CITY OF LOS ALAMITOS  
3191 Katella Avenue  
Los Alamitos, CA 90720

AGENDA  
PLANNING COMMISSION/SUBDIVISION COMMITTEE  
SPECIAL MEETING  
Wednesday, March 27, 2019 – 6:00 PM

NOTICE TO THE PUBLIC
This Agenda contains a brief general description of each item to be considered. Except as 
provided by law, action or discussion shall not be taken on any item not appearing on the agenda. 
Supporting documents, including staff reports, are available for review at City Hall in the 
Development Services Department or on the City’s website at www.cityoflosalamitos.org once the 
agenda has been publicly posted.

Any written materials relating to an item on this agenda submitted to the Planning Commission 
after distribution of the agenda packet are available for public inspection in the Development 
Services Department, 3191 Katella Ave., Los Alamitos CA 90720, during normal business hours. 
In addition, such writings or documents will be made available for public review at the respective 
public meeting.

It is the intention of the City of Los Alamitos to comply with the Americans with Disabilities Act 
(ADA) in all respects. If, as an attendee, or a participant at this meeting, you will need special 
assistance beyond what is normally provided, please contact the Development Services 
Department at (562) 431-3538, extension 303, 48 hours prior to the meeting so that reasonable 
arrangements may be made. Assisted listening devices may be obtained from the Planning 
Secretary at the meeting for individuals with hearing impairments.

Persons wishing to address the Planning Commission on any item on the Planning Commission 
Agenda shall sign in on the Oral Communications Sign In sheet which is located on the podium 
once the item is called by the Chairperson. At this point, you may address the Planning Commission for up to FIVE MINUTES on that particular item.

1. CALL TO ORDER

2. ROLL CALL  
Chair Riley  
Vice Chair Sofelkanik  
Commissioner Andrade  
Commissioner Cuilty  
Commissioner DeBolt  
Commissioner Grose  
Commissioner Loe

3. DISCUSSION  
A. Study Session for the Zoning Code Update
4. ADJOURNMENT

I hereby certify under penalty of perjury under the laws of the State of California, that the foregoing Agenda was posted at the following locations: Los Alamitos City Hall, 3191 Katella Avenue; Los Alamitos Community Center, 10911 Oak Street; and, Los Alamitos Museum, 11062 Los Alamitos Boulevard, not less than 72 hours prior to the meeting.

[Signature]
Tom Oliver
Associate Planner

[Date]
3/21/19
ARTICLE 3. SITE PLANNING AND GENERAL DEVELOPMENT STANDARDS

Chapter 17.30 General Development Standards
Chapter 17.32 Landscaping
Chapter 17.34 Noise
Chapter 17.36 Parking and Loading
Chapter 17.38 Performance Standards
Chapter 17.40 Signs

Chapter 17.30 GENERAL DEVELOPMENT STANDARDS

Sections:
17.30.010 Purpose
17.30.020 Fences, Hedges, and Walls
17.30.030 Floor Area Ratio and Density Calculations
17.30.040 Height Measurement and Exceptions
17.30.050 Lighting
17.30.060 Lot Coverage Calculation
17.30.070 Paving of Required Front Setback Requirements – Residential Zones
17.30.080 Projections into Required Setbacks
17.30.090 Refuse and Recycling Storage Areas
17.30.100 Screening and Buffering
17.30.110 Setbacks – Measurement
17.30.120 Vehicular Access – Residential Zones
17.30.130 Sight Safety Triangle

17.30.010 Purpose

The purpose of this Article is to prescribe development and site regulations that apply, except where specifically stated, to development in all zones. These standards shall be used in conjunction with the standards for each zone established in Article 2 (Zone, Allowable Uses, and Development and Design Standards). In any case of conflict, the standards specific to the zone shall override these regulations.

17.30.020 Fences, Hedges, and Walls

A. Purpose and Application.

1. Purpose. The purpose of these regulations is to achieve a balance between concerns for privacy and public concerns for enhancement of the community appearance, visual image of the streetscape, and overall character of neighborhoods, and to ensure the provision of adequate light, air, and public safety.

2. Application.

   a. These regulations apply to any type of visible or tangible obstruction that has the effect of forming a physical or visual barrier between properties or between property lines and the public right-of-way, including but not limited to any type of artificially constructed barriers of wood, metal, or concrete posts.
ARTICLE 3: SITE PLANNING AND GENERAL DEVELOPMENT STANDARDS

connected by boards, rails, panels, wire, or mesh, and any type of natural growth such as hedges and screen plantings.

b. The regulations in this Section shall not apply to fences required by other agencies.

c. In addition to the regulations identified in this Section, fences shall be constructed and maintained so that they do not constitute a hazard to traffic, persons, or property.

B. Residential Zones. Fences, hedges, and walls installed in residential zones shall be subject to the following requirements:

1. Fences, walls, and hedges are allowed but not required unless specifically stated to be required.

2. Fences, walls, and hedges shall not exceed seven feet in height above the finished grade immediately abutting the fence, wall, or hedge.

3. Fences or structures exceeding seven feet in height to enclose sports courts and fields, when such fences enclose the rear half of a parcel, may be installed subject to the granting of a Site Development Permit - Minor.

4. Where a solid fence, wall, or hedge is located in the required front yard setback or corner cut-off, the fence, wall, or hedge shall not exceed three feet in height; see Section 17.30.130 (Site Safety Triangle).

5. Open wrought iron fences (minimum 90 percent open) are allowed in any front, side, or rear yard to a maximum height of seven feet.

6. Chain link fences are not allowed in any front yard area.

7. The Director, through a Site Development Permit – Minor, may allow fences, walls, or hedges that exceed seven feet in height in the required front, side, or rear setback where the setback abuts a street or alley.

C. Non-Residential Zones.

1. Requirements. Fences, hedges, and walls installed in non-residential zones, including mixed-use zones, shall be subject to the following requirements:

a. Fences, walls, and hedges are allowed but not required.

b. Fences, walls, and hedges shall not exceed seven feet in height above the finished grade immediately abutting the fence, wall, or hedge.

c. Fences or structures exceeding seven feet in height erected to enclose sports courts and fields may be installed subject to the granting of a Site Development Permit - Minor.

d. Where a solid fence, wall, or hedge is located in the required front yard setback or corner cut-off, the fence, wall, or hedge shall not exceed three feet in height; see Section 17.30.130 (Site Safety Triangle).

e. Open wrought iron fences (minimum 90 percent open) are allowed in any front, side, or rear yard to a maximum height of seven feet.
f. The Director, through a Site Development Permit – Minor, may allow fences, walls, or hedges that exceed seven feet in height in the required front, side, or rear setback where the setback abuts a street or alley.

g. Approval for walls that exceed the maximum height of seven feet shall be subject to Site Development Review – Minor.

2. Required Walls Abutting Residential Districts.

   a. Building sites abutting a residential zone or property used for residential purposes shall have a wall not exceeding eight feet in height along the lot line abutting the residential zone or use. Where a street or alley is located along the border or in between the residential district or property and the non-residential use, no wall shall be required unless determined through the site plan or use permit review process that such wall is necessary to guard against potentially adverse impacts on the residential zone or use.

   b. Required walls six feet or more in height shall be constructed of decorative masonry material.

   c. Required walls less than six feet in height shall be constructed of other permanent material.

D. Prohibited Fencing Materials. The following fencing materials shall be prohibited: barbed or razor wire, electrified wire, chicken wire and similar small-gauge wire or mesh product, plastic, and chain-link fencing, unless such chain-link fencing is provided with wood, plastic, or other slats.

17.30.030 Floor Area Ratio and Density Calculations

A. Purpose and Applicability. This Section establishes a standard measurement of development intensity for commercial, industrial, and mixed-use developments.

B. Measurement – Floor Area Ratio. Building intensity, when expressed as the floor area ratio (FAR), shall exclude surface parking areas, below-grade parking areas, public rights-of-way, and any portion of a site dedicated for public use. For mixed-use developments, the floor area of all portions of the building shall be included in the FAR calculation, and the residential portion shall also comply with any applicable density limits.

C. Density. Density limits, as applied to residential developments and the mixed-use portion of a mixed-use development, shall be calculated as net density, meaning that any public rights-of-way, public alleys, and any easements used for public circulation purposes shall not be included in the calculation of any lot area.

17.30.040 Height Measurement and Exceptions

A. Height Measurement

   1. The height of a building or structure shall be measured as the vertical distance from the average level of highest and lowest existing grade of that portion of the site covered by the building to the topmost point of the roof, including parapets but excluding features outlined in subsection C of this Section.

   2. Height measurements shall be based on existing topography of the site, before grading for proposed onsite improvements.

B. Allowed Projections Above Height. The following building elements may exceed the allowed height of the zone in which they are located, up to an additional six feet above the maximum height limit in the zone:

   a. Plumbing vents and chimneys
b. Fire and parapet walls

c. Roof structures for the housing of air conditioners, elevators, stairways, tanks, ventilating fans, and similar equipment

d. Skylights

17.30.050 Lighting

A. Purpose

1. These outdoor lighting regulations are intended to encourage lighting practices and systems that will:

   a. Permit reasonable uses of outdoor lighting for nighttime safety, utility, security, and enjoyment while preserving the ambience of night;

   b. Minimize glare and obtrusive light by limiting outdoor lighting that is misdirected, excessive, or unnecessary;

   c. Help protect the natural environment from the damaging effects of night lighting;

2. Other laws or ordinances may require minimum illumination levels for specific applications and may conflict with these regulations. In such cases, those laws or ordinances shall govern.

B. Applicability. Unless specifically exempted, this Section applies to any exterior lighting that is not within a fully enclosed building or structure.

C. Exemptions. The following lighting fixtures are exempt from the requirements of this Section:

1. Neon and Signage Lighting. Neon and other low-intensity outdoor lighting fixtures used for signage or architectural decoration that are approved through Site Development Permit review.


3. Emergency Aviation Lighting. Emergency lighting operated by public agencies or for the purpose of aviation safety.

4. Infrastructure Construction Lighting. All temporary lighting used for the construction or repair of roadways, utilities, and other public infrastructure.

5. Temporary and Seasonal Lighting. Temporary lighting equipment and seasonal lighting equipment, provided that individual lamps are 10 watts or less. Temporary lighting that does not comply with the regulations contained in this Section is subject to review and approval through the applicable Temporary Use Permit. In granting a request for approval of temporary lighting that does not comply with these regulations, the Director shall make all the following findings:

   a. The purpose for which the lighting is proposed is not intended to extend beyond 30 days; and
b. The proposed lighting is designed in such a manner as to minimize light pollution and trespass as much as feasible.

6. Decorative Patio and Landscape Accent Lighting. Low-level outdoor patio and landscape accent lighting, where individual lamps are 10 watts or less, used by commercial businesses to provide ambiance.

D. General Standards for Exterior Lighting.

1. Outdoor lighting shall be designed, installed, and maintained to minimize nighttime sky light pollution, and use energy efficiently by lighting only those areas or objects necessary for safety and security.

2. Outdoor lighting shall be directed downward and away from adjacent properties and public rights-of-way.

3. The level of parking lot light projected onto any ground or wall surface shall not be less than two foot-candles nor more than five foot-candles at the base of the light fixture. The electrical plan or lighting plan shall demonstrate the dispersal of light on the ground surface and compliance with the requirements of this subsection. Building-mounted decorative lights shall not exceed five foot-candles measured five feet from the light source.

E. Prohibited Lighting.

1. Flashing. Outdoor lighting shall not blink, flash, or rotate, except as used in conjunction with a security alarm system.

2. Projection above Horizontal Plane. Outdoor flood light projection above the horizontal plane, as shown in Figure 3-X: Outdoor Lighting Horizontal Plane is prohibited, unless allowed by subsection F of this Section.

3. Search Lights. Search lights, laser source lights, or any similar high-intensity light are prohibited, unless allowed by subsection F of this Section.

4. Light Interference. Any light that imitates or causes visual interference with a traffic signal or other necessary safety or emergency light.

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F. New Development. New development projects shall incorporate the following regulations to minimize glare and light trespass and facilitate better vision at night.

1. Fully Shielded. Outdoor lighting fixtures, including lighting for outdoor recreational facilities, shall be shielded with full cutoff or recessed fixtures designed and installed so that no emitted light will break a horizontal plane passing through the lowest point of the fixture (see Figure 3-X: Outdoor Lighting Horizontal Plane). Cutoff fixtures shall be installed using a horizontal lamp position.

2. Design. Lighting fixtures should be of a design that complements building design and landscaping.

3. Height, Intensity, and Scale. Lighting fixtures shall be appropriate in height, intensity, and scale to the use they are serving.
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17.30.060 Lot Coverage Calculation

The following shall be excluded from the lot coverage calculation:

A. Uncovered decks, porches, landings, balconies, and stairways that are 30 inches or less in height, as measured from the adjacent existing grade.

B. Roof eaves which project 30 inches or less from the structure.

C. Swimming pools and hot tubs that are not enclosed in roofed structures or decks.

D. Up to two small, non-habitable accessory structures under 120 square feet and under seven feet in height. Any additional structures above the quantity of two shall be included in lot coverage.

17.30.070 Paving of Required Front Yard Setback – Residential Zones

A. Not more than 50 percent of the required front yard setback area shall be covered with paving and similar impervious surfaces.

B. Notwithstanding any other provision of this Title, this requirement only applies to development of a new residential use, or renovation of an existing residential use which includes modifications to the existing garage or front yard, that occurs after April 15, 2014.

C. The Director may allow an exception from the requirements set forth in subsections A and B, if necessary, to provide safe and adequate ingress and egress for the site. Any such request for an exception to this requirement shall require a Site Development Permit – Minor.

17.30.080 Projections into Required Setbacks

A. Allowed Projections into Required Setback Areas. The following features are allowed projections into required setback areas:

1. Architectural Features. Architectural features on the main structure (e.g., cornices, canopies, eaves, buttresses, chimneys, solar collectors, shading louvers, reflectors, water heater enclosures, and bay or other projecting windows that do not include usable floor space) may extend a maximum of 30 inches into a required side setback. Fireplaces, not exceeding eight feet in width, may extend up to 30 inches into a required side, front, or rear setback.

2. Balconies, Porches, Stairways, and Decks. Uncovered balconies, uncovered porches, outside stairways, and decks may extend not more than six feet into the required setback distance.

3. Exits. Fire escapes, exit stairs, or other required exits shall comply with setback standards established in the Building and Fire Codes.

4. Utility and Mechanical Equipment. Mechanical equipment shall comply with required setbacks, with the following exceptions:

   a. Tankless water heaters may encroach into the required side and rear setbacks up to 30 inches.
b. Filter and heating systems for pools, spas, jacuzzis, and hot tubs shall not be located closer than 15 feet to any dwelling other than the owner’s. All such equipment shall be acoustically shielded as needed to comply with Chapter 9.12 (Noise Control) of the Municipal Code.

c. All ground-mounted heating and air conditioning equipment may be placed in the side yard setback areas in the R-1 zone, provided that the equipment does not project more than 24 inches into a required side yard setback area, and in no case shall the equipment be placed closer than 36 inches to a side property line. The placement of the ground-mounted heating and air conditioning equipment shall also be located at least twelve 12 feet from any window of a neighboring dwelling, as measured from the farthest projected edge of the equipment to the closest edge of window. The placement of ground-mounted heating and air conditioning equipment shall comply with the provisions set forth in Chapter 17.XX (Noise). Mitigations such as block wall enclosures may be required to mitigate sound impacts at the property line.

5. **Fences, Hedges, and Walls.** Fences, walls, and hedges may occupy setbacks to the extent provided in Section 17.XX.XXX (Fences, Hedges, and Walls).

6. **Unenclosed Parking Spaces in Side and Rear Setbacks.** Unenclosed parking spaces and parking aisles may be located within side and rear setbacks.

B. **Awnings.** Awnings are allowed to overhang on the public right-of-way in all zones, subject to the following provisions:

1. A building permit and any other applicable permit(s) shall be obtained before installing an awning within or over a public right-of-way.

2. Awnings shall be constructed with noncombustible frames and coverings. Every awning shall be collapsible, retractable, or capable of being folded against the face of the structure to which it is attached. When collapsed, retracted, or folded, the design of the awning shall not block any required exit.

3. Awnings may extend over public property not more than seven feet from the face of a supporting structure, but no portion shall extend nearer than two feet to the face of the nearest curb line measured horizontally. In no case shall the awning extend over public property greater than two-thirds of the distance from the property line to the nearest curb in front of the structure site.

