wide improvement" means an improvement needed or designed to serve an area substantially beyond the boundaries of the development project, the need for which the development project contributes to, but which is not exclusively or primarily related to the development project.

(Ord. 91-06-1100 § 1 (part))

21.08.095 Improvement study.

"Improvement study" means a report prepared by a competent engineering expert approved by the director of public works and containing the information set forth in Section 21.08.070.

(Ord. 91-06-1100 § 1 (part))

21.08.100 Qualified appraiser.

"Qualified appraiser" means a professional real estate appraiser capable of estimating fair market value in conformity with generally accepted principles of professional appraisal societies, who is also a member of the Appraisal Institute, or similar professional appraisal organization.

(Ord. 91-06-1100 § 1 (part))

21.08.105 Reconstruction.

"Reconstruction" means the excavation, grading or construction of property or a structure that replaces, and is equivalent in size, square footage, kind and use to, the damaged or destroyed property or structure.

(Ord. 91-06-1100 § 1 (part))

21.08.110 Very low and low income persons.

"Very low and low income persons" means persons whose annual income meets the criteria applicable to Signal Hill set by the State Department of Housing and Community Development.

(Ord. 91-06-1100 § 1 (part))

Chapter 21.12
APPLICATION AND IMPROVEMENT STUDY DETERMINATION

Sections:

- 21.12.010 Submission of application.
- 21.12.020 Determination regarding improvement study.
- 21.12.040 Preparation of improvement study.
- 21.12.050 Determination of no improvement study.
- 21.12.060 Appeal of director's determination.

21.12.010 Submission of application.

At the time the developer submits an application for a development project under any other provision of this code, the developer shall

submit a written request to the director of community development for a determination of whether an improvement study or studies are required under this title. The request shall be submitted on a form prescribed by the director of community development, and shall contain such information as may allow the director of community development to assess the fiscal and infrastructure impacts of the proposed development project, including but not limited to, a site plan, circulation plan, description of the type of development project, a projection of the total peak hour and aggregate vehicle trips generated by the development project, the number of permanent jobs the development project is expected to generate, the density of the development project, a projection of sewer, water, utility and other impacts of the development project, and the anticipated cumulative impact of other known development projects.

(Ord. 91-06-1100 § 1 (part))

21.12.020 Determination regarding improvement study.

A. Within thirty days after submission of an otherwise complete application for a development project by the developer, including the request for determination whether an improvement study is necessary, the director of community development shall determine whether an improvement study shall be prepared, and shall notify the developer in writing of this determination.

In making this determination, the director of community development shall consider such factors as the size of the proposed development project, the number of acres included, the number of units, whether residential or commercial/industrial, total square footage, projected density, traffic and employment generation, and the development project's potential environmental impacts.

B. The decision whether to require an improvement study shall be within the discretion of the director of community development. The director of community development may require an improvement study if any of the following conditions exist:

1. The development project will create or substantially contribute to the need for improvements for which no impact fee then exists;
2. The impacts generated by the development project will require extraordinary improvements, the scope or nature of which has not adequately been identified in any previous engineer's report, capital improvement plan, master plan, or other study;
3. The timing or location of the development project will require significant area-wide improvements before the development project can be completed without a threat to the public health, safety, or welfare; or
4. Surrounding properties will be significantly benefitted by construction of improvements in connection with the development project, and is capable of providing reimbursement as may be required under Chapter 21.32.

C. In the event that the director of community development determines that an improvement study is required, no application for any development project or other land use entitlement shall be accepted as complete until the improvement study is completed.

(Ord. 91-06-1100 § 1 (part))

21.12.040 Preparation of improvement study.

A. The improvement study shall be prepared for the benefit of and under the direction of the city, at the sole expense of the developer.

B. The improvement study shall identify all of the following:

1. The area of impact of the development project;
2. The impacts which will occur within the area;
3. Other land benefitted by the improvements;
4. The improvements which will be required upon the ultimate development of all the land in the area;
5. A phasing plan showing when development of land in the area is likely to occur, and when the improvements will need to be completed to meet the needs created by such development;
6. Those local and area-wide improvements which should be constructed as part of the development project;
7. Those impact fees which should be provided by the development project, and those impact fees which should be reimbursed to the development project.

C. If a prior improvement study exists which addresses the items listed in subsection B of this section for the development project, and there have been no substantial changes in the matters included in the improvement study or the surrounding facts or circumstances, such that the prior improvement study can be determined to still be accurate or easily updated to become currently accurate, the director of community development may, in his or her sole discretion, permit the prior improvement study to be adopted as the improvement study for the development project, or to be updated as may be necessary to meet the requirements of this chapter.

(Ord. 91-06-1100 § 1 (part))

21.12.050 Determination of no improvement study.

If within thirty days after submission of an otherwise complete application for a development project by a developer, the director of community development determines no improvement study is necessary for the development project, the payment of impact fees as set forth in this title shall be imposed as a condition of approval at the time of site plan review, and collected as specified hereunder.

(Ord. 91-06-1100 § 1 (part))

21.12.060 Appeal of director's determination.

A. The determination of the director of community development regarding the improvement study may be appealed by any interested person to city council within ten days of the director's written notification of same. A notice of appeal shall be provided to the city clerk in writing. City council may by resolution require payment of a fee by the person bringing the appeal in an amount not to exceed the reasonably estimated costs of processing the appeal.

B. Upon receiving a written notice of appeal, the city clerk shall schedule a hearing on the matter for the next available city council agenda. The hearing shall be limited to whether the director of community development reasonably determined that an improvement study is necessary for the development project. Upon closing the hearing, city council shall uphold, modify, or overrule the determination of the director of community development. The appeal hearing may be continued by city council from time to time.

C. No application for any development project or other land use entitlement shall be accepted as complete until the time period for the appeal has passed, or until any appeal taken has been finally resolved.

(Ord. 91-06-1100 § 1 (part))

Chapter 21.16

CONSIDERATIONS OF IMPROVEMENT STUDY BY APPROVING BODY

Sections:

21.16.010 Review of improvement study.

21.16.020 Consideration of improvement study by approving body.

21.16.030 Appeals.

21.16.010 Review of improvement study.

Both the director of public works and the director of community development shall review the improvement study, and shall make any recommendations thereon as may be appropriate to the approving body.

(Ord. 91-06-1100 § 1 (part))

21.16.020 Consideration of improvement study by approving body.

The approving body shall consider the improvement study, and any recommendations thereon by the director of public works or the director of community development, simultaneously with its consideration of the development project approval. The approving body may accept, modify, or reject any of the recommendations in the improvement study, and based thereon determine what construction

and dedication requirements, or payment of impact fees, will be required as a condition of approval for the development project. Any such determination shall be subject to the requirements of Chapter 21.18.

(Ord. 91-06-1100 § 1 (part))

21.16.030 Appeals.

Any determination regarding conditions of approval by the approving body which would otherwise be final under this title, may be appealed in accordance with the provisions of Section 18.12.070 of this code.

(Ord. 91-06-1100 § 1 (part))

Chapter 21.17

DETERMINATION OF IMPROVEMENT REQUIREMENT OR IMPACT FEE BY APPROVING BODY

Sections:

21.17.010 Construction of improvements.

21.17.020 Determination of need for construction.

21.17.030 Determination of impact fee.

21.17.040 Impact fees adopted by ordinance or resolution.

21.17.010 Construction of improvements.

Unless otherwise provided in this title, the developer shall, prior to the issuance of any certificate of occupancy or other final approval for the development project, complete construction of all local improvements and all area-wide improvements required hereunder, or provide the security established by Section 18.40.030, or pay any impact fee imposed, whichever the approving body imposes as a condition of approval.

(Ord. 91-06-1100 § 1 (part))

21.17.020 Determination of need for construction.

In the event the approving board determines that the developer is unable to construct the improvements required hereunder due to any of the following reasons:

- A. The improvements will be located wholly or in part on private land not accessible to the developer, or the developer otherwise does not have the legal authority to construct the improvement; or
- B. Although there is a need for the improvement created by the development project, due to fiscal, legal, governmental or other considerations, as determined by the city, it is not appropriate to immediately construct such improvements; or
- C. There is insufficient aggregate current public need to warrant construction of the improvement at the present time; or
- D. The improvements have been previously installed by others;

then the approving body may waive the requirement that the improvement be constructed in conjunction with the development project and, in lieu thereof, may collect impact fees from the developer in the amount of the cost of constructing improvements allocated to the development project. The approving body may also require a combination of construction of public improvements and payment of impact fees to fulfill the requirements of this chapter.

(Ord. 91-06-1100 § 1 (part))

21.17.030 Determination of impact fee.

Where impact fees are required to be paid under this title, the amount of such fees shall be established as provided in this title.

(Ord. 91-06-1100 § 1 (part))

21.17.040 Impact fees adopted by ordinance or resolution.

The provisions of this title providing for preparation of an improvement study shall not prohibit the city council from adopting additional impact fees by ordinance or resolution to construct improvements authorized hereunder, so long as the fees are not excessive and are consistent with the standards herein, including Chapters 21.18 and 21.28.

(Ord. 91-06-1100 § 1 (part))

Chapter 21.18

ADDITIONAL STANDARDS FOR DETERMINING IMPROVEMENT REQUIREMENT OR IMPACT FEE

Sections:

21.18.010 Improvements shall be necessary to meet needs of development project.

21.18.020 Engineer's report.

21.18.030 Findings, impact fees generally.

21.18.040 Findings, impact fees imposed on a specific development project.

21.18.050 Conditions of approval.

21.18.010 Improvements shall be necessary to meet needs of development project.

No provision of this title shall be construed to permit the imposition of an impact fee which is excessive. An impact fee is excessive if it is imposed in an amount not reasonably proportional to the cost of improvements made necessary by the development project on which the fee is imposed.

(Ord. 91-06-1100 § 1 (part))

21.18.020 Engineer's report.

For each fee imposed under this title on a citywide or areawide basis, or for any increases in such fees not occurring automatically from fluctuations in the index to which the fee may be tied, the city engineer or his or her designate shall prepare and present to the city council or other approving body an engineer's report. The engineer's report may include any references to any master plan, capital improvement plan, improvement study, general or specific plan, or other such planning document. The engineer's report shall be made available to the public not less than ten days prior to any public hearing on the fee, and shall be incorporated in full into the administrative records or proceedings in connection with the fee. No engineer's report shall be required for fees imposed on a development project for which an improvement study has been prepared.

(Ord. 91-06-1100 § 1 (part))

21.18.030 Findings, impact fees generally.

Before imposing any impact fee, the approving body shall do all of the following:

A. Identify the purpose of the fee;

B. Identify the use to which the fee is to be put, including any public facilities to be financed by the fee. This identification may be made by reference to a capital improvement plan, master plan, general or specific plan, or other public documents identifying the facilities;

C. Determine how there is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed;

D. Determine how there is a reasonable relationship between the need for the public facility or other use of the fee and the type of development project on which the fee is imposed.

These findings may be made with reference to an engineer's report, improvement study, capital improvement plan, master plan, general or specific plan, or other such document, and shall be supported by substantial evidence.

(Ord. 91-06-1100 § 1 (part))

21.18.040 Findings, impact fees imposed on a specific development project.

Before imposing payment of any impact fee as a condition of approval for any development project, the approving body shall determine how there is a reasonable relationship between the amount of the fee and the cost, or portion of the cost, of the public facility or other public expenditure attributable to the development project on which the fee is imposed. These findings shall be supported by substantial evidence.

(Ord. 91-06-1100 § 1 (part))

21.18.050 Conditions of approval.

As a condition of approval of any development project, the approving body shall impose conditions requiring that the developer comply with the provisions of this title. Such conditions may include specification of the required improvements; time for construction; phasing of the development project in accordance with construction of the improvements; posting of security for construction; dedication of land; payment of impact fees; reimbursement for improvements constructed, or fees paid by others; performance of necessary studies and design services; reimbursement of staff or legal expenses; and related matters. At the time of development project approval, the approving body may permit the later establishment of any of the foregoing based upon any further studies it determines to be necessary to establish or coordinate construction of funding of improvements with completion of the development project. In addition, the approving body may require the payment of fees established in accordance with the procedures established in this chapter to reimburse any person, including the city, for the previous construction of improvements which benefit the development project.

(Ord. 91-06-1100 § 1 (part))

Chapter 21.28 TIME OF PAYMENT AND FINANCIAL CONTROLS

Sections:

- 21.28.010 Improvement security.
- 21.28.020 Dedication.
- 21.28.030 Impact fees.
- 21.28.040 Capital improvement plan.
- 21.28.050 Accounting for funds or fees.
- 21.28.060 Audit of accounts.
- 21.28.070 Advance of city moneys.
- 21.28.080 Review of fees.
- 21.28.090 Refund of fees.

21.28.010 Improvement security.

The city may require the developer to enter into an agreement for completion of the improvements and may require the posting of security to secure the obligations of the agreement in accordance with the provisions of Title 18 of this code.

(Ord. 91-06-1100 § 1 (part))

21.28.020 Dedication.

The city may require the dedication of land pursuant to this title concurrent with the issuance of building permits or at such other time as may be appropriate.

(Ord. 91-06-1100 § 1 (part))

21.28.030 Impact fees.

Unless otherwise specified in this title, all impact fees shall be paid directly to the city cashier upon the date of final inspection, or the date the certificate of occupancy is issued, whichever occurs last. In the case of residential dwelling units, the city may require payment on a pro rata basis for each dwelling or upon a percentage of dwellings when they have received final inspection or certificate of occupancy, whichever occurs last. Notwithstanding the foregoing, the city may require earlier payment of such fees if necessary to reimburse city for previous expenditures or if the fees are collected for improvements for which the city has established an account, appropriated funds, and set a construction schedule or plan for the improvements prior to final inspection or issuance of certificate of occupancy.

(Ord. 91-06-1100 § 1 (part))

21.28.040 Capital improvement plan.

Pursuant to Government Code Section 65403, the city may adopt a capital improvement plan indicating the approximate location, size, and design; time and availability; and estimated cost for all improvements to be financed with the impact fees established hereby. The capital improvement plan may be updated from time to time by resolution of the city council following a noticed public hearing.

(Ord. 91-06-1100 § 1 (part))

21.28.050 Accounting for funds or fees.

The city shall deposit any impact fees in separate capital facilities account(s) or fund(s) in a manner to avoid any commingling of the fees with other revenues and funds of the city, except for temporary investments, and expend those fees solely for the purpose for which the fee was collected. Separate accounts or funds may be established for different public improvement projects. Any interest income earned by moneys in the capital facilities account(s) or fund(s) shall also be deposited in that account or fund and shall be expended only for the purpose for which the fee was originally collected.

(Ord. 91-06-1100 § 1 (part))

21.28.060 Audit of accounts.

Any person may request an audit to determine if any fee levied by the city exceeds the amount reasonably necessary to cover the cost of such service. In such event the city will hire an independent auditor to make such determination, the expense of said auditor to be paid by the person making the request. Prior to initiating the audit, the person making the request shall deposit with the city clerk the city's estimated cost of such audit, and shall deposit additional funds as may be necessary to pay for such audit immediately upon request by the city. Failure of any person requesting an audit to deposit the necessary funds within five days of request by the city shall authorize the city to terminate the audit.

(Ord. 91-06-1100 § 1 (part))

21.28.070 Advance of city moneys.

The city may advance moneys from its general fund or other funds to pay the cost of constructing improvements required in connection with a development project, and may reimburse such funds for any advances from fees paid pursuant to this title. The resolution transferring funds to prepay improvement costs shall state that the city is entitled to reimbursement from impact fees.

(Ord. 91-06-1100 § 1 (part))

21.28.080 Review of fees.

During preparation and review of city's annual budget, the director of public works shall prepare a report reviewing all of the city's then-existing impact fees, including the following:

- A. The estimated cost of all remaining capital improvements;
- B. The continued need for such improvements;
- C. The areas benefitted by the improvements;
- D. The relationship of the impact fee to the improvements to be constructed;
- E. The status of all funds collected for the improvements;
- F. The estimated schedule for fee payment; and
- G. The estimated schedule for construction of the improvements.

The director of public works shall present the report to the city council which may, after a noticed public hearing, by ordinance or resolution, adjust any fee after making the appropriate findings required by Section 21.18.030, and the California Government Code, or discontinue any fee which the city council determines is no longer necessary.

(Ord. 91-06-1100 § 1 (part))

21.28.090 Refund of fees.

At the time of adoption of the municipal budget, the city council shall make findings with respect to any portion of any fee remaining unexpended or uncommitted in its account five or more years after deposit, identifying the purpose to which the fee is to be put and demonstrating the reasonable relationship between the fee and the purpose for which it was charged, and shall refund to the then-current record owner of the development project(s), on a pro rata basis, such unexpended or uncommitted portion of such fee for which such need cannot be demonstrated. These findings need not be made with respect to bonds, letters of credit, or similar instruments of credit, or for moneys not in the city's possession. If the administrative costs of making the refund exceed the amount of refund, the funds may be kept by the city and reallocated to another project serving the development project which paid the fee, following a noticed public hearing.

(Ord. 91-06-1100 § 1 (part))

Chapter 21.32

REIMBURSEMENT FOR OVERSIZED OR PRIOR CONSTRUCTED IMPROVEMENTS

Sections:

- 21.32.010 Construction by developer.
- 21.32.020 Reimbursement to developer.
- 21.32.030 Reimbursement to city.
- 21.32.040 Development approval.

21.32.010 Construction by developer.

The approving body may require the developer to construct improvements for the benefit of the development project which include supplemental size, capacity or number, and to dedicate said improvements to the city, or to pay fees, or provide such other consideration for the construction of the same, for the benefit of property not included in the development project.

(Ord. 91-06-1100 § 1 (part))

21.32.020 Reimbursement to developer.

In the event that the developer is required to construct improvements under this chapter, the city shall enter into an agreement with developer pursuant to which the developer may be reimbursed for the amount by which value of the improvements constructed and dedicated, or the amount of fees or other compensation paid, exceeds the cost of the capacity size, or number of improvements allocated to the development project, or fees otherwise applicable to the development project. The agreement shall set forth the amount to be reimbursed and the time and manner in which payment thereof will be made, and shall be in a form approved by the city attorney. Generally, such payments shall be made by the developers of other benefitted property at the time such property is developed.

(Ord. 91-06-1100 § 1 (part))

21.32.030 Reimbursement to city.

In the event that the improvements are installed by the city, either before or after the granting of a development approval, at the time of development approval, any developer of property benefitted by such improvements may be required to pay impact fees thereon determined in accordance with an improvement study, in accordance with the procedure set forth in Chapter 21.12, et seq., or otherwise determined in accordance with this title.

(Ord. 91-06-1100 § 1 (part))

21.32.040 Development approval.

Conditions requiring reimbursement and payment of impact fees in accordance with this section may be made a condition of any development approval.

(Ord. 91-06-1100 § 1 (part))

**Chapter 21.36
ALTERNATIVE METHOD**

Sections:

21.36.010 General.

21.36.010 General.

Notwithstanding any other provision of this chapter, the city council may elect to proceed with the formation of various financing mechanisms in order to provide the improvements necessary to serve one or more development projects, including, but not limited to, the formation of assessment or improvement districts pursuant to Streets and Highways Code, or Mello-Roos Community Facilities District pursuant to Government Code.

(Ord. 91-06-1100 § 1 (part))

**Chapter 21.40
PARK AND RECREATION IMPACT FEES**

Sections:

- 21.40.010 Purpose.
- 21.40.020 Fee for chargeable space.
- 21.40.030 Fee for residential units.
- 21.40.040 Exemptions.
- 21.40.050 Application with other ordinances.

21.40.010 Purpose.

The purpose of this chapter is to provide a means by which the city can collect funds for the acquisition, improvement, and expansion of park and recreation facilities. This fee shall be known as the park and recreation impact fee.

(Ord. 91-06-1100 § 1 (part))

21.40.020 Fee for chargeable space.

The applicant for any development project which results or will result in the construction or reconstruction of chargeable space not otherwise subject to an exemption under this title shall be required to pay a park and recreation impact fee of thirty-five cents per square foot of chargeable space, payable at the time of the final inspection or certificate of occupancy, whichever is later. This fee shall be adjusted each January from and after its effective date by the amount of increase in the consumer price index, "All Urban Consumers" for the preceding twelve-month period as published by the United States Department of Labor, Bureau of Labor Statistics for the Los Angeles-Anaheim-Riverside metropolitan area, or such other price index deemed approximate by city council in the event such consumer price index is discontinued. The annual adjustment shall be made in connection with the preparation and review of the city's annual budget.

(Ord. 91-06-1100 § 1 (part))

21.40.030 Fee for residential units.

A. The applicant for any development project which results or will result in the construction of a residential housing unit, not otherwise subject to an exemption under this title, shall be required to pay a park and recreation impact fee of an amount as follows:

Single-family dwelling unit \$11,200/unit

Multifamily dwelling unit 7,700/unit

(Ord. 91-06-1100 § 1 (part))

21.40.040 Exemptions.

In addition to those exemptions stated in Section 21.04.050, the park and recreation impact fee shall not apply to new construction of residences on assessable lot area, which residences are sold and leased to low and very low income persons and which are sold or leased at rates affordable to very low and low income persons. To qualify for this exemption, the applicant must submit an agreement in a form acceptable to the city attorney binding the development project to guarantee that the assessable lot area shall remain affordable to low and very low income persons for a period of not less than twenty years, and making the city a party to the covenant such that the restriction is enforceable by the city. The agreement shall be executed by the owner of the property upon which the development project is situated, and shall be recorded against the property in the office of the county recorder.

(Ord. 91-06-1100 § 1 (part))

21.40.050 Application with other ordinances.

The full payment of all impact fees imposed under this chapter shall exempt the applicant from any liability for payment of fees on the same development project pursuant to Section 18.32.120 of this code. In the event that the fees set forth in this chapter are not imposed upon or are otherwise inapplicable to a development project, the applicant for that development project shall remain fully responsible for payment of all required fees under Section 18.32.120.

(Ord. 91-06-1100 § 1 (part))

Chapter 21.44 WATER SYSTEM IMPACT FEE

Sections:

21.44.010 Purpose.

21.44.020 Commercial/industrial connection charge.

21.44.030 Residential connection charge.

21.44.040 Adjustment to water system connection charge.

21.44.050 Exemptions.

21.44.010 Purpose.

The purpose of this chapter is to provide a mechanism by which the city can finance the reasonable costs of constructing new water system facilities made necessary by development projects, through the imposition of water system connection charges. This fee shall be known as the water system connection charge.

(Ord. 91-06-1100 § 1 (part))

21.44.020 Commercial/industrial connection charge.

The applicant for any development project which consists totally or in part of commercial/industrial property shall be required to pay a water system connection charge of one dollar eighty-five cents per square foot of chargeable space on the commercial/industrial portion at the time an application for utility service is received by the city. This charge represents the reasonable pro rata share on a per square foot basis of additional water system facilities, and replacement water system facilities required as a result of new commercial/industrial development projects and the cost of obtaining additional water rights to service new commercial/industrial development.

(Ord. 91-06-1100 § 1 (part))

21.44.030 Residential connection charge.

A. The applicant for any development project which includes any residential dwelling units shall be required to pay a water system connection charge thereof at the time an application for utility service is received by the city. This charge shall be based upon meter size and capacity, calculated from a proportionate share of the total additional water system facilities attributable to new residential development. This residential connection charge is calculated on the pro rata basis of the cost of providing new water system facilities, the proportionate share of replacement water system facilities caused by new residential development projects, and the cost of obtaining additional water rights to service new residential development.

B. The specific amount of the water connection charge shall be as follows:

Meter Size Connection Charge

5/8"--3/4" \$ 6,200

1"	10,400
1 1/2"	20,600
2"	33,000
3"	66,100
4"	103,400
6"	206,600
8"	330,600

(Ord. 91-06-1100 § 1 (part))

21.44.040 Adjustment to water system connection charge.

On an annual basis, and in connection with the preparation and review of the city's annual budget, the commercial/industrial connection charge and the residential connection charge shall be increased by any annual increase in the Construction Cost Index for Los Angeles or the surrounding area as published in the Engineering News Record. Any further or other adjustments to either the commercial/ industrial connection charge or residential connection charge shall require an engineer's report, public hearing, and findings pursuant to Section 21.18.030.

(Ord. 91-06-1100 § 1 (part))

21.44.050 Exemptions.

In addition to those exemptions stated in Sections 21.04.050 and 21.40.040, the following exemptions to the water system connection charges in Section 21.44.030(B) shall apply:

A. Affordable Housing Exemption. The water system connection charge shall not apply to new construction of residences which are sold and leased to very low and low income persons and which are sold or leased at rates affordable to very low and low income persons. To qualify for this exemption, the applicant must submit an agreement in a form acceptable to the city attorney binding the development project to a guarantee that the unit to be exempted from the charge shall remain affordable to very low and low income persons for a period of not less than twenty years, and making the city a party to the covenant such that the restriction is enforceable by the city. The agreement shall be executed by the owner of the property upon which the development project is situated, and shall be recorded against the property in the office of the county recorder.

B. Residential Fire Sprinkler and Submeter Exemptions. Where the installation of a fire sprinkler system or a water submeter in a residential use causes an increase in the connection charge, the following exemptions shall apply to Section 21.44.030, solely for the purposes of calculating applicable fees:

1. Where fire sprinklers are required by the California Building Code for new single family dwellings and duplexes, the water connection charge shall be based on the meter size determined by the fixture count instead of the meter size required due to the additional fire sprinkler flow.
2. Where the installation of submeters alone causes head losses that increases the water meter size, the water connection charge listed in Section 21.44.030 shall be based on sizing without the submeter losses. This exemption shall not reduce the fee where other factors, other than the submeter losses, cause a larger meter size to be required.

(Ord. 2012-08-1450, § 1, 2012; Ord. 91-06-1100 § 1 (part))

Chapter 21.48
TRAFFIC IMPACT FEES

Sections:

21.48.010 Purpose.

21.48.020 Traffic impact fee study.

21.48.030 Project review.

21.48.040 Calculation of minimum traffic impact fees.

21.48.050 Alternate traffic impact fees.

21.48.060 Appeals.

21.48.070 Adjustments to impact fees.

21.48.080 Fees paid upon issuance of permit.

21.48.090 Impact fee exemptions.

21.48.100 Deposit in fund.

21.48.110 Previously issued permits.

21.48.010 Purpose.

The purpose of this chapter is to provide a means by which the city can collect funds for the acquisition, improvement, and expansion of street, parkway, thoroughfare, intersection, and other traffic and circulation improvements. This chapter is intended to authorize the imposition of reasonable fees related to new development so that the burdens of installing public improvements, the need for which is created by certain new development projects and which will benefit certain land in addition to such development projects, will be required to be borne by all of the land so benefited.

