SOUTH GATE PLANNING COMMISSION
REGULAR PC AGENDA

Tuesday, March 17, 2026 at 6:30 p.m.

SOUTH GATE COUNCIL CHAMBERS
8650 CALIFORNIA AVE
SOUTH GATE, CA 90280

VIEW MEETING LIVE ONLINE AT:
HTTPS://YOUTUBE.COM/@SOUTHGATECA90280

1. Call To Order

2. Pledge of Allegiance

3. Roll Call

4. City Officials

CHAIRPERSON
Lizette Ruiz

VICE CHAIRPERSON
Daisy Prieto

COMMISSIONERS
Mayra Castaneda
Jimmy Ozaeta
Margarita Valenzuela

5. Report On Posting

I, Javier Barraza, Special Projects Coordinator, certify that a true and correct copy of the foregoing meeting agenda was properly posted on March 12, 2026, seventy-two hours prior to the scheduled meeting, as required by law.

6. Meeting Compensation Disclosure

Pursuant to Government Code Section 54952.3: Disclosure of compensation for meeting attendance by the Planning Commission is $125.00 per meeting.

7. Consent Calendar

Business items, except those formally noticed for public hearing or require discussion, are placed in

the Consent Calendar. Any Commissioner may request that any Consent Calendar item(s) be removed, discussed, and acted upon separately. Items remaining on the Consent Calendar will be approved in one motion unless another action is taken. The Chair will call on anyone wishing to address the Commission on any Consent Calendar item, which has not been pulled for discussion.

A. **PLANNING COMMISSION MINUTES FOR FEBRUARY 17, 2026**
The Planning Commission will consider approval of the minutes for the Regular Planning Commission meeting of February 17, 2026.

Documents:

PC Minutes 02.17.26_D.pdf

8. Public Hearings

Public hearings are those items formally noticed under the requirements of South Gate Municipal Code Section 11.50.020. The Planning Commission shall hold a public hearing and make required findings to either approve, approve with conditions, or deny an application by adopting a resolution.

9. Open Session Items

Open session items are intended to be discussed by the Planning Commission but do not require a public hearing. These include presentations, trainings, and workshops.

A. **STUDY SESSION TO REVIEW PROPOSED AMENDMENTS TO THE SOUTH GATE ZONING CODE FOR 2026**
Staff will give a presentation on the item.

It is recommended the Planning Commission RECEIVE the presentation, ASK questions of staff, OPEN the item for public comment, DISCUSS the item, PROVIDE direction to staff, and RECEIVE and FILE the item.

Documents:

(1) AB_2026 CODE AMENDMENTS_PC_031726.pdf
(2) Attach 1 - Code Amendments Title 11 2025 Redlines.pdf
(3) Attach 2 - Code Amendments Presentation March 2026.pdf

10. Comments

At this time, members of the public and staff may address the City Planning Commission regarding any items within the subject matter jurisdiction of the Planning Commission. No action may be taken on items not listed on the agenda unless authorized by law.

A. AUDIENCE COMMENTS

B. CITY STAFF COMMENTS

C. PLANNING COMMISSION COMMENTS

11. Adjournment

In compliance with the American with Disabilities Act, if you need special assistance to participate in the Planning Commission meeting, please contact Community Development Department.

Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility.

All of the above resolutions and zoning case items have been determined to be categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines unless otherwise stated.

Any final action of the Planning Commission, on this agenda, is appealable to the City Council upon filling the request with the City Clerk prior to 5:00 p.m. on Monday, April 6, 2026.

Materials related to an item on this Agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the Community Development Department, 8650 California Ave., South Gate, CA 90280. For more information, call (323) 563-9565 or visit the City's website at www.cityofsouthgate.org.

ACTION MINUTES OF THE REGULAR MEETING
OF THE SOUTH GATE CITY PLANNING COMMISSION
TUESDAY, FEBRUARY 17, 2026
HTTPS://WWW.YOUTUBE.COM/WATCH?V=-3KBUMIWF9Q

1. CALL TO ORDER – 6:31 p.m.

The Planning Commission of the City of South Gate met in-person on February 17, 2026.