4. Supporting elements of an awning shall be at least eight feet above a public walkway. A valance attached to an awning shall not extend more than 12 inches below the roof of the awning at the point of attachment, and in no case shall a portion of a valance be less than seven feet in height above a public walk-way.

5. Awnings shall be maintained in a clean and untattered condition.

**17.30.090 Refuse and Recycling Storage Areas**

A. **Purpose and Applicability.**

1. **Purpose.** This Section establishes standards for the location, development, and operations of refuse and recycling storage areas required by the Municipal Code or by State law to ensure that the storage of refuse (trash) and recyclable materials does not have significant adverse health and environmental consequences and minimizes adverse impacts on surrounding properties.
ARTICLE 3: SITE PLANNING AND GENERAL DEVELOPMENT STANDARDS

2. **Applicability.** This Section applies to all nonresidential, mixed-use, and multifamily residential developments with five or more dwelling units that are required by the Municipal Code or by State law to provide refuse and recycling storage areas.

C. **Enclosure Required.** Enclosures are required for any outdoor refuse and recycling storage areas.

1. **Multifamily and Mixed-Use Residential.** Multi-family development projects with five or more dwelling units shall provide at least one enclosure, as described in this Section, to contain all its required outdoor refuse and recycling storage areas. If a project contains 10 dwelling units or more, at least two enclosures or a larger enclosure shall be provided, the location and size of which shall be subject to the review and approval of the Director.

2. **Nonresidential.** All commercial development with more than one tenant, all industrial developments, and all other non-residential developments shall contain at least one outdoor refuse and recycling materials enclosure.

D. **Location.**

1. Outdoor refuse and recycling enclosures required under this Section shall not be located within any front or street-facing yard areas.

2. No outdoor refuse and recycling enclosure shall be located within any required landscaped areas, required off-street parking spaces, public rights-of-way, or in any location where it would obstruct pedestrian walkways, obstruct vehicular ingress and egress, reduce motor vehicle sightline, or in any way create a hazard to health and safety.

E. **Design of Enclosure Area.**

1. **Size.** The enclosure shall have a minimum width and minimum depth sufficient to enclose all required refuse and recycling containers with minimum clearance of one foot on all sides between the containers and the interior enclosure walls.

2. **Exterior.** All reuse and recycling enclosures shall have three sides consisting of minimum six-foot-high, fully grouted, decorative masonry walls, with the fourth side consisting of a solid metal gate with latch, painted a color compatible with the enclosure walls. The top one-foot of the gate shall be open work, with screening; the remaining section of the gates shall have solid metal backing. The exterior wall shall be of a material and colors that complement the architecture of the buildings they serve or shall have exterior landscape planting that screens the walls.

3. **Access.** The interior dimensions of the refuse and recyclables enclosure shall provide convenient and secure access to the containers to prevent access by unauthorized persons and to minimize scavenging, while allowing authorized persons access for disposal and collection of materials.

4. **Roofs.** All trash enclosures shall have full roofs to reduce storm water pollution and to screen unsightly views. The design of the roof and the materials used shall be compatible with materials and colors of the enclosure and shall have adequate height clearance to enable ready access to any containers.
F. Maintenance. Outdoor refuse and recyclables enclosures shall be maintained in the following manner:

1. There shall be the prompt removal of visible signs of overflow of garbage, smells emanating from enclosure, graffiti, pests, and vermin.

2. Trash enclosure covers shall be closed when not in use.

3. Trash enclosures shall be easily accessible for garbage and recyclables collection.

4. Trash enclosures shall be regularly emptied of garbage.

17.30.100 Screening and Buffering

A. Purpose and Applicability. This Section establishes standards for the screening and separation of adjoining but different land uses, equipment and outdoor storage areas, and surface parking areas.

B. Mechanical Equipment, Loading Docks, and Refuse Areas.

1. Roof- or ground-mounted mechanical equipment (e.g., air conditioning, heating, ventilation ducts, and exhaust, etc.), loading docks, refuse storage areas, and utility facilities shall be screened from view from adjoining public rights-of-way and area(s) zoned for residential or open space uses by a minimum six-foot-high decorative masonry wall or structures.

2. The method of screening shall be architecturally compatible with other on-site development in terms of colors, materials, and architectural style.

3. Landscaping shall be installed adjacent to the walls, at the discretion of the Director, in compliance with Chapter 17.XX (Landscaping).

C. Drive-through Facilities. Queuing aisles that abut a public right-of-way shall be screened from view from the right-of-way with a minimum three-foot-high landscaped hedge or combination wall and landscape screening.

17.30.110 Setbacks - Measurement

A. Purpose. This Section establishes standards for the measurement of setbacks and required setback areas. These provisions, in conjunction with other applicable provisions of the Zoning Code, are intended to help determine the pattern of building masses and open areas within neighborhoods. They also provide separation between combustible materials in neighboring buildings. Setback areas are further intended to help provide landscape beauty, air circulation, views, and exposure to sunlight for both natural illumination and use of solar energy.

B. Measurement of Setbacks

1. General. All setback distances shall be measured at right angles from the designated property line to the building or structure, and the setback line shall be drawn parallel to and at the specified distance from the corresponding front, side, or rear property line. Where the front property line is located beyond the curb (i.e., within a street or common driveway), the front setback is defined as the minimum distance between a structure and the edge of curb.

2. Flag Lots. For flag lots, the pole portion of the parcel shall not be used for defining setback lines.
17.30.120 Vehicular Access – Residential Zones

A. All Residential Zones.

1. Parcels shall have vehicular access from a dedicated street or alley or from a private street established by a subdivision map.

2. Driveway access to garages or carports shall be of permanent construction material, concrete or asphalt or other material approved by the Director.

3. Driveways shall be kept and maintained free and clear of inoperative vehicles, debris, waste, junk, litter, building materials, boxes, structures, and other items, equipment or matter which block or limit access.

B. Multiple-Family Residential Zones. Where a parcel, building site, or parcel abuts upon an alley, the primary vehicular ingress and egress to and from the garages, accessory structures, carports, or open parking spaces housing or intended to house or park motor vehicles, shall be accessed from the alley. The responsible review authority shall have the ability to allow an alternative ingress and egress arrangement based on site-specific circumstances.

C. Mobile Home Residential Zone.

1. Dwelling units must be served by internal private streets within the mobile home park. There shall be no direct access from a mobile home unit to a public street or alley.

2. Internal public streets shall be of a permanent construction material such as concrete, asphalt, or other material approved by the Director.

3. Internal private streets shall be a minimum of 30 feet in length.

4. Accessways shall be kept free and clear of nonmobile vehicles, materials, and equipment.

17.30.130 Sight Safety Triangle

A. Sight Safety Triangle. All parcels shall be developed in a manner that ensures visibility across the corners of the intersecting streets, alleys, and private driveways. The sight safety triangle area shall be described as a triangular shaped area on a corner parcel formed by measuring 15 feet from the intersection of the front and street side property lines, or an intersecting alley or driveway, and connecting the lines diagonally across the property making a 90-degree triangle, as shown in Figure 3-X Sight Safety Triangle Area below.

Figure 3-X: Sight Safety Triangle Area

B. Height of Obstructions. The maximum height cutback of any object (e.g. fence, land-scaping, signs, walls, etc.) located in the sight safety triangle area shall be three feet, measured from the adjoining top of curb. The three-foot height limit shall not apply to traffic safety devices, trees trimmed to eight feet above the adjacent top of curb, utility poles, and other government or utility installed devices.
Chapter 17.32 LANDSCAPING

Sections:
17.32.010 Purpose and Intent
17.32.020 Applicability
17.32.030 Landscape Area Requirements
17.32.040 Submittal of Plans Required
17.32.050 Water-Efficient Principles

17.32.010 Purpose and Intent

The City promotes the value and benefits of landscapes while recognizing the need to conserve water and other resources as efficiently as possible. This Section establishes minimum landscape standards for all uses in compliance with applicable State standards and guidelines and to promote sustainable development. The purpose of this Section is to establish a structure for planning, designing, installing, maintaining, and managing water-efficient landscapes in new construction and rehabilitated projects.

17.32.020 Applicability.

A. General. This Section shall supplement the Water Efficient Landscaping Ordinance (Chapter 13.05) and shall be apply to all landscape projects listed in Section 13.05.020 (Applicability).

B. Exemptions. The provisions of this Section shall not apply to:

1. Registered local, State, or federal historical sites.
2. Ecological restoration projects that do not require a permanent irrigation system.
3. Single-family residential land uses with landscaped areas of less than 5,000 square feet that are not developer-installed.

17.32.030 Landscape Requirements.

A. Nonresidential and Multiple-family Uses. Each land use, except single-family residential, shall provide, and maintain a minimum of 15 percent of the site in landscaped areas. The landscape area requirement may include setback areas and other unused areas of the site that are not intended for future use. Parking lot landscaping may be counted towards meeting this requirement.

B. New Residential Subdivisions and New Single-family Units. Setback areas visible from the public right-of-way shall be landscaped within six months of certificate of occupancy. At least 50 percent of the front setback area required to be landscaped shall consist of live plant materials. Along any side property line abutting another single-family unit, a minimum four-foot-wide landscaped green space shall be provided at a minimum distance of 16 feet from the front property line.

C. Unused Areas. Any area of a project site not intended for a specific use, including pad sites in shopping centers held for future development, shall be landscaped unless it is determined by the Director that landscaping is not necessary to fulfill the purposes of this Chapter.
D. Landscape Techniques. The design and installation of all proposed landscape improvements subject to this Chapter shall be in compliance with the following general provisions:

1. Landscape design shall include a selection of plant materials based upon their adaptability to the climatic, geologic, and topographical conditions of the site. The protection, preservation, and enhancement of native species and natural areas are encouraged.

2. Landscape design shall provide for the grouping of plant materials having similar water demands so as to facilitate appropriate and efficient water applications.

3. Landscape design shall address the functional aspects of landscaping (e.g., grading, drainage, minimal runoff, erosion prevention, wind barriers, provisions for shade and reduction of glare, etc.).

4. Landscape design shall demonstrate a concern for solar access, including exposure and shading of window areas.

5. Landscape design shall address the retention of existing mature landscaping that is in good, healthful condition, incorporating the landscaping into the landscape plan where feasible.

6. Landscape design shall provide for the planting of all unpaved areas with an effective combination of trees, groundcover, turf, shrubbery, and/or approved dry landscape materials.

7. Landscape design shall include provisions to protect plant materials from damage by the encroachment or overhang of motor vehicles.

17.32.040 Submittal of Plans Required.

A. Both landscape and irrigation plans shall be submitted for plan check and approval by the City.

B. Landscape and irrigation plans shall include all materials specified in Section 13.05.030 (Implementation Procedures).

17.32.050 Water-Efficient Landscape Principles.

A. Purpose. The use of water-efficient landscape principles is intended to reduce the consumption of water used in landscaped areas and to offer as much latitude as possible when designing required landscape and irrigation. These provisions are intended to encourage landscapes that can be maintained with low water use irrigation systems which will not overuse or waste the available water supply and that are consistent with the requirements of this Section.

B. Applicability of Water-efficient Landscape Principles. The requirements of this Section shall apply to new and rehabilitated landscaping for public agency and private development projects that require a permit, and to developer-installed landscaping in single-family and multiple-family projects. This Section shall not apply to:

1. Homeowner-provided landscaping at single-family and multiple-family projects;

2. Existing commercial and industrial developments, unless landscaping is rehabilitated; and

3. A project with an aggregate landscaped area requiring less than 2,500 square feet.
C. Criteria. Landscape and irrigation plans shall be reviewed for compliance with the criteria in Chapter 13.05 (Water Efficient Landscaping) the City's landscape guidelines.
Chapter 17.34 NOISE

Sections:

17.34.010 Purpose
17.34.020 Exemptions
17.34.030 Noise Level Measurement Criteria
17.34.040 Designated Noise Districts
17.34.050 Exterior Noise Standards
17.34.060 Interior Noise Standards
17.34.070 Special Provisions – Schools, Hospitals, and Places of Public Assembly
17.34.080 Manner of Enforcement
17.34.090 Relief from Standards – Application Procedure

17.XX.010 Purpose

A. The City establishes the noise regulations in this Chapter to control unnecessary, excessive, and annoying sounds emanating from all properties and land uses in the City. It is the declared policy of the City to prohibit these sounds generated from all sources, as specified in this Chapter.

B. The City recognizes and declares, based on published scientific and health data, that certain noise levels are detrimental to the public health, welfare, and general safety and contrary to public interest. Therefore, the Council does ordain and declare that creating, maintaining, causing, or allowing to create, maintain, or cause any noise in a manner prohibited by, or not in conformity with the provisions of this Chapter, is a public nuisance and shall be abated and when such abated is not achieved, to be punishable as a public nuisance pursuant to Chapter 17.XX (Enforcement) of this Title.

17.XX.020 Exemptions

The following activities shall be exempt from the provisions of this Chapter.

A. School bands, school athletic events, and school entertainment events, provided these events are conducted on school property or authorized by special permit from the City;

B. Activities lawfully conducted in public parks, public playgrounds, and public or private school grounds;

C. A mechanical device, apparatus, or equipment used, related to, or connected with emergency machinery, vehicle, or work;

D. Noise sources associated with construction, repair, remodeling, or grading of any real property, provided a permit has been obtained from the City, and further provided the activities do not take place between the hours of 8:00 PM and 7:00 AM on weekdays and on Saturdays, or at any time on Sundays or federal holidays;

E. Noise sources associated with the maintenance of real property, provided the activities take place between the hours of 8:00 AM and 8:00 PM on weekdays and on Saturdays, or between the hours of 9:00 AM and 6:00 PM on Sunday or a federal holiday;

F. An activity or equipment to the extent that design regulation of it has been preempted by State or Federal laws.
17.XX.030 Noise Level Measurement Criteria

Noise level measurements made in compliance with the provisions of this Chapter shall be performed using a sound level meter as defined in Chapter 17.XX (Definitions). The location selected for measuring exterior noise levels shall be at any point on the property line of the offender or anywhere on the affected property. Interior noise measurements shall be made within the affected building. The measurement shall be made at a point in the affected building at least four feet from the wall, ceiling, or floor nearest the noise source.

17.XX.040 Designated Noise Districts

A. Noise Districts. For the purposes of controlling noise and its impacts, the City shall be divided into noise districts defined as follows:

1. Noise District 1: All properties zoned R-1, R-2, R-3, and MH
2. Noise District 2: All properties zoned C-O, C-F, and O-A, and with an MOZ overlay
3. Noise District 3: All properties zoned C-G and TCMU, and with the ROZ overlay
4. Noise District 4: All properties zoned P-M

B. Unclassified. For any property or group of properties zoned SP, the Director shall assign an applicable noise district based upon the prevailing land uses within the specific plan area.

17.XX.050 Exterior Noise Standards

A. Baseline. The following noise standards, unless otherwise specifically indicated, shall apply to properties within the identified noise districts. No person shall cause any noise to occur that exceeds these standards except as authorized in subsection B, below.

<table>
<thead>
<tr>
<th>Noise District</th>
<th>Maximum Noise Level</th>
<th>Time Period</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 – Daytime</td>
<td>55 dB(A)</td>
<td>7:00 AM to 10:00 PM</td>
</tr>
<tr>
<td>1 – Nighttime</td>
<td>50 dB(A)</td>
<td>10:00 PM to 7:00 AM</td>
</tr>
<tr>
<td>2</td>
<td>55 dB(A)</td>
<td>Anytime</td>
</tr>
<tr>
<td>3</td>
<td>60 dB(A)</td>
<td>Anytime</td>
</tr>
<tr>
<td>4</td>
<td>70 dB(A)</td>
<td>Anytime</td>
</tr>
</tbody>
</table>

B. Temporary Exceedances. It is unlawful for any person to create noise, or to allow the creation of noise, on property owned, leased, occupied, or otherwise controlled by a person, that causes the baseline noise levels established in subsection A, either within or outside of the City, to exceed the applicable noise standard as follows:

1. For a cumulative period of more than 30 minutes in any hour;
2. Plus five dB(A) for a cumulative period of more than 15 minutes in any hour;
3. Plus 10 dB(A) for a cumulative period of more than five minutes in any hour;
ARTICLE 3: SITE PLANNING AND GENERAL DEVELOPMENT STANDARDS

4. Plus 15 dB(A) for a cumulative period of more than one minute in any hour; or

5. Plus 20 dB(A) for any period of time.

C. Maximum Allowable Noise Levels. In the event the ambient noise level exceeds the noise limit categories described in subsections (B)(1) through (5) of this section above, the cumulative period applicable to the category shall be increased to reflect the ambient noise level. In the event the ambient noise level exceeds the fifth noise limit category, the maximum allowable noise level under that category shall be increased to reflect the maximum ambient noise level.