(Ord. 2003-10-1323 § 8)

21.48.020 Traffic impact fee study.

The city has prepared a city-wide traffic impact fee study which projects street and roadway improvements needed to provide adequate traffic flow and safety from growth projected pursuant to the general plan. The study separates growth caused by existing development from that caused by future development, distributes trips caused by future development by the nature of the use, and determines the method of calculating the fee based on the nature and intensity of the development. This chapter establishes the method of implementing the study for future development. It is the intent of the study and this chapter that this program be carried out in accordance with state law, both in the method of determining the fee, administering the program, and expending the funds. The city may from time to time update the study and modify the fee to keep the program current with the needed infrastructure and development projections.

(Ord. 2003-10-1323 § 8)

21.48.030 Project review.

A. Review of Projects by Director. All development projects which are not otherwise exempt pursuant to Section 21.04.050 shall be reviewed by the director of public works to determine the amount of traffic impact fees chargeable to the project consistent with this chapter.

B. Calculation of Trips. The Institute of Transportation Engineers (ITE) publishes a Trip Generation Manual (the "Manual") that is updated from time to time and is based on nation-wide measurement of automobile trips generated by various land uses. The manual shall be used to calculate the trip rate generated by new development.

(Ord. 2003-10-1323 § 8)

21.48.040 Calculation of minimum traffic impact fees.

The minimum traffic impact fee (the "Minimum Traffic Impact Fees") established under this chapter shall be calculated in

accordance with the provisions of this section as follows:

A. Residential Uses. Traffic impact fees for residential uses shall be based upon the number of dwelling units and shall be equal to \$337.99 per dwelling unit.

B. Industrial Uses. Traffic impact fees for industrial uses shall be based upon the chargeable space in square feet of the building and shall be equal to \$0.48 per square foot.

C. Commercial Uses. Traffic impact fees for commercial uses shall be based upon the chargeable space in square feet of the building and shall be equal to the following:

1. For high intensity commercial uses, the fee shall be \$4.00 per square foot. "High intensity commercial" shall include discount club, drive-through fast food restaurants, drive-through banks or savings and loans, and other commercial uses determined by the director of community development to be high-traffic generating commercial uses. Generally such uses would be those projected to generate over six p.m. peak hour trips per one thousand square feet.

2. For office uses, the fee shall be \$0.78 per square foot. "Office," as determined by the director of community development, shall generally include property used exclusively for professional offices, including accounting, architectural, engineering, insurance, legal, medical, dental, optometric and clinical.

3. For all other commercial uses, the fee shall be \$2.00 per square foot.

(Ord. 2003-10-1323 § 8)

21.48.050 Alternate traffic impact fees.

A. The minimum traffic impact fees calculated pursuant to Section 21.48.040 is intended to represent the fair and reasonable impact attributable to each new development calculated on a per-foot basis. However, due to variations in the intensity of commercial and industrial uses, it is necessary to provide an alternative method of fee calculation where the intensity of use will generate additional trips beyond those calculated pursuant to Section 21.48.040 to ensure all new development adequately contributes to new transportation improvements. Accordingly, notwithstanding Section 21.48.040, an alternate traffic impact fee of \$333.29 per peak hour trip (the "Alternative Fee") shall apply if the director of public works determines that a particular project's total p.m. peak hour trip generation is fifty percent or more above the p.m. peak hour trip generation which would typically be anticipated for the use. The p.m. peak hour trip generation rates published in the manual shall be used to make the determination. Accordingly, the alternative fee will apply if the p.m. peak hour trip generation rates exceed the following:

1. Industrial Uses. If an industrial project will generate more than 2.16 p.m. peak hour trips per one thousand square feet, then the applicant shall be charged the alternate traffic impact fee.

2. High Intensity Commercial Uses. If a high intensity commercial project will generate more than 18 p.m. peak hour trips per one thousand square feet, then the applicant shall be charged the alternate traffic impact fee.

3. Office. If an office project will generate more than 3.51 p.m. peak hour trips per one thousand square feet, then the applicant shall be charged the alternate traffic impact fee.

4. Commercial Uses. If a commercial project, other than a project determined to be a high intensity commercial or office project, will generate more than nine p.m. peak hour trips per one thousand square feet, then the applicant shall be charged the alternate traffic impact fee.

5. Mixed Uses. Total project p.m. peak trip generation for mixed use development shall be determined by calculating the trip generation of each use in the project using the trip generation rates established in Section 21.48.040 above.

B. Offset for Transportation Mitigation Measures. In the event the director of public works does determine that the alternative fee applies, the director of public works shall inform the applicant of such determination, the reasons therefor, and the calculation of the alternative fee. The applicant may then propose a transportation mitigation program (the "Mitigation Program"). The mitigation program may include an array of measures to reduce trips, modify trip profiles, alter the means of transportation, promote public transportation, construct or contribute to additional infrastructure improvements, or other similar measures. The mitigation program must be long term and incorporated in a recorded covenant, agreement, or other agreement in a form approved by the city attorney. The director of public works shall determine the number of peak hour trips that should be credited against the alternative fee due to the implementation of the mitigation program, but in no event shall the fee be reduced below the minimum traffic impact fee.

(Ord. 2003-10-1323 § 8)

21.48.060 Appeals.

Any determination of any director concerning the amount of any fee in this chapter may be appealed to the city council pursuant to Section 21.12.060.

(Ord. 2003-10-1323 § 8)

21.48.070 Adjustments to impact fees.

A. Adjustment for Inflation. On an annual basis, and in connection with the preparation and review of the city's annual budget, the minimum and alternative traffic impact fees shall be increased by any annual increase in the construction cost index for Los Angeles or the surrounding areas as published in the Engineering News Record. Any further or other adjustments to the traffic impact fee shall require an engineering report, public hearing, and findings pursuant to Section 21.18.030.

B. Credit for Fees Paid. If traffic impact fees have been paid under this chapter or any prior ordinance and the development project subsequently modified in a manner which would increase traffic impacts, any previously paid fees shall be credited against the new total fee due, as determined by the director of public works; provided, however, that, in no event, shall the city refund fees previously paid because of a change in land use.

C. Change in Use. Development impact fees for additions to, or replacement or intensification of an existing nonresidential use, shall be paid only on the net increase in habitable and enclosed square footage of building compared to that which existed within the territory of the city as of January 1, 2003.

(Ord. 2003-10-1323 § 8)

21.48.080 Fees paid upon issuance of permit.

A traffic impact fee shall be imposed and due upon issuance of any development permit. The fee shall be paid at the rate in effect on the day of payment. Payment of fees shall be made prior to issuance of a certificate of occupancy for the project, or at such earlier time permitted by law as set forth in Government Code Section 66007.

(Ord. 2003-10-1323 § 8)

21.48.090 Impact fee exemptions.

A. In addition to those exemptions stated in Section 21.04.050, the traffic impact fee shall not apply to new construction of residences which are sold and leased to low and very low income persons and which are sold or leased at rates affordable to very low and low income persons. To qualify for this exemption, the applicant must submit an agreement in a form acceptable to the city attorney binding the development project to a guarantee that the assessable lot area shall remain affordable to low and very low income persons for a period of not less than twenty years, and making the city a party to the covenant such that the restriction is enforceable by the city. The agreement shall be executed by the owner of the property upon which the development project is situated, and shall be recorded against the property in the office of the county recorder.

(Ord. 2003-10-1323 § 8)

21.48.100 Deposit in fund.

The finance director shall receive all fees paid and place them in a separate traffic impact fund. The finance director shall keep account of all funds received, their source, all expenditures therefrom and the purpose of all expenditures. The finance director shall prepare an annual report thereon pursuant to Government Code 66006, and shall periodically prepare a public report stating: (1) the type of fee in the account; (2) the amount of the fee; (3) the beginning and ending balance of the account or fund; (4) the amount of the fees collected and the interest earned; (5) information relating to the public improvements on which the fees were expended; (6) the approximate date by which the construction of the improvement will commence if sufficient funds have been collected; (7) a

description of interfund transfers or loans; and (8) the amount of any refunds.

(Ord. 2003-10-1323 § 8)

21.48.110 Previously issued permits.

Any project which has been issued a building permit to proceed under the fee policy existing prior to the date of adoption of this chapter shall proceed under Chapter 21.48 of the previous fee policy and shall not be subject to the terms of this chapter.

(Ord. 2003-10-1323 § 9)

STATUTORY REFERENCES FOR CALIFORNIA CITIES

The statutory references direct the code user to those portions of the state statutes that are applicable to the laws of the municipality.

General Provisions
Code adoption
Gov. Code §§ 50022.150022.10
Ordinances
Gov. Code § 36900 et seq.
Penalties for ordinance violations
Gov. Code §§ 18304, 36900 and 36901
Imprisonment
Gov. Code §§ 36903 and 36904
Citations for misdemeanors
Penal Code §§ 853.5853.85
Administrative fines and penalties
Gov. Code § 53069.4
Judicial review of city decisions
Code of Civil Procedure § 1094.6
Expedited judicial review of First Amendment cases
Code of Civil Procedure § 1094.8
Elections
Gov. Code §§ 34050 and 36503 and Elections Code §§ 1301, 9200 et seq. and 10100 et seq.
Classification of cities
Gov. Code §§ 3410034102
General powers
Gov. Code § 37100 et seq. and
Cal. Const. Art. 11 § 7

Conflict of interest code
Gov. Code § 87100 et seq.

Administration and Personnel
City records
Gov. Code §§ 3409034090.7 et seq.
Alternative forms of government
Gov. Code § 34851 et seq.
City Manager
Gov. Code §§ 3485134859
Elective Mayor
Gov. Code §§ 3490034906
City officers generally
Gov. Code § 36501 et seq.
Legislative body
Gov. Code § 36801 et seq.
Election of legislative body by districts
Gov. Code § 34870 et seq.
Meetings
Gov. Code § 54950 et seq.
Mayor
Gov. Code § 40601 et seq.
City clerk
Gov. Code § 40801 et seq.
City treasurer
Gov. Code § 41001 et seq.
City assessor
Gov. Code § 41201 et seq.
Chief of police
Gov. Code § 41601 et seq.
City attorney
Gov. Code § 41801 et seq.
Local planning agencies
Gov. Code § 65100 et seq.
Emergency services

Gov. Code § 8550 et seq.
Fire department
Gov. Code § 38611
Peace officer standards and training
Penal Code § 13520 et seq.
Personnel system
Gov. Code § 45000 et seq.
Retirement systems
Gov. Code § 45341 et seq.

Revenue and Finance
Financial powers
Gov. Code § 37200 et seq.
Transfer of tax function to county
Gov. Code § 51500 et seq.
Property tax assessment, levy and collection
Gov. Code § 43000 et seq.
Sales and use tax
Rev. and Tax. Code § 7200 et seq.
Transient occupancy tax
Rev. and Tax. Code §§ 7280 through 7283
Real property transfer tax
Rev. and Tax. Code § 11901 et seq.
Special gas tax street improvement fund
Str. and Hwys. Code § 2106 et seq.
Unclaimed property
Civil Code § 2080 et seq.
Local agency service fees and charges
Gov. Code § 66013 et seq.
Public works and public purchases
Gov. Code § 4000 et seq.
Contracting by local agencies
Pub. Contracts Code § 20100 et seq.
Uniform Public Construction Cost Account-
ing Act
Pub. Contracts Code § 22000 et seq.

Claims against public entities
Gov. Code § 900 et seq.
Development fees
Gov. Code § 66000 et seq.

Business Licenses, Taxes and Regulations
Authority to license businesses
Gov. Code § 37101, Bus. and Prof. Code § 16000 et seq. and Const. Art. II, § 2
Bingo
Penal Code § 326.5
Community antenna TV systems
Gov. Code § 53066
Charitable solicitations
Bus. and Prof. Code § 17510 et seq.
Commercial filming
Gov. Code § 65850.1
Private investigators
Bus. and Prof. Code § 7512 et seq.
Taxicabs
Vehicle Code §§ 16500 et seq. , 21100, 21112 and Gov. Code § 53075.5
Gambling establishments
Bus. and Prof. Code § 19800 et seq.
Massage parlors
Gov. Code § 51030 et seq.
Automatic checkout systems
Civil Code § 7100 et seq.
Telecommunications facilities
Gov. Code § 50030

Animals
Animals generally
Food and Agric. Code § 16301 et seq.
Dogs

Gov. Code § 38792 and Food and Agric. Code § 30501 et seq.
Potentially dangerous and vicious dogs
Food and Agric. Code § 31601 et seq.
Rabies control
Health and Saf. Code § 121575 et seq.
Cruelty to animals
Penal Code § 597 et seq.

Health and Safety
Garbage and refuse collection and disposal
Public Resources Code §§ 49300 and 49400
Nuisance abatement
Gov. Code § 38771 et seq. and Penal Code
§ 373a
Littering
Penal Code § 374 et seq.
Smoking
Labor Code § 6404.5
Graffiti abatement
Gov. Code § 38772
Fire prevention
Health and Saf. Code § 13000 et seq.
Fireworks
Health and Saf. Code § 12500 et seq.
Noise control
Health and Saf. Code § 46000 et seq. and Gov. Code § 65302(f)
Hospitals
Gov. Code § 37600 et seq.

Public Peace, Morals and Welfare
Crimes against public justice
Penal Code § 92 et seq.
Crimes against the person

Penal Code § 187 et seq.
Crimes against the person involving sexual assault and against public decency and good morals
Penal Code § 261 et seq.
Crimes against the public peace
Penal Code § 403 et seq.
Crimes against property
Penal Code § 450 et seq.
Weapons
Penal Code § 12000 et seq.

Vehicles and Traffic
Local traffic rules and regulations
Vehicle Code § 21100 et seq.
Traffic signs, signals and markings
Vehicle Code § 21350 et seq.
Trailer coach
Vehicle Code §§ 242, 243, 550, 630, 635, 636
Travel trailer, fifth-wheel
Vehicle Code § 324
Turning movements
Vehicle Code §§ 22100 -- 22113
Speed limits
Vehicle Code § 22348 et seq.
One-way street designations
Vehicle Code § 21657
Stopping, standing and parking
Vehicle Code § 22500 et seq.
Through highways
Vehicle Code §§ 21101, 21353, 21354
Curb markings
Vehicle Code § 21458
Weight limits
Vehicle Code § 35700 et seq.
Pedestrians
Vehicle Code § 21949 et seq.

Establishment of crosswalks
Vehicle Code § 21106
Bicycles
Vehicle Code §§ 21100, 21206 and 39000 et seq.
Penalties
Vehicle Code § 40000.1 et seq.

Streets, Sidewalks and Public Places
Improvement Act of 1911
Str. and Hwys. Code § 5000 et seq.
Construction of sidewalks and curbs
Str. and Hwys. Code § 5870 et seq.
Underground utility districts
Str. and Hwys. Code § 5896.1 et seq.
Obstructions and encroachments on public ways
Gov. Code § 38775
Municipal parks
Public Res. Code § 5181 et seq.
Tree planting
Str. and Hwys. Code § 22000 et seq.
Landscaping and Lighting Act of 1972
Str. and Hwys. Code § 22500 et seq.
Charitable solicitations
Bus. and Prof. Code § 17510 et seq.
Advertising displays
Bus. and Prof. Code §§ 5230 and 5231

Public Services
Municipal water systems
Gov. Code § 38730 et seq.
Municipal sewers
Gov. Code § 38900 et seq. and Health
and Saf. Code § 5470 et seq.
Water wells
Water Code § 13800 et seq.

Buildings and Construction

Authority to regulate buildings and construction
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Gov. Code §§ 38601 and 38660

State Housing Law

Health and Saf. Code § 17910 et seq.

Adoption of construction codes

Health and Saf. Code §§ 17922 and 17958

Mobile homes

Health and Saf. Code § 18200 et seq.

Signs

Gov. Code §§ 38774 and 65850; Bus. and
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Prof. Code § 5229 et seq.

Inspection warrants

Civil Pro. Code § 1822.50 et seq.
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Development fees

Gov. Code § 66000 et seq.

Subdivisions

Subdivision Map Act

Gov. Code § 66410 et seq.

Zoning

Local planning generally

Gov. Code § 65000 et seq.

Local authority to regulate land use

Gov. Code § 65850

Local zoning administration

Gov. Code § 65900 et seq.

Open-space zoning

Gov. Code § 65910 et seq.

Family day care homes

Health and Saf. Code § 1597.30 et seq.

Environmental Protection
Environmental Quality Act
Public Res. Code § 21000 et seq.
Noise Control Act
Health and Saf. Code § 46000 et seq.

PRIOR CODE CROSS-REFERENCE TABLE

This table provides users with the current disposition of the sections in the prior municipal code.

Thus, prior code Section 1.20.010 currently appears in this code as Section 2.56.010.

Prior Code §	Herein
1.01.010	Not codified
1.01.020	Not codified
1.01.030	Not codified
1.01.040	Not codified
1.01.050	Not codified
1.01.060	Not codified
1.01.070	Not codified
1.01.080	Not codified
1.01.090	Not codified
1.01.100	Not codified
1.01.110	Not codified
1.01.120	Not codified
1.01.130	Not codified
1.01.140	Not codified
1.01.150	Not codified
1.01.160	Not codified
1.01.170	Not codified
1.01.180	Not codified
1.01.190	Not codified
1.01.200	Not codified
1.01.210	Not codified
1.01.220	Not codified
1.01.230	Not codified

1.01.240	Not codified
1.01.250	Not codified
1.01.260	Not codified
1.01.270	Not codified
1.01.280	Not codified
1.01.290	Not codified
1.01.300	Not codified
1.01.310	Not codified
1.01.320	Not codified
1.01.330	Not codified
1.01.340	Not codified
1.01.350	Not codified
1.01.360	Not codified
1.01.370	Not codified
1.08.010	1.08.010
1.08.020	1.08.020
1.09.010	1.12.010
1.09.020	1.12.020
1.09.030	1.12.030
1.20.010	2.56.010
1.20.020	2.56.020
2.04.010	2.08.010
2.04.020	2.08.020
2.04.030	2.08.030
2.04.040	Repealed by 87-01-985
2.04.050	2.08.090
2.04.060	2.08.050
2.04.070	Repealed by 87-01-985
2.04.080	2.08.070
2.06.010	Not codified
2.06.020	Not codified
2.06.030	Not codified
2.06.040	Not codified
2.06.050	Not codified
2.08.010	2.04.020
2.08.020	Repealed by 85-09-959
2.08.030	2.04.040

2.08.040	2.04.050
2.08.050	2.04.060
2.08.060	2.04.070, 2.04.250(B)
2.08.070	2.04.080--2.04.210
2.08.080	2.04.220
2.08.090	2.04.230
2.08.100	2.04.240
2.08.110	2.04.250(A)
2.08.120	2.04.260
2.08.130	2.04.270
2.08.140	2.04.010
2.08.150	2.04.280
2.09.010	2.16.010
2.09.020	2.16.020
2.10.010	2.28.010
2.10.020	2.28.020
2.11.010	2.24.010
2.11.020	2.24.020
2.12.010	2.12.010
2.12.020	2.12.020, 2.12.030
2.12.030	2.12.040
2.12.040	2.12.050
2.12.050	3.24.010
2.12.060	3.24.020
2.12.070	3.24.030
2.12.080	3.24.040
2.12.090	3.24.050
2.12.100	3.24.060
2.12.110	3.24.070
2.12.120	3.24.080
2.12.130	3.24.090
2.12.140	3.24.100
2.12.150	3.24.110
2.12.160	Repealed by Ord. 2013-11-1463
2.12.170	3.24.120
2.12.180	3.24.130

2.12.180	3.24.140
2.12.210	3.24.160
2.12.220	3.24.170
2.12.230	3.24.180
2.12.240	3.24.190
2.12.250	3.24.200
2.12.260	3.24.210
2.12.270	3.24.220
2.12.280	3.20.010
2.12.290	3.20.020
2.12.300	3.20.030
2.12.310	3.20.040
2.12.320	3.20.050
2.12.330	3.20.100
2.12.340	3.20.060
2.12.350	3.20.070
2.12.360	3.20.110
2.12.370	3.20.120
2.12.380	3.20.130
2.12.390	3.20.140
2.12.400	3.20.150
2.12.410	3.20.160
2.12.420	3.20.170
2.12.430	3.20.180
2.12.440	3.20.190
2.12.450	3.20.200
2.12.460	3.20.210
2.12.470	2.52.010, 2.52.020
2.12.480	Not codified
2.12.490	Not codified
2.13.010	2.20.010
2.13.020	2.20.020
2.16.010	2.48.010
2.16.020	2.48.020
2.16.030	2.48.030
2.16.040	2.48.040
2.20.010	2.88.010(part)

2.20.020	2.88.020
2.20.030	2.88.030
2.20.040	2.88.040
2.20.050	2.88.050
2.20.060	2.88.060
2.20.070	2.88.070
2.20.080	2.88.080
2.20.090	2.88.090
2.20.100	2.88.010(part)
2.24.010	2.76.010
2.24.020	2.76.020
2.24.030	2.76.030
2.24.040	2.76.040
2.24.050	2.76.050
2.24.060	2.76.060
2.24.070	2.76.070
2.24.080	2.76.080
2.24.090	2.76.090
2.24.100	2.76.100
2.24.110	Not codified
2.28.010	Repealed by Ord. 76-11-756
2.28.020	Repealed by Ord. 76-11-756
2.32.010	Repealed by Ord. 86-03-970
2.32.020	Repealed by Ord. 86-03-970
2.32.030	Repealed by Ord. 86-03-970
2.32.040	Repealed by Ord. 86-03-970
2.32.050	Repealed by Ord. 86-03-970
2.32.060	Repealed by Ord. 86-03-970
2.32.070	Repealed by Ord. 86-03-970
	Repealed by Ord. 86-03-

2.32.080	970
2.32.090	Repealed by Ord. 86-03-970
2.32.100	Repealed by Ord. 86-03-970
2.32.110	Repealed by Ord. 86-03-970
2.32.120	Repealed by Ord. 86-03-970
2.32.130	Repealed by Ord. 86-03-970
2.32.140	Repealed by Ord. 86-03-970
2.32.150	Repealed by Ord. 86-03-970
2.32.160	Repealed by Ord. 86-03-970
2.32.170	Repealed by Ord. 86-03-970
2.32.180	Repealed by Ord. 86-03-970
2.32.190	Repealed by Ord. 86-03-970
2.32.200	Repealed by Ord. 86-03-970
2.32.210	Repealed by Ord. 86-03-970
2.32.220	Repealed by Ord. 86-03-970
2.32.230	Repealed by Ord. 86-03-970
2.32.240	Repealed by Ord. 86-03-970
2.32.250	Repealed by Ord. 86-03-970
2.32.260	Repealed by Ord. 86-03-970
2.32.270	Repealed by Ord. 86-03-970
2.32.280	Repealed by Ord. 86-03-970

2.32.290	Repealed by Ord. 86-03-970
2.32.300	Repealed by Ord. 86-03-970
2.32.310	Repealed by Ord. 86-03-970
2.32.320	Repealed by Ord. 86-03-970
2.32.330	Repealed by Ord. 86-03-970
2.33.010	2.32.010
2.33.020	2.32.020
2.33.030	2.32.030
2.33.040	Repealed by Ord. 94-06-1180
2.33.050	Repealed by Ord. 94-06-1180
2.33.060	2.32.060
2.33.070	2.32.070
2.33.080	2.32.080
2.36.010	Repealed by Ord. 86-04-974
2.40.010	2.68.010
2.40.020	2.68.020
2.44.010	2.72.010
2.44.020	2.72.020
2.44.030	2.72.030
2.44.040	2.72.100
2.44.050	2.72.060
2.44.060	2.72.050
2.44.070	2.72.130
2.44.080	2.72.140
2.44.090	2.72.110
2.44.100	2.72.040
2.44.110	2.72.120
2.44.120	2.72.070
2.44.130	2.72.080
2.44.140	2.72.090

2.48.010	Repealed by Ord. 77-12-782
2.48.020	Repealed by Ord. 77-12-782
2.48.030	Repealed by Ord. 77-12-782
2.48.040	Repealed by Ord. 77-12-782
2.48.050	Repealed by Ord. 77-12-782
2.48.060	Repealed by Ord. 77-12-782
2.52.010	2.40.010
2.52.020	2.40.020
2.52.030	2.40.030
2.54.010	2.64.010
2.54.020	2.64.020
2.54.030	2.64.030
2.54.040	2.64.040
2.54.050	2.64.050
2.54.060	2.64.060
2.54.070	2.64.070
3.04.010	3.12.010
3.04.020	3.12.020
3.04.030	Not codified
3.04.040	3.12.030
3.04.050	3.12.040
3.04.060	3.12.050
3.04.070	3.12.060
3.04.080	3.12.070
3.04.090	3.12.080
3.04.100	3.12.090
3.04.110	3.12.100
3.04.120	Repealed by Ord. 80-3-839
3.04.130	3.12.110
3.04.140	Repealed by Ord. 80-3-839
3.04.150	3.12.120

3.04.160	3.12.130
3.04.170	3.12.140
3.04.180	Not codified
3.08.010	3.04.010
3.08.020	3.04.020
3.10.01	3.16.010
3.10.02	3.16.020
3.10.03	3.16.030
3.10.04	3.16.040
3.10.05	3.16.050
3.10.06	3.16.060
3.10.07	3.16.070
3.10.08	3.16.080
3.10.09	3.16.090
3.10.10	3.16.100
3.10.11	3.16.110
3.10.12	3.16.120
3.10.13	3.16.130
3.10.14	3.16.140
3.10.15	Not codified
3.14.010	3.08.010
3.14.020	3.08.020
3.14.030	3.08.030
3.14.040	3.08.040
3.14.050	3.08.050
3.14.060	3.08.060
3.14.070	3.08.070
3.14.080	3.08.080
3.14.090	3.08.090
3.14.100	3.08.100
3.14.110	Not codified
5.04.010	5.04.010
5.04.020	5.04.020
5.04.030	5.04.030
5.04.040	5.04.040
5.04.050	5.04.050
5.04.060	5.04.070