2. PLEDGE OF ALLEGIANCE

Commissioner Ozaeta led the Pledge of Allegiance.

3. ROLL CALL

Commissioner(s) Present:
Chairperson Lizette Ruiz
Vice Chairperson Daisy Prieto
Commissioner Margarita Valenzuela (6:37 p.m.)
Commissioner Jimmy Ozaeta
Commissioner Castaneda

4. CITY OFFICIALS

Staff Present:
Gabriel Perez, Community Development Director
John F. Signo, AICP, Planning Manager
Craig Hardwick, Assistant City Attorney
Javier Barraza, Special Projects Coordinator

5. REPORT ON POSTING

Special Projects Coordinator Barraza certified that the meeting agenda was properly posted.

6. MEETING COMPENSATION DISCLOSURE

Special Projects Coordinator Barraza disclosed the Commissioners' compensation.

7. CONSENT CALENDAR

A. PLANNING COMMISSION MINUTES FOR FEBRUARY 3, 2026

The Planning Commission considered approval of the minutes for the Regular Planning Commission meeting of February 3, 2026.

Action: Approved 4-0.
Motion by Commissioner Prieto to approve the minutes for January 20, 2026.
Seconded by Commissioner Casteneda.

COMMISSIONER	VOTE
Castaneda	Yes
Ozaeta	Yes
Valenzuela	Absent
Vice-Chairperson Prieto	Yes
Chairperson Ruiz	Yes

8. PUBLIC HEARINGS

A. CONDITIONAL USE PERMIT (CUP NO. 25-05/PL NO. 25-0400) TO CONVERT AN EXISTING BUILDING TO A NEW NONTRADITIONAL COLLEGE CAMPUS IN THE URBAN NEIGHBORHOOD (UN) ZONE LOCATED AT 8500 LONG BEACH BOULEVARD.

Staff recommended the Planning Commission:

1. Find that in accordance with the California Environmental Quality Act (CEQA), this project qualifies for a categorical exemption under CEQA Guidelines Section 15332, (Class 32) "In-Fill Development Projects", and is thereby exempt from CEQA in that urban uses surround the project site, and the project meets all other requirements to qualify for a Class 32 exemption.

2. Adopt Resolution No. 2026-02 approving CUP No. 25-05/PL No. 25-0400 for a new private, non-traditional college campus located at 8500 Long Beach Boulevard.

   [During the staff presentation, Commissioner Valenzuela joined the meeting at 6:37 p.m.]

   A. Public Comments/Questions
      - Beylor Meza
      - Eric Soto
   B. Planning Commission Comments/Questions
      - Commissioner Castaneda
      - Commissioner Ozaeta
      - Vice-Chairperson Prieto
      - Chairperson Ruiz

C. Staff Comments/Questions
- Planning Manager Signo
- Assistant City Attorney Hardwick

Action: Approved 5-0.
Motion by Commissioner Castaneda.
Seconded by Commissioner Ozaeta.

COMMISSIONER	VOTE
Castaneda	Yes
Ozaeta	Yes
Valenzuela	Yes
Vice-Chairperson Prieto	Yes
Chairperson Ruiz	Yes

9. OPEN SESSION ITEMS

A. PL NO. 25-0060: AMENDMENT NO. 2 TO SITE PLAN NO. 99 AND AMENDMENT NO. 1 TO VARIANCE NO. 518 TO REPLACE TWO EXISTING PYLON SIGNS AND ADOPT A NEW SIGN THEME FOR A SHOPPING CENTER LOCATED AT 5710, 5720, AND 5740 IMPERIAL HIGHWAY.