17.XX.060 Interior Noise Standards

A. Baseline. Interior noise standards established by the State Health and Safety Code (California Code of Regulations, Title 24, Part 2) shall apply to all multi-family residential construction and uses. For all other uses, the following interior noise standards shall apply.

<table>
<thead>
<tr>
<th>Noise District</th>
<th>Maximum Noise Level</th>
<th>Time Period</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 – Daytime</td>
<td>55 dB(A)</td>
<td>7:00 AM to 10:00 PM</td>
</tr>
<tr>
<td>1 – Nighttime</td>
<td>45 dB(A)</td>
<td>10:00 PM to 7:00 AM</td>
</tr>
<tr>
<td>2, 3, 4</td>
<td>55 dB(A)</td>
<td>Anytime</td>
</tr>
</tbody>
</table>

B. Temporary Exceedances. It is unlawful for any person to create noise, or to allow the creation of noise, on property owned, leased, occupied, or otherwise controlled by a person, that causes the noise level, when measured within structures in the applicable noise district, to exceed:

1. The noise standard for a cumulative period of more than five minutes in an hour;

2. The noise standard plus five dB(A) for a cumulative period of more than one minute in an hour; or

3. The noise standard plus ten dB(A) for any period of time.

C. Maximum Allowable Noise Levels. In the event the ambient noise level exceeds either of the first two noise limit categories described in subsections (B)(1) and (2) of this section, the cumulative period applicable to the category shall be increased to reflect the ambient noise level. In the event the ambient noise level exceeds the third noise limit category, the maximum allowable noise level under that category shall be increased to reflect the maximum ambient noise level.

D. Different Noise Districts. In the event that the noise source and the affected property are within different noise districts, the noise standards of the affected property shall apply.

17.XX.070 Special Provisions – Schools, Hospitals, and Places of Public Assembly

It is unlawful for a person to create noise that causes the noise level at a school, hospital, or place of public assembly—while the facility is in use—to exceed the noise limits specified for exterior noise in this Chapter, or which noise level unreasonably interferes with the use of the facility or which unreasonably disturbs or annoys patients in a hospital, provided conspicuous signs are displayed in three separate locations within one-tenth of a mile of the school, hospital, or place of public assembly indicating the presence of such school, hospital, or place of public assembly.
17.XX.080 Manner of Enforcement

A. The Director and his/her duly authorized representatives are directed to enforce the provisions of this Chapter. The Police Chief and his/her duly authorized representatives are authorized in compliance with Penal Code Section 836.5 to arrest any person without a warrant when they have reasonable cause to believe that a person has committed a misdemeanor in their presence.

B. Persons shall not interfere with, oppose, or resist an authorized person charged with enforcement of this Chapter while any person is engaged in the performance of his/her duty.

17.XX.090 Relief from Standards – Application Procedure

A. Application Requirements. The owner or operator of a noise source that violates any of the provisions of this Chapter may file an application with the Director for relief from the provisions, and the owner or operator shall detail all actions taken to comply with the provisions, the reasons why immediate compliance cannot be achieved, a proposed method of achieving compliance, and a proposed time schedule for its accomplishment. The application shall be accompanied by a fee as established by resolution of the Council.

B. Separate Applications. A separate application shall be filed for each noise source. However, in the circumstance that several mobile sources are under common ownership, or several fixed sources occur on a single property, such request for relief may be combined into one application. Upon receipt of the application and fee, the Director shall refer it with his/her recommendation in compliance with the provisions of this Chapter.

C. Compliance Required Until Relief Granted. An applicant for relief shall remain subject to prosecution under the terms of this Title until such relief is granted.

D. Review Authority. The Planning Commission shall evaluate all applications for relief from the requirements of this Chapter and may grant relief with respect to time for compliance subject to the terms, conditions, and requirements as it may deem reasonable to achieve maximum compliance with the provisions of this Chapter. These terms, conditions, and requirements may include, but shall not be limited to, limitations on noise levels and operating hours. Each relief application granted shall identify in detail the approved method of achieving maximum compliance and a time schedule for its accomplishment.

E. Factors to be Considered. In its determinations, the Planning Commission shall consider the magnitude of nuisance caused by the offensive noise; the uses of property within the area of impingement by the noise; the time factors related to study, design, financing and construction of remedial work; the economic factors related to age and useful life of equipment; and the general public interest and welfare.

F. Violations. Any relief granted shall be by resolution and shall be transmitted to the Director for enforcement. A violation of the terms of the relief is unlawful.
Chapter 17.36 PARKING AND LOADING

Sections:

17.36.010 Purpose and Applicability
17.36.020 General Parking Regulations
17.36.030 Required Parking Spaces
17.36.040 Parking for Electric Vehicles
17.36.050 Bicycle Parking Standards
17.36.060 Motorcycle Parking Standards
17.36.070 Nonconforming Parking
17.36.080 Joint Use or Shared Parking
17.36.090 Residential Parking and Storage Standards
17.36.100 Residential Condominium Conversion Parking Standards
17.36.110 Development Standards for Exterior Residential Parking Spaces
17.36.120 Development Standards for Exterior Non-Residential and Mixed-use Parking Spaces
17.36.130 Location of Spaces
17.36.140 Loading Requirements

17.26.010 Purpose and Applicability

A. Purpose. The purposes of this Chapter are to:

1. Ensure that adequate off-street parking is provided for new land uses and major alterations to existing uses, considering the demands likely to result from various uses, combinations of uses, and settings, and to avoid the negative impacts associated with spillover parking into adjacent neighborhoods and districts;

2. Minimize the negative environmental and urban design impacts that can result from parking lots, driveways, and drive aisles within parking lots;

3. Where possible, consolidate parking and minimize the area devoted exclusively to parking and driveways when typical demands may be satisfied more efficiently by shared facilities;

4. Ensure that parking and loading areas are designed to operate efficiently and effectively and in a manner compatible with onsite and surrounding land uses;

5. Ensure that adequate off-street bicycle parking facilities are provided;

6. Promote parking lot designs that offer safe and attractive pedestrian routes; and

7. Encourage bicycling, transit use, walking, carpooling, and other modes of transportation (other than by motor vehicle).

B. Applicability. The standards for off-street parking shall apply to new structures, alterations of existing structures, and when new or intensified uses of existing structures or parcels of land occur.

17.26.020 General Parking Regulations

A. Requirements by Type of Use.
1. Except as otherwise provided in this Zoning Code, for every structure erected or enlarged and for any land or structure devoted to a new use requiring more spaces according to the schedule set out in this Chapter, the indicated minimum number of off-street parking spaces located on the site of the use shall be provided. The right to occupy and use any premises shall be contingent on preserving the required parking and maintaining its availability to the intended users, including residents, staff, and/or customers. In no case shall required parking spaces for a use be rented or leased to off-site uses or used for other purposes, unless specifically allowed by this Chapter.

2. Additional parking or alternative parking development standards may be required as a condition of permit approval.

B. Uses Not Listed. The Director shall determine the parking requirement for uses that are not listed in Table XX: Parking Requirements by Use. The Director’s determination shall be based on similarity to listed uses. The decision of the Director may be appealed to the Planning Commission.

C. Parking Calculations.

1. Floor Area. Where parking requirements are based on floor area, the parking requirement calculation shall be based on the gross floor area of the entire use, unless stated otherwise.

2. Sites with Multiple Uses. If more than one use is located on a site (including a mix of uses or a mixed-use development), the number of required onsite parking spaces shall be equal to the sum of the requirements calculated separately for each use unless a reduction is approved pursuant to Section 17.XXXX (Parking Reductions).

17.XX.030 Required Parking Spaces

A. Minimum Number of Spaces Required. Each land use shall be provided with at least the number of onsite parking spaces stated in this Section and Table XX: Parking Requirements by Use.

B. Alternative Parking Standards. As an alternative to providing the required parking spaces specified in Table XX - Parking Requirements by Use, an applicant may prepare an independent parking study identifying alternative parking demand for the uses proposed. Such study shall be prepared by a licensed traffic engineer or other qualified professional, as determined by the Director. Where no discretionary approval is required for the proposed use, the Director shall have the authority to review the parking study and determine whether alternative parking standards can be applied. Where a Conditional Use Permit or other discretionary action of the Planning Commission is required for the proposed use, the Commission shall have the authority to review the parking study.

Table XX: Parking Requirements by Use

<table>
<thead>
<tr>
<th>Use Classification</th>
<th>Required Parking Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>AGRICULTURE</td>
<td></td>
</tr>
<tr>
<td>Agriculture – Commercial Indoor</td>
<td>1 space/2,000 sf of floor or greenhouse area</td>
</tr>
<tr>
<td>Community Garden</td>
<td>No spaces required when on-street parking is available immediately adjacent to the garden. If no on-street parking is available, then a minimum of eight spaces.</td>
</tr>
<tr>
<td>BUSINESS, FINANCIAL, AND PROFESSIONAL OFFICE</td>
<td></td>
</tr>
<tr>
<td>Automated Teller Machines (ATMs)</td>
<td>No requirement</td>
</tr>
</tbody>
</table>
### Article 3: Site Planning and General Development Standards

Table XX: Parking Requirements by Use

<table>
<thead>
<tr>
<th>Use Classification</th>
<th>Required Parking Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>Banks and Credit Unions</td>
<td>1 space/200 sf</td>
</tr>
<tr>
<td>Business Support Services</td>
<td>1 space/300 sf</td>
</tr>
<tr>
<td>Check Cashing Shops/Payday Loans</td>
<td>1 space/300 sf</td>
</tr>
<tr>
<td>Office, Business and Professional</td>
<td>1 space/250 sf</td>
</tr>
<tr>
<td>Office, Medical and Dental Office</td>
<td>See Medical and Care Uses</td>
</tr>
<tr>
<td>Office, Public Utility Commercial</td>
<td>See Office, Business and Professional</td>
</tr>
</tbody>
</table>

**Eating and Drinking Establishments**

<table>
<thead>
<tr>
<th>Use Classification</th>
<th>Required Parking Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bars, Lounges, and Nightclubs</td>
<td>1 space/75 sf of public area</td>
</tr>
<tr>
<td>Food Preparation/Catering (no on-site sales or service)</td>
<td>1 space/1,500 sf of use area plus 1 space/300 sf of office area</td>
</tr>
<tr>
<td>Restaurant with Drive-through Facilities</td>
<td>A. 1 space/100 sf of gross area of the structure up to 5,000 sf, plus</td>
</tr>
<tr>
<td></td>
<td>1 space/150 sf of gross structure area in excess of 5,000 sf</td>
</tr>
<tr>
<td></td>
<td><strong>B. Outdoor dining areas:</strong></td>
</tr>
<tr>
<td></td>
<td>1) For outdoor dining areas ancillary to indoor dining areas, no parking shall be</td>
</tr>
<tr>
<td></td>
<td>required for outdoor dining areas 300 sf or less in size. For any outdoor dining</td>
</tr>
<tr>
<td></td>
<td>area in excess of 300 sf, parking for the outdoor area shall be provided at a ratio</td>
</tr>
<tr>
<td></td>
<td>of 1 space/150 sf of outdoor dining area.</td>
</tr>
<tr>
<td></td>
<td>2) For uses with no indoor dining area, parking for the outdoor dining area shall be</td>
</tr>
<tr>
<td></td>
<td>provided as indicated in A above.</td>
</tr>
<tr>
<td>Restaurant - Full or Limited Service</td>
<td>A. 1 space/75 sf of customer seating area</td>
</tr>
<tr>
<td></td>
<td><strong>B. Outdoor dining areas:</strong></td>
</tr>
<tr>
<td></td>
<td>1) For outdoor dining areas ancillary to indoor dining areas, no parking shall be</td>
</tr>
<tr>
<td></td>
<td>required for outdoor dining areas 300 sf or less in size. For any outdoor dining</td>
</tr>
<tr>
<td></td>
<td>area in excess of 300 sf, parking for the outdoor area shall be provided at a ratio</td>
</tr>
<tr>
<td></td>
<td>of 1 space/150 sf of outdoor dining area.</td>
</tr>
<tr>
<td></td>
<td>2) For uses with no indoor dining area, parking for the outdoor dining area shall be</td>
</tr>
<tr>
<td></td>
<td>provided as indicated in A above.</td>
</tr>
<tr>
<td>Take-out Restaurant with no seating on site</td>
<td>1 space/300 sf of GFA of structure</td>
</tr>
</tbody>
</table>

**Industry, Manufacturing and Processing, and Warehousing Uses**

<table>
<thead>
<tr>
<th>Use Classification</th>
<th>Required Parking Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>Brewery, Winery, or Distillery</td>
<td>1 space/1,000 sf of production space, plus any additional required for associated</td>
</tr>
<tr>
<td></td>
<td>office, dining, and customer service space</td>
</tr>
<tr>
<td>Data Centers</td>
<td>See Warehouse, Wholesaling and Distribution</td>
</tr>
<tr>
<td>Hazardous Waste Facilities</td>
<td>See Manufacturing - Light</td>
</tr>
</tbody>
</table>
### Table XX: Parking Requirements by Use

<table>
<thead>
<tr>
<th>Use Classification</th>
<th>Required Parking Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>Food Processing</td>
<td>1 space/1,000 sf of production space, plus any required spaces for dedicated office area</td>
</tr>
<tr>
<td>Furniture and Fixtures Manufacturing, Cabinet Shops, and Woodworking Shops (wholesale only)</td>
<td>1 space/1,000 sf of production space, plus any required spaces for dedicated office area</td>
</tr>
<tr>
<td>Laboratory - Medical, Analytical, Research, Testing</td>
<td>1 space/1,000 sf of combined laboratory and office space</td>
</tr>
<tr>
<td>Laundries and Dry-Cleaning Plants</td>
<td>1 space/1,000 sf of plant space, plus any additional required for associated office and customer service space</td>
</tr>
<tr>
<td>Manufacturing – Light</td>
<td>1 space/500 sf</td>
</tr>
<tr>
<td>Recycling, Processing Facility</td>
<td>As provided in approved use permit</td>
</tr>
<tr>
<td>Recycling, Collection Facility</td>
<td>None required</td>
</tr>
<tr>
<td>Research and Development</td>
<td>1 space/1,000 sf of combined assembly/fabrication space (indoor and outdoor) and office space</td>
</tr>
<tr>
<td>Storage - Outdoor</td>
<td>As required for primary permitted use</td>
</tr>
<tr>
<td>Warehouse, Wholesaling and Distribution</td>
<td>1 space/1,000 sf</td>
</tr>
<tr>
<td><strong>LODGING</strong></td>
<td></td>
</tr>
<tr>
<td>Homeless Shelter</td>
<td>2 spaces for the facility plus 1 space for each six occupants at maximum allowed occupancy</td>
</tr>
<tr>
<td>Hotels and Motels</td>
<td>1 space/guest room, plus any spaces required for conference/meeting facilities and restaurants open to the public</td>
</tr>
<tr>
<td><strong>MEDICAL AND CARE USES</strong></td>
<td></td>
</tr>
<tr>
<td>Ambulance Fleet Services</td>
<td>1 space/1,000 sf of indoor space, plus any required spaces for dedicated office area and 1 space for each fleet vehicle</td>
</tr>
<tr>
<td>Day Care Homes – Large</td>
<td>2 on-site parking spaces in addition to any spaces required for the primary residential use</td>
</tr>
<tr>
<td>Hospital</td>
<td>1.75 spaces/patient bed</td>
</tr>
<tr>
<td>Health Facilities, Therapy and Rehabilitation</td>
<td>1 space/400 sf</td>
</tr>
<tr>
<td>Office - Medical, and Dental</td>
<td>1 space/250 sf</td>
</tr>
<tr>
<td>Residential Care Facilities</td>
<td>0.25 space to 1.5 spaces per unit or room, to be determined by the Planning Commission based on the age of residents, type of transportation facilities provided, and on-site amenities to be provided. The applicant shall submit a study prepared by a City-approved independent consultant that provides justification for the parking proposed.</td>
</tr>
</tbody>
</table>
### Table XX: Parking Requirements by Use