5.04.070	5.04.080
5.04.080	5.04.090
5.04.090	5.04.100
5.04.100	5.04.110-5.04.150
5.04.110	5.04.160
5.04.120	5.04.170
5.04.130	5.04.180
5.04.140	5.04.190, 5.04.200
5.04.150	5.04.210
5.04.160	5.04.220
5.04.170	5.04.230
5.04.180	5.04.240
5.04.190	Not codified
5.04.200	5.04.250
5.04.210	5.04.260, 5.04.270
5.04.220	5.04.280
5.04.230	5.04.290
5.04.240	5.04.320
5.04.250	5.04.330
5.04.260	5.04.300
5.04.270	5.04.310
5.04.280	5.04.340
5.08.010	5.04.060
5.08.020	5.04.550
5.08.030	5.04.480
5.08.040	5.12.010-5.12.060
5.08.050	5.04.530
5.08.060	5.04.350
5.08.070	5.04.620
5.08.080	5.04.540
5.08.090	5.04.360
5.08.091	5.04.400
5.08.100	5.04.390, 5.04.420, 5.04.430, 5.04.460, 5.04.500, 5.04.560, 5.04.600
5.08.110	5.04.370
5.08.120	5.04.380

5.08.130	5.04.450
5.08.140	5.04.520
5.08.160	5.04.490
5.08.170	5.04.590
5.08.180	5.04.510, 5.04.570, 5.04.580, 5.04.610
5.08.190	5.04.410
5.08.200	5.04.470
5.08.210	5.04.440
5.12.010	Not codified
5.12.020	Repealed by Ord. 67-9-610
5.12.030	Repealed by Ord. 2002-10-1313
5.12.040	Repealed by Ord. 2002-10-1313
5.12.050	Repealed by Ord. 2002-10-1313
5.12.060	Repealed by Ord. 2002-10-1313
5.12.070	Repealed by Ord. 2002-10-1313
5.12.080	Repealed by Ord. 2002-10-1313
5.12.085	Not codified
5.12.090	Repealed by Ord. 2002-10-1313
5.12.095	Repealed by Ord. 2002-10-1313
5.12.100	Repealed by Ord. 2002-10-1313
5.12.105	Repealed by Ord. 2002-10-1313
5.12.110	Repealed by Ord. 2002-10-1313
5.12.120	Repealed by Ord. 2002-10-1313
5.12.125	Repealed by Ord. 2002-10-1313
5.12.130	Repealed by Ord. 2002-

5.20.010	10.1313
5.20.020	5.28.010
5.20.030	5.28.030
5.20.040	5.28.040
5.20.050	5.28.050
5.20.060	5.28.140
5.20.070	5.28.130
5.20.080	5.28.060
5.20.090	5.28.070
5.20.100	5.28.080
5.20.110	5.28.090
5.20.120	5.28.100
5.20.130	5.28.110
5.20.140	5.28.150
5.20.150	5.28.160
5.20.160	5.28.120
5.20.170	5.28.170
5.28.010	5.32.010(part)
5.28.020	Not codified
5.28.030	5.32.010(A)
5.28.040	5.32.010(G)
5.28.050	5.32.010(B)
5.28.060	5.32.010(F)
5.28.070	5.32.010(H)
5.28.080	5.32.010(I)
5.28.090	5.32.010(C)
5.28.100	5.32.010(D)
5.28.110	5.32.010(E)
5.28.120	Not codified
5.28.130	Not codified
5.28.140	5.32.020
5.28.150	5.32.030, 5.32.040
5.28.160	5.32.050
5.28.170	5.32.060
5.28.180	5.32.070
5.28.190	5.32.080
5.28.200	5.32.090

5.28.210	5.32.100
5.28.220	5.32.110
5.28.230	5.32.120
5.28.240	5.32.130
5.28.250	5.32.140
5.28.260	5.32.150
5.28.270	5.32.160
5.28.280	5.32.170
5.28.290	5.32.180
5.28.300	5.32.190
5.28.310	5.32.200
5.28.320	5.32.210
5.28.330	5.32.220
5.28.340	5.32.230
5.28.350	5.32.240
5.28.360	5.32.250
5.28.370	5.32.260
5.28.380	5.32.270
5.28.390	5.32.280
5.28.400	5.32.290
5.28.410	5.32.300
5.28.420	5.32.310
5.28.430	5.32.320
5.28.440	5.32.330
5.28.450	5.32.340
5.28.460	5.32.350
5.28.470	5.32.360
5.28.480	5.32.370
5.28.490	5.32.380--5.32.400
5.28.500	5.32.410
5.28.510	5.32.420
5.28.520	5.32.430
5.28.530	5.32.440
5.28.540	5.32.450
5.28.550	5.32.460
5.28.560	5.32.470
5.28.570	5.32.480

5.28.580	5.32.490
5.28.590	5.32.500
5.28.600	5.32.510
5.28.610	5.32.520
5.28.620	5.32.530
5.28.630	5.32.540
5.28.640	Not codified
5.28.650	5.32.550
5.32.010	5.20.010
5.32.020	5.20.020
5.32.030	5.20.030
5.32.040	5.20.040
5.32.050	5.20.050, 5.20.070
5.32.060	5.20.060
5.32.070	5.20.110
5.32.080	5.20.130, 5.20.160
5.32.090	5.20.080
5.32.100	5.20.170
5.32.110	5.20.140
5.32.120	5.20.150
5.32.130	5.20.090
5.32.140	5.20.180
5.32.150	5.20.190
5.32.160	5.20.200
5.32.170	5.20.100
5.32.180	5.20.120
5.36.010	5.24.010
5.36.020	5.24.020
5.36.030	5.24.030
5.36.040	5.24.040
5.36.050	5.24.050
5.36.060	5.24.060
5.36.070	5.24.070--5.24.090
5.36.080	5.24.100
5.36.090	5.24.110
5.36.100	5.24.120
5.36.110	5.24.130

5.36.120	5.24.140
6.04.010	8.28.010(A)
6.04.020	8.28.010(B)
6.04.030	Not codified
6.04.040	Not codified
6.04.050	Not codified
6.04.060	Not codified
6.04.070	Not codified
6.04.080	Not codified
6.04.090	Not codified
6.04.100	Not codified
6.04.110	8.28.020
6.04.120	8.28.030
6.04.130	8.28.040
6.04.140	8.28.050
6.04.150	8.28.060
6.04.160	8.28.070
6.04.170	8.28.080
6.04.180	8.28.090
6.04.190	8.28.100
6.04.200	8.28.110
6.04.210	8.28.120
6.04.220	8.28.130
6.04.230	8.28.140
6.08.010	8.16.010(part)
6.08.020	8.16.010(C)
6.08.030	8.16.010(D)
6.08.040	8.16.010(F)
6.08.050	8.16.010(B)
6.08.060	8.16.010(E)
6.08.070	8.16.010(A)
6.08.080	8.16.030
6.08.090	8.16.040
6.08.100	8.16.050
6.08.110	8.16.060
6.08.120	8.16.070
6.08.130	8.16.080

6.08.140	8.16.100
6.08.160	8.16.120(part)
6.08.170	8.16.120(A)
6.08.180	8.16.120(B)
6.08.190	8.16.120(C)
6.08.200	8.16.120(D)
6.08.210	8.16.120(E)
6.08.220	8.16.120(F)
6.08.230	8.16.120(G)
6.08.240	8.16.120(H)
6.08.250	8.16.140
6.08.260	8.16.130
6.08.270	8.16.150
6.08.280	8.16.160
6.08.290	8.16.170
6.08.300	8.16.180
6.08.310	8.16.190
6.08.320	8.16.200
6.08.330	8.16.210
6.08.340	8.16.220
6.08.350	8.16.230
6.08.360	8.16.240
6.08.370	8.16.250
6.08.380	8.16.260
6.08.390	8.16.270
6.08.400	8.16.280
6.08.410	8.16.290
6.08.420	8.16.300
6.08.430	8.16.310
6.08.440	8.16.320
6.08.450	8.16.330
6.08.460	8.16.340
6.08.470	8.16.020
6.08.480	8.16.350
6.08.490	8.16.110
6.08.500	8.16.360
	Repealed by Ord. 80-3-

6.12.010	839
6.12.010	Repealed by Ord. 80-3-839
6.12.020	Repealed by Ord. 80-3-839
6.12.030	Repealed by Ord. 80-3-839
6.12.040	Repealed by Ord. 80-3-839
6.12.050	Repealed by Ord. 80-3-839
6.12.060	Repealed by Ord. 80-3-839
6.12.070	Repealed by Ord. 80-3-839
6.12.080	Repealed by Ord. 80-3-839
6.12.090	Repealed by Ord. 80-3-839
6.12.100	Repealed by Ord. 80-3-839
6.12.110	Repealed by Ord. 80-3-839
6.12.120	Repealed by Ord. 80-3-839
6.16.010	8.24.090
6.16.020	8.24.020
6.16.030	8.24.040
6.16.040	8.24.030
6.16.050	8.24.050(A)
6.16.060	8.24.010
6.16.070	8.24.050(B)
6.16.080	8.24.060
6.16.090	8.24.070
6.16.100	8.24.080
6.16.110	8.24.100
6.20.010	Ch. 8.08
6.20.020	Ch. 8.08
6.20.030	Ch. 8.08

6.20.040	Ch. 8.08
6.20.050	Ch. 8.08
6.20.060	Ch. 8.08
6.20.070	Ch. 8.08
6.20.080	Ch. 8.08
6.20.090	Ch. 8.08
6.20.100	Ch. 8.08
6.20.110	Ch. 8.08
6.20.120	Ch. 8.08
6.20.130	Ch. 8.08
6.20.140	Ch. 8.08
6.20.150	Ch. 8.08
6.20.160	Ch. 8.08
6.20.170	Ch. 8.08
6.20.171	Ch. 8.08
6.20.180	Ch. 8.08
6.20.190	Ch. 8.08
6.20.200	Ch. 8.08
6.20.210	Ch. 8.08
6.20.220	Ch. 8.08
6.20.230	Ch. 8.08
6.20.240	Ch. 8.08
6.20.250	Ch. 8.08
6.20.260	Ch. 8.08
6.20.270	Ch. 8.08
6.24.010	8.04.010
6.24.020	8.04.030
6.24.030	8.04.040
6.24.040	8.04.050
6.24.050	8.04.060
6.24.060	8.04.230
6.24.070	8.04.020
6.24.080	8.04.070--8.04.090, 8.04.110, 8.04.120, 8.04.140, 8.04.150-- 8.04.170, 8.04.190, 8.04.210
6.24.090	8.04.100, 8.04.130, 8.04.180, 8.04.200

6.24.100	8.04.220
7.01.01	13.08.010
7.01.02	13.08.020
7.01.03	13.08.030
7.01.04	13.08.040
7.01.05	13.08.050
7.01.06	13.08.060
7.01.07	13.08.070
7.01.08	13.08.080
7.01.09	13.08.090
7.01.10	13.08.100
7.01.11	13.08.110
7.01.12	13.08.120
7.01.13	13.08.130
8.04.010	Repealed by Ord. 92-07-1125
8.04.020	Repealed by Ord. 92-07-1125
8.04.025	Repealed by Ord. 92-07-1125
8.04.030	Repealed by Ord. 87-05-990
9.04.010	Repealed by Ord. 96-08-1206
9.04.020	Repealed by Ord. 96-08-1206
9.04.030	Repealed by Ord. 88-12-1024
9.04.040	Repealed by Ord. 96-08-1206
9.04.050	Repealed by Ord. 96-08-1206
9.04.060	Not codified
9.08.010	9.08.010
9.08.020	9.08.060
9.12.010	9.04.010
9.12.020	9.04.030
9.12.030	9.04.020

9.12.040	Repealed by Ord. 2004-01-1325
9.12.050	9.08.030
9.12.060	9.08.040
9.12.070	9.08.050
9.12.080	9.04.040
9.12.090	9.04.050
9.12.100	9.04.060
9.12.110	9.04.070
9.12.120	9.04.080
9.12.124	9.04.100
9.12.130	9.04.090
9.12.140	9.04.110
9.16.010	Repealed by Ord. 79-6-825
9.16.020	Repealed by Ord. 79-6-825
9.16.030	Repealed by Ord. 79-6-825
9.16.040	Repealed by Ord. 79-6-825
9.16.050	Repealed by Ord. 79-6-825
9.20.010	9.36.010
9.20.020	9.36.020
9.20.030	9.36.030
9.28.010	9.16.010
9.28.020	9.16.010(part)
9.28.030	9.16.020(A)
9.28.040	9.16.020(B)
9.28.050	9.16.020(C)
9.28.060	9.16.020(D)
9.28.070	9.16.025
9.28.080	9.16.020(F)
9.28.090	9.16.020(G)
9.28.100	9.16.030
9.33.010	8.12.010
9.33.015	8.12.020
9.33.020	8.12.030

9.33.025	Repealed by 94-01-1174
9.33.030	Repealed by Ord. 96-01-1202
9.33.035	Repealed by Ord. 96-01-1202
9.33.040	Repealed by Ord. 96-01-1202
9.33.045	Repealed by Ord. 96-01-1202
9.33.050	Repealed by Ord. 78-11-813
9.33.055	Repealed by Ord. 78-11-813
9.33.060	Repealed by Ord. 78-11-813
9.34.010	12.20.010
9.34.015	12.20.020
9.34.020	12.20.030
9.34.025	12.20.040
9.34.030	12.20.050(A)
9.34.035	12.20.050(B)
9.34.040	12.20.060
9.34.045	12.20.070
9.34.050	12.20.080
9.34.055	12.20.100
9.34.060	12.20.090
9.36.010	Not codified
9.36.020	Not codified
9.36.030	8.32.010
9.36.040	8.32.020
9.36.050	8.32.030
9.36.060	8.32.040
9.36.070	8.32.050
9.36.080	8.32.060
9.36.090	8.32.070
9.36.100	8.32.080(A)
9.36.110	8.32.080(B)
9.36.120	8.32.090(A)

9.36.130	8.32.090(B)
9.36.140	8.32.090(C)
9.36.150	8.32.090(D)
9.36.160	8.32.100
9.36.170	8.32.110(A)
9.36.180	8.32.110(B)
9.36.190	8.32.120
9.36.200	Not codified
9.40.010	Repealed by Ord. 80-3-839
9.40.020	Repealed by Ord. 80-3-839
9.44.010	Not codified
9.44.020	9.44.010
9.44.030	9.44.020
9.44.040	9.44.030
9.48.010	9.12.010
9.48.020	9.12.020
9.48.030	9.12.030
9.48.040	9.12.040
9.48.050	9.12.050
9.48.060	9.12.060
9.48.070	9.12.070
9.48.080	9.12.080
9.48.090	9.12.090
9.52.010	8.20.010
9.52.020	8.20.020
9.52.030	8.20.030
9.52.040	8.20.040
9.52.050	8.20.050
9.56.010	Repealed by Ord. 96-12-1215
9.56.020	Repealed by Ord. 96-12-1215
9.56.030	Repealed by Ord. 96-12-1215
9.60.010	Repealed by Ord. 80-3-839
	Repealed by Ord. 80-3-

9.60.020	839
9.60.030	Repealed by Ord. 80-3-839
9.60.040	Repealed by Ord. 80-3-839
9.60.050	Repealed by Ord. 80-3-839
9.60.060	Repealed by Ord. 80-3-839
9.60.070	Repealed by Ord. 80-3-839
9.60.080	Repealed by Ord. 80-3-839
9.60.090	Repealed by Ord. 80-3-839
9.60.100	Repealed by Ord. 80-3-839
9.60.110	Repealed by Ord. 80-3-839
9.64.010	1.20.010
9.64.020	1.20.020
9.64.030	1.20.030
9.68.010	9.24.010
9.68.020	9.24.020
9.70.010	Repealed by Ord. 86-08-978
9.70.020	Repealed by Ord. 86-08-978
9.70.030	Repealed by Ord. 86-08-978
9.74.010	Repealed by Ord. 80-6-847
9.74.020	Repealed by Ord. 80-6-847
9.74.030	Repealed by Ord. 80-6-847
9.74.040	Repealed by Ord. 80-6-847
9.74.050	Repealed by 80-6-847
9.78.010	5.16.010

9.78.020	5.16.020
9.78.030	5.16.030
9.78.040	5.16.040
9.78.050	5.16.050
9.78.060	5.16.160
9.78.070	5.16.060
9.78.080	5.16.070
9.78.090	5.16.110
9.78.100	5.16.120
9.78.110	5.16.130
9.78.120	5.16.140
9.78.130	5.16.150
9.78.140	5.16.170
9.78.150	5.16.180
9.78.160	5.16.080
9.78.170	5.16.090
9.78.180	5.16.100
9.78.190	5.16.190
9.78.200	Not codified
9.78.210	5.16.200
9.78.220	Not codified
9.78.230	Not codified
11.04.010	10.04.010(A)
11.04.020	10.04.010(B)
11.04.030	10.04.020
11.04.040	10.04.030
11.04.050	Not codified
11.04.060	10.04.040
11.04.070	11.04.050
11.04.080	10.04.060
11.04.090	10.04.070
11.04.100	10.04.080
11.04.110	10.04.090
11.04.120	10.04.100
11.04.130	10.04.110
11.04.140	10.04.120
11.04.150	10.04.130

11.04.160	10.04.140
11.04.170	10.04.150
11.04.180	10.04.160
11.08.010	10.08.010
11.08.020	10.08.020
11.08.030	10.08.030
11.08.040	10.08.040
11.08.050	10.08.050
11.08.060	10.08.060
11.08.070	10.08.070
11.08.080	10.08.080
11.08.090	10.08.090
11.08.100	Repealed by 80-6-848
11.08.110	10.08.140
11.08.120	10.08.110
11.08.130	10.08.120
11.08.140	10.08.130
11.08.150	10.08.150
11.08.160	10.08.160
11.08.170	Not codified
11.08.180	10.60.010
11.12.010	10.12.010
11.12.020	10.12.020
11.12.030	Repealed by 80-6-848
11.12.040	10.12.040
11.12.050	10.12.050
11.12.060	10.12.060
11.12.070	10.12.070
11.12.080	10.12.080
11.12.090	10.12.090
11.12.100	10.12.100
11.12.110	10.12.110
11.12.120	10.12.120
11.16.010	10.16.010
11.20.010	10.20.010
11.20.020	10.20.020
11.20.030	10.20.030
11.24.010	10.24.010

11.24.020	Repealed by 80-6-848
11.24.030	10.24.030
11.24.040	10.24.040
11.24.050	10.24.050
11.24.060	10.24.060
11.24.070	10.24.070
11.24.080	10.24.080
11.24.090	10.24.090
11.28.010	10.48.010
11.28.020	10.48.020
11.32.010	10.28.010
11.32.020	10.28.020
11.32.030	10.28.030
11.32.040	10.28.040
11.32.050	10.28.050
11.32.060	10.28.060
11.32.070	10.28.070
11.32.080	10.28.080
11.32.090	10.28.090
11.32.100	10.28.100
11.32.110	10.28.110
11.32.120	10.28.120
11.32.130	10.28.130
11.32.140	10.28.140
11.36.010	10.28.150
11.36.020	10.28.160
11.36.030	10.28.170
11.36.040	10.28.180
11.36.050	10.28.190
11.36.060	10.28.200
11.36.070	10.28.210
11.36.080	10.28.220
11.40.010	10.32.010
11.40.020	10.32.020
11.40.030	10.32.030
11.40.040	10.32.040
11.40.050	10.32.050

11.40.060	10.32.060
11.40.070	10.32.070
11.44.010	10.36.010
11.44.020	10.36.020
11.44.030	10.36.030
11.48.010	10.40.010
11.52.010	10.52.020
11.52.020	10.52.030
11.52.030	10.52.010
11.52.040	10.52.040
11.52.050	10.52.050
11.52.060	10.52.060
11.52.070	10.52.070
11.52.080	10.52.080
11.52.090	10.52.090
11.52.100	10.52.100
11.52.110	10.52.110
11.52.120	10.52.120
11.52.130	10.52.130
11.52.140	10.52.140
11.52.150	10.52.150
11.54.010	Ch. 10.56
11.54.020	Ch. 10.56
11.54.030	Ch. 10.56
11.56.010	10.44.010
11.56.020	10.44.020
11.56.030	10.44.030
12.04.010	12.08.010
12.04.020	12.08.020
12.04.030	12.08.030
12.04.040	12.08.040
12.04.050	12.08.050
12.04.060	12.08.060
12.04.070	12.08.090
12.04.080	12.08.130
12.04.090	12.08.100
12.04.100	12.08.070

12.04.110	12.08.080
12.04.120	12.08.120
12.04.130	12.08.150
12.04.140	12.08.140
12.04.150	12.08.190
12.04.160	12.08.210
12.04.170	12.08.230
12.04.180	12.08.240
12.04.190	12.08.250
12.04.200	12.08.160
12.04.210	12.08.170
12.04.220	12.08.110
12.04.230	12.08.180
12.04.240	12.08.270
12.04.250	12.08.280
12.04.260	12.08.200
12.04.270	12.08.220
12.04.280	12.08.260
12.04.290	12.08.290
12.08.010	12.04.010
12.08.020	12.04.020
12.08.030	12.04.030
12.08.040	12.04.040
12.08.050	12.04.050
12.08.060	12.04.060
12.08.070	12.04.070
12.08.080	12.04.080
12.08.090	12.04.090
12.08.100	12.04.100
12.12.010	12.12.010
12.12.020	12.12.090
12.12.030	12.12.020
12.12.040	12.12.030
12.12.050	12.12.040, 12.12.050
12.12.060	12.12.100
12.12.070	12.12.110
12.12.080	12.12.130

12.12.080	12.12.060
12.12.110	12.12.070
12.12.120	12.12.080
12.12.130	12.12.140
14.04.010	Repealed by Ord. 81-4-869
14.04.020	Repealed by Ord. 81-4-869
14.04.030	Repealed by Ord. 81-4-869
14.04.040	Repealed by Ord. 81-4-869
14.08.010	Repealed by Ord. 96-01-1202
14.08.020	Repealed by Ord. 90-1-1052
14.08.030	Repealed by Ord. 96-01-1202
14.08.040	Repealed by Ord. 96-01-1202
14.08.050	Repealed by Ord. 96-01-1202
14.08.060	Repealed by Ord. 96-01-1202
14.12.010	Repealed by Ord. 81-4-869
14.12.020	Repealed by Ord. 81-4-869
14.12.030	Repealed by Ord. 81-4-869
14.12.040	Repealed by Ord. 81-4-869
14.12.050	Repealed by Ord. 81-4-869
14.12.060	Repealed by Ord. 81-4-869
14.16.010	Repealed by Ord. 81-4-869
14.16.020	Repealed by Ord. 81-4-869

14.16.030	Repealed by Ord. 81-4-869
14.24.010	15.24.010
14.24.020	15.24.020, 15.24.040--15.24.060
14.24.030	15.24.070
14.24.040	15.24.080
14.24.050	15.24.090
14.24.060	15.24.100--15.24.140
14.24.070	15.24.030--15.24.150
14.24.080	15.24.160
14.24.090	15.24.170
14.28.010	Repealed by Ord. 81-4-869
14.28.020	Repealed by Ord. 81-4-869
14.28.030	Repealed by Ord. 81-4-869
14.28.040	Repealed by Ord. 81-4-869
14.32.010	15.28.010(B), (C)
14.32.020	15.28.020
14.32.030	15.28.030
14.32.040	15.28.040
14.32.050	Repealed by Ord. 90.01.1052
14.32.060	15.28.010(A)
15.04.010	Repealed by Ord. 93-10-1169
15.04.020	Repealed by Ord. 93-10-1169
15.04.030	Repealed by Ord. 93-10-1169
15.04.040	Repealed by Ord. 93-10-1169
15.04.050	Repealed by Ord. 93-10-1169
15.05.010	9.40.010
15.05.020	9.40.020

15.05.030	9.40.030
15.05.040	9.40.040
15.05.050	9.40.050
15.05.060	9.40.060
15.05.070	9.40.070
15.05.080	9.40.080
15.05.090	9.40.090
16.04.010	Title 16
16.04.020	Title 16
16.04.030	Title 16
16.04.040	Title 16
16.04.050	Title 16
16.04.060	Title 16
16.04.070	Title 16
16.04.080	Title 16
16.04.090	Title 16
16.04.100	Title 16
16.04.110	Title 16
16.04.120	Title 16
16.04.130	Title 16
16.04.140	Title 16
16.04.150	Title 16
16.04.160	Title 16
16.04.170	Title 16
16.04.180	Title 16
16.04.190	Title 16
16.04.200	Title 16
16.04.210	Title 16
16.04.220	Title 16
16.04.230	Title 16
16.04.240	Title 16
16.04.250	Title 16
16.04.260	Title 16
16.04.270	Title 16
16.04.280	Title 16
16.04.290	Title 16
16.04.300	Not codified
16.04.310	Title 16

16.04.320	Title 16
16.04.330	Title 16
16.04.340	Title 16
16.04.350	Title 16
16.04.360	Title 16
16.04.370	Title 16
16.04.380	Title 16
16.04.390	Title 16
16.08.010	Title 16
16.08.020	Title 16
16.08.025	Title 16
16.08.030	Title 16
16.08.040	Title 16
16.08.050	Title 16
16.08.060	Title 16
16.08.070	Title 16
16.08.080	Title 16
16.08.090	Title 16
16.08.100	Title 16
16.08.110	Title 16
16.08.120	Title 16
16.08.130	Title 16
16.08.140	Title 16
16.08.150	Title 16
16.08.160	Title 16
16.08.170	Title 16
16.12.010	Title 16
16.12.020	Title 16
16.12.030	Title 16
16.12.040	Title 16
16.12.050	Title 16
16.12.060	Title 16
16.12.070	Title 16
16.12.080	Title 16
16.12.090	Title 16
16.12.100	Title 16
16.12.110	Title 16

16.12.120	Title 16
16.16.010	Title 16
16.16.020	Title 16
16.16.030	Title 16
16.16.040	Title 16
16.20.010	Title 16
16.20.020	Title 16
16.20.030	Title 16
16.20.040	Title 16
16.20.050	Title 16
16.20.060	Title 16
16.24.010	Title 16
16.24.020	Title 16
16.24.030	Title 16
16.24.040	Title 16
16.28.010	Title 16
16.28.020	Title 16
16.28.030	Title 16
16.28.040	Title 16
16.28.050	Title 16
16.28.060	Title 16
16.28.070	Title 16
16.28.080	Title 16
16.28.090	Title 16
16.28.100	Title 16
16.32.010	Title 16
16.36.010	Title 16
16.36.020	Title 16
16.36.030	Title 16
16.36.040	Title 16
16.36.050	Title 16
16.36.060	Title 16
16.36.070	Title 16
16.40.010	Title 16
16.40.020	Title 16
16.40.030	Title 16
16.40.040	Title 16