<table>
<thead>
<tr>
<th>Use Classification</th>
<th>Required Parking Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>Urgent Care/Clinic</td>
<td>1 space/200 sf</td>
</tr>
<tr>
<td><strong>MIXED-USE CLASSIFICATIONS</strong></td>
<td></td>
</tr>
<tr>
<td>Mixed-Use Development</td>
<td>As required for each separate use in the mixed-use development</td>
</tr>
<tr>
<td><strong>PUBLIC AND ASSEMBLY USES</strong></td>
<td></td>
</tr>
<tr>
<td>Cultural Institutions</td>
<td>Live Theater: 1 space/3 fixed seats or for every 30 sf of seating area where there are no fixed seats&lt;br&gt;All other uses: 1 space/400 sf of public assembly area</td>
</tr>
<tr>
<td>Public Assembly Facilities</td>
<td>1 space/3 fixed seats or for every 30 sf of seating area where there are no fixed seats</td>
</tr>
<tr>
<td>Places of Religious Assembly</td>
<td>1 space/3 fixed seats or for every 30 sf of seating area where there are no fixed seats, plus any additional required for ancillary uses such as classrooms</td>
</tr>
<tr>
<td>Schools, Private</td>
<td>1 space/5 seats, but not less than 1 space/30 sf</td>
</tr>
<tr>
<td>Trade and Vocational Schools</td>
<td>0.75 spaces/employee plus 0.75 spaces/student at maximum enrollment</td>
</tr>
<tr>
<td>Tutoring and Education Centers</td>
<td>1 space/200 sf of public or instruction area</td>
</tr>
<tr>
<td><strong>RECREATION AND ENTERTAINMENT</strong></td>
<td></td>
</tr>
<tr>
<td>Arcade (Electronic Game Center)</td>
<td>1 space/250 sf</td>
</tr>
<tr>
<td>Commercial Recreation – Indoor and Outdoor</td>
<td>1 space/200 sf of indoor space, plus 1 space/500 sf of outdoor space</td>
</tr>
<tr>
<td>Entertainment, Indoor</td>
<td>As provided in approved use permit</td>
</tr>
<tr>
<td>Health/_fitness Facilities</td>
<td>1 space/200 sf</td>
</tr>
<tr>
<td>Theaters</td>
<td>1 space/3 fixed seats or for every 30 sf of seating area where there are no fixed seats</td>
</tr>
<tr>
<td><strong>RETAIL USES</strong></td>
<td></td>
</tr>
<tr>
<td>Alcohol Sales, Off-Sale</td>
<td>1 space/250 sf</td>
</tr>
<tr>
<td>Animal Retail Sales</td>
<td>1 space/250 sf</td>
</tr>
<tr>
<td>Building Materials and Services - Indoor</td>
<td>1 space/1,000 sf of indoor space</td>
</tr>
<tr>
<td>Building Materials and Services - Outdoor</td>
<td>1 space/1,500 sf of outdoor space</td>
</tr>
<tr>
<td>Convenience Store</td>
<td>1 space/200 sf</td>
</tr>
<tr>
<td>Nurseries and Garden Centers – Indoor Sales Only</td>
<td>1 space/500 sf of floor area</td>
</tr>
<tr>
<td>Nurseries and Garden Centers – Indoor and Outdoor Sales</td>
<td>1 space/500 sf of floor area, plus 1 space per 2,000 sf of outdoor display area</td>
</tr>
</tbody>
</table>
### Table XX: Parking Requirements by Use

<table>
<thead>
<tr>
<th>Use Classification</th>
<th>Required Parking Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>Produce Stand</td>
<td>1 space 300 sf gross floor area</td>
</tr>
<tr>
<td>Recreational Equipment Rentals – Indoor Only</td>
<td>See Retail Sales - General</td>
</tr>
<tr>
<td>Retail Sales - General (including shopping centers and grocery stores) and Restricted</td>
<td>1 space/250 sf</td>
</tr>
<tr>
<td>Secondhand Stores</td>
<td>See Retail Sales – General and Restricted</td>
</tr>
<tr>
<td>Vehicle Sales and Rental</td>
<td>1 space/300 sf of office area, plus 1 space/500 sf of parts/sales/service area, plus 1 space/2,000 sf of outdoor sales area</td>
</tr>
</tbody>
</table>

#### SERVICES USES

Animal Care and Services
- Animal Boarding/Kennels: 1 space/1,000 sf of indoor area
- Animal Grooming: 1 space/250 sf
- Veterinary Services, Large Animal: 1 space/500 sf of indoor area
- Veterinary Services, Small Animal: 1 space/300 sf of indoor area
- Funeral Parlors and Internment Services: 1 space/3 fixed seats in assembly areas or for every 20 sf of seating area where there are no fixed seats, plus 1 space/400 sf of floor area outside the assembly area
- Maintenance and Repair Services - Indoor: 1 space/600 sf, plus 1 space for each fleet vehicle
- Personal Services - General and Restricted: 1 space/300 sf
- Moving Companies, Storage Allowed: 1 space/1,000 sf
- Social Service Facilities: See Office, Business and Professional
- Vehicle Repair and Services
  - Service Station: 4 spaces/service bay, if service bays are included on site
  - Vehicle Washing/Detailing: 1 space/250 sf of any indoor sales, office, or lounge areas
  - Vehicle Service, Major and Minor: 1 space plus 4 spaces/service bay, plus 1 space/250 sf of any retail or office on site

#### RESIDENTIAL

- Accessory Dwelling Unit: 1 space (see Section 17.XX regarding parking for ADUs)
- Live/Work Unit: 2 covered spaces per unit, plus one customer space, which can be in a driveway
- Mobile Home Parks: 2 covered tandem parking spaces/dwelling unit, plus 0.5 space/dwelling unit for guest parking
- Multi-Family Dwellings
Table XX: Parking Requirements by Use

<table>
<thead>
<tr>
<th>Use Classification</th>
<th>Required Parking Spaces</th>
<th>In addition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio</td>
<td>1 space/dwelling unit</td>
<td></td>
</tr>
<tr>
<td>One-, Two-, and Three-Bedroom Units</td>
<td>2 spaces per unit</td>
<td>Project with 4 or fewer units: A minimum of 1 unassigned designated guest space</td>
</tr>
<tr>
<td>Four or More Bedrooms</td>
<td>3 spaces per unit</td>
<td>Project with 5 or more units: A minimum of 0.33 unassigned designated guest spaces per unit</td>
</tr>
<tr>
<td></td>
<td>0.5 additional parking spaces for each additional bedroom in excess of the first 4 bedrooms</td>
<td>The total number of parking spaces required is determined by the aggregate number of units within the project as a whole.</td>
</tr>
<tr>
<td>Affordable Housing Developments (Moderate Income and Below)</td>
<td>1 space for each studio</td>
<td></td>
</tr>
<tr>
<td></td>
<td>1 space for each affordable 1-bedroom unit</td>
<td></td>
</tr>
<tr>
<td></td>
<td>2 spaces for each affordable dwelling unit with 2+ bedrooms, regardless of the number of bedrooms</td>
<td></td>
</tr>
<tr>
<td>Senior Residential Housing Projects</td>
<td>1.1 spaces/unit</td>
<td></td>
</tr>
<tr>
<td>Single-family Dwelling</td>
<td>2 covered spaces for each dwelling unit for units with up to 4 bedrooms. For units with 5 or more bedrooms, 3 covered spaces</td>
<td></td>
</tr>
</tbody>
</table>

**TRANSPORTATION, COMMUNICATIONS, AND UTILITIES**

<table>
<thead>
<tr>
<th>Light Fleet Services</th>
<th>1 space/1,000 sf of indoor space, plus any required spaces for dedicated office area, plus 1 space/fleet vehicle</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public Safety Facilities</td>
<td>1 space/500 sf</td>
</tr>
<tr>
<td>Utilities Facilities</td>
<td></td>
</tr>
<tr>
<td>Facilities with on-site staff</td>
<td>1 space/1,500 sf of indoor area</td>
</tr>
<tr>
<td>Facilities with no on-site staff (no staff)</td>
<td>No requirement</td>
</tr>
</tbody>
</table>

**17.XX.040 Parking for Electric Vehicles**

A. Parking spaces for electric vehicles shall be provided for all uses in accordance with the requirements of the California Green Building Standards Code and any local amendments thereto.

B. All EV-ready spaces, as defined in this Title, shall be equipped with full electric vehicle charging equipment, including an electric vehicle charging station, the use of which the property owner or operator may require payment, at his/her discretion. All EV capable spaces, as defined in this Title, shall be served by an empty raceway to supply power for future EV charging stations at any given time.

C. Any charging or similar equipment shall not be placed within the required parking space dimensions and shall not obstruct any pedestrian path of travel.

D. EV ready and EV capable spaces and the associated electric vehicle charging equipment shall be provided for all new developments and whenever a substantial addition to and existing development is proposed.
E. Where an existing legal, nonconforming parking condition exists, the EV spaces requirement shall be based on the existing number of parking spaces, not the required number of parking spaces.

17.XX.050 Bicycle Parking Standards

A. Applicability

1. The provisions of this Section shall apply to:
   a. New multi-family residential developments, non-residential developments, and community and institutional facilities.
   b. Existing nonresidential developments that involve a change in use. A change in occupancy is not considered a change in use unless the new occupant is in a different use classification than the former occupant.
   c. Existing multi-family residential and nonresidential developments that involve expansion, intensification, addition, or any other changes to the site requiring planning approval or a building permit.

2. The provisions of this Section shall not apply to:
   a. Single-family residential dwellings or accessory dwelling units.
   b. Any site where there is less than 2,500 square feet of gross building area.

B. Required Bicycle Spaces. Parking for bicycles shall be provided in accordance with the requirements of the California Green Building Standards Code and any local amendments thereto.

C. Required Bicycle Parking Location and Standards. All bicycle parking spaces shall be provided on the same parcel as the building or use to which such spaces are required, unless the City has established programs allowing for shared parking arrangements at bicycle corrals. All short-term bicycle spaces shall be located at the ground-floor level and near or within visual site distance of building entrances.

17.XX.060 Motorcycle Parking Standards

Each use or development that requires 20 or more motor vehicle parking spaces shall provide facilities for parking motorcycles at the rate of one space for each 20 car spaces.

17.XX.070 Nonconforming Parking.

For additions or changes in use for existing uses or structures that do not meet current parking standards, the following standards shall apply.

A. Nonresidential Additions and Reconstruction. When expansion of floor area creates an increase of 10 percent or more in the number of required onsite parking spaces in an existing nonresidential building, additional onsite parking shall be provided for such addition and not for the entire building or site. Additional parking spaces are not required for the reconstruction of an existing building when there is no increase in floor area.

B. Residential Additions. At least one legally conforming space shall be provided for each existing unit, in addition to all parking required for the addition itself, unless otherwise exempted for an approved Accessory Dwelling Unit.
C. **Use Changes.** Changes in use that increase the total parking demand from existing legal uses that are nonconforming because they do not meet current parking requirements may be allowed so long as the number of spaces equal to the difference between the number required by the previous use and the number required by the new use is provided, in addition to all spaces already provided for the previous use. The existing parking shall be maintained. If the number of existing parking spaces is greater than the requirements for such use, the number of spaces in excess of the prescribed minimum may be counted toward meeting the parking requirements for the addition, enlargement, or change in use. A change in occupancy is not considered a change in use unless the new occupant is in a different use classification than the former occupant.

17.XX.080 **Joint or Shared-Use Parking.**

Joint or shared use of required off-street parking facilities may be allowed, provided a Conditional Use Permit is first obtained in compliance with [Chapter 17.XX (Conditional Use Permits)] and the following requirements:

**A. Parking Management Plan.** The Conditional Use Permit application shall be accompanied by a parking management plan that contains requirements listed below and shall be the basis for issuance of the Conditional Use Permit.

1. A comprehensive list of uses by type and area (gross floor area);
2. An analysis of parking demands by uses for morning, midday and evening periods for each 24-hour period, seven days a week;
3. A peak demand calculation by adding the various components together to determine the parking demand. The highest figure represents the minimum number of spaces to be provided;
4. Private parking agreements or easements encumbering required parking.

**B. Findings.** In addition to the findings required for a Conditional Use Permit, the Planning Commission shall make the following findings to approve joint use parking:

1. Adequate parking will be available at all times for employees and customers of the uses affected by the joint use parking plan;
2. Surrounding property owners, residents, and businesses shall not be adversely affected by the joint-use parking plan.

**C. Review of Permit.** A Conditional Use Permit issued in compliance with this Section shall be subject to review, modification, or revocation if any of the following events occur:

1. A substantial change in any of the participating uses occurs; and/or
2. Additional or other users commence legal use of the jointly used facilities or which changes substantially the factors described in the parking management plan which are the basis for the permit.

**E. Off-Site Parking.** The Planning Commission may, by approving a [Conditional Use Permit (Chapter XXX: Conditional Use Permit)] allow some or all required parking to be located on a site different from the use. Such off-site parking shall be within a zone where the use is allowed or conditionally allowed, or within an office, commercial or manufacturing zone. It shall be within 300 feet of the use served and shall not be separated from the use by
any feature that would make pedestrian access inconvenient or hazardous. The site on which the parking is located shall be owned, leased, or otherwise controlled by the party controlling the use.

D. Deed Restriction. A Conditional Use Permit issued in compliance with this Section shall require a recorded deed restriction in the office of the County Recorder. The deed restriction shall include the terms and restrictions of the Conditional Use Permit.

17.XX.090 Residential Parking and Storage Standards.

A. Carports and Garages. Garages and/or carports shall be provided for required parking spaces in residential zones as follows:

1. R-1 Single-Family Residential Zone. In the R-1 zone, required parking spaces for each dwelling unit shall be located in an enclosed garage.

2. R-2 Limited Multiple-Family and R-3 Multiple-Family Residential Zones. In the R-2 and R-3 zones, the following parking standards must be met:
   a. For detached single-family residences, the required parking spaces shall be located in an enclosed garage.
   b. For condominiums, two of the required parking spaces shall be located in a fully enclosed garage space equipped with a functional, automatic garage door opener.
   c. For all other multi-family dwellings, one of the required parking spaces shall be located in a fully enclosed garage space equipped with a functional, automatic garage door opener.

3. Carports or open space parking spaces are allowed for required guest spaces for dwelling units.

4. Any carport must include an enclosed personal storage space within the front, or shorter enclosed portion, of the covered parking space. The dimensions of this space may be included to comply with the outdoor storage requirements for R-2 and R-3 zones established in Section 17.XX.XXX(A) of this Code.

5. On any residentially zoned lot with a single-family dwelling, if an existing garage is legally converted to an Accessory Dwelling Unit, then replacement parking may be provided as either enclosed spaces, in a carport, or as open spaces at approved onsite locations.

6. Covered parking spaces (garages or carports) shall have a minimum interior measurement of 10 feet by 20 feet, clear of any encroachments such as laundry facilities and water heaters, except for tankless water heaters which are mounted a minimum of four feet above a finished floor.

B. Vehicles or Recreational Items. Vehicles or recreational items shall not be parked, stored, or left standing on or upon an outdoor portion of a residentially zoned district or used parcel, except in compliance with the following standards:

1. Vehicle as Residence. Vehicles or recreational items shall not be used either temporarily or permanently for sleeping or living purposes.

2. Location. Vehicles—including recreational vehicles, recreational items, trailers, or utility trailers—shall not project into a public right-of-way or be parked on a parcel as to adversely affect traffic or pedestrian safety by obstructing vision.
3. Front Setback Area and Driveway

a. In a front setback area, all vehicles—including recreational vehicles, recreational items, trailers, and utility trailers—shall be parked or left standing only on a paved driveway and shall not be parked or left standing on another part of the front setback area. See Figure XX (Parking Diagram for Vehicles).

b. In the area between the front setback line and the dwelling unit, including the dwelling's related garage and other accessory structures, vehicle—including recreational vehicles, recreational items, trailers, and utility trailers—shall be parked or left standing only on a driveway unless completely screened from view from the public right-of-way and adjacent property. See Figure XX (Parking Diagram for Vehicles).

c. Vehicles, recreational vehicles, recreational items, trailers, or utility trailers shall not be parked or left standing within five feet of an adjacent property line in a front setback area, except that operable, currently registered automobiles and light-duty, noncommercial trucks not otherwise prohibited from being parked on residential property may be parked or left standing on a driveway located in any front setback area. See Figure XX (Parking Diagram for Vehicles).

d. Detached parts (e.g., camper shells or bodies, racks or jacks, and similar items) shall not be stored on any portion of a front setback area or driveway. These parts may be stored in a front yard behind the front setback line and in the side setback area if screened from view.

e. Driveways shall lead to a garage or carport and shall not exceed the width of the garage or carport or 50 percent of the parcel width at the street, whichever is less. A minimum driveway width of 12 feet is required.

f. A minimum straight, unobstructed, perpendicular backup distance of 24 feet is required behind all 90-degree parking spaces.

g. Only one curb cut, driveway, and driveway apron shall be allowed for each residential parcel unless a Site Development Permit—Minor is approved in accordance with Chapter 17.XX (Site Development Permit). Notwithstanding any other provision of this Code, this requirement only applies to development of a new residential use or renovation of an existing residential use which includes modifications to the existing garage or front yard that occurs after April 15, 2014.

4. Side and Rear Setbacks. Recreational vehicles, recreational items, trailers, or utility trailers not exceeding a total of two in any combination may be parked or left standing on any portion of a side or rear setback area or the area between the setback line and the dwelling unit, including the dwelling’s related garage and other accessory structures, provided that the view to a recreational vehicle, recreational item, trailer, or utility trailer from an observer standing at ground level on an adjoining right-of-way or adjoining property is totally obscured by a wall or similar durable screen not exceeding seven feet in height. Any recreational vehicle, recreational item, trailer, or utility trailer that cannot be totally obscured from view from an adjoining right-of-way or adjoining property in this manner shall also be located a minimum of five feet from all property lines.

Operable, currently registered automobiles and light-duty, noncommercial trucks not otherwise prohibited from being parked on residential property may be parked or left standing on a driveway located in any rear or side setback area or the area between the setback line and the dwelling unit, including the dwelling’s related garage or other accessory structures. See Figure 3-X (Parking Diagram for Vehicles).
5. **Operational Status.** Motor and recreational vehicles on driveways and in front setback areas shall be operational and currently registered (if required).

C. **Commercial Vehicles and Equipment.** Commercial vehicles and equipment shall not be parked, stored, or left standing on or upon an outdoor portion of a residentially zoned district or residentially used parcel, except in compliance with the following standards:

1. Commercial vehicles not more than 22 feet in length nor more than 5,500 pounds unladen weight may be parked on residential properties subject to the same limitations for vehicles including recreational vehicles, trailers, utility trailers, and recreational items contained in this Chapter.

2. Commercial vehicles exceeding 22 feet in length or 5,500 pounds unladen weight shall not be parked upon any portion of a property used or zoned for residential purposes except while delivering or picking up materials used in conjunction with construction on the property for which a City building permit has been obtained or while delivering or picking up merchandise, goods, or wares necessary or incidental to the residential use. Vehicle length shall be the gross distance between the forward edge of the front bumper and the rear edge of the rear bumper.

3. Construction or maintenance equipment used in the conduct of a business or trade (e.g., concrete mixers, insulation blowers, asphalt mixers, and similar equipment) shall not be stored on any unenclosed portion of a property used or zoned for residential purposes. Equipment may be allowed on property used or zoned for residential purposes when used in conjunction with construction or improvements on a property.

17.XX.100 – Residential Condominium Conversion Parking Standards

A. **Development Standards Off-Street Parking.**

1. Buildings converted to condominiums may utilize the parking spaces that exist prior to the conversion only and need not provide additional parking, even if the spaces are not in compliance with the parking requirements and standards established for newly constructed multi-family residential structures in the R-2 and R-3 zones, unless additional or alternative parking spaces exist as determined by City staff.

2. In all other respects, off-street parking requirements and standards shall be governed by the provisions of this Chapter.

17.XX.110 – Development Standards for Exterior Residential Parking Spaces

A. **Parking Space Area.** Each off-street parking space shall consist of an area, together with drives, aisles, turning and maneuvering areas, and have access at all times to a public street or alley. The minimum dimensions of parking spaces and aisles shall be provided in compliance with this Section and the Table 3-XX (Off-Street Parking Dimensions) and Figure 3-XX (Parking Dimensions).

B. **Parking Area Development.** Off-street parking areas shall be constructed and maintained in accordance with the following:

1. Grading and drainage shall be constructed to the specifications of the City engineering staff.
ARTICLE 3: SITE PLANNING AND GENERAL DEVELOPMENT STANDARDS

2. All striping and identification of parking spaces shall be provided in accordance with specifications established by the City Engineer and kept on file in the Development Services Department.

3. Lighting shall be provided in the parking area. Such lighting shall be arranged or shielded so that direct rays do not shine or reflect onto adjacent property or into public rights-of-way.

4. New and reconstructed parking areas and driveways shall be permanently surfaced with cement concrete or other permeable surface over compacted native soil. The required pavement section shall be subject to approval by the City Engineer as appropriate to on-site soil conditions.

C. Compact Spaces. Compact car parking spaces shall not be allowed for required parking.

17.xx.120 – Development Standards for Exterior Parking Spaces in Non-residential and Mixed-Use Zones

A. Parking Space Area. Each off-street parking space shall consist of an area together with drives, aisles, turning and maneuvering areas, and shall have access at all time to a public street or alley or private street. The minimum dimensions of parking spaces and aisles in parking lots shall comply with specifications established by the City Engineer and kept on file in the Development Services Department.

B. Landscaping. Each off-street parking area shall provide an area, or areas, landscaped equivalent to 20 square feet for each parking space. Landscaping shall be provided along the periphery of the parking area and shall consist of trees and plant material. At least one minimum-sized 15-gallon tree shall be provided for every five parking spaces. In addition, one minimum-sized 15-gallon tree minimum shall be provided in the interior portions of the parking area for each 1,500 square feet of parking area. This landscaped area may be included as part of the overall required landscape coverage for a development.

C. Unused Areas. Unused areas resulting from the layout of the parking area shall be landscaped.

D. Irrigation Required. Required landscaped areas shall be provided with a permanent and adequate means of irrigation and shall be adequately maintained.

E. Plans Required. Landscape and irrigation plans, including the type and location of plant materials to be used, shall be subject to the approval of the City Engineer.

F. Parking Area Development. Off-street parking areas shall be constructed and maintained to provide the following:

1. Grading and drainage shall be constructed to the specifications of the City Engineer.

2. Parking spaces in the commercial and industrial districts shall be delineated in accordance with specifications established by the City Engineer and kept on file in the Development Services Department.

3. Wheel stops and/or six-inch concrete curbs shall be required for parking stalls, installed in a manner to prevent vehicles from overhanging into any adjacent landscaped areas.

4. Lighting shall be provided in the parking area and shall be arranged or shielded so that direct rays do not shine or reflect onto adjacent property or into public rights-of-way.
5. New and reconstructed parking areas and driveways shall be permanently surfaced with asphalt concrete, Portland cement, or other acceptable material over compacted native soil. The required pavement section shall be subject to approval by the City Engineer as appropriate to on-site soil conditions.

6. Curbs shall be installed at a minimum of two and one-half feet from face of buildings, walls, fences, or other structures, and landscaping.

7. There shall be a minimum of 10 feet from the first parking space at any driveway leading to a public right-of-way.

G. Compact Spaces. Compact car parking spaces shall not be allowed for required spaces.

17.XX.130 Location of Spaces.

Off-street parking facilities shall be located as required in this Section. Where a distance is specified, the distance shall be measured from the nearest point of the parking facility to the nearest point of the structure or use served by this parking.

A. Single-family and multiple-family unit dwellings and hotel/motel parking shall be located on the parcel occupied by the structure or use to be served.

B. Parking facilities for all uses not specified above shall be located not more than 300 feet from the structure or use served.

C. Mechanical Parking Lifts. In commercial zones, industrial zones, and mixed-use and multi-family developments, mechanical parking lifts may be used to satisfy all or a portion of vehicle parking requirements.

1. Up to 25 percent of the required minimum amount of spaces may be required to be provided as non-mechanical parking for lift systems unable to accommodate a range of vehicles, including trucks, vans, SUVs, and large sedans.

2. Application submittals shall include any information deemed necessary by the Director to determine that parking can adequately and feasibly be provided and that the following performance standards can be met and the following findings for approval can be made:

   a. The use of mechanical lift parking results in superior design and implementation of City goals and policies.

   b. Mechanical lift parking systems shall comply with all development standards including but not limited to height and setback requirements and parking and driveway standards, except for minimum parking stall sizes, which shall be established by lift specifications.

   c. Mechanical parking systems shall be safely operated and maintained in continual operation except for limited periods of maintenance.

3. For proposed mechanical lift systems to be located in an unenclosed space (not in a structure or not in an underground garage), such system shall be screened and shall be subject to review via the Site Development Permit-Minor process where no other discretionary permit is required.
17.XX.140 Loading Requirements.

A. **Required Loading Spaces in Certain Zones.** In the C-O, C-G, P-M, M, and TCMU zones, every new building and every building enlarged by more than 5,000 square feet of gross floor area that is to be occupied by a manufacturing – light establishment; warehousing, storage, and distribution facility; retail sales; eating and drinking establishment; general market; hotel; hospital; funeral parlor and internment service; or other use similarly requiring the receipt or distribution by vehicles or trucks of material or merchandise, shall provide off-street loading and unloading areas as follows:

<table>
<thead>
<tr>
<th>Gross Floor Area of Building</th>
<th>Number of Spaces Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>3,000 sf or less</td>
<td>None</td>
</tr>
<tr>
<td>3,001 to 15,000 sf</td>
<td>1</td>
</tr>
<tr>
<td>15,001 to 40,000 sf</td>
<td>2</td>
</tr>
<tr>
<td>40,001 sf and over</td>
<td>3</td>
</tr>
</tbody>
</table>

B. **Reduction in Number of Loading Spaces Required.** The loading space requirement may be waived by a Minor Modification (Chapter 17.XX. Minor Modifications), if the Director finds that the applicant has satisfactorily demonstrated that, due to the nature of the proposed use, such loading space will not be needed.

C. **Additional Loading Spaces Required.** The required number of loading spaces may be increased to ensure that trucks will not be loaded, unloaded, or stored on public streets. Such requirement shall be based on the anticipated frequency of truck pick-ups and deliveries and of the truck storage requirements of the use for which the onsite loading spaces are required.

D. **Loading Space Location.** All required loading berths shall be located on the same site as the use served. No loading berth for vehicles over two-ton capacity shall be closer than 50 feet to any property in a residential zone unless completely enclosed by building walls, or a uniformly solid fence or wall, or any combination thereof, not less than six feet in height. No permitted or required loading berth shall be located within 25 feet of the nearest point of any street intersection.

E. **Minimum Size.** Each onsite loading space required by this Section shall not be less than 12 feet wide, 20 feet long, and 15 feet high, exclusive of driveways for ingress and egress, maneuvering areas, and setbacks. The minimum size requirement may be modified by Minor Modification (Chapter 17.XX. Minor Modifications), if the Director finds that the applicant has satisfactorily demonstrated that, due to the nature of the proposed use, such size will not be needed.

F. **Driveways for Ingress and Egress and Maneuvering Areas.** Each onsite loading space required by this Section shall be provided with driveways for ingress and egress and maneuvering space of the same type and meeting the same criteria required for onsite parking spaces. Truck maneuvering areas shall not encroach into required parking areas, travelways, or street rights-of-way. This requirement may be modified by Minor Modification (Chapter 17.XX. Minor Modifications), if the Director finds that sufficient space is provided so that truck maneuvering areas will not interfere with traffic and pedestrian circulation.
Chapter 17.38 PERFORMANCE STANDARDS

Sections:

17.38.010 Purpose and Applicability
17.38.020 Fire and Explosive Hazards
17.38.030 Hazardous Materials
17.38.040 Light and Glare
17.38.050 Liquid or Solid Wastes
17.38.060 Odor
17.38.070 Property Maintenance
17.38.080 Radioactive or Electrical Disturbances
17.38.090 Vibration
17.38.100 Smoke

17.38.010 Purpose and Applicability

A. Purpose. This Chapter provides uniform performance standards designed to minimize and mitigate the potential impacts of development within the City and promote compatibility with surrounding areas and land uses.

B. Applicability. The standards in this Chapter shall apply to all uses in all zones, unless a contrary standard is specifically stated in this Chapter.

17.38.020 Fire and Explosive Hazards

Activities involving, and storage of, inflammable and explosive materials shall be provided with adequate safety devices against the hazard of fire and explosion and adequate firefighting and fire-suppression equipment and device standards in industry and as approved by the fire department. Incineration is prohibited throughout the City.

17.38.030 Hazardous Materials

No existing or proposed use, activity, or process or portion thereof shall discharge from any source whatsoever such quantities of odorous gases or other odorous matter which would cause injury to the public or endanger the comfort, repose, health, and safety of any persons, or would cause or have a natural tendency to cause injury or damage to business or property.

17.38.040 Light and Glare

A. Shielding of Light Source. Where the light source is visible from outside the project boundary, shielding shall be required to reduce glare so that neither the light source nor its image from a reflective surface shall be directly visible from a point five feet or more beyond the property line. The requirement shall not apply to traffic safety lighting or public street lighting.

B. Mechanical or Chemical Processes. Light, heat, or glare from mechanical or chemical processes, or from reflective materials used or stored on a site, shall be shielded or modified to prevent emission of light or glare beyond the property line.

C. Sky-Reflected Glare. Sky-reflected glare shall be controlled. Glare will not inconvenience or annoy persons or interfere with the use and enjoyment of nearby property.
**ARTICLE 3: SITE PLANNING AND GENERAL DEVELOPMENT STANDARDS**

17.38.050 Liquid or Solid Wastes

Discharge into a public sewer, private sewage disposal system, or stream or into the ground, of materials of a nature or temperature as can contaminate a water supply, interfere with bacterial processes in offensive elements, is not allowed, except in accord with standards approved by the State Department of Public Health or another governmental agency as shall have jurisdiction of these activities.

17.38.060 Odor

No use or activity shall create noxious odors in any manner so as to be readily detectable beyond the boundaries of the site.

17.38.090 Property Maintenance

**A. Public Nuisance.**

1. **Public Nuisance Defined.** Structures, and the land upon which the structures are located, and vacant land in the City maintained in a condition that results in the following, shall be deemed to be a public nuisance and a violation of this zoning code. A public nuisance:

   a. Is detrimental to the property of others;
   
   b. Is a hazardous, inappropriate, and/or unsightly condition; and/or
   
   c. Causes a reduction in the enjoyment, benefit, or use of adjoining properties.

2. **Nuisances Prohibited.** A person who owns, maintains, or possesses a structure or land in a condition identified in subsection (A)(1) of this Section shall not allow the nuisance condition to exist.

**B. Prohibited Conditions Applicable to All Structures and Properties.** Prohibited conditions applicable to all structures and properties shall include:

1. Neglected or improperly maintained landscaping (e.g., grass, groundcovers, hedges, shrubs, and trees) in conflict with the provisions of Chapter 17.XX (Landscaping). This shall include dead, overgrown in excess of 12 inches in height or weed-infested vegetation; vegetation dying likely to harbor rodents, vermin, insects, or other nuisances; vegetation which overhangs, impedes or obstructs vehicular traffic on a sidewalk, street, or other public right-of-way; and required landscaping removed without proper City approval; and

2. Damaged, dilapidated, and inadequately or improperly maintained signs or other identification or advertising devices or signs related to uses no longer conducted on the subject parcel, except for those identified in subsection (E)(2) (Vacant Nonresidential Structures or Properties), of this Section.