16.40.050	Title 16
16.40.060	Title 16
16.40.070	Title 16
16.44.010	Title 16
16.44.020	Title 16
16.44.030	Title 16
16.50.010	Not codified
17.04.010	17.04.010--17.04.030
17.08.010	17.08.010
17.08.020	17.08.020
17.08.030	17.08.030
17.08.040	17.08.040
17.08.050	17.08.050, 17.08.090
17.08.060	17.08.060
17.08.070	17.08.070
17.08.080	Not codified
17.08.090	17.08.080
17.08.100	17.08.100
17.08.120	17.08.120
17.08.130	17.08.130
17.08.140	17.08.140
17.08.150	17.08.150
17.08.160	17.08.160
17.08.170	17.08.170
17.08.180	17.08.180
17.08.190	17.08.190
17.08.200	17.08.200
17.08.210	17.08.210
17.08.220	17.08.220
17.08.230	17.08.230
17.08.240	17.08.240
17.08.250	17.08.250
17.08.260	17.08.260
17.08.270	17.08.270
17.08.280	17.08.280
17.08.290	17.08.290
17.08.300	17.08.300
17.08.310	17.08.310

17.08.320	17.08.320
17.08.330	17.08.330
17.08.340	17.08.340
17.08.350	17.08.350
17.08.360	17.08.360
17.12.010	17.12.010
17.12.020	17.12.020
17.12.030	17.12.030
17.12.040	17.12.040
17.16.010	17.16.020, 17.16.290
17.16.020	17.16.010
17.16.030	17.16.040
17.16.040	17.16.140
17.16.050	17.16.150
16.17.060	17.16.100
17.16.070	17.16.050
17.16.080	17.16.090
17.16.090	17.16.080
17.16.100	17.16.070
17.16.110	17.16.130
17.16.120	17.16.060
17.16.130	17.16.280
17.16.140	17.16.030, 17.16.110, 17.16.120(B)
17.16.150	17.16.120(A)
17.16.160	17.16.160
17.16.170	17.16.170
17.16.180	17.16.180, 17.16.190
17.16.190	17.16.210
17.16.200	17.16.200
17.16.210	17.16.220
17.16.220	17.16.230
17.16.230	17.16.240
17.16.240	17.16.250--17.16.270
17.16.250	17.16.300
17.16.260	17.16.310
17.16.270	17.16.320

17.16.280	17.04.050
17.16.290	17.16.330
17.16.300	17.04.040
17.20.010	17.24.010
17.20.020	17.24.020
17.20.030	17.20.010--17.20.030
17.20.040	17.20.040
17.20.050	17.24.030--17.24.060
19.04.010	20.02.010
19.04.020	20.02.020
19.08.005	20.04.001(A)
19.08.010	20.04.001(B)
19.08.015	20.04.057
19.08.020	Not codified
19.08.025	Not codified
19.08.030	20.04.171
19.08.035	Not codified
19.08.040	Not codified
19.08.045	20.04.192
19.08.050	20.04.231
19.08.055	20.04.288
19.08.060	20.04.276
19.08.065	Not codified
19.08.070	Not codified
19.08.075	20.04.759
19.08.080	20.04.798
19.08.085	20.04.807
19.08.090	20.04.003
19.08.093	20.04.720
19.08.095	20.04.006
19.08.100	20.04.009
19.08.105	20.04.012
19.08.110	20.04.015
19.08.112	Repealed by Ord. 2004-07-1334
19.08.115	20.04.021
19.08.120	20.04.024

19.08.130	20.04.030
19.08.135	20.04.033
19.08.140	20.04.036
19.08.145	20.04.039
19.08.150	20.04.042
19.08.155	20.04.045
19.08.160	20.04.048
19.08.165	20.04.051
19.08.170	20.04.054
19.08.175	20.04.060
19.08.180	20.04.063
19.08.185	20.04.066
19.08.190	20.04.069
19.08.195	20.04.072
19.04.200	20.04.075
19.08.205	20.04.078
19.08.210	20.04.081
19.08.215	20.04.084
19.08.220	20.04.087
19.08.225	20.04.090
19.08.230	20.04.093
19.08.235	20.04.096
19.08.237	20.04.099
19.08.240	20.04.102
19.08.245	20.04.105
19.08.250	20.04.108
19.08.255	20.04.111
19.08.260	20.04.114
19.08.265	20.04.117
19.08.270	20.04.120
19.08.275	20.04.123
19.08.280	20.04.126
19.08.285	20.04.129
19.08.290	20.04.132
19.08.295	20.04.135
19.08.300	20.04.138
19.08.305	20.04.141

19.08.310	20.04.144
19.08.315	20.04.147
19.08.320	20.04.150
19.08.325	20.04.153
19.08.330	20.04.156
19.08.335	20.04.159
19.08.340	20.04.162
19.08.345	20.04.165
19.08.350	20.04.168
19.08.352	20.04.174
19.08.353	20.04.177
19.08.354	20.04.180
19.08.355	20.04.183
19.08.360	20.04.186
19.08.365	20.04.189
19.08.370	20.04.195
19.08.375	20.04.198
19.08.380	20.04.201
19.08.385	20.04.204
19.08.390	20.04.207
19.08.395	20.04.210
19.08.400	20.04.213
19.08.405	20.04.216
19.08.410	20.04.222
19.08.412	20.04.219
19.08.414	20.04.225
19.08.415	20.04.228
19.08.417	20.04.234
19.08.420	20.04.237
19.08.422	20.04.240
19.08.425	20.04.522
19.08.428	20.04.612
19.08.430	20.04.243
19.08.432	20.04.246
19.08.435	20.04.249
19.08.438	20.04.252
19.08.440	20.04.258

19.08.442	20.04.261
19.08.445	20.04.264
19.08.448	20.04.255
19.08.450	20.04.267
19.08.452	20.04.270
19.08.455	20.04.273
19.08.458	20.04.279
19.08.460	20.04.282
19.08.463	20.04.285
19.08.465	20.04.291
19.08.468	20.04.294
19.08.470	20.04.297
19.08.472	20.04.300
19.08.473	20.04.303
19.08.475	20.04.306
19.08.478	20.04.309
19.08.480	20.04.312
19.08.483	20.04.774
19.08.484	20.04.315
19.08.485	20.04.318
19.08.488	20.04.321
19.08.490	20.04.324
19.08.492	20.04.327
19.08.495	20.04.330
19.08.498	20.04.333
19.04.500	20.04.336
19.04.501	20.04.339
19.08.502	20.04.342
19.08.503	20.04.345
19.08.505	20.04.348
19.08.508	20.04.351
19.08.510	20.04.354
19.08.512	20.04.357
19.08.515	20.04.360
19.08.518	20.04.363
19.08.520	20.04.366
19.08.522	20.04.369

19.08.525	20.04.372
19.08.528	20.04.375
19.08.530	20.04.378
19.08.532	20.04.381
19.08.535	20.04.384
19.08.538	20.04.387
19.08.540	20.04.390
19.08.543	20.04.393
19.08.545	20.04.396
19.08.548	20.04.402
19.08.550	20.04.399
19.08.552	20.04.405
19.08.555	20.04.408
19.08.558	20.04.411
19.08.560	20.04.414
19.08.562	20.04.417
19.08.565	20.04.420
19.08.568	20.04.423
19.08.570	20.04.426
19.08.572	20.04.429
19.08.575	20.04.432
19.08.578	20.04.435
19.08.580	20.04.438
19.08.582	20.04.441
19.08.585	20.04.447
19.08.588	20.04.489
19.08.590	20.04.453
19.08.593	20.04.456
19.08.594	20.04.462
19.08.595	20.04.465
19.08.598	20.04.468
19.08.600	20.04.483
19.08.602	20.04.471
19.08.605	20.04.474
19.08.608	20.04.477
19.08.610	20.04.480
19.08.612	20.04.492
19.08.613	20.04.495

19.08.615	20.04.444
19.08.618	20.04.450
19.08.620	20.04.459
19.08.622	20.04.486
19.08.625	20.04.498
19.08.630	20.04.501
19.08.635	20.04.504
19.08.640	20.04.507
19.08.643	20.04.510
19.08.644	20.04.513
19.08.645	20.04.516
19.08.648	20.04.525
19.08.650	20.04.528
19.08.652	20.04.531
19.08.655	20.04.534
19.08.658	20.04.537
19.08.660	20.04.540
19.08.662	20.04.543
19.08.665	20.04.546
19.08.668	20.04.549
19.08.670	20.04.552
19.08.672	20.04.555
19.08.675	20.04.558
19.08.678	20.04.561
19.08.683	20.04.567
19.08.684	20.04.570
19.08.685	20.04.573
19.08.688	Not codified
19.08.690	20.04.576
19.08.693	20.04.579
19.08.695	20.04.585
19.08.698	20.04.588
19.08.700	20.04.591
19.08.703	20.04.594
19.08.705	20.04.597
19.08.708	20.04.600
19.08.710	20.04.603

19.08.712	20.04.606
19.08.715	20.04.609
19.08.718	20.04.615
19.08.720	20.04.618
19.08.722	20.04.621
19.08.725	20.04.624
19.08.728	20.04.627
19.08.730	Not codified
19.08.733	20.04.630
19.08.735	20.04.633
19.08.738	20.04.636
19.08.740	20.04.639
19.08.743	20.04.642
19.08.745	20.04.645
19.08.748	20.04.648
19.08.750	20.04.651
19.08.752	20.04.654
19.08.755	20.04.657
19.08.756	20.04.660
19.08.758	20.04.663
19.08.760	20.04.666
19.08.762	20.04.669
19.08.765	20.04.672
19.08.766	20.04.675
19.08.768	20.04.678
19.08.770	20.04.681
19.08.773	20.04.684
19.08.775	20.04.687
19.08.778	20.04.690
19.08.780	20.04.699
19.08.782	20.04.702
19.08.785	20.04.693
19.08.788	20.04.696
19.08.790	20.04.708
19.08.793	20.04.711
19.08.795	20.04.714
19.08.798	20.04.705

19.08.800	20.04.717
19.08.803	20.04.723
19.08.804	20.04.726
19.08.805	20.04.729
19.08.808	20.04.732
19.08.810	Repealed by Ord. 2008-10-1389
19.08.813	Repealed by Ord. 2008-10-1389
19.08.815	20.04.741
19.08.818	Repealed by Ord. 2008-10-1389
19.08.820	Repealed by Ord. 85-11-963
19.08.823	20.04.750
18.08.825	20.04.582
19.08.828	20.04.753
19.08.830	20.04.756
19.08.832	20.04.762
19.08.835	20.04.765
19.08.838	20.04.768
19.08.840	20.04.771
19.08.842	20.04.777
19.08.845	20.04.780
19.08.848	20.04.783
19.08.850	20.04.786
19.08.853	20.04.789
19.08.855	20.04.792
19.08.858	20.04.795
19.08.860	20.04.801
19.08.863	20.04.804
19.12.010	20.06.010
19.12.020	20.06.020--20.06.050
19.12.030	20.06.060
19.20.010	Repealed by Ord. 87-02-987
19.20.020	Repealed by Ord. 87-02-987
	Repealed by Ord. 87-02-

19.20.030	987
19.20.040	Repealed by Ord. 87-02-987
19.20.050	Repealed by Ord. 87-02-987
19.20.060	Repealed by Ord. 87-02-987
19.20.070	Repealed by Ord. 87-02-987
19.20.080	Repealed by Ord. 87-02-987
19.20.090	Repealed by Ord. 87-02-987
19.20.100	Repealed by Ord. 87-02-987
19.20.110	Repealed by Ord. 87-02-987
19.20.120	Repealed by Ord. 87-02-987
19.20.130	Repealed by Ord. 87-02-987
19.20.140	Repealed by Ord. 87-02-987
19.20.150	Repealed by Ord. 87-02-987
19.20.160	Repealed by Ord. 87-02-987
19.20.170	Repealed by Ord. 87-02-987
19.22.010	Repealed by Ord. 87-02-987
19.22.020	Repealed by Ord. 87-02-987
19.22.030	Repealed by Ord. 87-02-987
19.22.040	Repealed by Ord. 87-02-987
19.22.050	Repealed by Ord. 87-02-987
19.22.060	Repealed by Ord. 87-02-987

19.22.070	Repealed by Ord. 87-02-987
19.22.080	Repealed by Ord. 87-02-987
19.22.090	Repealed by Ord. 87-02-987
19.22.100	Repealed by Ord. 87-02-987
19.22.110(A)	Repealed by Ord. 87-02-987
19.22.110(B)	Repealed by Ord. 87-02-987
19.22.110(C)	Repealed by Ord. 87-02-987
19.22.110(D)	Repealed by Ord. 87-02-987
19.22.110(E)	Repealed by Ord. 87-02-987
19.22.110(F)	Repealed by Ord. 87-02-987
19.22.120	Repealed by Ord. 87-02-987
19.22.130	Repealed by Ord. 87-02-987
19.22.140	Repealed by Ord. 87-02-987
19.22.150	Repealed by Ord. 87-02-987
19.22.160	Repealed by Ord. 87-02-987
19.22.170	Repealed by Ord. 87-02-987
19.22.180	Repealed by Ord. 87-02-987
19.24.010	Repealed by Ord. 87-02-987
19.24.020	Repealed by Ord. 87-02-987
19.24.030	Repealed by Ord. 87-02-987

19.24.040	Repealed by Ord. 87-02-987
19.24.050	Repealed by Ord. 87-02-987
19.24.060	Repealed by Ord. 87-02-987
19.24.065	Repealed by Ord. 87-02-987
19.24.070	Repealed by Ord. 87-02-987
19.24.080	Repealed by Ord. 87-02-987
19.24.090	Repealed by Ord. 87-02-987
19.24.100(A)	Repealed by Ord. 87-02-987
19.24.100(B)	Repealed by Ord. 87-02-987
19.24.100(C)	Repealed by Ord. 87-02-987
19.24.100(D)	Repealed by Ord. 87-02-987
19.24.100(E)	Repealed by Ord. 87-02-987
19.24.100(F)	Repealed by Ord. 87-02-987
19.24.110	Repealed by Ord. 87-02-987
19.24.120	Repealed by Ord. 87-02-987
19.24.128	Repealed by Ord. 87-02-987
19.24.130	Repealed by Ord. 87-02-987
19.24.140	Repealed by Ord. 87-02-987
19.24.150	Repealed by Ord. 87-02-987
19.24.160	Repealed by Ord. 87-02-987
19.24.170	Repealed by Ord. 87-02-

19.26.010	Repealed by Ord. 87-02-987
19.26.020	Repealed by Ord. 87-02-987
19.26.030	Repealed by Ord. 87-02-987
19.26.040	Repealed by Ord. 87-02-987
19.26.050	Repealed by Ord. 87-02-987
19.26.060	Repealed by Ord. 87-02-987
19.26.070	Repealed by Ord. 87-02-987
19.26.080	Repealed by Ord. 87-02-987
19.26.090	Repealed by Ord. 87-02-987
19.26.100	Repealed by Ord. 87-02-987
19.26.110(A)	Repealed by Ord. 87-02-987
19.26.110(B)	Repealed by Ord. 87-02-987
19.26.110(C)	Repealed by Ord. 87-02-987
19.26.110(D)	Repealed by Ord. 87-02-987
19.26.110(E)	Repealed by Ord. 87-02-987
19.26.110(F)	Repealed by Ord. 87-02-987
19.26.120	Repealed by Ord. 87-02-987
19.26.130	Repealed by Ord. 87-02-987
19.26.138	Repealed by Ord. 87-02-987
19.26.140	Repealed by Ord. 87-02-987

19.26.150	Repealed by Ord. 87-02-987
19.26.155	Repealed by Ord. 83-03-904
19.26.160	Repealed by Ord. 87-02-987
19.26.165	Repealed by Ord. 87-02-987
19.26.170	Repealed by Ord. 87-02-987
19.26.180	Repealed by Ord. 87-02-987
19.28.010	Repealed by Ord. 87-02-987
19.28.020	Repealed by Ord. 87-02-987
19.28.030	Repealed by Ord. 87-02-987
19.28.040	Repealed by Ord. 87-02-987
19.28.050	Repealed by Ord. 87-02-987
19.28.060	Repealed by Ord. 87-02-987
19.28.070	Repealed by Ord. 87-02-987
19.28.080	Repealed by Ord. 87-02-987
19.28.090	Repealed by Ord. 87-02-987
19.28.100	Repealed by Ord. 87-02-987
19.28.110	Repealed by Ord. 87-02-987
19.28.120	Repealed by Ord. 87-02-987
19.28.130	Repealed by Ord. 87-02-987
19.28.133	Repealed by Ord. 87-02-987
19.28.135	Repealed by Ord. 87-02-

19.28.140	987 Repealed by Ord. 87-02-987
19.28.150	Repealed by Ord. 87-02-987
19.28.160	Repealed by Ord. 87-02-987
19.28.170	Repealed by Ord. 87-02-987
19.30.010	Repealed by Ord. 83-06-905
19.30.020	Repealed by Ord. 83-06-905
19.30.030	Repealed by Ord. 83-06-905
19.30.040	Repealed by Ord. 83-06-905
19.30.050	Repealed by Ord. 83-06-905
19.30.060	Repealed by Ord. 83-06-905
19.30.070	Repealed by Ord. 83-06-905
19.30.080	Repealed by Ord. 83-06-905
19.30.090	Repealed by Ord. 83-06-905
19.30.100	Repealed by Ord. 83-06-905
19.30.110	Repealed by Ord. 83-06-905
19.30.120	Repealed by Ord. 83-06-905
19.30.130	Repealed by Ord. 83-06-905
19.30.138	Repealed by Ord. 83-06-905
19.30.140	Repealed by Ord. 83-06-905
19.30.150	Repealed by Ord. 83-06-905

19.30.155	Repealed by Ord. 86-05-905
19.30.160	Repealed by Ord. 83-06-905
19.30.165	Repealed by Ord. 83-06-905
19.30.170	Repealed by Ord. 83-06-905
19.30.180	Repealed by Ord. 83-06-905
19.30.190	Repealed by Ord. 83-06-905
19.32.010	Repealed by Ord. 86-03-969
19.32.020	Repealed by Ord. 86-03-969
19.32.030	Repealed by Ord. 86-03-969
19.32.040	Repealed by Ord. 86-03-969
19.32.050	Repealed by Ord. 86-03-969
19.32.060	Repealed by Ord. 86-03-969
19.32.065	Repealed by Ord. 86-03-969
19.32.070	Repealed by Ord. 86-03-969
19.36.010	Repealed by 87-06-991
19.36.020	Repealed by 87-06-991
19.36.030	Repealed by 87-06-991
19.36.040	Repealed by 87-06-991
19.36.050	Repealed by 87-06-991
19.36.060	Repealed by 87-06-991
19.36.070	Repealed by 87-06-991
19.38.010	Repealed by 87-06-991
19.38.020	Repealed by 87-06-991
19.38.030	Repealed by 87-06-991
19.38.040	Repealed by 87-06-991
19.38.050	Repealed by 87-06-991

19.38.060	Repealed by 87-06-991
19.38.070	Repealed by 87-06-991
19.38.080	Repealed by 87-06-991
19.38.090	Repealed by 87-06-991
19.38.100	Repealed by 87-06-991
19.38.110	Repealed by 87-06-991
19.38.120	Repealed by 87-06-991
19.38.130	Repealed by 87-06-991
19.38.138	Repealed by 87-06-991
19.38.140	Repealed by 87-06-991
19.38.150	Repealed by 87-06-991
19.38.160	Repealed by 87-06-991
19.38.170	Repealed by 87-06-991
19.38.180	Repealed by 87-06-991
19.38.190	Repealed by 87-06-991
19.38.200	Repealed by 87-06-991
19.40.010	Repealed by 87-06-991
19.40.020	Repealed by 87-06-991
19.40.025	Repealed by 87-06-991
19.40.030	Repealed by 87-06-991
19.40.040	Repealed by 87-06-991
19.40.050	Repealed by 87-06-991
19.40.060	Repealed by 87-06-991
19.40.070	Repealed by 87-06-991
19.40.080	Repealed by 87-06-991
19.40.090	Repealed by 87-06-991
19.40.100	Repealed by 87-06-991
19.40.110	Repealed by 87-06-991
19.42.010	Repealed by 87-06-991
19.42.020	Repealed by 87-06-991
19.42.030	Repealed by 87-06-991
19.42.040	Repealed by 87-06-991
19.42.050	Repealed by 87-06-991
19.42.060	Repealed by 87-06-991
19.42.070	Repealed by 87-06-991
19.44.010	Repealed by 87-06-991
19.44.020	Repealed by 87-06-991

19.44.030	Repealed by 87-06-991
19.44.040	Repealed by 87-06-991
19.44.050	Repealed by 87-06-991
19.44.060	Repealed by 87-06-991
19.44.070	Repealed by 87-06-991
19.44.080	Repealed by 87-06-991
19.44.090	Repealed by 87-06-991
19.44.100	Repealed by 87-06-991
19.44.110	Repealed by 87-06-991
19.44.120	Repealed by 87-06-991
19.44.130	Repealed by 87-06-991
19.44.138	Repealed by 87-06-991
19.44.140	Repealed by 87-06-991
19.44.150	Repealed by 87-06-991
19.44.160	Repealed by 87-06-991
19.14.170	Repealed by 87-06-991
19.44.180	Repealed by 87-06-991
19.44.190	Repealed by 87-06-991
19.46.010	Not codified
19.46.020	Not codified
19.46.030	Not codified
19.46.040	Not codified
19.46.050	Not codified
19.46.060	Not codified
19.46.070	Not codified
19.48.010	Repealed by Ord. 87-02-987
19.48.020	Repealed by Ord. 87-02-987
19.48.030	Repealed by Ord. 87-02-987
19.48.040	Repealed by Ord. 87-02-987
19.48.050	Repealed by Ord. 87-02-987
19.48.060	Repealed by Ord. 87-02-987
19.48.070	Repealed by Ord. 87-02-987

19.48.080	Repealed by Ord. 87-02-987
19.52.010	20.08.010
19.52.020	20.08.020, 20.08.030
19.52.030	20.08.050
19.52.040	Not codified
19.52.050	Not codified
19.52.060	20.66.010
19.52.070	20.66.020--20.66.040
19.52.080	20.66.070
19.52.090	Not codified
19.52.100	20.66.090
19.52.110	Not codified
19.52.120	20.10.100
19.52.130	20.10.110
19.52.140	Not codified
19.52.150	Ch. 20.70
19.52.160	Not codified
19.52.170	Repealed by Ord. 93-03-1152
19.52.180	Not codified
19.52.190	Not codified
19.52.200	
(1)--(9)	Repealed by 93-03-1152
19.52.200(10)	20.10.120
19.52.200	
(11)--(12)	Repealed by 93-03-1152
19.52.200(14)	20.66.180
19.52.200(15)	20.66.190
19.52.200	
(16)--(17)	Repealed by 93-03-1152
19.52.200(18)	20.66.210
19.52.200(19)	Repealed by 93-03-1152
19.52.200(20)	20.66.220
19.52.210	Repealed by 87-06-991
19.52.220	Repealed by 87-06-991
19.52.230	Repealed by 87-06-991

19.52.240	Repealed by 87-06-991
19.52.260	Repealed by 87-06-991
19.52.270	Repealed by 87-06-991
19.52.280	Repealed by 90-08-1074
19.52.290	Repealed by 90-08-1074
19.52.300	Not codified
19.52.310	20.08.100
19.52.320	Repealed by 90-08-1074
19.52.330	Ch. 20.72
19.52.340	Ch. 20.72
19.52.350	Ch. 20.72
19.52.360	Ch. 20.72
19.52.370	Ch. 20.72
19.52.380	Ch. 20.72
19.52.385	Ch. 20.72
19.52.390	Ch. 20.72
19.52.395	Ch. 20.72
19.52.400	Ch. 20.72
19.52.410	Ch. 20.72
19.52.420	Ch. 20.72
19.52.430	Ch. 20.72
19.52.435	Ch. 20.72
19.52.440	Ch. 20.72
19.52.450	Ch. 20.72
19.52.460	Ch. 20.72
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19.52.490	20.80.010--20.80.050
19.52.500	20.80.060
19.52.510	20.80.070
19.52.600	20.50.010, 20.50.020
19.52.610	20.50.030--20.50.050
19.52.620(A)	20.50.060
19.52.620(B)	20.50.070
19.52.620(C)	20.50.090
19.52.620(D)	20.50.100
19.52.620(E)	20.50.110

19.52.620(F)	20.50.130
19.52.630(A)	20.50.140
19.52.630(B)	20.50.150
19.52.700	20.51.010
19.52.710	20.51.020
19.52.720	20.51.030
19.52.730	20.51.040
19.52.740	20.51.050
19.56.010	2.36.010
19.56.020	Repealed by 94-06-1180
19.56.030	2.36.030--2.36.090
19.56.040	2.36.100
19.60.010	Repealed by 82-6-892
19.60.020	Repealed by 82-6-892
19.60.030	Repealed by 82-6-892
19.60.040	Repealed by 82-6-892
19.60.050	Repealed by 82-6-892
19.64.010	Repealed by 93-03-1152
19.64.020	Repealed by 93-03-1152
19.64.030	Repealed by 93-03-1152
19.64.040	Repealed by 93-03-1152
19.64.050	Repealed by 93-03-1152
19.66.010	Repealed by 87-11-997
19.66.020	Repealed by 87-11-997
19.66.030	Repealed by 87-11-997
19.66.040	Repealed by 87-11-997
19.66.050	Repealed by 87-11-997
19.66.060	Repealed by 87-11-997
19.66.070	Repealed by 87-11-997
19.68.010	20.64.010
19.68.020	20.64.020
19.68.030	20.64.030
19.68.040	20.64.040
19.68.050	20.64.050
19.68.060	20.64.060
19.68.070	20.64.070
19.68.080	20.64.080