**C. Prohibited Conditions Applicable to Residential Structures and Properties.** Prohibited conditions applicable to residential structures and properties shall include:

1. Debris, junk, trash, or salvaged materials readily visible from a public street, alley, or adjoining property;

2. Garbage, trash, or refuse bins, boxes, cans, or other containers stored for more than 24 hours on the public right-of-way or within the required front or street side setbacks;
3. Abandoned, discarded, or unused cabinets, freezers, furniture, refrigerators, sinks, stoves, toilets, or other household fixtures or equipment that are visible at ground level from a public street, alley, or adjoining property;

4. Construction equipment or machinery parked or stored on a residential property when the equipment is visible to the general public, except while construction, demolition, or excavation operations covered by an active building permit are in effect on the subject, or immediately adjoining property;

5. Other conditions related to fences, structures, or walls that are in need of correction, repair, or adequate and proper maintenance, including the existence of broken windows, graffiti, physical damage or general dilapidation, and surface(s) in need of paint, stain, varnish, or similar coating; and

6. Clothing, laundry, linens, rugs, towels, and other similar materials hung on balconies, fences, open windows, railings, shrubbery, trees, or walks in the front or side yard or visible from the public right-of-way; and

7. Accumulation of animal waste.

D. Prohibited Conditions Applicable to Occupied Nonresidential Structures or Properties. Prohibited conditions applicable to occupied nonresidential structures of properties shall include:

1. Construction, debris, junk, trash, salvaged materials, or waste materials located anywhere on the property, except in approved solid waste storage or pickup areas;

2. Damaged, dilapidated, and inadequately or improperly maintained structures left in a state of partial completion and not covered by an active building permit;

3. Garbage, trash, or refuse bins, boxes, cans, or other containers stored for more than 24 hours before pickup or after pickup on the right-of-way or within the required front or street side setbacks;

4. Business activities, including manufacturing and the sale and storage of merchandise or materials, not conducted entirely within a totally enclosed structure, except as allowed by Section 17.xxx.xxx (Outdoor Storage);

5. Other conditions related to fences, structures, or walls that are in need of correction, repair, or adequate and proper maintenance, including the existence of broken windows, graffiti, physical damage or general dilapidation, and surfaces in need of paint, stain, varnish, or similar coating.

E. Prohibited Conditions Applicable to Vacant Nonresidential Structures or Properties. Prohibited conditions applicable to vacant nonresidential structures or properties shall include:

1. Property maintenance requirements for vacant nonresidential structures or premises shall be the same as for occupied nonresidential structures or properties described in subsection D of this Section, where applicable, along with additional requirements described in subsection (E)(2) of this Section.

2. Damaged, dilapidated, or inadequately or improperly maintained signs or other identification or advertising devices or signs related to uses no longer conducted on the subject parcel.

3. Discarded lumber, junk, trash, construction debris, salvaged materials, or waste materials located anywhere on the vacant property;
ARTICLE 3: SITE PLANNING AND GENERAL DEVELOPMENT STANDARDS

4. Vehicles, including automobiles, boats, camper shells, construction equipment, mobile homes, motor homes, trailers, and trucks, regardless of condition or capability of self-powered movement, parked or stored on vacant private property, except as allowed by other provisions of this subsection or the City’s building code; or

5. Abandoned, discarded, stored, or unused business, household, or industrial equipment, fixtures, furniture, or materials located anywhere on the vacant property.


17.38.100 Radioactive or Electrical Disturbances.

Devices that radiate radio-frequency energy shall be operated so as not to cause interference with an activity carried on beyond the boundary line of the property upon which the device is located. Further, no radiation shall be emitted in quantities that are dangerous to humans.

17.38.110 Vibration.

Vibration that causes a noticeable tremor, measurable without instruments at the parcel line shall not be allowed.

17.38.120 Smoke.

No existing or proposed use, activity, or process or portion thereof shall from any source whatsoever discharge smoke or other particulate matter into the atmosphere, except as may be allowed by the South Coast Air Quality Management District.
Chapter 17.40 SIGNS

Sections:

17.40.010 Purpose
17.40.020 Applicability
17.40.030 Exempt Signs
17.40.040 Prohibited Signs
17.40.050 General Requirements for All Signs
17.40.060 Digital Sign Standards
17.40.070 Rules for Sign Measurement
17.40.080 Regulations for Permitted Signs by Zone
17.40.090 Transit Advertising Shelters within a Public Right-of-Way
17.40.100 Planned Sign Program
17.40.110 Temporary Signs
17.40.120 Signs of Special Significance
17.40.130 Nonconforming Signs
17.40.140 Abatement of Unsafe and Unauthorized Signs

17.35.010 Purpose

A. This Chapter provides a reasonable system for the regulation of the location, size, type, content, illumination, and number of signs, with the goal of enhancing the quality of the City’s visual appearance.

B. The intent of this Chapter is to:

1. Recognize that the primary purpose of signage is to identify, locate, and encourage businesses and events;
2. Provide a balance between the City’s economic needs and protecting the visual appearance of the community’s character;
3. Eliminate potential traffic and safety hazards to motorists and pedestrians;
4. Preserve and maintain the attractiveness of the community and enhance the character of the City as a desirable place to live, work, play, and visit;
5. Promote the public health, safety, and general welfare of the residents and business community of the City through a quality sign ordinance;
6. Protect public and private investments in structures and open spaces;
7. Create an attractive and pleasing atmosphere for nonresidents who come to visit or to trade; and
8. Provide clear and unambiguous sign standards that enable fair and consistent enforcement.
ARTICLE 3: SITE PLANNING AND GENERAL DEVELOPMENT STANDARDS

17.35.020 Applicability.

The requirements and development standards in this Chapter shall apply to all zones in the City. Only signs authorized by this Chapter shall be allowed in that zone unless otherwise expressly provided in this Chapter.

17.35.030 Permit Requirements.

A. Permits Required.

1. Except as otherwise specifically provided in this Chapter, signs shall not be erected, re-erected, constructed, or altered until a sign permit for it has been issued by the Development Services Department, or until a Conditional Use Permit has been granted by the Planning Commission in instances in which a Conditional Use Permit is required.

2. A separate permit shall be required for each sign or group of signs in one location. In addition to the requirements identified in this Section, applicable building and electrical permits shall be obtained in compliance with the Uniform Building Code and the Uniform Electrical Code.

B. Permit Application. Applications for sign permits shall be made in writing upon forms provided by the Department. The application shall be signed by the owner of the property or property manager where the sign is to be located. The sign permit application shall include all information specified on the application form. A sign permit and plan check fee for each sign permit shall be paid before the issuance of a sign permit. Permit fees shall be established by a resolution of the council.

C. Issuance of Sign Permit. The Director or designee shall determine whether the proposed sign and related discretionary approvals with respect to sign area, construction, location, color, and materials conform to applicable City regulations and the provisions of this Chapter. In considering a sign permit application, the factors noted below shall be used in determining whether a submitted sign proposal furthers the intent and purpose established by this Chapter and may or may not be allowed:

1. The proposed sign will be legible under normal viewing conditions, based on its location and the design of its visual content;

2. The proposed sign will not obscure from view or detract from existing signs based on its location, shape, height, color, placement, and the proximity of the proposed sign to adjacent properties and surroundings;

3. The proposed structure, sign, or display will be constructed so that it will not constitute a hazard to the public.

17.35.040 Exempt Signs.

A. Sign permits shall not be required for exempt signs. The provisions and regulations of this Chapter shall not apply to the following exempt signs, nor shall the area of these signs be counted toward the maximum allowable sign area for any premises or use. However, if a building permit is required in compliance with the Uniform Building Code, appropriate building permits shall be secured before the construction of any such exempt sign.

1. Nameplates, directional, or informational signs, (e.g., “no trespassing,” “no parking”) and other warning signs, or signs intended for public convenience, provided that any such individual sign does not exceed three square feet in area, is no taller than six feet, is intended solely for directional or informational purposes, and is located entirely on the residential or business premises.
2. Interior signs located in a manner so that they are not to be visible (meaning capable of being seen, regardless of actually being read) outside the building or structure where the sign is located.

3. Window signs not exceeding 25 percent of the aggregate window area on which they are affixed or viewed from.

4. Signs exclusively regulated by the State; traffic, directional, warning, or informational signs required by any public body; signs required by law; railroad crossing signs; legal notices; and emergency or danger notices.

5. Signs used for the sole purpose of advertising a property for sale, lease, or rental, provided that:
   a. The signs are posted on the subject private property only.
   b. Signs shall not be permanent in nature and shall only be allowed for the time the subject property or structure is available for sale, lease, or rent.
   c. Property with residential units for sale, lease, or rent may have one sign per street frontage erected solely for the purpose of advertising that property for sale, rent, or lease. The sign area shall not exceed the following dimensions:
      i. Single-family residential use: six square feet in area and five feet in height
      ii. Multiple-family residential use: 32 square feet in area and eight feet in height
   d. Developed or undeveloped land for sale in nonresidential zones may have one such sign per street frontage. More than one sign may be allowed for parcels with street frontages greater than 250 linear feet. Minimum distances between signs shall be 250 linear feet. These signs are limited to 32 square feet in area and eight feet in height.
   e. Signs shall be maintained in a clean, orderly fashion and shall be removed upon the close of escrow or when the rental or lease has been accomplished, whichever occurs first.

6. The flag of the United States of America, State of California, the City, or corporate flag, provided that not more than three flags are displayed on any one site. Flags shall be maintained and displayed in a state of good repair and in compliance with appropriate protocol.

7. Memorial signs on tablets or plaques, including names of structures or sites, and dates of erection when cut into or attached to the surface or the facade of the building and which the Director deems to be a memorial sign.

8. Holiday decorations commonly associated with national or religious holidays, provided such decorations are displayed for a period not exceeding 30 consecutive calendar days and a maximum of 60 cumulative days per calendar year. Decorations shall be displayed in compliance with City fire and other safety codes.

9. Signs erected on private property for the purpose of announcing a garage sale. Such signs shall be removed on the final day of the sale. The maximum number of days such signs may be posted is three days every calendar year.

10. On a site for which an active building permit has been issued, one sign may be erected for the purpose of displaying information about the project under construction. In the R-1 zone, the sign shall not exceed six
ARTICLE 3: SITE PLANNING AND GENERAL DEVELOPMENT STANDARDS

square feet in area and five feet in height. In all other zones, the sign shall not exceed 32 square feet in area and six feet in height.

11. Temporary signs displaying noncommercial messages shall not require a Temporary Sign Permit, provided such signs comply with the following:

a. No individual such sign shall exceed an area of 24 square feet and a height of eight feet.

b. No such sign shall be placed within or on, nor extend over, any public right-of-way, public property, public easement, or public utility pole. The City shall have the authority to assess a charge against the identified responsible party for the cost incurred in the removal pursuant to subparagraph f, below.

c. Permission of the property owner shall be required for placing such signs on private property.

d. For any such sign associated with a specific event, such sign shall be erected no more than 60 days prior to the event and shall be removed within seven calendar days of the conclusion of the event.

e. If the Director finds that any temporary noncommercial message sign has been posted or is being maintained in violation of the provisions of this subsection, or has not been removed as required following the conclusion of an event, the person(s) responsible for the sign(s) shall be given notice to remove the sign(s) within 24 hours from the time of the notice. The notice shall include a brief statement of the reasons for requiring removal. If the person receiving the notification fails to correct the violation or remove the sign(s), the Director may cause the sign(s) to be removed without further notice. If the owner of the sign cannot in good faith be located within a reasonable time, the sign shall be deemed abandoned. The Director may cause the abandoned signs and signs which constitute an immediate peril to persons or property to be removed summarily and without prior notice. The City shall have the authority to assess a charge against the identified responsible party posting or placing signs in violation of this subsection for the cost incurred in the removal.

B. Sign permits shall not be required in the following situations:

1. The changing of advertising copy or messages on announcement or bulletin boards and similar signs erected in conformance with this Chapter, specifically designed for the use of replaceable or changeable copy, unless electrical alterations are made.

2. Repainting with existing colors and cleaning of a sign or advertising structure, unless a change in structure size, height, location, or paint color is made.

17.35.050 Prohibited Signs.

Signs that are not expressly allowed in this Chapter shall be expressly prohibited, including those listed below.

A. Signs not Specifically Allowed or Illegally Erected. A sign, sign structure, or advertising device that is not specifically allowed by the zone regulations in which the sign is located, or which may have been erected in violation of the laws in effect at time of erection, is prohibited.

B. Signs Constituting a Traffic Hazard. Persons shall not install or maintain or cause to be installed or maintained a sign which simulates or imitates in size, color, lettering or design a traffic sign or signal, or which makes use of the words “stop, look, danger,” or other words, phrases, symbols or characters that interfere with, mislead, or confuse vehicular or pedestrian traffic.
C. Signs on or Projection over a Public Property or Right-of-Way. Signs on a public property or anywhere on a public right-of-way are prohibited. Projecting signs shall not extend over or into a public right-of-way, except as may otherwise be permitted in this Chapter.

D. Signs on Doors, Windows, or Fire Escapes. Signs shall not be installed, relocated, or maintained in any manner that prevents free ingress to or egress from any door, window, or fire escape. Signs of any kind shall not be attached to a stand pipe or fire escape, except those signs as required by other adopted codes.

E. Animated or Moving Signs. Signs consisting of any moving, swinging, rotating, flashing, blinking, indexing, scintillating, fluctuating, or otherwise animated light are prohibited, except for time and temperature displays and permitted LED signs.

F. Offsite Outdoor Advertising Signs (Billboards). Installed for the purpose of advertising a project, event, person, or subject not related to the premises upon which the sign is located is prohibited.

G. Vehicle Signs. Signs located on or affixed to trucks, automobiles, trailers, or other vehicles which advertise, identify, or provide direction to a use or activity not related to or being used for the bona fide deliveries or sales of merchandise or rendering of services from vehicles are prohibited.

H. Signs Blocking the Visibility of Other Signs. Signs shall not be placed that obscure visibility of signs on adjacent properties.

I. Inflatable Devices. Persons shall not anchor, tie, or secure an inflatable device to or on the ground or a structure and cause the inflatable device to fly, float, or remain suspended in the airspace over business premises or a part of the City as a sign or for the purpose of attracting or drawing the public to the property for commercial purposes. For the purposes of this subsection, other shapes capable of being inflated with air, helium, or other gaseous matter are prohibited.

J. Portable Signs. Portable signs including, but not limited to, animals, human beings, A-frames, and those of a similar nature.

K. Roof signs. Any sign wholly mounted on a roof above the roof eave line shall be prohibited.

L. Audible Signs. Any sign which emits audible sounds shall be prohibited.

17.35.060 General Requirements for All Signs.

A. Sign Message and Substitution. Any sign may contain commercial and/or noncommercial message. Subject to the property owner’s consent, a constitutionally protected noncommercial message of any type may be substituted in whole or in part for the message displayed on any sign for which the sign structure or mounting device is authorized in compliance with this Chapter, without consideration of message content. This substitution of copy may be made without any additional approval or permitting. The purpose of this provision is to prevent any inadvertent favoring of commercial speech over noncommercial speech or favoring of any particular noncommercial message over any other noncommercial message. This provision prevails over any more specific provision to the contrary. In addition, any on-site commercial message may be substituted, in whole or in part, for any other on-site commercial message, provided that the sign structure or mounting device is authorized in compliance with this Chapter, as determined by the Development Services Director, without consideration of message content.
This provision does not create a right to increase the total number of signs on a parcel, lot, or land use; does not affect the requirement that a sign structure or mounting device be properly permitted; does not allow a change in the physical structure of a sign or its mounting device or location; and does not authorize the conversion of an existing sign to a billboard.

B. **Content Neutrality.** It is the City’s policy to regulate signs in a constitutional manner that is content neutral with respect to both noncommercial and commercial messages. For the purposes of this Chapter, a content-neutral regulation is a so-called “time, place, or manner” regulation, which, as the name suggests, does no more than place limits on when, where, and how a message may be displayed or conveyed.

C. **Sign Removal or Replacement.** When a sign is removed, all brackets, poles, and other structural elements that supported the sign shall also be removed, and any electrical components shall be removed and/or capped, and any resulting holes filled. Affected building surfaces shall be restored to match the adjacent portion of the building.

D. **Materials and Mounting Required.**

1. **Materials.** Signs shall be made of sturdy, durable materials capable of withstanding weathering over the life of the sign with reasonable maintenance. Paper, fabric, cardboard, plywood, and other materials subject to rapid deterioration may only be used for temporary signs or as permitted awning signs.

2. **Mounting Required.** All permanent signs shall be firmly anchored, shall comply with all requirements for public safety, and shall satisfy all applicable safety codes and all other applicable governmental enactments, rules, regulations, or policies.

3. **Quality Design.** All permanent signs shall be designed by professionals (e.g., architects, building designers, landscape architects, interior designers, or those whose principal business is the design, manufacture, or sale of signs), or others who, in the opinion of the Director based on presented evidence, are capable of producing professional results.

4. **Quality Construction.** All permanent signs shall be constructed by persons whose principal business is building construction or a related trade, including sign manufacturing and installation businesses or others who, in the opinion of the Director based on presented evidence, are capable of producing professional results. The intent is to ensure public safety, achieve signs of careful construction, neat and readable copy, and durability to reduce maintenance costs and prevent dilapidation.

E. **Sign illumination:** The following standards shall apply to all illuminated signs:

1. **Shielding.** Sign illumination shall not interfere with the use and enjoyment of adjacent properties, create a public nuisance, or create public safety hazards. Exterior light sources shall be shielded from view and directed to illuminate only the sign face.

2. **Illumination.** Signs may be internally or externally illuminated.

3. **Residential Properties in Direct Line of Sight.** The light from an illuminated sign shall not be of an intensity or brightness or directed in a manner that will negatively impact residential properties in direct line of sight to the sign.

4. **Colored Lights.** Colored lights shall not be used at a location or in a manner to be confused or construed as traffic control devices.
5. **Bulb Face Exposure.** Reflective-type bulbs and incandescent lamps that exceed 15 watts shall not be used on the exterior surface of signs so that the face of the bulb or lamp is exposed to a public right-of-way or adjacent property, unless approved by the Director. This provision does not apply to light-emitting diode (LED) signs.

6. **Energy Efficiency.** Light sources shall utilize energy-efficient fixtures to the greatest extent possible.

7. **No Flashing.** Lights illuminating signs shall not flash, blink, flutter, include intermittent or chasing lights, or provide any illumination that is in motion or appears to be in motion. With regard to digital signs, see Section XXX (Digital Sign Standards).

F. **Sign Maintenance.** All signs and associated supporting structures shall be maintained in good condition, without rips, tears, and similar damage.

G. **Deteriorated Signs.** Any sign or sign structure that is sagging, leaning, fallen, decayed, broken, deteriorated, missing or has inoperative lights, or is in an otherwise dilapidated condition shall be promptly repaired, to the satisfaction of the Director, or removed.

H. **Maintenance Standards.** All parts, portions, units, and materials composing a sign, together with the frame, background, surface, support, or enclosure, shall be maintained in a safe condition, painted, and adequately protected from weathering with all braces, bolts, and structural parts, supporting frames, and fastenings reasonably free from deterioration, rot, rust, and loosening so that they do not create a hazard to persons or property or constitute a nuisance.

17.35.070 **Digital Sign Standards.**

Digital signs shall be allowed as freestanding permanent signs and as window signs in the C-O, C-G, and TCMU zones subject to the following standards:

A. **No Flashing.** Digital signs shall not flash, blink, flutter, include intermittent or chasing lights, or display video messages (i.e., any illumination or message that is in motion or appears to be in motion).

B. **Display Change.** Digital signs may display changing messages, provided that each message is displayed for no fewer than eight consecutive seconds. The transition or blank screen time between one display message and the next shall not exceed one second.

C. **Night-time Brightness.**

1. Night-time brightness shall be measured with an illuminance meter set to measure foot-candles accurate to at least two decimals. Illuminance shall be measured with the electronic message off, and again with the electronic message displaying a white image for a full color-capable electronic message or a solid message for a single-color electronic message.

2. All measurements shall be taken perpendicular to the face of the electronic message at the following distance:

\[
\text{Measurement Distance} = \sqrt{\text{Area of Sign Sq. Ft.} \times 100}
\]

The difference between the off and solid message measurements shall not exceed 0.3 foot-candles at night.
D. Ambient Light Sensor. Digital signs shall be equipped with a sensor or other device that automatically determines the ambient illumination and programmed to automatically dim according to ambient light conditions (e.g., photocell technology), or that can be adjusted to comply with the 0.3 foot-candle requirement.

E. Turn Off. Digital signs located within 500 feet and in a direct line of sight of a residentially zoned property shall be turned off daily at the close of business, or at such a time as specified by the Development Services Director, and in no case shall be permitted to be turned on between the hours of 2:00 AM and 6:00 AM.

F. Sign Types. Awning, canopy, and driveway/onsite directional signs shall not include digital copy.

G. Certification of Compliance. The owner of any digital sign shall arrange for certification by an independent contractor showing compliance with brightness standards.

17.35.080 Rules for Sign Measurement.

A. Measuring Sign Height. The height of a sign shall be measured from the highest part of the sign, including any decorative features, to the height of the adjoining grade directly beneath the sign.

B. Measuring Sign Clearance. Sign clearance shall be measured as the smallest vertical distance between finished grade and the lowest point of the sign, including any framework or other embellishments.

C. Measuring Building Frontage. Building frontage is the building facade that directly abuts a public street, private street, parking lot driveway, or parking spaces. For buildings with two or more frontages, the length of the wall and allowable sign area shall be calculated separately for each building frontage.

D. Calculating Sign Area: General. Supporting structures such as sign bases and columns are not included in the sign area, provided that they contain no lettering or graphics except for addresses or required tags. See Figure X.

E. Calculating Sign Area: Single-Faced Signs (Four Sides or Fewer). For sign faces with four or fewer sides, sign area shall include the entire area within a single continuous perimeter composed of one triangle, square, or rectangle (consisting of no more than four corners) that enclose the extreme limits of all sign elements, including but not limited to sign structures or borders, written copy, logos, symbols, illustrations, and color. See Figure X.
D. **Calculating Sign Area: Single-Faced Signs (Five Sides or More).** For sign faces with five or more sides, sign area shall include the entire area within a single continuous perimeter composed of squares or rectangles (consisting of horizontal and vertical lines and no more than 12 corners) that enclose the extreme limits of all sign elements, including, but not limited to, sign structures or borders, written copy, logos, symbols, illustrations, and color. See Figure 19.045.030.N.6.

E. **Calculating Sign Area: Double-Faced Signs.** Only one face of a double-faced sign shall be counted in computing the permitted area of the sign. Double-faced (back-to-back) signs shall be regarded as a single sign when the sign is mounted on a single structure and the distance between each sign face does not exceed two feet at any point. Where two faces of a double-faced sign are located more than two feet from one another at any point, both sign faces shall be counted toward sign area. Where the two faces are not equal in size, the larger sign face shall be used.

F. **Calculating Sign Area: Multi-Faced Signs.** On a three-faced sign, the combined sum of the area of two faces (the largest and smallest face) shall be counted in computing the permitted area of the sign.

G. **Calculating Sign Area: Three-Dimensional Signs.** On spherical, free-form, sculptural, or other non-planar signs, sign area equivalent to 50 percent of the sum of the areas using only the four vertical sides of the smallest cube that will encompass the sign structure, as shown in Figure X, shall be counted in computing the permitted area of the sign.
17.35.090. Regulations for Permitted Signs by Zone.

Tables XX through XX, inclusive, identify the signs allowed in each zone. In addition to the regulations set forth in the tables, signs shall comply with other provisions of this Chapter, except for those signs specifically addressed in Section 17.35.0X0 (Exempt Signs) and approved Planned Sign Programs. Where a contradiction in regulations exists, the more restrictive standard shall apply. In addition to the listed requirements, each sign shall comply with the requirements detailed in each specific zone and other applicable City standards and ordinances.

### TABLE XX: SIGNS ALLOWED IN R-1, R-2, R-3, AND MH ZONES

<table>
<thead>
<tr>
<th>Allowed Sign Types</th>
<th>Maximum Number</th>
<th>Maximum Sign Area</th>
<th>Maximum Sign Height</th>
<th>Illumination Allowed?</th>
<th>Additional Regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Single Family Residential Subdivision Development</td>
<td>1 per street frontage or 1 on each side of main neighborhood entrance</td>
<td>1 square foot per linear foot of street frontage; maximum 50 square feet</td>
<td>6 ft</td>
<td>External illumination only</td>
<td>Permitted only at major entrances to projects or neighborhoods. Maintenance responsibility shall be assigned to community association. Digital signs not permitted.</td>
</tr>
<tr>
<td>a. Monument or Wall</td>
<td>1 per street frontage or 1 on each side of main neighborhood entrance</td>
<td>1 square foot per linear foot of street frontage; maximum 50 square feet</td>
<td>6 ft</td>
<td>External illumination only</td>
<td>Permitted only at major entrances to projects or neighborhoods. Maintenance responsibility shall be assigned to community association. Digital signs not permitted.</td>
</tr>
<tr>
<td>2. Institutional and Places of Assembly Uses in Residential Zones</td>
<td>1 per major entrance</td>
<td>30 sf per sign</td>
<td>6 ft</td>
<td>Permitted</td>
<td>Changeable copy sign permitted</td>
</tr>
<tr>
<td>a. Monument</td>
<td>1 per major entrance</td>
<td>30 sf per sign</td>
<td>6 ft</td>
<td>Permitted</td>
<td>Changeable copy sign permitted</td>
</tr>
<tr>
<td>b. Wall</td>
<td>1 per street frontage</td>
<td>24 sf per sign</td>
<td>Must be below eave line</td>
<td>Permitted</td>
<td></td>
</tr>
<tr>
<td>3. Multiple Family and Mobile Home Developments in R-2, R-3, and M-H Zones</td>
<td>1 per street frontage or 1 on each side of main entrance</td>
<td>Aggregate sign area: 1 square foot per linear foot of street frontage, not to exceed 32 square feet total</td>
<td>Must be below eave line</td>
<td>Permitted</td>
<td>Only a wall sign or a monument sign shall be permitted.</td>
</tr>
</tbody>
</table>
### TABLE XX: SIGNS ALLOWED IN R-1, R-2, R-3, AND MH ZONES

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<th>Illumination Allowed?</th>
<th>Additional Regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td>b. Monument</td>
<td>1 per street frontage or 1 on each side of main entrance</td>
<td>Aggregate sign area: 1 square foot per linear foot of street frontage, not to exceed 32 square feet total</td>
<td>Permitted</td>
<td>Only a wall sign or a monument sign shall be permitted.</td>
<td></td>
</tr>
<tr>
<td>c. Sign Provided for Sole Purpose of Identifying Tenants</td>
<td>1 sign total</td>
<td>10 square feet</td>
<td>N/A</td>
<td>Permitted</td>
<td>Sign must be located near main building entrance and oriented to pedestrians.</td>
</tr>
</tbody>
</table>

### TABLE XX: CO, CG, P-M, AND TCMU ZONES – KATELLA AVENUE AND LOS ALAMITOS AVENUE

#### 1. Single Tenant Sites

<table>
<thead>
<tr>
<th>Allowed Sign Types</th>
<th>Maximum Number</th>
<th>Maximum Sign Area</th>
<th>Maximum Sign Height</th>
<th>Illumination Allowed?</th>
<th>Additional Regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Freestanding</td>
<td>1 per parcel or street frontage</td>
<td>1 square foot per linear foot of parcel street frontage, not to exceed 50 square feet</td>
<td>Permitted</td>
<td>a. Signs shall be placed within a landscaped planter or private parkway.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>C-O: 8 feet</td>
<td></td>
<td></td>
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<tr>
<td></td>
<td></td>
<td></td>
<td>C-G:</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Pylon – 20 feet</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Monument - 8 feet</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>P-M: 15 feet</td>
<td></td>
<td></td>
</tr>
<tr>
<td>b. Wall, Canopy, Under Canopy, Projecting</td>
<td>Multiple signs are permitted but shall not exceed the aggregate maximum area permitted for wall signs based on linear building feet.</td>
<td>1 square foot of sign area per linear foot of building on a public right-of-way</td>
<td>Permitted</td>
<td>Signs shall be affixed to a permanent wall.</td>
<td></td>
</tr>
<tr>
<td>c. Awning</td>
<td>1 per awning</td>
<td>1/2 square foot of sign area per linear foot of building on a public right-of-way</td>
<td>No</td>
<td></td>
<td></td>
</tr>
<tr>
<td>d. Menu Board (for permitted drive-through businesses only)</td>
<td>2 per business or as approved as part of a Planned Sign Program</td>
<td>48 square feet aggregated for all menu boards</td>
<td>6 feet</td>
<td>Permitted</td>
<td>a. Menu board signs shall be approved as part of a Planned Sign Program.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>b. Signs shall be oriented and located in a manner</td>
<td></td>
</tr>
</tbody>
</table>
TABLE XX: CO, CG, P-M, AND TCMU ZONES – KATELLA AVENUE AND LOS ALAMITOS AVENUE

<table>
<thead>
<tr>
<th>Allowed Sign Types</th>
<th>Maximum Number</th>
<th>Maximum Sign Area</th>
<th>Maximum Sign Height</th>
<th>Illumination Allowed?</th>
<th>Additional Regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>that limits visibility from a public right-of-way.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>c. Audible or noise-producing signs shall not exceed the standards in Chapter 17 XX (Noise).</td>
</tr>
</tbody>
</table>

2. Multiple Tenant Sites – Planned Sign Permit Required

a. Freestanding (Center Identification Sign)

- 1 per parcel or street frontage
- Maximum 1 square foot per linear foot of parcel street frontage, not to exceed 50 square feet total
- C-O: 8 feet
- C-G: Pylon – 20 feet
- Monument - 8 feet
- P-M: 15 feet
- Permitted

b. Wall, Canopy, Under Canopy, Projecting

- Multiple signs are permitted but shall not exceed the aggregate area permitted for wall signs.
- 1 square foot of sign area per linear foot of building on a public right-of-way, not to exceed 24 square feet per tenant
- Below the eave line
- Permitted

  - a. Signs shall be placed within a landscaped planter or private parkway.
  - b. Where a parcel has more than 1 street frontage, 1 additional sign is permitted on the additional frontage. Signs shall be separated by 100 or more linear feet.

  - In the P-M zone, for industrial buildings over 50,000 square feet in size, up to 48 square feet total sign area is permitted.

b. Awning

- 1 per awning
- 1/2 square foot of sign area on an awning per linear foot of building on a public right-of-way
- Shall be located only on the front of the awning and shall be wholly contained within the awning face
- No

  - a. Menu board signs shall be approved as part of a Planned Sign Program.
  - b. Signs shall be oriented and located in a manner that limits visibility from a public right-of-way.
  - c. Audible or noise-producing signs shall not exceed the standards in Chapter 17 XX (Noise).

  - d. Menu Board (for permitted drive-through businesses only)

- 2 per business or as approved as part of a Planned Sign Program
- Maximum 48 square feet aggregated for all menu boards
- 6 feet
- Permitted
### TABLE XX: CO, CG, P-M, AND TCMU ZONES – KATELLA AVENUE AND LOS ALAMITOS AVENUE

<table>
<thead>
<tr>
<th>Allowed Sign Types</th>
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<th>Additional Regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td>e. Business Directory for Multiple Tenants</td>
<td>1 per site</td>
<td>24 square feet</td>
<td>Freestanding – 6 feet Wall – Below the eave line</td>
<td>Permitted</td>
<td>Signs shall be oriented and located in a manner that limits visibility from a public right-of-way.</td>
</tr>
</tbody>
</table>

### TABLE XX: CO, CG, P-M, AND TCMU ZONES – NON-ARTERIAL ROADWAYS

#### 1. Single Tenant Sites

<table>
<thead>
<tr>
<th>Allowed Sign Types</th>
<th>Maximum Number</th>
<th>Maximum Sign Area</th>
<th>Maximum Sign Height</th>
<th>Illumination Allowed?</th>
<th>Additional Regulations</th>
</tr>
</thead>
</table>
| a. Freestanding    | 1 per parcel or street frontage | 1 square foot per linear foot of parcel street frontage, not to exceed 32 square feet | C-O: 8 feet C-G: 8 feet P-M: 8 feet | Permitted | a. Signs shall be placed within a landscaped planter or private parkway.  
b. Where a parcel has more than 1 street frontage, 1 additional sign is permitted on the additional frontage. Signs shall be separated by 100 or more linear feet. |
| b. Wall, Canopy, Under Canopy, Projecting | Multiple signs are permitted but shall not exceed the aggregate area permitted for wall signs. | 1 square foot of sign area per linear foot of building on a public right-of-way, not to exceed 24 square feet | Shall be located below the eave line | Permitted | Signs shall be affixed to a permanent wall. |
| c. Menu Board (for permitted drive-through businesses only) | 2 per business or as approved as part of a Planned Sign Program | 48 square feet aggregated for all menu boards | 6 feet | Permitted | a. Menu board signs shall be approved as part of a Planned Sign Program.  
b. Signs shall be oriented and located in a manner that limits visibility from a public right-of-way.  
c. Audible or noise-producing signs shall not exceed the standards in Chapter 17.XX (Noise). |
## TABLE XX: CO, CG, P-M, AND TCMU ZONES – NON-ARTERIAL ROADWAYS