19.68.090	20.64.090
19.68.100	20.64.100
19.68.110	20.64.110
19.68.120	20.64.120
19.68.130	20.64.130
19.68.140	20.64.140
19.72.010	Repealed by 82-6-892
19.72.020	Repealed by 82-6-892
19.72.030	Repealed by 82-6-892
19.72.040	Repealed by 82-6-892
19.76.010	20.66.230
19.76.020	20.66.230
19.76.030	Repealed by 582
19.76.040	Repealed by 582
19.80.010	Ch. 20.82
19.80.020	Ch. 20.82
19.80.030	Ch. 20.82
19.80.040	Ch. 20.82
19.80.050	Ch. 20.82
19.80.060	Ch. 20.82
19.80.070	Repealed by 78-9-808
19.80.080	Repealed by 78-9-808
19.80.090	Repealed by 78-9-808
19.80.100	Repealed by 78-9-808
19.84.010	20.84.010
19.84.020	20.84.020
19.84.030	20.84.030--20.84.080
19.84.040	20.84.090
19.84.050	20.84.100
19.84.060	Repealed by 82-6-892
19.84.070	20.84.120
19.88.010	20.86.010
19.88.020	20.86.020
19.88.030	20.86.030
19.88.040	20.86.040
19.88.050	20.86.050
19.88.060	20.86.060

19.88.070	20.86.070
19.88.080	20.86.080
19.88.090	20.86.090
19.88.100	20.86.100
19.88.110	20.86.110
19.92.010	20.88.010
19.96.010	20.02.030
19.96.020	20.02.040
19.96.030	20.02.050
19.98.010	20.98.010
19.98.020	20.98.020
19.99.010	20.98.030
20.04.010--20.36.040	Not codified
21.04.010	13.04.010
21.04.015	2.48.060
21.04.020	13.04.130
21.04.025	13.04.140
21.04.030	13.04.090
21.04.035	13.04.230
21.04.040	13.04.160
21.04.045	13.04.150
21.04.050	13.04.030
21.04.055	13.04.040
21.04.060	13.04.060
21.04.062	13.04.110
21.04.065	13.04.050
21.04.070	13.04.300
21.04.075	13.04.100
21.04.080	13.04.240
21.04.085	13.04.250
21.04.090	13.04.120
21.04.095	13.04.260
21.04.100	13.04.320
21.04.105	13.04.290
21.04.110	Repealed by 89-09-1041
21.04.115	13.04.200
21.04.120	13.04.210
21.04.125	13.04.220

21.04.130	13.04.070
21.04.135	2.48.050(A)
21.04.140	13.04.330(A)
21.04.145	13.04.330(B)
21.04.150	2.48.050(B)
21.04.155	13.04.270
21.04.160	13.04.280
21.04.165	13.04.310
21.04.170	13.04.080
21.04.175	13.04.170
21.04.180	13.04.020
21.04.185	2.48.050(C)
21.04.190	Not codified
21.04.195	Not codified
21.04.200	13.04.340

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10	Conduct of persons in public places (9.08)
14	Disorderly conduct (9.04)
30	Levy and collection of taxes (3.04)
87	Water department (2.48)
97	Public library and board of trustees (2.88)
113	Council meetings and ordinance passage (2.08)
120	Unclaimed property (2.64)
154	Posting official documents (Repealed by 80-6-846)
173	Solicitation for tort claims (9.44)
188	Police surgeon; repeals Ords. 9 and 55 (2.40)
200	Disorderly conduct; repeals § 2 of Ord. 14 (9.04)
209	Fireworks; repeals Ords. 158 and 193 (Repealed by 79-6-825)
229	Posting property (9.12)

249	Planning commission (2.36)
265	Civil service system; repeals Ords. 194, 216, 220, 231, 241, 247, and 252 (Repealed by 86-03-970)
268	Amends § 1 of Ord. 113, ordinance passage (2.08)
270	Rat and vermin control (8.24)
284	Air pollution control (8.28)
297	Adds subsection (a) to § 2 of Ord. 265, civil service (Repealed by 86-03-970)
309	Taxicabs (5.32)
314	Park regulations (9.08)
349	Institutions (8.16)
351	Adds subsections (a) and (b) to § 11 of Ord. 265 and repeals § 9.01 of Ord. 265, civil service (Repealed by 86-03-970)
368	Social clubs (5.28)
380	Public benches (12.12)
383	Garbage (8.08)
384	Water on streets (Repealed by 96-12-1215)
387	Moving buildings (15.24)
388	Excavations and dangerous abandoned boxes (8.32)
390	Grand jury testimony by city employees (2.84)
445	Gambling (9.36)
457	Police reserve corps (2.72)
487	Street excavations; repeals Ord. 350 (12.08)
490	Council meetings; repeals Ord. 255 (2.08)
494	Business licenses; repeals Ord. 361 (5.04, 5.12)
495	Business permits (Repealed)
499	Renumbers § 9 to § 10, adds new § 9 and paragraph to § 2 of Ord. 265; amends §§ 3 - 8, and subsections (a) of § 12 and (2) of § 19 of Ord. 265; civil service (Repealed by 86-03-970)
503	Trailer parks; repeals Ord. 258 (17.04 - 17.24)
504	Amends § 44 of Ord. 494, advertising structure tax (5.04)
506	Department of finance and funds and purchasing; repeals Ords. 25, 18, 147 and 300 (2.12, 2.52, 3.20, 3.24, 3.28) (Repealed in part by 2013-11-1463)
509	Signs adjacent to freeways (Repealed by 93-10-1169)

513	Amends § 15 of Ord. 494, business license transfers (5.04)
529	Peace officer training standards (2.68)
533	Adds § 42.5 to and amends § 42 and subsection (a) of § 10 of Ord. 494, business licenses (5.04, 5.12)
534	Adds §§ 12 - 15 to Ord. 383, garbage (8.08)
538	Noise (9.16)
543	City clerk amends authority from city clerk to building inspector in Ords. 309, 315, 349, 368, 401, and 495 (5.28, 5.32, 8.16)
548	Subdivisions (Not codified)
551	Adds § 7.5 to Ord. 494, business licenses (5.04)
557	Zoning; repeals Ord. 275 (20.04, 20.06, 20.08, 20.09, 20.10, 20.64, 20.66, 20.70, 20.72, 20.74, 20.80, 20.82, 20.84, 20.86, 20.88, 20.98)
560	Amends §§ 1, 2 and 4 of Ord. 249, planning commission (2.36)
569	Amends subsection (a) of § 42.5 of Ord. 494, crude oil producers (5.12)
64-12-570	Amends § 2 of Ord. 97, public library (2.88)
64-12-572	Oil wells; repeals Ord. 232 (16.04 - 16.40)
65-2-574	Amends subsection (j) of § 47 of Ord. 494, business licenses (5.04)
581	Traffic; repeals Ords. 382, 389, 394, 399, 403, 407, 413, 415, 420, 423, 427, 431, 432, 433, 435, 438, 439, 441, 444, 448, 450, 451, 454, 456, 463, 465, 466, 469, 470, 471, 473, 474, 476, 477, 478, 480, 483, 488, 502, 511, 516, 521, 525, 530, 535, 536, 539, 540, 542, 544, 546, 552, 553, 554, 561, 565, 567, 571, and 573 (10.04 - 10.40, 10.48, 10.60)
	Adds § 222.2 and the following subsections to sections of Ord. 557: 3 to § 213.5, J(3) to § 213.55, J(3) to § 214.5, C to § 221.2, C to § 310, C(12) to § 223.1, H to § 225.1, C to § 310, K to § 406, and A(4) to § 408; amends § 202 and the following subsections of sections of Ord. 557: (a) and (b) of § 105, A of § 210.1, E and H of § 210.5, E of § 211.5, E(3)(c) of § 212.5, E of § 212.53, C(2)(b) of § 213.55, A of § 214.1, C(2)(a) and E(6)(f) of § 214.5, H and L of § 214.5, A, E, and I(2)(b) of § 220.5, E(1)(a) of § 221.5, I(2)(b) of § 222.5, F of § 223.1, I of § 223.2, M of § 223.5, B(5) of § 224.1, E and H of § 224.5, C of § 225.5, A and N(5) of § 306,

582	B(3)(b) of § 400, A and F(4)(k) of § 403, A of § 405, A and B(2)(c) of § 406, B(1)(a) of § 407, and A of § 408; renumbers the following sections of Ord. 557: § 400 to § 415, § 403 to § 416, § 405 to § 417, § 407 to § 418, and § 409 to § 419; repeals the following subsections of sections of Ord. 557, renumbering remaining subsections accordingly: E of § 211.3, C(2)(c) of § 211.3, E of § 212.3, E(2)(b) of § 212.5, E of § 213.3, E(2)(b) of § 214.5, A(1)(c) of § 220.1, B of § 220.3, K(4)(b) of § 224.5, and D of § 225.1; repeals subsection B of § 214.2, subsection N of § 221.5, and B and C of § 405 of Ord. 557; and repeals Ords. 232 and 275; zoning (20.04, 20.06, 20.08, 20.64, 20.66, 20.82, 20.84, 20.8620.98)
586	Adopts prior code and adds prior code Chs. 2.06 and 16.50 and § 1.01.370; amends prior code §§ 2.24.090, 2.36.010, 3.04.080, 5.04.280, 5.12.130, 5.20.170, 5.28.650, 6.04.230, 6.08.500, 6.12.120, 6.16.110, 6.20.270, 9.04.030, 9.12.140, 9.16.050, 9.20.030, 9.36.190, 9.40.020, 9.44.040, 9.48.090, 9.52.050, 9.56.030, 9.60.110, 11.08.180, 12.04.290, 12.08.100, 12.12.130, 14.04.030, 14.08.150, 14.12.080, 14.16.050, 14.20.250, 14.24.090, 16.44.030, 17.20.050, 19.96.030, and 20.08.060, penalties (5.04, 5.28, 5.32, 8.08, 8.16, 8.24, 8.32, 9.04, 9.08, 9.12, 9.36, 9.44, 10.60, 12.08, 12.12, 15.24, 16.40, 17.24, 20.02)
587	Amends §§ 12 and 14 of Ord. 383, garbage collection rates (8.08)
588	Rezone (Special)
589	Rezone (Special)
590	(Missing)
591	(Missing)
592	Adds subsection E(2)(c) to § 210.5 of Ord. 557, zoning (20.12)
66-4-593	Rezone (Special)
594	Adds prior code § 9.24.120, dancing (9.04)
595	Adds prior code Ch. 933, nuisances; renumbers prior code Ch. 9.32 to prior code Ch. 8.44 (8.12)
596	Adds prior code Ch. 21.04, water service (2.48, 13.04)

597	Adds prior code §§ 5.32.130 - 5.32.180 and amends prior code §§ 5.32.010 - 5.32.120, private patrol systems (5.20)
598	Amends prior code §§ 2.48.020 and 2.48.040, ambulance service (Repealed by 77-12-782)
599	Adds prior code §§ 5.12.085, 5.12.095, and 5.12.105 and amends prior code §§ 5.12.040 - 5.12.060 and 5.12.080 - 5.12.110, business licenses (Repealed)
600	Adds prior code §§ 5.32.130 - 5.32.180 and amends prior code §§ 5.32.010 - 5.32.120, private patrol systems (5.20)
67-1-601	Amends prior code § 12.08.090, sidewalk installation bond (Repealed by 73-11-712)
67-1-602	Adds prior code §§ 9.04.040 - 9.04.060 and amends prior code §§ 9.04.010 - 9.04.030, juvenile loitering (Repealed by 96-08-1206)
67-2-603	Establishes county highway (Special)
67-3-604	Adds Ch. 49.5 to Ord. 563, metal buildings (Repealed by 73-12-715)
67-4-605	Amends prior code §§ 6.20.230, 6.20.240, and subsection (3) of prior code § 6.20.200, garbage collection rates (8.08)
67-4-606	Rezone (Special)
67-8-607	Pipeline franchise (Special)
67-8-608	Amends prior code § 2.12.360, formal contract procedure (3.20)
609	(Not adopted)
67-9-610	Adds prior code Ch. 9.70, fortune-telling; repeals prior code § 5.12.020 and subsection (i) of § 5.08.140 (5.08)
67-9-611	Adds prior code Ch. 9.70, fortune-telling (Repealed by 86-08-978)
67-12-612	Real property transfer tax (3.08)
68-1-613	Adds prior code § 21.04.062, water rates (13.04)
68-2-614	Annexes city to Los Angeles County Consolidated Fire Protection District (2.60)
68-1-615	Rezone (Special)
68-1-616	Rezone (Special)
68-2-617	Amends prior code § 12.04.190, emergency excavation permits (12.08)

68-2-618	Adds prior code Ch. 9.34, pipelines on public streets (12.20)
68-2-619	Amends prior code § 11.48.010, speed limits (10.40)
68-3-620	Rezone (Special)
68-3-621	Amends subsection (1) of prior code § 19.44.150, zoning (Repealed by 87-06-991)
622	(Number not used)
68-5-623	Repeals prior code § 2.32.300 (Repealer)
68-5-624	Amends prior code § 2.12.180, fund warrants (3.24)
625	(Not adopted)
68-8-626	Alley vacation (Special)
68-8-627	Adds prior code Ch. 3.10, transient occupancy tax (3.16)
68-10-628	Adds prior code Ch. 7.01, underground utilities (13.08)
68-10-629	Adds prior code §§ 19.08.473 and 19.08.644 and the following new subsections to prior code sections: (g) to § 19.20.040, (f) to § 19.22.040, (f) to § 19.24.040, (f) and (g) to § 19.26.040, (f) to § 19.26.050, (f) and (g) to § 19.28.040, (f) to § 19.28.050, (e) to § 19.30.040, (c), (d), and (e) to § 19.36.040, (1) to § 19.38.050, (f) to § 19.40.030, (f) to § 19.40.040, (c) and (d) to § 19.42.040, (d) to § 19.42.050, (c) to § 19.44.040, C, D, and E to § 19.46.040, and (tt), (uu), and (vv) to § 19.48.040; amends prior code §§ 19.08.415, 19.08.538, 19.08.718, 19.08.735, 19.32.040, 19.38.040, subsection 2(f) of § 19.52.150, and subsection 4(n) of § 19.68.070; repeals the following subsections of prior code sections, renumbering remaining subsections accordingly: (c) of § 19.20.030, (c) of § 19.22.030, (c) of § 19.24.030, (c) of § 19.26.030, (c) of § 19.28.030, C(12) of § 19.42.020, and B(6), B(7), and B(14) of § 19.52.040; repeals the following subsections of prior code sections: (g) of § 19.20.020, (e) of § 19.32.020, E of § 19.36.020, E(5) of § 19.38.020; zoning (20.04, 20.64, 20.70)
68-11-630	Amends California Public Employees' Retirement System Contract (Special)
68-11-631	Repeals and replaces prior code Ch. 6.24, health code; repeals Ord. 64-9-568 (8.04)
68-12-632	Amends prior code § 2.12.180, fund warrants (3.24)

68-12-633	Amends prior code §§ 2.32.220, 2.32.240, and 2.32.250, civil service (Repealed by 86-03-970)
69-1-634	Rezone (Special)
635	(Not adopted)
70-1-636	Adds prior code §§ 19.08.414, 19.08.594, and 19.08.612; amends prior code §§ 19.08.237, 19.08.240, 19.20.040, 19.20.100, 19.22.040, 19.22.100, 19.22.110, 19.24.040, 19.24.090, 19.24.100, 19.26.040, 19.26.100, 19.26.110, 19.28.040, 19.28.100, 19.28.110, subsections B, C, and D of § 19.20.110, subsection 1 of § 19.20.150, subsection (a) of § 19.24.020, and subsection 1(a) of § 19.44.100; zoning (20.04)
69-2-637	Repeals and replaces prior code Ch. 14.08, fire code; repeals Ord. 515 (Repealed by 96-01- 1202)
69-2-638	Adds prior code § 14.04.060, metal buildings (Repealed by 73-12-715)
69-4-639	Adds prior code Ch. 9.74, steam boiler operators (Repealed by 80-6-847)
69-4-640	Adds prior code Ch. 9.68, firearms (9.24)
69-4-641	Adds prior code Ch. 11.52, bicycles (10.52)
69-6-642	Temporary suspension of prior code Ch. 9.74 (Special)
69-7-643	Amends prior code § 2.12.330, bids (3.20)
69-8-644	Repeals prior code Ch. 9.74, steam boiler operators (Repealer)
69-9-645	Adds subsections to prior code sections as follows: (f) to § 19.36.040, (c) to § 19.238.040, (g) to § 19.40.030, (e) to § 19.42.040, (d) to § 19.44.040, (f) to § 19.46.040, (ww) to § 19.48.040 and (2)(p) to § 19.52.150; repeals subsections A(22) of prior code § 19.38.020, renumbering remaining subsections; zoning (20.70)
646	(Not adopted)
69-10-647	Amends prior code § 19.80.050, nonconforming signs (20.82)
69-11-648	Repeals and replaces prior code Ch. 14.04, Uniform Building Code; repeals prior code Ch. 14.20 and Ords. 547 and 563 (Repealed by 73-12-715)
69-10-649	Amends prior code §§ 2.04.010 - 2.04.040, council meetings (2.08)

69-12-650 651	Amends prior code § 5.28.250, taxicab rates (5.32) (Not adopted)
70-2-652	Amends prior code § 19.56.030, planning commission (2.36)
70-4-653	Adds subsections to prior code sections as follows: (g) to § 19.40.040, (e) to § 19.42.040, (d) to § 19.44.040, F to § 19.46.040, and (b) to § 19.52.170; amends prior code §§ 19.40.080 and 19.44.170 and subsections K of § 19.42.060 and (rr) of § 19.48.040; repeals subsection 1 of prior code § 19.46.030 and repeals subsections F(1) of prior code § 19.40.020 and (c) of prior code § 19.44.030, renumbering remaining subsections; zoning (Repealed by 93-03-1152)
70-4-654	Amends prior code § 2.28.010, employee holidays (Repealed by 76-11-756)
70-3-655	Tax levy reduction and refund (Special)
70-4-656	Rezone (Special)
70-5-657	Amends prior code §§ 2.16.020 and 2.16.040, water department (2.48)
70-5-658	Amends prior code § 2.12.020, director of finance (2.12)
70-5-659	Amends prior code Ch. 2.08, administrative officer (2.04)
70-5-660	Amends prior code § 2.32.250, civil service (2.80)
70-6-661	Adds prior code Ch. 2.33, parks and recreation commission (2.32)
70-7-662	Adds prior code Ch. 2.09, city engineer-director of public works (Repealed by 74-7-730)
70-9-663	Adds prior code Ch. 11.56, vehicles on private property (10.64)
70-9-664	Amends county health code (8.04)
70-9-665	Rezone (Special)
70-11-666	Amends prior code § 2.28.010, employee holidays (Repealed by 76-11-756)
70-11-667	Amends subsections (A) and (B) of prior code § 5.08.040, crude oil producers (5.12)
668	(Not adopted)
70-11-669	Amends prior code § 2.04.020, council meetings (2.08)
71-3-670	Amends prior code Ch. 2.24, civil defense; repeals

	Ords. 341, 370, and 501 (Repealed by 73-10-710)
71-3-671	Amends prior code §§ 16.08.130, 16.08.080, 16.08.120, and 16.08.130, oil wells (Title 16)
71-5-672	Adds prior code Ch. 9.65, abandoned vehicles (Not adopted)
71-5-673	Amends subsection B of prior code § 19.52.040; repeals the following subsections of prior code sections: (g) of § 19.20.020, (g) of § 19.20.040, (f) of § 19.22.030, (f) of § 19.24.040, (f) and (g) of § 19.26.040, (f) and (g) of § 19.28.040, (e) of § 19.30.040, (a) of § 19.32.040, (c), (d), and (e) of § 19.36.040, (b) of § 19.38.040, (f) of § 19.40.040, (c) and (d) of § 19.42.040, (c) of § 19.44.040, C of § 19.46.040, and (tt) of § 19.48.040, zoning (Not codified)
71-5-674	Amends prior code § 2.04.020, council meetings (2.08)
71-6-675	Amends prior code § 2.28.010, city employee holidays (Repealed by 76-11-756)
71-7-676	Amends prior code § 8.20.110, dogs (Repealed by 71-8-678)
71-7-677	Adds prior code Ch. 19.93, park and recreation improvement fees (Not adopted)
71-8-678	Adds prior code Ch. 8.04, animal control; repeals prior code §§ 8.01.01, 8.01.02 and Ord. 71- 7-676 (Repealed by 92-07-1125)
71-9-679	Amends prior code § 19.65.030, planning commission (2.36)
71-10-680	Amends subsection (6)(A)(9) of prior code § 19.52.170, billboards (Not codified)
71-11-681	Amends prior code § 19.56.030, planning commission (2.36)
71-12-682	Amends prior code §§ 19.44.110 and 19.44.140, zoning (Repealed by 87-06-991)
71-12-683	Rezone (Special)
71-12-684	Amends prior code § 2.54.050, unclaimed property (2.64)
71-12-685	Amends prior code § 5.28.250, taxicabs rates (5.32)
72-1-686	Amends prior code Ch. 8.04, animal control (Not adopted)
72-4-687	Amends prior code Ch. 8.04, animal control (Repealed by 92-07-1125)

72-7-688	Amends subsection (a) of prior code § 14.24.020, moving buildings (15.24)
72-8-689	Amends prior code § 19.56.020, planning commission (Not adopted)
72-9-690	Amends prior code § 19.56.020, planning commission (Repealed by 94-06-1180)
72-10-691	Amends prior code § 6.20.200, garbage collection rates (8.08)
72-10-692	Amends subsections D and E of prior code § 19.56.030, planning commission (2.36)
72-11-693	Adds prior code § 16.08.025, oil wells (Title 16)
72-11-694	Adds prior code § 6.20.171; amends prior code §§ 6.20.170 and 6.20.250, garbage (8.08)
72-12-695	Amends prior code § 12.04.090, excavation permits (12.08)
72-12-696	Amends prior code § 19.52.420 and subsection (3) of prior code § 19.52.380; deletes subsections (2) from prior code §§ 19.52.370 and 19.52.410; zoning (Not adopted)
73-2-697	Adds paragraph to prior code § 2.28.010, employee holidays (Repealed by 76-11-756)
73-4-698	Amends prior code § 5.28.250, taxicab rates (5.32)
73-4-699	Adds prior code Ch. 15.05, signs exploiting sex (9.40)
73-5-700	Adds prior code §§ 19.52.385 and 19.52.425; amends prior code § 19.52.340; and deletes subsection 2 of prior code § 19.52.370 and subsection 3 of prior code § 19.52.380; zoning (20.72)
73-5-701	Adds prior code § 5.08.091, coin-operated vending machines (5.04)
73-5-702	Adds subsection B(16) to prior code § 19.52.040 and repeals the following subsections of prior code sections, renumbering remaining subsections: (1) of § 5.12.020, (b) of § 19.38.030, F(2) of § 19.42.020, and I of § 19.42.030; zoning and public parking (Not codified)
73-5-703	Rezone (Special)
73-6-704	Amends prior code §§ 2.12.360 and 2.12.440, purchasing (3.20)
73-7-705	Interim zoning control (Special)

73-8-706	Adds prior code Ch. 1.20, public hearings (2.56)
73-9-707	Rezone (Special)
73-9-708	Amends prior code § 19.56.020, planning commission (Repealed by 94-06-1180)
73-9-709	Repeals and replaces prior code Ch. 3.04, sales and use tax (3.12)
73-10-710	Amends prior code Ch. 2.24, civil defense; repeals Ords. 341, 370, 501, and 670 (2.76)
73-11-711	Repeals and replaces prior code Ch. 12.08, street improvements (12.04)
73-11-713	Interim zoning control (Special)
73-11-714	Repeals and replaces prior code Ch. 9.52, weeds (8.20)
73-11-715	Repeals and replaces prior code Ch. 14.04, Uniform Building Code (Repealed by 76-9-752)
73-12-716	Repeals and replaces prior code Ch. 14.16, Uniform Plumbing Code (Repealed by 78-2-785)
73-12-717	Repeals and replaces prior code Ch. 14.12, National Electrical Code (Repealed by 76-9-653)
73-12-718	Adds prior code Ch. 14.28, Uniform Mechanical Code (Repealed by 78-2-784)
719	Filing fees for candidates (Not codified)
74-2-720	Amends prior code Ch. 9.78, massage parlors (5.16)
74-3-721	Adds prior code Ch. 14.32, metal buildings and design review board (15.28)
74-3-722	Amends prior code § 19.56.020, planning commission (Repealed by 94-06-1180)
74-3-723	Amends prior code § 19.60.020, administrative committee (Repealed by 82-6-892)
74-4-724	Amends prior code § 5.28.250, taxicab rates (5.32)
74-4-725	Community redevelopment agency authorization (2.44)
74-4-726	Declares city council to be community redevelopment agency (2.44)
74-5-727	Interim zoning control (Special)
74-6-728	Amends prior code Ch. 8.04, animal control (Repealed by 92-07-1125)
74-7-729	Adopts redevelopment Project Area No. 1 Plan (Special)
	Adds prior code Chs. 2.10, 2.11, and 2.12; repeals

74-7-730	and replaces prior code Ch. 2.09, city officers (2.16, 2.20, 2.24, 2.28)
74-7-731	Amends prior code § 2.08.140, city manager (2.04)
74-10-732	Amends Ord. 74-7-730 to add prior code Ch. 2.13, director of building and safety (2.20)
74-10-733	Amends prior code Ch. 8.04, animal control (Repealed by 92-07-1125)
734	Rezone (Special)
75-1-735	Adds prior code Ch. 11.54, skateboards (10.56)
75-2-736	Amends prior code § 11.52.010, bicycles (10.52)
75-5-737	Repeals prior code Chs. 8.04 - 8.44 prior to adoption of Ord. 74-10-733; repeals Ords. 545 and 546 (Repealer)
75-7-738	Building permit moratorium (Special)
75-8-739	Adds prior code Ch. 5.36, vending machines (5.24)
75-10-740	Community development code (Not passed)
75-10-741	Amends prior code § 2.28.010, employee holidays (Repealed by 76-11-756)
76-1-742	Gas franchise (Special)
76-1-743	Adds prior code § 20.32.065, parcel map waiver (Not codified)
76-1-744	Rezone (Special)
76-5-745	Building permit limitation (Special)
746	(Not adopted)
76-6-747	Changes zoning classification of certain property (Special)
76-7-748	Amends §§ 411 and 421 of county ordinance 4729, dogs (Repealed by 87-05-990)
76-7-749	Amends prior code § 19.56.020, planning commission (Repealed by 94-06-1180)
750	(Not adopted)
751	(Not adopted)
76-9-752	Repeals and replaces prior code Ch. 14.04, Uniform Building Code (Repealed by 78-2-783)
76-9-753	Repeals and replaces prior code Ch. 14.12, National Electrical Code (Repealed by 78-2-786)
754	(Not adopted)
76-11-755	Adds prior code §§ 2.12.321 and 2.12.322, purchasing (3.20)
76-11-756	Repeals prior code Ch. 2.28 (Repealer)