<table>
<thead>
<tr>
<th>Allowed Sign Types</th>
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<th>Additional Regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td>2. Multiple Tenant Sites – Planned Sign Permit Required</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
| a. Freestanding (Center Identification Sign) | 1 per parcel or street frontage | 1 square foot per linear foot of parcel street frontage, not to exceed 50 square feet total | C-O: 8 feet | Permitted | a. Signs shall be placed within a landscaped planter or private parkway. 
b. Where a parcel has more than 1 street frontage and more than 1 sign is proposed, signs shall be separated by 100 or more linear feet. |
| | | | C-G: 8 feet | | |
| | | | P-M: 8 feet | | |
| b. Wall, Canopy, Under Canopy, Projecting | Multiple signs are permitted but shall not exceed the aggregate area permitted for wall signs. | 1 square foot of sign area per linear foot of building on a public right-of-way, not to exceed 24 square feet per tenant | Below the eave line | Permitted | a. Signs shall be affixed to a permanent wall. 
b. Where individual buildings are located in a row perpendicular to a front property line, each building or tenant space to the rear of the building frontage may have wall signs affixed to the building side closest to the street. Aggregate area shall not exceed 1/2 square foot of area per linear frontage of the buildings or tenant lease, whichever is less. |
| c. Menu Board (for permitted drive-through businesses only) | 2 per business or as approved as part of a Planned Sign Program | 48 square feet aggregated for all menu boards | 6 feet | Permitted | a. Menu board signs shall be approved as part of a Planned Sign Program. 
b. Signs shall be oriented and located in a manner that limits visibility from a public right-of-way. 
c. Audible or noise-producing signs shall not exceed the standards in Chapter 17.XX (Noise). |
| d. Business Directory for Multiple Tenants | 1 per site | 24 square feet | Freestanding – 6 feet Wall – Below the eave line | Permitted | Signs shall be oriented and located in a manner that limits visibility from a public right-of-way. |
### TABLE 19.XX: CF AND OA ZONES

<table>
<thead>
<tr>
<th>Allowed Sign Types</th>
<th>Maximum Number</th>
<th>Maximum Sign Area</th>
<th>Maximum Sign Height</th>
<th>Illumination Allowed?</th>
<th>Additional Regulations</th>
</tr>
</thead>
</table>
| a. Freestanding    | 1 per parcel or street frontage | 1 per linear foot of street frontage | 10 feet | Permitted | a. Signs shall be placed within a landscaped planter.  
b. Additional signage may be permitted subject to a Planned Sign Program (i.e., booster signs for sports fields).  
c. Freestanding signs shall be of a monument type.  
d. If more than 2 of any kind of signs are proposed, a Planned Sign Program shall be required. |
| b. Wall            | 1 per use or building frontage | 1 square foot per linear foot of building frontage, not to exceed 24 square feet total | Below eave line | Permitted | If more than 2 of any kind of signs are proposed, a Planned Sign Program shall be required. |

### TABLE XX: SERVICE STATION PERMANENT SIGNS

<table>
<thead>
<tr>
<th>Allowed Sign Types</th>
<th>Maximum Number</th>
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<th>Maximum Sign Height</th>
<th>Illumination Allowed?</th>
<th>Additional Regulations</th>
</tr>
</thead>
</table>
| a. Freestanding – Monument only | 1 per parcel | 24 square feet if the sign only contains identification and no changeable copy panels for pricing. If price information required by law is incorporated into the identification signs, the total square footage may be 32 square feet. | 8 feet | Permitted | a. A Planned Sign Program shall be required for all new service stations.  
b. Service stations with an associated convenience store shall be limited to 24 square feet for an identification sign.  
c. Signs shall be of a monument type and shall be located within a planter  
d. The total square footage of all permanent signs shall not exceed 100 square feet in area cumulatively. |
| b. Wall or Canopy  | 1 per street frontage | 1 square foot per 3 linear feet of building frontage | Wall – below the eave line Canopy – confined to canopy fascia | Permitted | a. No other signs shall be permitted on the canopy or columns.  
b. Signs encompassed within a fuel pump or required by State or Federal governments |
TABLE XX: SERVICE STATION PERMANENT SIGNS

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<tr>
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<th>Additional Regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td>c. Safety Sign Provided for Purpose of Providing Operation Instructions</td>
<td>1 per canopy column</td>
<td>2 square feet per sign</td>
<td>Below the canopy roof line</td>
<td>Permitted</td>
<td>shall not be regulated by this ordinance.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>a. Shall be attached to island column or as approved by a Planned Sign Program.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>b. No other signs shall be permitted on the canopy or columns.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>c. Signs encompassed within a fuel pump or required by State or Federal governments shall not be regulated by this Chapter.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>d. No signs shall be permitted to be displayed on top of, attached to, or suspended from any pump.</td>
</tr>
</tbody>
</table>

17.35.100 Transit Advertising Shelters within a Public Right-of-Way.

Notwithstanding the prohibition on offsite advertising signs (billboards) established in Section 17.35.050 (Prohibited Signs), offsite advertising signs shall be permitted on transit shelters and benches for transit operated by a public transit agency, subject to the following regulations.

A. All such signs shall be permanently attached to the transit shelter or bench.

B. A maximum of two signs per shelter/bench are permitted.

C. The aggregate area of all such signs shall not exceed 25 square feet.

D. The signage shall be wholly contained on the shelter structure or bench.

E. Transit advertising shelters and benches may be allowed within the public right-of-way or other location subject to the approval of the Director of Public Services/City Engineer.

F. All plans and specifications shall be approved by the Orange County Transit Authority and shall be maintained in accordance with the Authority’s requirements.

G. Before the erection of any shelter or display, the applicant shall enter into a license and maintenance agreement with the City, which shall be subject to review and approval by the City Council.
17.35.110 Planned Sign Program.

A. Purpose. The purpose of the Planned Sign Program is to provide flexibility from strict application of this Chapter while encouraging good sign design, sign variety, and better visibility for multi-tenant developments that may not be visible from a right-of-way.

B. Applicability.

1. Mandatory Sign Program Required. A Planned Sign Program shall be required whenever a parcel will have permanent signs that exceed either five signs or an aggregate area of 200 square feet.

2. Optional Sign Program Allowed. Application under the provisions of a Planned Sign Program shall be at the option of the applicant whenever the application is not mandatory under this Section and the site meets any of the following conditions:
   a. The site to be considered consists of five or more separate business activities;
   b. The area to be included for consideration consists of a parcel, a series of parcels, or parcels combined, which total a minimum of two acres;
   c. The site to be considered consists of a parcel, or a series of parcels, or parcels combined, as provided below, which front on two or more publicly dedicated street rights-of-way;
   d. Signs for the site to be considered consist of two or more signs for a single tenant.

C. Permit Application. Permit application requirements shall comply with Chapter 17.40 (Applications, Processing, and Fees), and shall include a letter of justification identifying how the proposed sign program is consistent with the findings for approval and the intent of this Chapter.

D. Review Procedures. The Director shall review the Planned Sign Program and shall make a recommendation to the Planning Commission to approve, approve with modifications, or disapprove the application.

E. Findings Required. Before approval of a Planned Sign Program, the Commission shall make the following findings:
   1. The proposed signs complement and are in harmony with the design of the building; incorporate several common design elements (e.g., materials, letter style, colors, illumination, sign-type or sign shape); and incorporate materials, colors, or design motifs included in the structure or structures being identified;
   2. The approval of a Planned Sign Program will not adversely affect surrounding land uses or obscure adjacent conforming signs.

F. Amendment of a Previously Approved Planned Sign Program. Application for the addition, modification, or replacement of signs requiring permits, within the boundaries of an area having a previously approved Planned Sign Program, shall be made in the following manner.
   1. Whenever the total number of signs to be added, modified, or replaced total less than 25 percent of the number of allowed signs presently on the site, application shall be made under the provisions of a standard sign application.
2. When the total number of signs to be added, modified, or replaced total 25 percent or more of the number of allowed signs presently on the site, application shall be made under the provisions of a Planned Sign Program.

### 17.35.130 Temporary Signs

**A. Applicability.** All temporary signs shall comply with the standards provided in this Section. A Temporary Sign Permit shall be obtained from the Development Services Director prior to the display of temporary signs, unless specified in Section 17.28.XXX (Exemptions).

**B. Purpose.** In addition to the purpose of this Chapter set forth in Section 17.28.010, the purpose of this Section is to ensure that temporary signs do not create a distraction to the traveling public by limiting the proliferation of temporary signs. Further, the purposes of this Section include eliminating aesthetic blight and litter in Los Alamitos that is detrimental to public health, safety, and general welfare.

**C. General Standards for All Temporary Signs.**

1. **Number.** The maximum number of temporary signs that may be displayed at the same time is subject to compliance with the applicable requirements of this Section. The number and area of temporary signs shall not be included in the calculation of aggregate permanent sign area.

2. **Materials and Maintenance.**
   a. Temporary exterior signs shall be made of durable, weather-resistant material. Only interior window signs may be made of nonrigid (e.g., paper) material.
   b. Temporary signs shall be well maintained consistent with Section 17.xx.xxx (Sign Maintenance).

3. **Illumination Prohibited.** Temporary signs shall not be illuminated.

4. **Sign Placement.**
   a. Temporary signs are allowed on private property only subject to permission of the property owner.
   b. Temporary signs shall not be placed in any public right-of-way except in compliance with Section 17.xx.xxx (Signs on Public Property).

5. **Removal of Signs.** Temporary signs and their components shall be promptly removed at the expiration of the applicable Temporary Sign Permit.

**D. Temporary Sign Standards for the C-O, C-G, TCMU, P-M, CF, and OA Zones.** Temporary signs are allowed in the C-O, C-G, TCMU, P-M, CF, and OA as provided in Table 17.xx (Temporary Sign Standards for Non-residential Zones) subject to the following standards.

1. A business may be granted a permit to display on-site temporary signs for a maximum of 90 days within a 12-month period. This can be accrued in multiple or consecutive days up to 90 days.

2. Sign Area.
a. Total temporary signs for a single business on a single lot shall not exceed a total aggregate area of more than one square foot per lineal foot of building frontage on a public street and shall not exceed a total aggregate area of 32 square feet.

b. Building sites with 100 lineal feet of frontage or more on a public street may be allowed an aggregate area of temporary signs not to exceed 50 square feet.

c. Individual tenants or building sites with less than 24 lineal feet of building frontage may be allowed 24 square feet.

d. Individual tenants within a center may be allowed a total aggregate area of one square foot per lineal foot of store frontage at the main entrance and shall not exceed 24 square feet of total sign area.

3. One temporary sign only, per street frontage, shall be allowed for each business.

4. In no case shall a temporary sign obstruct an adjacent sign.

5. Temporary signs shall be erected or placed only upon the site in which they are intended to advertise. Off-site temporary signs shall not be allowed.

6. Pennants and flags proposed in conjunction with the use of a banner shall count toward the maximum allowed temporary sign area.

E. Calendar Year Permit.

1. Businesses may apply to the Director for a calendar year permit. If the Director approves the permit, the use of one temporary sign per business shall only be allowed for up to 30 days. Afterwards, a new temporary sign shall be used for each new event. In no event shall the same temporary sign be used consecutively. The applicant shall request a temporary sign for each event.

2. The Director may revoke or disapprove a year-long temporary sign permit in the event that the sign is not removed in a timely manner or is not appropriately maintained.

F. Grand Opening/Business Closing Sign. In addition to the temporary signs permitted in paragraph D of this subsection, on-site grand opening or business closing temporary signs in connection with a new business, new ownership, or closure of a business may be allowed and approved by the Director, subject to the provisions listed below. If approved, a temporary sign permit shall be issued to include the expiration date.

1. Banners, pennants and flags shall be allowed for a period not to exceed 45 days.

2. Banners, pennants, and flags shall not exceed a total aggregate area of more than one square foot per lineal foot of building frontage on a public street. The banners, pennants, and flags shall not exceed an aggregate area of 32 square feet.

G. Nonprofit Organizations. Temporary signs advertising a special event occurring on site, including civic, public, religious, educational, or philanthropic events, may be granted a Temporary Sign Permit for no longer than 30 days per occurrence unless a longer time period is established by the Director in the Temporary Sign Permit. Temporary banners, pennants, and flags shall be allowed. Sign area, specific locations, colors, and materials shall be submitted for review by the Director. If approved, a temporary sign permit shall be issued including the expiration date.
H. Temporary Signs during Elections and on Residential Property. See Section 17.xx.xxx (Exempt Signs) for regulations pertaining to temporary signs during elections and on residential properties during times when a residential activity is occurring, such as a yard sale or a property is advertised for sale, rent, or lease.

I. Abatement of Illegal Temporary Signs. An unlawful portable or temporary sign may be impounded by the City and held pending notification of the owner by the City. Unlawful signs located within the public right-of-way or on public property may be removed without notice. Abated signs shall be retained at City Hall for a period of minimum three working days; after three days, the signs may be discarded. The owner may obtain the signs from the City upon payment of an impound and storage charge in an amount established by the Council.

17.35.140 Signs of Special Significance.

A. An existing sign, because of its character, age, influence, or cultural or historical significance, may be exempted from the regulations detailed in this Chapter. The Director shall have the authority to determine whether a particular sign meets these criteria. These signs shall be subject to approval of a Conditional Use Permit in compliance with Chapter 17.XX (Administrative and Conditional Use Permits).

B. In approving a sign of special significance, the Commission shall make the following findings.

1. The sign contributes to the positive architectural, cultural, or historical character of the City, State of California, or the United States;

2. The sign would not create confusion to the public or to public safety officials in response to emergencies;

3. The sign would not adversely affect the health, safety, or general welfare of the community;

4. The documentation of the history of the sign and site has been provided to the City for archive purposes. Documentation shall include:
   i. Date in which the sign was erected,
   ii. Documentation of originality of historic or cultural value, and
   iii. Documentation showing that the sign has been maintained in original form and significant text as when it was originally constructed.

5. The sign(s) fulfill the purpose and intent of this Chapter in compliance with Section 17.xx.xxx (Purpose).

17.35.150 Nonconforming Signs.

A. Nonconforming Signs—General. A sign or other advertising device or structure of whatever type or nature, other than an illegal sign, which was legally established but has become nonconforming due to the establishment of new standards may continue, provided such nonconforming sign complies with the provisions of this Section.

B. Abandoned Signs. An advertising device that was lawfully erected that does not now conform to the provisions of this Chapter, but whose use has ceased, or the structure upon which the display exists has been abandoned by its owner, for a period of minimum 180 consecutive days, shall be removed, altered, or replaced so as to conform to the provisions of this Chapter within six months from the date of receipt of a written order of abatement from the Director requiring the abatement. Costs incurred by the City in removing an abandoned display shall be borne by or charged to the legal owner of the real property upon which the sign is located.
C. Remodeled Nonconforming Signs. A sign that does not conform to the provisions of this Chapter, whose owner, outside of a change of copy, requests permission to remodel and remodels that advertising display, or expands or enlarges the structure or intensifies the land use upon which the advertising display is located, and the display exceeds 50 percent of the cost of reconstruction of the structure, shall remove, alter, or replace the sign so as to conform to the requirements of this Chapter in conjunction with the project.

D. Agreement to Remove Nonconforming Signs. A sign that does not conform to the provisions of this Chapter for which there has been an agreement between the sign owner and the City for its removal as of any given date shall remove the sign in compliance with the provisions of the agreement.

E. Traffic Hazard. A sign that is determined by the City Engineer to constitute a traffic hazard not created by the relocation of streets or highways or by acts of the City shall be removed, altered, or replaced so as to conform to the requirements of this Chapter as provided in the written order of abatement from the City official requiring removal or alteration.

F. Minor Repairs and Repainting. Nonconforming signs may be removed for the purpose of repairing or repainting and may be replaced upon first obtaining a sign permit.

G. Change of Ownership. Upon change of ownership of the business advertised by the non-conforming sign, the sign as originally approved, including text, may remain on site.

17.35.160 Abatement of Unsafe and Unauthorized Signs. A sign or other advertising device regulated by this Chapter that is deemed by the Director or other authorized individual to be unsafe or hazardous to the public health, safety, or welfare or that has been constructed, erected, or maintained in violation of the provisions outlined in this Chapter or other applicable code shall be considered a public nuisance. The property owner or responsible person(s) shall be given written notice to correct and/or remove the sign violation within 30 days from the date of receipt of a written order of abatement from the Director requiring the removal or alteration. If the responsible person(s) or property owner fails to alter or remove the structure to comply with the regulations detailed in this Chapter within 10 days, the unsafe or unauthorized sign may be removed or altered by the City at the expense of the responsible person(s) or owner. A sign or advertising device that presents an immediate threat to the public safety may be removed without notice.