76-12-757	Amends subsection (a) of prior code § 5.08.040, crude oil producers (5.12)
758	(Not adopted)
759	(Not adopted)
77-2-760	Rezone (Special)
761	(Not adopted)
77-3-762	Rezone (Special)
77-4-763	Pipeline franchise (Special)
77-4-764	Pipeline franchise (Special)
765	(Not adopted)
77-6-766	Adds prior code § 5.12.125 and amends subsection (i) of prior code § 5.12.020, used car lots (5.08)
77-6-767	Amends § 411 of county ordinance 4729, dogs (Repealed by 87-01-985)
77-7-768	Adds prior code §§ 19.26.155, 19.26.165, 19.30.155, and 19.30.165; amends prior code §§ 19.26.150 and 19.30.150, zoning (Repealed by 87-02-987)
77-7-769	Pipeline franchise (Special)
77-7-770	Pipeline franchise (Special)
77-7-771	(Not adopted)
77-8-772	Amends prior code Ch. 11.54, bicycles (10.52)
77-9-773	Amends prior code §§ 2.12.180, 2.12.250, 2.12.360, and 2.12.440, warrants and purchases (3.20, 3.24)
77-9-774	Adds prior code § 12.08.075 and subsection (i) to prior code § 12.08.010; amends prior code §§ 19.50.330 - 19.52.460; repeals prior code §§ 19.52.470 and 19.52.480, dedication and improvement of property (20.72)
77-10-775	Amends prior code § 19.56.020, planning commission (Repealed by 94-06-1180)
77-11-776	Adds prior code §§ 19.08.112, 19.08.756, and 19.08.766; amends prior code § 19.42.040; adult entertainment businesses (20.04)
77-12-777	Amends prior code §§ 19.22.150 and 19.24.140 and subsection 2(c) of prior code § 19.52.150, off-street parking (20.70)
77-12-778	Amends prior code §§ 19.24.080, 19.26.090, and 19.30.090, zoning (Repealed by 87-02-987)
779	(Not adopted)

77-12-780	Adds (q) to subsection 2 of prior code § 19.52.150, off-street parking (20.70).
77-12-781	Adds subsection (g) to prior code § 19.40.030 and amends subsection (a) of prior code § 19.40.040 (Repealed by 87-06-991)
77-12-782	Repeals prior code Ch. 2.48 (Repealer)
78-2-783	Repeals and replaces prior code §§ 14.04.010 and 14.04.020 and repeals prior code §§ 14.04.030 - 14.04.060, building code (Repealed by 81-4-869)
78-2-784	Repeals and replaces prior code § 14.28.010 and repeals prior code §§ 14.28.020 and 14.28.030, mechanical code (Repealed by 81-4-869)
78-2-785	Repeals and replaces prior code § 14.16.010; repeals prior code §§ 14.16.020 - 14.16.110; amends § 59 of Los Angeles County Plumbing Code (Repealed by 81-4-869)
78-2-786	Repeals and replaces prior code § 14.12.010; repeals prior code §§ 14.12.020 - 14.12.060; amends Los Angeles County Electrical Code (Repealed by 81-4-869)
78-3-787	Pipeline franchise (Special)
78-4-788	Amends subsection 5(a) of prior code § 19.30.110, zoning (Repealed by 83-06-905)
78-4-789	Adds prior code §§ 19.24.128, 19.26.138, 19.28.133, 19.30.138, 19.32.065, 19.38.138, 19.44.138, subsection M of prior code § 19.36.060, subsection I to prior code § 19.40.050, subsection M to prior code § 19.42.060, and subsection M to § 19.46.060, zoning (Repealed by 87-06-991)
78-4-790	Adds prior code §§ 19.08.093, 19.08.484, and 19.08.684, zoning (20.04)
78-4-791	Amends subsection 5(c) of prior code § 19.30.110 and subsection (2) of prior code § 19.30.140 (Repealed by 83-06-905)
78-4-792	Development moratorium (Special)
793	(Not adopted)
794	(Not adopted)
78-5-795	Amends prior code § 20.28.170, tract or parcel maps (Not codified)
78-6-796	Amends subsection (24) of prior code § 19.52.390, zoning (20.72)
	Repeals and replaces prior code § 12.08.070,

78-6-797	dedications of property; repeals prior code § 12.08.075 (12.04)
78-6-798	Amends prior code Ch. 5.08 and § 3.10.03, business licenses and transient occupancy tax (3.16, 5.04, 5.12)
78-7-799	Adds prior code § 14.04.030, building code amendment (Repealed by 81-4-869)
78-8-800	Amends prior code §§ 14.08.010 and 14.08.050, fire code (Repealed by 96-01-1202)
78-8-801	Public improvement installations (Not codified)
78-8-802	Rezone (Special)
78-9-803	Repeals and replaces subsections B(1)(b), C(2)(a), and D(2)(b) of prior code § 19.44.110 and subsection E of prior code § 19.46.060; amends subsection C(l)(b), B(l)(a), D(l)(a), and C(l)(a) of prior code § 19.44.110, zoning (Repealed by 87-06-991)
78-9-804	Adds prior code §§ 14.28.020, 14.28.030, and 19.28.040 and amends prior code § 14.28.010, mechanical code (Repealed by 81-4-869)
78-9-805	Adds prior code § 14.04.020 and amends prior code §§ 14.04.010, 14.04.030, and 14.04.040, building code (Repealed by 81-4-869)
78-9-806	Amends prior code §§ 14.16.010, 14.16.020, and 14.16.030, plumbing code (Repealed by 81-4- 869)
78-9-807	Adds prior code § 14.12.040 and amends prior code §§ 14.12.010, 14.12.020, 14.12.050, and 14.12.060, electrical code (Repealed by 81-4-869)
78-9-808	Amends prior code §§ 19.80.010 - 19.80.060 and repeals prior code §§ 19.80.070 - 19.80.110, nonconforming uses (20.82)
78-11-809	Adds prior code §§ 19.08.352 - 19.08.353 and 19.52.600 - 19.52.630, condominium developments (20.50)
78-11-810	(Not adopted)
78-11-811	Adds prior code § 8.04.025, animal control (Repealed by 92-07-1125)
78-11-812	(Not adopted)
78-11-813	Amends prior code §§ 9.33.030 - 9.33.045, 14.04.030; repeals prior code §§ 9.33.050, 9.33.060, dangerous buildings, nuisances (Repealed by 96-01-1202)

78-12-814	Pipeline franchise (Special)
79-2-815	Adds prior code § 19.52.150.2(r); amends §§ 19.40.060.1, 19.52.150.2(q), 19.52.180.5, zoning (20.70)
79-2-816	Amends prior code §§ 19.36.020, 19.36.030, 19.36.040, 19.36.050, zoning (Repealed by 87-06-991)
79-2-817	Public employees' retirement system contract (Special)
79-4-818	Adds prior code Ch. 9.76, sale and display of narcotic paraphernalia (9.48)
79-5-819	Amends prior code §§ 19.44.150.4, 19.52.150.3(k), zoning (20.70)
79-5-820	(Not adopted)
79-5-821	(Number not used)
79-5-822	(Number not used)
79-6-823	Amends prior code § 19.44.110(C)(2), zoning (Repealed by 87-06-991)
79-6-824	Amends prior code Ch. 2.24; repeals Ord. 78-10-710, emergency organization (2.76)
79-6-825	Repeals and replaces prior code Ch. 9.16, fireworks (Repealed by 85-06-947)
79-7-826	Adds prior code § 8.04.025(g); amends prior code § 8.04.025(a), animals (Repealed by 87-05-990)
79-3-827	Establishes fee schedule for various city services (Repealed by 79-10-830)
79-8-828	Amends prior code §§ 12.08.020, 12.08.040, 12.08.060, street improvements and dedications (12.04)
79-9-829	Amends prior code §§ 19.44.070, 19.44.080, 19.46.060, zoning (Repealed by 87-06- 991)
79-10-830	Adds prior code § 20.08.090; amends prior code §§ 12.04.070, 12.08.090, 19.92.010, 20.24.020, 20.28.170, 20.23.460, 20.32.010, fees (12.04, 12.08)
79-10-831	Adds §§ 19.20.020(g), 19.52.700, 19.52.710, 19.52.720, 19.52.730, 19.52.740, zoning (20.51)
79-11-832	Amends prior code § 9.28.070, construction noise regulations (9.16)
79-11-833	Adds prior code § 19.80.030(C), zoning (20.82)
	Amends prior code § 19.26.090, zoning (Repealed

79-11-834	by 87-02-987)
79-11-335	(Not adopted)
79-11-836	(Not adopted)
79-11-837	Adds prior code Ch. 628, solid waste (8.10)
80-2-838	Adds prior code Ch. 20.40, subdivisions (Not codified)
80-3-839	Amends prior code §§ 5.12.040, 12.08.010(h), 16.28.020; repeals prior code §§ 3.04.120, 3.04.140, Chs. 6.12, 9.40, 9.60, business licenses, street improvements, storage facilities (12.04, 16.28)
80-3-840	Adopts general provisions (1.04)
80-4-841	Amends prior code §§ 2.32.170, 2.32.190, civil service regulations (Repealed by 86-03- 970)
80-4-842	Amends prior code § 19.30.110.5, zoning (Repealed by 83-06-905)
80-5-843	(Not adopted)
80-5-844	Amends prior code § 11.48.010, speed limits (10.40)
80-5-845	Code adoption and general penalty (1.01, 1.16)
80-6-846	Amends §§ 1.16.010, 1.20.010, 1.20.020; repeals and replaces Ch. 1.08, public notice, general penalty, jail (1.08, 1.16, 1.20)
80-6-847	Amends §§ 16.28.020, 20.04.102; repeals Ch. 8.40, tank construction standards, zoning (16.28, 20.04)
80-6-848	Amends §§ 3.08.050, 3.08.060, 3.16.020, 10.04.120, 10.08.080, 10.08.110; repeals §§ 10.08.100, 10.12.030, 10.24.020, taxes, traffic (3.08, 3.16, 10.04, 10.08)
80-7-849	Amends prior code § 19.52.620(C)(2), zoning (20.50)
80-7-850	(Not adopted)
80-8-851	(Not adopted)
80-8-852	Adds § 20.38.190(H) and (I); amends § 20.38.190(F)(1), zoning (Repealed by 87-06-991)
80-8-853	Adds § 20.34.040(F), zoning (Repealed by 87-06-991)
80-8-854	Adds §§ 20.28.180(D), 20.30.180(C), 20.32.140(D); amends § 20.38.190(G)(1), zoning (Repealed by 87-06-991)
80-9-855	Adds § 9.16.120, fireworks (Repealed by 81-1-865)

80-10-856	Amends § 6.04.100, animal control (Repealed by 87-05-990)
80-11-857	Adds subsection F to § 20.70.010; amends §§ 20.14.200, 20.16.210 and 20.18.210, zoning (20.70)
80-12-858	Adds Ch. 9.48, display of sexually explicit materials (Repealed by 81-1-864)
80-12-859	Adds §§ 20.28.190(E), 20.30.190(D), 20.32.160(F); amends §§ 1, 2 of Ord. 79-5-819, §§ 20.28.190(D), 20.30.190(C), 20.32.160(E), zoning (Repealed by 87-06-991)
80-12-860	Amends §§ 20.12.190(B), 20.38.190(G), zoning (Repealed by 87-06-991)
81-1-861	(Not adopted)
81-1-862	(Tabled)
81-1-863	(Not adopted)
81-1-864	Adds Ch. 9.52, display of sexually explicit materials; repeals Ord. 80-12-858 (9.52)
81-1-865	Adds § 9.28.120; repeals § 9.16.120, fireworks (Repealed by 85-06-947)
81-3-866	Amends § 20.68.200, zoning (20.66)
81-3-867	Permit moratorium (Special)
81-4-868	Adds Ch. 9.56, spray paint (Repealed by 89-10.1042)
81-4-869	Adds § 8.12.050, nuisances, Chs. 15.02 and 15.22; amends Ch. 15.32; repeals and replaces Chs. 15.04, 15.12, 15.16, 15.20, buildings and construction (8.12)
81-5-870	Adds § 20.04.128, adds subsection D to § 20.28.030, subsection B to § 20.32.030 and subsection I to § 20.34.030, zoning (20.04)
81-6-871	Adds Ch. 5.17, massage technicians (5.17)
81-6-872	Amends Ch. 5.16, massage establishments and permits (5.16)
81-7-873	Amends § 16.02.030, administrative code (Repealed by 87-02-986)
81-7-874	Adds Title 18, subdivisions (18.04)
81-7-875	Amends §§ 318, 411 and 809 of county ordinance 4729, animal control (Repealed by 87-05-990)
81-8-876	Amends § 20.04.018, zoning (Repealed by 2004-07-1334)

81-8-877	Adds Ch. 9.60, police dogs (9.60)
81-8-878	Adds §§ 9.16.040, 9.16.060, 9.16.070, 9.16.080, 9.16.090, 9.16.100, 9.16.110, 9.16.120, 9.16.130, 9.16.140 and 9.16.150; amends §§ 9.16.010, 9.16.020, 9.16.030; repeals subsection F of 9.16.025 renumbered as § 9.16.050, noise (9.16)
81-12-879	(Not adopted)
81-12-880	Amends § 15.20.010(A), Uniform Mechanical Code adoption (Repealed by 96-01-1202)
81-12-881	Amends official plan lines map (Special)
81-12-882	Subdivision moratorium on certain lands (Special)
81-12-883	Amends § 10.36.020(c), commercial vehicles and truck routes (10.36)
81-12-884	Subdivision moratorium on certain lands (Special)
82-1-885	Emergency issuance of building permits within moratorium area (Special)
81-2-886	Rezone (Special)
81-2-887	Amends § 20.04.525, zoning (20.04)
82-2-888	Adds § 20.68.240; amends §§ 20.04.516, 20.12.020(A) and 20.16.020(A)(1), zoning (20.04, 20.66)
82-2-889	Amends Title 18, subdivisions (Title 18)
82-4-890	Extends building moratorium (Special)
82-4-891	(Not adopted)
82-6-892	Repeals and replaces Ch. 20.52 and 20.90, § 20.84.110, zoning (20.52, 20.84)
82-7-893	Adds §§ 15.04.090, 15.04.100, and 15.04.110, roofing materials (Repealed by 96-01-1202)
82-8-894	Rezone (Special)
82-8-895	Temporary prohibition of structures over thirty-five feet in open space zone (Special)
82-8-896	Adds §§ 3.20.095 and 3.20.195; amends §§ 3.20.100, 3.20.110, and 3.20.190, purchasing procedures (3.20)
82-8-897	Adds subsection E to § 9.28.060 subsection 6 to § 9.28.070 and subsections H and I to § 9.28.080; amends § 9.28.020, subsections C and D of § 9.28.030, § 9.28.050, subsection B of § 9.28.080, and § 9.28.120, fireworks (Repealed by 85-06-947)
82-12-898	(Not adopted)
82-12-899	(Not adopted)

82-11-900	Extends building moratorium (Special)
83-01-901	(Tabled)
83-03-902	Adds Ch. 20.43, SP-1 town center specific plan district, amends § 20.06.010, and rezones certain area, zoning (20.06)
83-03-903	Amends § 2.04.100, administrative officer, and §§ 2.80.020(A), 2.80.150 and 2.80.220, civil service system (2.04)
83-03-904	Adds §§ 20.04.002, 20.04.070; repeals and replaces § 20.04.573; repeals §§ 20.14.110, 20.14.160 and 20.14.230; renumbers §§ 20.14.100 - 20.14.230 to be 20.14.110 - 20.14.240; adds §§ 20.14.100, 20.14.120, 20.14.170 and 20.14.240; repeals §§ 20.16.090 - 20.16.160 and 20.16.210, 20.16.240; renumbers §§ 20.16.100 - 20.16.180 to be 20.16.110 - 20.16.190; 20.16.190 to be 20.16.210, and 20.16.200 - 20.16.240 to be 20.16.230 - 20.16.270; adds §§ 20.16.090 - 20.16.170, 20.16.200, 20.16.220, 20.16.240 and 20.16.270; repeals §§ 20.18.090 - 20.28.140, 20.18.160, 20.18.180, 20.18.210, 20.18.240, 20.18.160, 20.18.180, 20.18.210, 20.18.240 and 20.18.260; renumbers §§ 20.18.100 - 20.18.180 to be 20.18.110 - 20.18.190, 20.18.190 to be 20.18.210, 20.18.200 to be 20.18.230, 20.18.210 - 20.18.230 to be 20.18.240 - 20.18.260, and 20.18.250 and 20.18.260 to be 20.18.270 and 20.18.280; adds §§ 20.18.090 - 20.18.150, 20.18.170, 20.18.190, 20.18.200, 20.18.220, 20.18.240 and 20.18.280; renumbers §§ 20.50.080 20.50.100 to be 20.50.090 20.50.110, and 20.50.110 20.50.130 to be 20.50.130 20.50.150; repeals and adds §§ 20.50.010, 20.50.020, 20.50.060, 20.50.070, 20.50.090, 20.50.110, 20.50.140 and 20.50.150; adds §§ 20.50.080 and 20.50.120; repeals and replaces §§ 20.70.010, 20.70.070 and 20.70.140, zoning (20.04, 20.50, 20.70)
83-06-905	Adds Ch. 20.44 on SP-2 hilltop specific plan district; amends § 20.06.010 and official zoning map; and repeals Ch. 20.22, zoning (20.06)
83-06-906	Adds § 12.04.025 and amends § 12.04.010(E), street improvements (12.04)
83-06-907	Authorizes amendment to retirement system contract

83-06-908	(Special) Amends § 5.12.010(B), crude oil producers license tax (5.12)
83-07-909	(Not adopted)
83-07-910	Adds § 20.04.229 and amends §§ 20.18.090(A) and 20.50.110, zoning (20.04, 20.50)
83-08-911	Adds § 10.08.200, street closure (10.08)
83-08-912	(Not adopted)
83-08-913	Amends § 20.54.080 and official plan lines map, zoning (20.72)
83-10-914	Gas franchise (Special)
83-12-915	Sales and use tax; amends § 3.12.110 (3.12)
83-12-916	Adds Ch. 2.82, employees in light-duty positions (Repealed by 86-04-974)
84-01-917	Amends § 2.08.020(A), repeals § 2.08.030 and renumbers §§ 2.08.040 2.08.100, council meetings (2.08)
84-01-918	Rezone (Special)
84-01-919	(Not adopted)
84-03-920	Rezone (Special)
84-03-921	Creates moratorium on acceptance, processing or discretionary approval of a hotel or motel development proposal or issuance of building permits for a motel or hotel on certain property located along Pacific Coast Highway in the C-G zone (Special)
84-04-922	Creates moratorium on acceptance, processing or approval of any subdivision or any discretionary approval for any development proposal or issuance of building permits on property generally located on the southwest and northwest portions of the "Hill" (Special)
84-05-923	Extends moratorium adopted by Ord. 84-04-922 (Special)
84-06-924	Amends §§ 5.32.010, 5.32.020 and 5.32.180, vehicles for hire (5.32)
84-06-925	Adds § 9.04.105, hotel and motel rentals (Repealed by 93-07-1160)
84-07-926	Amends §§ 20.86.020, 20.86.040, 20.86.060 and 20.88.010, zoning (20.86, 20.88)
84-07-927	Extends moratorium adopted by Ord. 84-03-921

84-07-928	(Special) Enacts moratorium on acceptance, processing or issuance of permits or approvals for establishment of fortune telling (Special)
84-08-929	Amends §§ 20.04.771, 20.10.120 and 20.68.110; and repeals § 20.68.230, zoning (20.04, 20.10)
84-08-930	Amends §§ 20.38.040, 20.40.040 and 20.70.030, zoning (20.70)
84-08-931	Adds § 12.20.075, pipelines in or near streets (12.20)
84-08-932	Adds § 20.12.230; and amends §§ 20.04.363, 20.12.100, 20.14.110 and 20.52.010, zoning (20.52)
84-08-933	Extends moratorium adopted by Ord. 84-07-928 (Special)
84-09-934	Adds § 20.70.030O5; and amends §§ 20.34.040 and 20.34.050, zoning (20.70)
84-09-935	Amends §§ 10.28.150 10.28.180, parking (10.28)
84-11-936	Rezone; adds Ch. 20.45; and amends § 20.06.010, zoning (20.06, 20.45)
84-11-937	Adds Ch. 10.38, interstate trucks (10.38)
85-03-938	Extends moratorium adopted by Ord. 84-04-922 (Special)
85-03-939	Extends moratorium adopted by Ord. 84-03-921 (Special)
85-03-940	(Not adopted)
85-04-941	Places moratorium on issuance of building permits for residential projects or acceptance, processing or approval of any subdivision or any discretionary approval for any residential projects on property located in the SP-2 district and portions of the R-3, R-4 and SP-1 districts (Special)
85-05-942	Grants wastewater franchise (Special)
85-06-943	Extends moratorium adopted by Ord. 85-04-941 (Special)
85-06-944	Rezone (Special)
85-06-945	Adopts second amendment to redevelopment plan (Special)
85-06-946	Adopts first amendment to redevelopment plan (Special)
85-06-947	Repeals and replaces Ch. 9.28, fireworks (9.28) (Repealed by 2006-05-1358)

85-06-948	Exempts certain properties from Ord. 85-06-943 (Special)
85-06-949	Amends § 10.28.230, parking (10.28)
85-06-950	Adds Ch. 13.12, community antenna television systems (13.12)
85-07-951	Exempts certain properties from Ord. 85-03-939 (Special)
85-07-952	Amends § 10.40.010, speed limit (10.40)
85-08-953	Extends moratorium in Ord. 84-07-928 for one year (Special)
85-09-954	Amends §§ 13.12.030 and 13.12.210, cable television system (13.12)
85-09-955	Amends §§ 20.12.230, 20.14.240, 20.16.210, 20.16.270, 20.18.210, 20.18.280, 20.20.190, 20.20.240, 20.20.080, 20.24.191, 20.28.230, 20.28.240, 20.30.170, 20.30.240, 20.32.150, 20.32.200, 20.34.180, 20.34.200, 20.38.180, 20.38.240, 20.40.190, 20.40.200, 20.42.080, 20.48.140, 20.51.040, 20.52.010 20.52.050, 20.52.070, 20.52.080, 20.60.020, 20.68.200, 20.68.240, 20.70.010, 20.70.070 and 20.84.110; repeals Ch. 20.90, zoning (20.51, 20.52, 20.66, 20.70, 20.84)
85-09-956	Amends portions of Town Center West Specific Plan adopted by reference by Ord. 84-11-936 (Not codified)
85-09-957	Amends portions of Town Center Specific Plan adopted by reference by Ord. 83-03-902 (Not codified)
85-09-958	Amends portions of Hilltop Specific Plan adopted by reference by Ord. 83-06-905 (Not codified)
85-09-959	Repeals § 2.04.030, administrative officer residence requirement (Repealer)
85-10-960	Adds Ch. 13.06, sanitary sewer and industrial waste code (13.06)
85-10-961	Amends § 13.12.215, cable television system (13.12)
85-10-962	Adds Ch. 2.90, elections and campaign contributions (2.90) (2.90.020 and 2.90.050 repealed by 2006-08-1362)
85-11-963	Amends §§ 20.04.393 and 20.04.525, and repeals § 20.04.747, zoning (20.04)

85-11-964	(Not adopted)
85-11-965	Amends § 3.16.030, transient occupancy tax (3.16)
85-12-966	Adds Ch. 18.14 (§§ 18.14.010 - 18.14.060 on vesting tentative maps), subdivisions (18.14)
85-12-967	(Not adopted)
85-12-968	Adds §§ 20.04.361 and 20.04.365; amends §§ 20.38.040 and 20.04.040, zoning (20.04)
86-03-969	Adds Chs. 20.11, 20.21, 20.22, §§ 20.04.155 and 20.04.263; amends §§ 20.06.010; repeals Ch. 20.24, zoning (20.04, 20.09, 20.16)
86-03-970	Repeals and replaces Ch. 2.80, personnel system rules and regulations (2.80)
86-04-971	Adds §§ 20.34.040(I) and 20.68.250; repeals § 20.34.020(C)(8), zoning (20.34, 20.68 repealed by Ord. 93-03-1152)
86-04-972	Extends building moratorium (Special)
86-04-973	Amends § 2.36.020, planning commission (Repealed by 94-06-1180)
86-04-974	Repeals and replaces Chs. 2.82 and 2.84, personnel rules (2.82, 2.84)
86-05-975	Rezone (Special)
86-08-976	Adds Ch. 8.40, residence inspection program (8.40)
86-08-977	Adds § 15.08.060; renumbers and amends former § 15.08.060 as § 15.08.070; amends §§ 15.08.010, 15.08.030 and 15.08.040, fire code (Repealed by 96-01-1202)
86-08-978	Adds § 20.04.301; amends § 20.34.040, zoning; repeals Ch. 9.32 (20.04) (Renumbered as 20.04.302 by Ord. 2011-09-1432)
86-08-979	Adds § 20.34.020, zoning (Repealed by 87-06-991)
86-08-980	(Not adopted)
86-11-981	Sets limitations for certain redevelopment project (Special)
86-11-982	Amends § 2.36.060, planning commission; repeals § 2.36.070 (2.36)
86-12-983	Amends Ord. 86-04-972, building moratorium (Special)
86-12-984	Adds § 10.28.240, stopping, standing and parking (10.28)
87-01-985	Amends § 2.08.020, council meetings; repeals §§ 2.08.040 and 2.08.060 (2.08)

87-02-986	Adds §§ 15.04.120, 15.16.040, 15.16.050, Ch. 15.36; amends §§ 15.04.010, 15.04.020, 15.04.040, 15.04.060, 15.04.090, 15.12.010, 15.16.010, 15.20.010, 15.22.010, 15.32.010; repeals and replaces Ch. 15.02, buildings and construction (Repealed by 96-01-1202)
87-02-987	Adds Chs. 20.10 and 20.12, §§ 20.14.170 and 20.16.170; amends §§ 20.06.010, 20.06.020, 20.14.040, 20.14.050, 20.14.160, 20.16.040, 20.16.160, 20.34.020, 20.38.020, portions of Town Center Specific Plan adopted by reference by § 20.42.020 and portions of Hilltop Specific Plan adopted by reference by Ch. 20.40, rennumbers Chs. 20.11 to 20.09, 20.21 to 20.14, 20.22 to 20.16, 20.43 to 20.40 and 20.44 to 20.42, zoning; repeals Chs. 20.12, 20.14, 20.16, 20.18, 20.20 and 20.42 (20.06, 20.09, 20.16, 20.40)
87-04-988	(Not passed)
87-05-989	Adds § 20.12.065; amends §§ 20.10.030, 20.10.040, 20.10.050, 20.10.090 and 20.12.060, zoning (20.10)
87-05-990	Amends §§ 6.04.010, 6.04.020, 6.04.030; adopts penalty provisions of Div. 1, T.10 of L.A. Code; animal control; repeals §§ 6.04.040, 6.04.050, 6.04.055, 6.04.060, 6.04.070, 6.04.080, 6.04.090 and 6.04.100 (Repealed by 92-07-1125)
87-06-991	Adds Chs. 20.20 and 20.30; amends §§ 20.06.010 and 20.06.020, zoning; repeals Chs. 20.24, 20.28, 20.30, 20.32, 20.34, 20.38 and 20.48 (20.06, 20.20)
87-07-992	Adds § 9.16.070(F); amends §§ 9.16.070(B) and (C) and 9.16.110, noise (9.16)
87-08-993	Adds Ch. 20.58, zoning (20.58)
87-08-994	Amends portions of Town Center Specific Plan adopted by § 20.40.020, zoning (Special)
87-995	(Not adopted)
87-996	(Not adopted)
87-11-997	Amends Ch. 20.72; rennumbers Ch. 20.72 to 20.62 and Ch. 20.54 to 20.72, zoning; repeals Chs. 20.40 and 20.62 (20.72)
87-11-998	Adds Ch. 20.56; amends §§ 20.20.020 and 20.20.030, zoning (20.20, 20.56)
87-12-999	Adopts fourth amendment to redevelopment plan (Special)

87-12-1000	Adds Ch. 20.18, open space districts, and amends §§ 20.06.010 and 20.06.020, zoning (20.06, 20.18)
88-01-1001	Amends § 20.68.140, zoning (20.66)
88-01-1002	(Not adopted)
88-01-1003	Amends §§ 15.08.010, 15.08.020, 15.08.030, 15.08.040, 15.08.050 and 15.08.070, fire code (Repealed by 96-01-1202)
88-02-1004	Adds § 8.12.010(K) and amends former § 8.12.010(K) by renumbering to (L); adds § 8.12.060; amends § 8.12.050, nuisances (8.12)
88-05-1005	Interim ordinance amending Ch. 20.10, residential district zoning (Not codified)
88-05-1006	Amends portion of Town Center West specific plan adopted in § 20.45.020, zoning (Not codified)
88-07-1007	Extends interim Ordinance 88-05- 1005, residential zoning (Not codified)
88-08-1008	Adds Ch. 8.44, hazardous materials response plan (8.44)
88-08-1009	Amends § 9.08.010(M), conduct in public places (9.08)
88-09-1010	Grants oil pipeline franchise (Special)
88-09-1011	Amends Ch. 18.28, merger of parcels (18.28)
88-09-1012	Salaries of councilmembers, city clerk and city treasurers (Not codified)
88-09-1013	Adds Ch. 9.22, fetal alcohol syndrome warnings (9.22)
88-09-1014	Adds §§ 2.32.055, 2.32.090, 2.36.025, 2.36.070 and 2.80.052; amends §§ 2.36.020(B) and 2.32.040, commission attendance (2.32, 2.36, 2.80)
88-09-1015	Amends Ch. 20.70, zoning (2.70)
88-10-1016	Amends §§ 2.64.040, 2.64.050 and 2.64.060, unclaimed property (2.64)
88-10-1017	Amends §§ 2.32.040 and 2.36.020(A), commission appointments (Repealed by 94-06- 1180)
88-10-1018	(Not adopted)
88-11-1019	Amends § 10.40.010, speed limits (10.40)
88-11-1020	Amends §§ 20.20.020, 20.30.020 and 20.68.200, zoning (20.20, 20.66)
88-11-1021	Accepts penal code requirements for selection and training of public safety dispatchers (Special)
	Adds § 10.28.250, stopping, standing and parking

88-12-1022	(10.28)
88-12-1023	Adds §§ 20.04.529 and 20.04.530; amends Ch. 20.82 and §§ 20.04.528 and 20.04.531, zoning (20.04, 20.82)
88-12-1024	Amends § 9.20.020, curfew for minors; repeals § 9.20.010 (Repealed by 96-098-1206)
89-01-1025	(Not adopted)
89-02-1026	Amends § 2.80.240, personnel system rules and regulations (2.80)
89-02-1027	(Not adopted)
89-03-1028	Adds subsection (D) to § 20.30.060, zoning (20.20)
89-04-1029	Amends § 2.80.045, personnel system rules and regulations (2.80)
89-04-1030	Grants oil pipeline franchise (Special)
89-04-1031	Interim ordinance amending Ch. 20.10, residential district zoning (Not codified)
89-05-1032	Amends subsections (A) and (D) of § 2.90.060, elections and campaign contributions (2.90)
89-06-1033	Adopts zoning amendment 88-09; adds Ch. 20.46, zoning (20.46)
89-07-1034	Adds Ch. 20.47, zoning (20.47)
89-0-1035	(Not adopted)
89-08-1036	Amends § 2.84.020, termination of department heads (2.84)
89-08-1037	Grants oil pipeline franchise (Special)
89-09-1038	Amends §§ 20.10.030, 20.10.040 and 20.10.090, zoning (20.10)
89-09-1039	Rezone (Special)
89-09-1040	Amends Ch. 20.10, zoning (20.10)
89-09-1041	Adds Ch. 13.05, cross-connection control program; rescinds §§ 13.04.180 and 13.04.190 (13.05)
89-10-1042	Repeals and replaces Ch. 9.56, graffiti and spray paint (Repealed by 94-04-1178)
89-1-1043	(Not adopted)
89-11-1044	Grants oil pipeline franchise (Special)
89-1-1045	(Number not used)
89-12-1046	Amends §§ 20.10.060, 20.10.090 and 20.10.110, zoning (20.10)
89-12-1047	Adopts parks and recreation master plan (Not codified)

89-12-1048	(Pending)
89-12-1049	Adds § 3.20.210(D), disposal of public property (3.20)
90-01-1050	(Not adopted)
90-01-1051	(Not adopted)
90-01-1052	Adds §§ 15.04.130 and 15.12.040, and Ch. 15.40; amends §§ 15.02.010, 15.04.010, 15.08.010, 15.08.030, 15.08.040, 15.08.070, 15.12.010, 15.20.010, 15.22.010, 15.28.020, 15.32.010 and 15.36.010; repeals and replaces § 15.16.010, buildings and construction; repeals §§ 15.04.040, 15.04.050, 15.08.020 and 15.28.050 (15.28)
90-01-1053	Adds Ch. 20.48, zoning (20.48)
90-01-1054	Development agreement (Special)
90-02-1055	(Not adopted)
90-02-1056	Grants oil pipeline franchise (Special)
90-03-1057	(Not adopted)
90-03-1058	Repeals Ch. 20.12 (Repealer)
90-03-1059	Grants oil pipeline franchise (Special)
90-03-1060	Adds § 20.82.024, zoning (20.82)
90-04-1061	Grants oil pipeline franchise (Special)
90-04-1062	Grants oil pipeline franchise (Special)
90-04-1063	Adds Ch. 20.57; amends §§ 20.20.020 and 20.30.030, zoning (20.20, 20.57)
90-04-1064	(Not adopted)
90-04-1065	Interim development moratorium (Special)
90-05-1066	Urgency ordinance adding Ch. 20.57 (Not codified)
90-05-1067	Amends Ch. 20.52, zoning (20.52)
90-05-1068	Interim development standards (Special)
90-05-1069	(Number not used)
90-06-1070	Extends interim development moratorium(Special)
90-07-1071	Grants oil pipeline franchise (Special)
90-07-1072	Adds § 20.04.716; amends § 20.20.020 and 20.70.030, zoning (20.04, 20.20, 20.70)
90-07-1073	Amends § 13.06.010, sanitary sewer and industrial waste code (13.06)
90-08-1074	Amends § 9.16.070, noise and Title 16, oil code; repeals § 20.08.110 and Ch. 20.74 (9.16, 16.04, 16.08, 16.12, 16.16, 16.20, 16.24, 16.25, 16.32)

90-09-1075	(Repealed in part by 2015-05-1475). Adds § 10.08.145, vehicles and traffic (10.08)
90-09-1076	Adds § 9.44.050, tort claims (9.44)
90-09-1077	Adds § 20.10.115, zoning (20.10)
90-09-1078	Grants oil pipeline franchise (Special)
90-00-1079	(Number not used)
90-00-1080	(Number not used)
90-10-1081	Amends SP-1 town center specific plan (Not codified)
90-11-1082	Amends Ch. 8.08, refuse regulations (8.08)
90-11-1083	(Number not used)
90-11-1084	(Special)
91-01-1085	Adds § 20.04.142; amends § 20.20.020, zoning (20.04, 20.20)
91-01-1086	Grants oil pipeline franchise (Repealed by 91-06-1102)
91-01-1087	Adds Ch. 13.03, emergency water conservation program (13.03) (Repealed by 2009-04-1399)
91-01-1088	Amends development agreement (Special)
91-02-1089	Grants oil pipeline franchise (Special)
91-03-1090	Adds § 15.16.045, plumbing code (Repealed by 96-01-1202)
91-03-1091	Amends § 20.10.020, zoning (20.10)
91-04-1092	Amends § 18.32.120, subdivisions (18.32)
91-04-1093	Extends interim development moratorium (Special)
91-05-1094	Adds §§ 8.08.110 and 8.08.120; amends § 8.08.080, refuse regulations (8.08)
91-05-1095	(Number not used)
91-05-1096	Adds Ch. 5.36, registration and reporting requirements for city advocates (Repealed by 91-06-1104)
91-00-1097	(Number not used)
91-00-1098	(Number not used)
91-06-1099	Amends development agreement (Special)
91-06-1100	Adds Title 21, public dedication requirements and improvement fees to be paid by development projects (21.04, 21.08, 21.12, 21.16, 21.17, 21.18, 21.28, 21.32, 21.36, 21.40, 21.44) (21.48 repealed by 2003-10-1323)
91-06-1101	Grants oil pipeline franchise (Special)

91-06-1102	Grants oil pipeline franchise; repeals Ord. 91-01-1086 (Special)
91-06-1103	Amends § 8.08.120(b)(1), refuse regulations (Repealed by 98-01- 1229)
91-06-1104	Repeals Ord. 91-05-1096 (Repealer)
91-07-1105	Repeals and replaces Ch. 20.40, zoning (20.40)
91-07-1106	Adds § 3.12.112, sales and use tax (Repealed by 93-12-1172)
91-07-1107	(Number not used)
91-08-1108	Adds Ch. 8.29, mobile service air pollution reduction (8.29)
91-00-1109	(Number not used)
91-08-1110	Revises official plan lines map (Special)
91-08-1111	Amends §§ 2.80.045(A) and (B), 2.80.050(A) and (B), and 2.80.560(A), administration and personnel (2.80)
91-09-1112	Amends Ch. 20.52, zoning (20.52)
92-01-1113	Amends § 10.40.010, speed limits (10.40)
92-02-1114	Repeals and replaces Ch. 20.42, zoning; repeals Ch. 20.14 (20.42)
92-03-1115	(Not sent)
92-03-1116	Adds § 20.16.105; amends § 20.10.115, zoning (20.10, 20.16)
92-05-1117	Adds § 5.04.435, general licensing provisions and taxes; repeals § 20.57.070 (5.04)
92-05-1118	Authorizes amendment to retirement system contract (Special)
92-05-1119	(Not sent)
92-05-1120	(Not sent)
92-05-1121	(Not sent)
92-06-1122	Amends § 2.32.050, parks and recreation commission (Repealed by 94-06-1180)
92-06-1123	Amends §§ 8.08.110 and 8.08.120, refuse regulations (8.08)
92-07-1124	Amends § 12.04.025, street improvements exemptions (12.04)
92-07-1125	Repeals and replaces Title 6, animals (6.04) (repealed and replaced by 2006-09-1365)
1126	(Number not used)
92-08-1127	Rezone (Special)

92-08-1128	Amends §§ 20.20.080, 20.30.080 and 20.70.090, zoning (20.20, 20.70)
1129	(Number not used)
1130	(Not adopted)
92-10-1131	Temporary development moratorium on plasma donor centers (Repealed by 93-03-1152)
92-10-1132	Adds §§ 20.04.517 and 20.52.040(B)(1)(o), adds new § 20.52.040(C) and reletters subsequent subsections, zoning (20.04, 20.52)
1133	(Number not used)
1134	(Not adopted)
92-10-1135	Grants oil pipeline franchise (Special)
92-11-1136	Grants oil pipeline franchise (Special)
92-11-1137	Grants oil pipeline franchise (Special)
92-11-1138	Grants communications cable and oil pipeline franchise (Special)
92-11-1139	Amends §§ 10.12.100 and 10.12.110, authority to install turning markers (10.12)
92-11-1140	Extends effective date of Ord. 92-10-1131, development moratorium on plasma donor centers (Repealed by 93-03-1152)
92-12-1141	(Number not used)
92-12-1142	Amends § 20.20.020, zoning (20.20)
92-12-1143	(Numbers not used)
93-01-1144	Adds §§ 15.02.010, 15.04.140 and 15.32.070 and amends §§ 15.04.010, 15.08.010, 15.08.040, 15.12.010, 15.16.010, 15.20.010, 15.22.010, 15.32.010, 15.36.010 and 15.40.010, uniform code (Repealed by 96-01-1202)
93-01-1145	Adds Ch. 13.10, water conservation in landscaping (Repealed by 2009-12-1409)
93-01-1146	Grants franchise to Oil Operations, Inc., oil distribution (Special)
93-01-1147	(Number not used)
93-02-1148	Rezone (Special)
93-02-1149	Adds § 20.10.115 (D), zoning (Repealed by 2003-10-1322)
93-03-1150	Grants franchise to Texaco California Pipelines, Inc., oil distribution (Special)
	Grants franchise to Graner Oil Co., oil distribution

93-03-1151	(Special)
93-03-1152	Adds §§ 20.40.075 and 20.47.065 and amends Ch. 1.16, 5.08, 20.08, 20.10, 20.18, 20.20, 20.40, 20.64, 20.66, 20.70 and repeals Chs. 20.30, 20.60, 20.62 and 20.68, zoning (1.16, 20.08, 20.10, 20.18, 20.20, 20.40, 20.60, 20.62, 20.64, 20.66, 20.68, 20.70)
93-04-1153	Adds §§ 9.16.070(C), 9.16.085, 9.16.087 and 16.20.100(D) and (E), amends §§ 9.16.020(B) and 9.16.060(B), changes titles of §§ 9.16.060 and 9.16.070 and repeals § 9.16.120, noise (9.16, 16.20)
93-05-1154	Adds § 20.52.040(09) [20.52.040(B)(9)] and renumbers existing § 20.52.040.09 [20.52.040(B)(9)] to be § 20.52.040.10 [20.52.040(B)(10)], zoning (20.52)
93-05-1155	(Number not used)
93-05-1156	(Number not used)
93-06-1157	(Number not used)
93-06-1158	Amends § 20.20.020, zoning (20.20)
93-06-1159	(Number not used)
93-07-1160	Adds Ch. 5.18 hotel and motel regulations and repeals § 9.04.105 (5.18)
93-07-1161	(Number not used)
93-07-1162	Adds § 2.90.065 and amends §§ 2.90.020 - 2.90.120, elections and campaign contributions (Repealed by 93-11-1170)
93-08-1163	Amends §§ 20.42.020, zoning (20.42)
93-08-1164	Amends § 20.10.110, zoning (20.10)
93-09-1165	Adds Ch. 8.48, security alarm systems (Repealed by 2013-07-1456)
93-09-1166	Extends effective date of Ord. 93-10-1131, development moratorium on plasma donor centers (Special)
93-10-1167	Rezone (Special)
93-10-1168	Amends hilltop specific plan (Special)
93-10-1169	Amends Ch. 20.58 and repeals Ch. 8.36, zoning (20.58)
93-11-1170	Amends §§ 2.90.010, 2.90.030, 2.90.040, 2.90.060 - 2.90.130 and repeals Ord. 93-07-1162 (2.90)
93-11-1171	Amends §§ 8.08.110 and 8.08.120, refuse (8.08)
93-12-1172	Repeals and replaces § 3.12.112, sales and use tax (3.12)

93-12-1173R	Redevelopment agency sales and use tax; repeals Ords. 91-07-1107R and 91-08-1109R (Not codified)
94-01-1174	Adds §§ 8.12.070 - 8.12.140, subsections M through Q to § 8.12.010 and § 8.12.030(D); repeals and replaces §§ 8.12.040 - 8.12.060, nuisances (8.12)
94-01-1175	Amends § 20.40.040, use classifications (20.40)
94-01-1176	Adds § 2.90.085, independent expenditure reports (2.90)
94-02-1177	Adds Ch. 10.34, parking adjudication program (10.34)
94-04-1178	Repeals and replaces Ch. 9.56, graffiti prevention, prohibition and removal (9.56)
94-05-1179	Adds Ch. 20.49, commercial corridor specific plan (20.49)
94-06-1180	Repeals and replaces §§ 2.32.040, 2.32.050, 2.36.020 and 2.80.045(A) and (B), terms of commissions (2.32, 2.36, 2.80)
94-06-1181	(Not used)
94-06-1182	Amends §§ 20.20.020 and 20.40.040, plasma donor centers (20.20, 20.40)
94-06-1183	Amends § 20.20.020, use classifications (20.20)
94-08-1184	Adds Ch. 1.14, municipal election (1.14)
94-09-1185	Amends §§ 2.32.050, 2.36.020 and 2.80.045, terms of commissions (2.32, 2.36, 2.80)
94-10-1186	Adds Ch. 20.41, special purpose housing specific plan (20.41)
94-10-1187	Amends § 20.20.020, use classifications (20.20)
94-10-1188	Amends §§ 5.04.435, off-site hazardous waste management and latex splash water treatment facility (5.04)
94-10-1189	Amends § 13.04.120, water charges (13.04)
94-10-1190	(Not adopted)
94-11-1191	Amends redevelopment plan (Not codified)
95-03-1192	Adds § 10.08.400, vehicles and traffic (10.08)
95-06-1193	Amends §§ 8.08.110 and 8.08.120, refuse regulations (8.08)
95-06-1194	Adds §§ 2.36.065, planning commission, and 2.80.051, personnel system rules and regulations; amends § 2.32.070, parks and recreation

	commission (2.32, 2.36, 2.80)
95-07-1195	Underground utility district no. 8 (Special)
95-07-1196	Underground utility district no. 9 (Special)
95-07-1197	Amends §§ 13.08.040, 13.08.050, 13.08.070, 13.08.080, 13.08.090, 13.08.100 and 13.08.120, underground utilities (13.08)
95-07-1198	Amends Footnote (G) of § 20.20.020, zoning (20.20)
95-07-1199	Amends § 13.04.130, water service and rates (13.04)
95-11-1200	Grants franchise to Limita Producers, Ltd., oil and petroleum distribution (Special)
96-01-1201	Petroleum product pipeline franchise grant (Special)
96-01-1202	Repeals and replaces Chs. 15.02, 15.04, 15.08, 15.12, 15.16, 15.20, 15.22, 15.32, 15.36 and 15.40, buildings and construction (Repealed by 99-10-1263)
96-02-1203	Adds Ch. 8.52, enforcement of prohibition of smoking within places of employment (8.52)
96-05-1204	Code adoption (1.01)
96-06-1205	Adds §§ 20.58.050(12.5) and 20.58.120(L); amends §§ 20.58.050(27) and 20.58.120(J), signs (20.58)
96-08-1206	Adds § 1.16.020 and repeals and replaces Ch. 9.20, curfew and truancy for minors (1.16, 9.20)
96-08-1207	Amends § 13.04.130, water service and rates (13.04)
96-08-1208	Adds Chs. 8.42 and 8.46; repeals and replaces §§ 8.44.020, 8.44.030 and 8.44.050, hazardous materials (8.42, 8.46)
96-09-1209	Rezone (Special)
96-09-1210	Adds Ch. 20.43, zoning (20.43)
96-09-1211	Amends footnote (G) of § 20.20.020, zoning (20.20)
96-10-1212	Amends §§ 20.58.050(1) and 20.58.080(B)(2) and repeals § 20.58.080(B)(3), zoning (20.58)
96-10-1213	Amends §§ 5.32.010 and 5.32.020(B), vehicles for hire (5.32)
96-11-1214	Adds §§ 2.08.040 and 2.08.060, council meetings (2.08)
96-12-1215	Repeals and replaces Ch. 12.16, storm water/urban runoff (12.16)
97-02-1216	Adds § 20.04.172; amends § 20.20.020, zoning (20.04, 20.20)

97-05-1217	Adds § 20.66.215; amends § 20.66.210, zoning (20.66)
97-07-1218	Adds Ch. 8.42, underground and aboveground storage tanks and Ch. 8.46, hazardous waste control; repeals and replaces §§ 8.44.020, 8.44.030 and 8.44.050, hazardous materials response plan (8.42, 8.44)
97-07-1219	Amends § 20.20.020, use classifications (20.20)
97-08-1220	Amends Ch. 2.72, police reserve unit (2.72)
97-08-1221	Adopts zoning ordinance amendment 97-03, landscape overlay district (Not codified)
97-11-1222	Amends § 13.04.130, water service and rates (Repealed by 98-07-1236)
97-11-1223	Rezone (Special)
97-11-1224	Adds Ch. 20.44, SP-9, Bixby Ridge specific plan district (20.44)
97-11-1225	Rezone (Special)
97-11-1226	Amends § 20.49.030(B), zoning (20.49)
98-01-1227	Amends zoning map (Special)
98-01-1228	Amends § 20.49.030, SP-6 commercial corridor specific plan (20.49)
98-01-1229	Adds §§ 8.08.035, 8.08.040(O) and 8.08.055; amends §§ 8.08.010, 8.08.030, 8.08.050, 8.08.070, 8.08.080 and 8.08.110, refuse regulations; repeals § 8.08.120 (8.08)
98-03-1230	Adopts development agreement with Alamitos Land Company (Special)
98-03-1231	Interim development moratorium and interim zoning (Special)
98-04-1232	Interim development moratorium and interim zoning (Special)
98-04-1233	Adds § 9.20.010; repeals and replaces §§ 9.20.020 - 9.20.050, curfew and truancy for minors (9.20)
98-05-1234	Adds § 9.20.010; repeals and replaces §§ 9.20.020 - 9.20.050, curfew and truancy for minors (9.20)
98-05-1235	Amends contract with Board of Administration of California Public Employees Retirement System (Special)
98-07-1236	Amends § 13.04.130, water service and rates; repeals Ord. 97-11-1222 (13.04)
	Establishes underground utility district No. 10

98-07-1237	(Special)
98-08-1238	Amends § 20.20.020, zoning (20.20)
98-08-1239	Rezone (Special)
98-08-1240	Adds §§ 20.41.170 - 20.41.320, zoning (20.41)
98-08-1241	Adds Ch. 5.14, filming activities (5.14)
98-11-1242	Adopts sixth revised amendment to the amended redevelopment plan (Special)
98-12-1243	Adds §§ 20.04.572 and 20.04.764 and amends §§ 20.10.020, 20.20.020, 20.40.040, 20.41.030, 20.42.030, 20.43.030, 20.44.030, 20.45.030, 20.47.030, 20.48.030 and 20.49.030, zoning (20.04, 20.10, 20.20, 20.40, 20.41, 20.42, 20.43, 20.44, 20.45, 20.47, 20.48, 20.49)
98-12-1244	Amends §§ 20.10.040, 20.10.090 and 20.52.030(B), zoning (Expired)
99-02-1245	Rezone (Special)
99-02-1246	Approves pre-annexation and development agreement with Alamitos Land Company (Special)
99-02-1247	Adds Ch. 20.21; amends §§ 20.72.040 and 20.72.060, zoning (20.21, 20.72)
99-03-1248	Rezone (Special)
99-03-1249	Adds §§ 20.41.400 - 20.41.550, zoning (Repealed by Ord. 2005-09-1352)
99-03-1250	Rezone (Special)
99-03-1251	Amends § 20.49.030(A) and (B), zoning (20.49)
99-04-2152	Amends Ch. 20.58, zoning (20.58)
99-04-1253	Prezone (Special)
99-05-1254	Rezone (Special)
99-05-1255	Adds Ch. 20.21 [20.30], zoning (20.30)
99-05-1256	Adds subsection R to § 8.12.010, nuisances (8.12)
99-00-1257	(Not adopted)
99-07-1258	Amends Hilltop Area specific plan (Not codified)
99-07-1159	Adds Ch. 9.18, loud and unruly parties, gatherings and other disturbances of the peace (9.18)
99-07-1260	Amends § 9.08.010(M), conduct in public places (9.08)
99-08-1261	Adds § 16.20.0210; amends §§ 16.16.020 and 16.24.030, oil code (16.16, 16.20, 16.24) (Repealed in part by 2015-05-1475)
99-09-1262	Amends § 10.28.240, preferential parking (10.28)

99-10-1263	Repeals and replaces Chs. 15.02, 15.04, 15.08, 15.12, 15.16, 15.20, 15.22, 15.32, 15.36 and 15.40, uniform codes (15.02, 15.04, 15.08, 15.12, 15.16, 15.20, 15.22, 15.32, 15.36, 15.40) (Repealed in part by 2015-05-1474)
99-12-1264	Amends § 20.10.020, zoning (20.10)
2000-01-1265	Rezone (Special)
2000-01-1266	Adds § 20.47.025; amends § 20.20.080 [20.70.030], zoning (20.47, 20.70)
2000-01-1267	Amends Hilltop Area specific plan (Not Codified)
2000-02-1268	Amends § 20.20.020, use classifications (20.20)
2000-02-1269	Grants oil pipeline franchise (Special)
2000-03-1270	Amends § 20.30.030, use classifications (20.30)
2000-03-1271	Rezone (Special)
2000-05-1272	Adds § 9.20.025, prohibition of sales and solicitations by minors (9.20)
2000-06-1273	Amends § 20.30.030, use classifications (20.30)
2000-07-1274	Amends Hilltop Area specific plan (Not codified)
2000-08-1275	Amends Ch. 10.56, skateboards, scooters, in-line skates and roller skates (10.56)
2000-08-1276	Amends Bixby Ridge specific plan (Not codified)
200.0-09-1277	Amends contract with Board of Administration of California Public Employees Retirement System (Special)
2000-11-1278	Adds § 20.47.045; amends § 20.47.010, zoning (20.47)
2000-11-1279	Amends § 20.58.120, zoning (20.58)
2000-12-1280	Repeals and replaces §§ 12.16.010 and 12.16.110, standard urban storm water mitigation plan (Repealed by 2013-06-1455)
2000-12-1281	Amends § 20.58.080, zoning (20.58)
2001-01-1282	Authorized amendment to the contract between the city council and board of administration for the California Public Employees' Retirement System (Special)
2001-02-1283	Rezone (Special)
2001-04-1284	Rezone (Special)
2001-06-1285	Adds §§ 20.04.574, 20.10.076 and 20.10.077; amends § 20.04.573, patio covers (20.04, 20.10)
2001-06-1286	Adds Ch. 8.54, abandoned shopping carts (8.54)

2001-06-1287	Establishes a community aggregation program (Not codified)
2001-06-1288	Amends §§ 2.48.010-2.48.040, water and power department (2.48)
2001-07-1289	Amends §§ 20.10.115, 20.10.130, 20.70.030 and 20.70.090; repeals §§ 20.10.160(B) and 20.70.100, zoning (20.10, 20.70)
2001-07-1290	Amends § 13.04.130, water service and rates (13.04)
2001-08-1291	Amends zoning map (Special)
2001-08-1292	Amends § 20.49.959 [20.49.050], commercial corridor specific plan (20.49)
2001-08-1293	Amends Hilltop Area specific plan (Not codified)
2001-09-1294	Adds Ch. 8.25, vector control and management (8.25)
2001-10-1295	Urgency ordinance imposing moratorium on the development on modular offices and adopting an interim ordinance, modular offices (Not codified)
2001-10-1296	Adds § 1.16.010(G) and Ch. 8.13, administrative citations (1.16, 8.13)
2001-11-1297	Amends underground utility district No. 8 (Special)
2001-11-1298	Amends zoning map (Special)
2001-11-1299	Amends Ch. 20.41, special purpose housing specific plan (20.41)
2001-12-1300	Renews cable system franchise agreement with Long Beach Acquisition Corporation (Special)
2002-01-1301	Amends § 8.12.010, adds Ch. 10.46, abandoned, etc., vehicles (8.12, 10.46)
2002-04-1302	Amends contract with Board of Administration of the California Public Employees' Retirement System (Special)
2002-05-1303	Amends § 20.30.80, signs under SP-10 specific plan (20.30)
2002-07-1304	Repeals and replaces §§ 12.16.010, 12.16.060, 12.16.110, storm water/ urban runoff (Repealed by 2013-06-1455)
2002-07-1305	Amends §§ 2.08.040 and 2.36.060, council and planning commission meetings (2.08, 2.36)
2002-08-1306	Amends Hilltop Area Specific Plan (Not codified)
2002-08-1307	Rezone (Special)

2002-08-1308	Adds Ch. 20.31, SP-11 Crescent Heights Historic District Specific Plan (20.31)
2002-08-1309	Rezone (Special)
2002-08-1310	Adds § 20.47.095, temporary automobile storage under SP-4 specific plan (20.47)
2002-09-1311	Increasing compensation of and providing for fixed monthly automobile allowance and annual wellness benefit for councilmembers (Not codified)
2002-10-1312	(Not adopted)
2002-10-1313	Repeals Ch. 5.08, special business permits (5.08)
2003-01-1314	Amends Hilltop Area Specific Plan (Not codified)
2003-01-1315	Amends Hilltop Area Specific Plan (Not codified)
2003-02-1316	Repeals and replaces Ch. 12.16, storm water/urban runoff (Repealed by 2013-06-1455)
2003-05-1317	Adds §§ 9.64.010 9.64.100, rules and regulations for adult oriented businesses (9.64)
2003-05-1318	Amends zoning map (Special)
2003-05-1319	Adds §§ 20.32.010 20.32.120, SP- 12, freeway self-storage specific plan (20.32)
2003-07-1320	Amends §§ 9.64.010 9.64.100, rules and regulations for adult oriented businesses (9.64)
2003-08-1321	Authorizes an amendment to contract with Board of Administration of California Public Employees' Retirement System (Special)
2003-10-1322	Amends § 20.10.115, floor area ratio for second units in RLM-2 zoning district (20.10)
2003-10-1323	Repeals and replaces traffic impact fees, §§ 21.48.010 21.48.110; adds § 21.04.050(C), single-family residential dwellings in Crescent Heights Historic District (21.48)
2003-10-1324	Adopts seventh amendment to revised Redevelopment Plan (Special)
2004-01-1325	Adding § 9.08.020 prohibiting public urinating, defecation, or disposing of human waste in public (9.08)
2004-02-1326	Grants oil pipeline franchise (Special)
2004-04-1327	Amending the zoning map (Special)
2004-04-1328	Adding chapter 20.33, "SP-13, Cherry Avenue Corridor residential specific plan." (20.33)
2004-05-1329	Amending the zoning map (Special)
	Adding chapter 20.34, "SP-14 Hathaway Ridge

2004-05-1330	residential specific plan." (20.34)
2004-06-1332	Adding chapter 20.35, "SP-15, Cityview residential specific plan." (20.35)
2004-06-1333	Amending § 13.04.130 establishing rates for water distribution (13.04) (repealed by 2006-11-1366)
2004-07-1334	Amending chapter 9.64 and § 20.04.018, 20.20.020 regarding adult oriented businesses (9.64, 20.04, 20.20)
2004-08-1335	Repeals § 9.04.020.F., disorderly conduct, prohibited acts (9.04)
2004-08-1336	Amends § 9.08.010, acts prohibited in public parks (9.08)
2004-10-1337	Amends § 10.40.010, speed limits (10.40)
2004-11-1338	Amends § 8.12.010, definition of nuisances (8.12)
2004-11-1339	Adds § 8.08.120, NPDES trash fee (8.08)
2004-12-1340	Amends zoning map (Special)
2004-12-1341	Adds Ch. 20.36, SP-16 Villagio residential specific plan (20.36)
2005-01-1342	Amends zoning map (Special)
2005-01-1343	Adds §§ 20.41.800 - 20.41.920, regarding S-7 special purpose housing specific plan, area 5 (20.41)
2005-03-1344	Granting oil pipeline franchise (Special)
2005-03-1345	Establishes moratorium on establishment, development or expansion of trucking yards and freight terminals and adopts interim zoning and development standards (Not codified)
2005-04-1346	Establishes an extension of the moratorium on establishment, development or expansion of trucking yards and freight terminals and adopts interim zoning and development standards (Not codified)
2005-04-1347	Amends § 20.10.130, off-street parking (20.10)
2005-04-1348	Extending the existing time limit for the effectiveness of and the receipt of tax increment for the Signal Hill Redevelopment Plan No. 1 (not codified)
2005-05-1349	Adding § 20.04.683 and Ch. 20.22, regarding storage yard fences (Repealed)
2005-05-1350	Amends Ch. 20.35, SP-15 Cityview residential specific plan (20.35)
2005-05-1351	Amends zoning map (Special)
	Establishing SP-17, Crescent Square Residential

2005-09-1352	Specific Plan, adding Ch. 20.37 and repealing the Area Three Plan of Sections 20.41.400 - 20.41.550 (20.37, 20.41)
2005-12-1354	Amending off-street parking provisions in § 20.10.130 (20.10)
2006-02-1355	Extending an interim moratorium on establishment, development or expansion of trucking yards and freight terminals and adopting interim standards (not codified)
2006-02-1356	Granting oil pipeline franchise (Special)
2006-03-1357	Extending the existing time limits for the effectiveness of and the receipt of tax increment for the Signal Hill Redevelopment Plan No. 1 (not codified)
2006-05-1358	Amends Ch. 9.28, fireworks (9.28)
2006-05-1359	Adds §§ 20.04.307 and 20.04.751; amends § 20.20.020, regarding trucking yards (20.04, 20.20)
2006-06-1360	Amending § 13.04.130 establishing rates for water distribution (13.04) (Repealed)
2006-06-1361	Eliminating the existing time limit on incurring debt for the Signal Hill Redevelopment Project No. 1 (not codified)
2006-08-1362	Repeals and replaces §§ 2.90.020, 2.90.050, election definitions and accountability (2.90)
2006-08-1363	Granting oil pipeline franchise (Special)
2006-09-1364	Amends §§ 20.10.90, 20.10.100, 20.10.130; 20.33.120; 20.34.110; 20.36.110; 20.37.100; 20.50.090, adds §§ 20.42.040, 20.44.040, 20.48.040, off-street parking (20.10, 20.33, 20.34, 20.36, 20.37, 20.42, 20.44, 20.48, 20.50)
2006-09-1365	Repeals and replaces Ch. 6.04, Animals (6.04)
2006-11-1366	Amending § 13.04.130, water rates, and repealing Ord. 2004-06-1333 (13.04)
2006-11-1367	Amending the zoning map (Special)
2006-11-1368	Adds Ch. 20.39, SP-19, General Industrial Specific Plan (20.39)
2006-12-1369	Amending the zoning map (Special)
2006-12-1370	Adds Ch. 20.38, SP-18, Pacificwalk Residential Specific Plan (20.38)
2007-02-1371	Amends the zoning map (Special)
	Amends 20.39.030, permitted land uses; amends

2007-02-1372	20.39.060, setback on California Avenue; amends 20.39.100, off-street parking (20.39)
2007-04-1373	Grants Signal Hill Petroleum the franchise to provide Signal Hill with petroleum and the right to lay all pipeline and appurtenances necessary (Special)
2007-06-1374	Describes the use of eminent domain within Project Area 1 by the Signal Hill Redevelopment Agency (Special)
2007-09-1375	Amending § 9.08.010 relating to the hours of closure for Hilltop Park (9.08)
2008-03-1377	Amending the zoning map (Special)
2008-03-1378	Amending § 20.47.010, purpose (20.47)
2008-03-1379	Adding § 20.04.346, defining grocery store; amending §§ 20.20.020, use classifications, 20.20.070, fences, walls and hedges, 20.49.030, use classifications, and 20.58.070, signs in commercial and industrial districts (20.04, 20.20, 20.49, 20.58)
2008-04-1380	Amending the zoning map (Special)
2008-07-1381	Adding Chapter 20.14, Public Institutional District; amending Chapter 20.18 Open Space District (20.14, 20.18)
2008-07-1382	Amending the zoning map (Special)
2008-07-1383	Amending § 20.70.070, off-site parking (20.70)
2008-08-1384	Rezone (Special)
2008-08-1385	Adding §§ 20.41.925 through 20.41.985, Area Six, to Special Purpose Housing (20.41)
2008-09-1386	Amending § 1.08.010 by designating four public places for the posting of public notices (1.08)
2008-09-1387	Imposing an interim moratorium on the establishment, development or expansion of commercial businesses beyond regular business hours in areas 1 and 2 of the Pacific Coast Highway (not codified)
2008-10-1388	Development moratorium (Special)
2008-10-1389	Adding chapter 10.30, "Oversized Vehicles, Trailers and Campers." (10.30), repeals §§ 20.04.735, 20.04.738 and 20.04.744
2008-10-1390	Amending § 13.04.130 by increasing rates (13.04)
2008-11-1391	Amends §§ 20.04.362, 20.20.020 and 20.70.030 to add provisions for gymnastics (20.04, 20.20, 20.70)

2008-11-1392	Adds Chapter 1.02, City Seal and Logo (1.02)
2008-12-1393	Amending §§ 2.08.040, council meeting times and 2.36.060, planning commission meetings (2.08, 2.36)
2009-01-1394	Amending the zoning map (Special)
2009-01-1395	Adding §§ 20.29.925 - 20.29.995 regarding SP-20 Freeman Heights Residential Specific Plan (20.29)
2009-01-1396	Amending § 5.17.030, application fees (5.17)
2009-02-1397	Amending §§ 20.39.010, 20.39.030, 20.39.060, SP-19 General Industrial Specific Plan (20.39)
2009-02-1398	Amending the zoning map (Special)
2009-04-1399	Repeals and replaces Chapter 13.03, Water Conservation Program
2009-07-1400	Establishing a moratorium on the establishment or expansion of medical marijuana dispensaries (Special)
2009-08-1401	Establishing Ch. 13.01, §§ 13.01.010 - 13.01.190, regarding public franchises (13.01)
2009-08-1402	Extending an interim moratorium on the establishment, development or expansion of commercial businesses beyond regular business hours in areas 1 and 2 of the Pacific Coast Highway (Special)
2009-08-1403	Amending §§ 20.30.030, 20.30.035, 20.30.045 and adding § 20.30.120 regarding hours of operation for certain businesses (20.30)
2009-08-1404	Extending a temporary moratorium on the establishment or expansion of medical marijuana dispensaries (Special)
2009-09-1405	Grants an exclusive solid waste hauling franchise to EDCO Disposal Corporation, d.b.a. Signal Hill Disposal (Special)
2009-10-1406	Grants an oil pipeline franchise to Pacific Pipeline System LLC (Special)
2009-10-1407	Amending §§ 6.04.010, 6.04.020, 6.04.030, 6.04.070, animals (6.04)
2009-11-1408	Grants to EDCO Transport Services, LLC, an exclusive franchise to operate a materials recovery facility/transfer station (Special)
2009-12-1409	Repeals and replaces Ch. 13.10, water conservation in landscaping (13.10)
2009-12-1410	Amends § 20.10.020 regarding garage sales (20.10)

2010-03-1411	Amends § 10.40.010 regarding speed limits (10.40)
2010-04-1412	Amends §§ 2.90.020 and 2.90.050 regarding elections and campaign contributions (2.90)
2010-04-1413	Amends the contract with the Board of Administration of the California Public Employees' Retirement System (Special)
2010-04-1414	Amends § 20.47.025 regarding accessory uses (20.47)
2010-05-1415	Amends §§ 8.08.010, 8.08.022, 8.08.025, 8.08.030, 8.08.040, 8.08.050, 8.08.060 - 8.08.080, 8.08.100 - 8.08.110 regarding refuse regulations. (8.08)
2010-06-1416	Extending a temporary moratorium on the establishment or expansion of medical marijuana dispensaries (not codified)
2010-06-1417	Grants oil pipeline franchise (Special)
2010-07-1418	Grants oil pipeline franchise (Special)
2010-09-1419	Amending zoning map (Special)
2010-09-1490	Amending §§ 20.39.030 and 20.39.060 establishing land use and development standards for a truck terminal and administrative offices (20.39)
2010-10-1421	Amendment to the contract between the City Council and Board of Administration of the California Public Employees' retirement system (Special)
2011-03-1422	Amending § 20.20.020 to include animal grooming/daycare (20.20)
2010-04-1423	Repealing § 20.04.683, amending § 20.20.0200 and 20.30.020 and repealing and replacing §§ 20.22.010 - 20.22.080. (20.04, 20.20, 20.22, 20.30)
2011-04-1424	Amending §§ 20.04.384, 20.20.020, 20.30.030, 20.32.030, 20.39.030, 20.40.040, 20.49.030 and adding §§ 20.04.505, 20.47.027 regarding medical marijuana dispensaries (20.04, 20.20, 20.30, 20.32, 20.39, 20.40, 20.49)
2011-04-1425	Amending 10.40.010 regarding speed limits (10.40)
2011-06-1426	Amending 20.49.030 regarding use classifications (20.49)
2011-06-1427	Granting a oil and petroleum franchise (Special)
2011-07-1428	Amending 2.08.070 regarding the approval of payment for meetings (2.08)
2011-07-1429	Amending 2.08.040 regarding special meetings (2.08)

2011-08-1430	Adopting interim regulations for the development of properties with abandoned oil wells (not codified)
2011-08-1431	Amending 5.18.010, 5.18.020 and 5.18.040 regarding guest registration cards (5.18)
2011-09-1432	Amending 20.04.301 and creating 20.04.302 and 20.66.250 regarding food truck events (20.04, 20.66)
2011-09-1435	Extending interim regulations for the development of properties with abandoned oil wells (not codified)
2011-10-1436	Complying with voluntary Alternative Redevelopment Program (Special)
2011-10-1437	Complying with the voluntary Alternative Redevelopment Program (Special)
2011-10-1438	Adopting the Los Angeles County Code Body Art Regulations (8.56)
2011-10-1439	Granting an oil and petroleum franchise (Special)
2011-10-1440	Amending the Zoning Ordinance regarding Body Art Regulations (20.04, 20.20, 20.30)
2011-11-1441	Adopting a new Chapter 12.05, regarding standards for tree planting (12.05)
2012-01-1442	Amending 1.14.030 regarding minimum number of official ballots for precincts (1.14)
2012-02-1443	Amending 20.04.420, definition of "kennel" (20.04); Amending 20.20.020, use classifications, to add animal boarding/daycare as a permitted use (20.20)
2012-02-1444	Amending 6.04.040, conditional use permits for kennels (6.04); amending 9.16.060 regarding noise regulations, (9.16)
2012-02-1445	Amending 20.41.940 regarding special purpose housing, and 20.41.945 regarding development standards (20.41)
2012-04-1446	Adopting a new Chapter 3.32 regarding economic development assistance programs (3.32)
2012-04-1447	Amending 20.39.060 regarding setback standards along California Avenue
2012-06-1448	Granting nonexclusive towing and storage franchises to Mr. C's Towing, Inc., and Kruger Towing, Inc. (Special)
2012-08-1449	Extending interim regulations for the development of properties with abandoned oil wells, pending completion of oil code (Special)

2012-08-1450	Adding 13.04.135 regarding residential fire sprinkler and submeter exemptions (13.04); Amending 21.44.050 regarding exemptions to water system connection charges (21.44)
2012-11-1452	Amending 20.18.020 regarding zoning use classifications in the Open Space District (20.18)
2013-05-1453	Amending Chapter 9.08 regarding conduct in public places (9.08)
2013-06-1454	Amending 20.52.060 regarding site plan review expiration and revision; adding §§ 20.52.085, 50.52.090, 20.52.100, 20.52.110, 20.52.120, 20.52.130 regarding time limits for construction projects (20.52)
2013-06-1455	Repeals and replaces §§ 12.16.010 and 12.16.110 and adds §§ 12.16.112, 12.16.114, 12.16.116 and 12.16.118 regarding storm water and urban runoff (12.16)
2013-07-1456	Repeals and replaces Chapter 8.48 regarding security alarm systems (8.48)
2013-07-1457	Amends § 20.20.020 and adds Chapter 20.23 regarding trucking yard performance standards and use classifications (20.20, 20.23)
2013-07-1458	Amends § 2.08.040 regarding city council meeting times (2.08)
2013-07-1459	Restating the amendments of Ordinance 2013-07-1460, an emergency ordinance, affecting §§ 16.08.140, 16.24.010, 16.24.020, 16.24.040, 20.52.040 and 20.52.050, regarding the oil code and development on properties with abandoned oil wells (16.08, 16.24, 20.52) (Repealed in part by 2015-05-1475)
2013-07-1460	Amends §§ 16.08.140, 16.24.010, 20.52.040, and 20.52.050, and repeals and replaces §§ 16.24.020 and 16.24.040 regarding the oil code and development on properties with abandoned oil wells (16.08, 16.24, 20.52) (Repealed in part by 2015-05-1475)
2013-09-1461	Amends § 20.40.040, use classifications, adding gasoline service stations (20.40)
2013-11-1462	Comprehensively amends Chapter 12.16 storm water and urban runoff (12.16)
2013-11-1463	Repeals and replaces Chapter 3.28 regarding claims against the city (3.28)

2013-11-1464	Amends §§ 20.41.925, 20.41.935, 20.41.940 regarding S-7 special purpose housing specific plan, area 6; Rezone (20.41, Special)
2014-01-1465	Amends §§ 8.48.020, 8.48.100, 8.48.110 regrading security alarm systems (8.48)
2014-01-1466	Amends § 20.49.030 regarding use classifications (20.49)
2014-01-1467	Adds § 20.04.275 and amends § 20.20.020 regarding emergency shelters for the homeless (20.04 , 20.20)
2014-04-1469	Comprehensively amends Chapter 2.90 elections and campaign contributions (2.90)
2014-05-1470	Granting an oil and petroleum franchise (Special)
2014-08-1471	Amends §§ 20.04.282, 20.10.020, 20.10.130, 20.29.935, 20.33.030, 20.33.200, 20.34.030, 20.35.030, 20.36.030, 20.37.030, 20.38.030, 20.41.030, and 20.43.030, and adds §§ 20.04.427, 20.04.664, 20.04.665, 20.04.716.5, 20.04.744, 20.31.025, 20.42.035, 20.44.025, and 20.48.025 regarding definitions and use classifications for various special needs housing in accordance with state mandates (20.04, 20.10, 20.29, 20.31, 20.33, 20.34, 20.35, 20.36, 20.37, 20.38, 20.41, 20.42, 20.43, 20.44, 20.48)
2014-09-1472	Amends §§ 20.37.030, 20.37.050, 20.37.060, 20.37.070, 20.37.100, 20.37.110, 20.37.130, and 20.37.140 regarding the Crescent Square Residential Specific Plan (20.37)
2015-02-1473	Amends § 20.58.050 regarding electronic message centers; adds § 20.72.085 regarding designation of pedestrian connection on the city's Official Plan Lines Map (20.58, 20.72)
2015-05-1474	Repeals and replaces §§ 15.02.010 - 15.02.040, 15.04.010 - 15.04.090, 15.08.010 - 15.08.040, 15.12.010 - 15.12.060, 15.16.010 - 15.16.050, and 15.20.010 - 15.20.040; and adds 15.06.010 - 15.06.040, 15.10.010 - 15.10.040, regarding buildings and construction (15.02, 15.04, 15.06, 15.08, 15.10, 15.12, 15.16, 15.20)
	Amends §§ 16.04.010, 16.04.020, 16.04.025, 16.04.040, 16.04.070, 16.08.035, 16.08.045, 16.08.150, 16.08.215, 16.12.050, 16.12.060 and adds 16.22.010 - 16.22.030, 16.23.010, 16.23.020 regarding the oil and gas code and idle and

2015-05-1475	abandoned wells; and repeals and replaces Chapter 16.24 regarding development standards for properties containing abandoned wells; amends §§ 20.52.030 - 20.52.050 regarding site plan and design review for abandoned wells (16.04, 16.08, 16.12, 16.22, 16.23, 16.24, 20.52)
2015-08-1476	Adds Chapter 15.13 regarding small residential rooftop solar energy system permits (15.13)
2015-09-1477	Amends § 5.18.060 regarding inspection of guest registration cards (5.18)
2015-09-1478	Amends Chapter 13.03 regarding the water conservation program (13.03)
2015-09-1479	Amends §§ 2.08.040 and 2.36.060 regarding City Council and Planning Commission meetings (2.08, 2.36)
2015-11-1480	Amendment to contract. (Not codified)
2015-11-1481	Amends Ch. 8.12, Nuisances; Repeals and replaces Chapter 13.10, § 20.04.426; Adds §§ 20.04.364, 20.10.072, 20.20.055, 20.29.962, 20.30.042, 20.31.035, 20.32.047, 20.33.085, 20.33.255, 20.34.085, 20.35.085, 20.36.085, 20.37.085, 20.38.085, 20.39.075, 20.40.072, 20.41.085, 20.41.245, 20.41.635, 20.41.865, 20.41.952, 20.42.045, 20.43.085, 20.44.035, 20.45.035, 20.47.062, 20.48.035, 20.49.065; Repeals Chapter 20.46 (8.12, 13.10, 20.04, 20.10, 20.20, 20.29, 20.30, 20.31, 20.32, 20.33, 20.34, 20.35, 20.36, 20.37, 20.38, 20.39, 20.40, 20.41, 20.42, 20.43, 20.44, 20.45, 20.47, 20.48, 20.49)
2015-11-1482	Adds Chapter 18.13 regarding finance and conveyance maps (18.13)
2016-01-1483	Adds Chapter 9.50 regarding mobile medical marijuana dispensaries and delivery services (9.50)
2016-01-1484	Amends §§ 20.04.384, 20.04.505, 20.20.020, 20.30.030, 20.32.030, 20.39.030, 20.40.040, 20.45.040, 20.47.027, 20.49.030 regarding medical marijuana (20.04, 20.20, 20.30, 20.32, 20.38, 20.40, 20.45, 20.47, 20.49)
2016-01-1485	Adds Chapter 12.21 regarding wireless telecommunications facilities in the public roadway (12.21)
2016-05-1486	Amends § 13.04.130 (13.04)
	Amends § 20.20.020, and adds § 20.04.058 and

2016-06-1487	Chapter 20.24 regarding Auto Center Accessory Uses (20.04, 20.20, 20.24)
2016-06-1488	Amendment to compensation for city council members (not codified)
2016-07-1489	Amends compensation for City Clerk and Treasurer (Not codified)
2016-07-1490	Adds §§ 20.04.031, 20.04.32; Amends §§ 20.20.020, 20.70.030 regarding alcoholic beverage manufacturing (20.04, 20.20, 20.70)
2016-09-1491	Amends § 10.40.010, speed limits (10.40)
2016-10-1492	Adds Chapter 20.65 regarding reasonable accommodation procedure (20.65)
2016-11-1493	Amends §§ 2.32.090, 2.36.070, 2.80.052 regarding compensation for members of commissions (2.32, 2.36, 2.80)
2017-06-1494	Repeals and replaces §§ 15.02.010 - 15.02.040, 15.04.010 - 15.04.090, 15.06.010 - 15.06.040, 15.10.010 - 15.10.040, 15.12.010 - 15.12.060, 15.16.010 - 15.16.050, and 15.20.010 - 15.20.040, regarding buildings and construction (15.02, 15.04, 15.06, 15.10, 15.12, 15.16, 15.20)