Staff recommend the Planning Commission:

1. **Find that in accordance with CEQA, this project qualifies for a categorical exemption under CEQA Guidelines Section 15301 (Class 1 – Existing Facilities) and Section 15302 (Class 2 – Replacement or Reconstruction), and is thereby exempt from CEQA in that urban uses surround the project site, and the project meets all other requirements to qualify for a Class 1 and 2 exemption.**
2. **Adopt Resolution No. 2026-02 approving PL 25-0060 regarding Amendment No. 2 to Site Plan No. 99 and Amendment No. 1 to Variance No. 518 to replace two existing pylon signs and adopt a new sign theme for a shopping center located at 5710, 5720, and 5740 Imperial Highway.**

A. Public Comments/Questions
- Steve Rosenbloom
- Mario Dominguez Jr. (written/email)

B. Planning Commission Comments/Questions
- Commissioner Castaneda
- Commissioner Ozaeta
- Vice-Chairperson Prieto
- Chairperson Ruiz

C. Staff Comments/Questions
- Planning Manager Signo
- Assistant City Attorney Hardwick

Action: Approved 5-0.
Motion by Commissioner Ozaeta.
Seconded by Commissioner Casteneda.

COMMISSIONER	VOTE
Castaneda	Yes
Ozaeta	Yes
Valenzuela	Yes
Vice-Chairperson Prieto	Yes
Chairperson Ruiz	Yes

Comments/Questions

A. Public Comments
- Written Comments
  - Osbaldo Pichardo
  - Mario Dominguez Jr.
  - Claudia Rivera

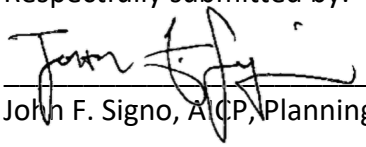
B. City Staff Comments
- Planning Manager Signo
- Assistant City Attorney Hardwick

C. Planning Commission Comments
- Commissioner Castaneda
- Vice-Chairperson Prieto
- Commissioner Valenzuela
- Chairperson Ruiz
- Commissioner Ozaeta

10. ADJOURNMENT

The meeting was adjourned at 8:00 p.m.

Respectfully submitted by:



John F. Signo, AICP, Planning Manager

_____

Lizette Ruiz, Chairperson

City of South Gate

PLANNING COMMISSION

AGENDA BILL

For the Regular Meeting of: ***March 17, 2026***

Community Development Director: _____

SUBJECT: STUDY SESSION TO REVIEW PROPOSED AMENDMENTS TO THE SOUTH GATE ZONING CODE FOR 2026

RECOMMENDED ACTION: Receive and File.

DISCUSSION/ANALYSIS:
Planning Division staff identified a work program to update the City of South Gate Municipal Code Title 11, Zoning, to allow greater flexibility in development standards, improve aesthetics in commercial corridors and city gateways, streamline the development review process, and establish high performance standards for the built environment. Staff has identified Code Amendments as follows:

Table 11.21-4 Commercial Industrial Zones Allowed Land Uses (Chapter 11.21 Land Use Types)

- Prohibit Concrete or Cement Manufacturing. Concrete manufacturing uses are only permitted with conditional use permit (CUP) approval in the M2 (Light Manufacturing) and M3 (Heavy Manufacturing) Zones due to the intensity of the use that involves outdoor storage of cement materials, heavy industrial equipment, and regular truck trips. The M2 and M3 zones are concentrated primarily in areas along the Union Pacific railroad near the intersection of Firestone Blvd and Atlantic Avenue and East of the 710 Freeway along Garfield Avenue. Staff recommends amending the Code to prohibit concrete manufacturing in the M2 and M3 zones. The code modification would prohibit new cement manufacturing businesses and limit expansion of existing cement manufacturing businesses.

- Modify Vehicle Services, Repair/Storage. Vehicle services repair/storage uses are permitted by-right in the M2 and M3 zones and by CUP approval in the IF (Industrial Flex), CDR1 (Corridor 1), CDR2 (Corridor 2) zones. The proposed amendment prohibits vehicle storage as a primary use only and would allow vehicle storage as an accessory use to vehicle repair uses. Outdoor vehicle storage would be restricted to rear or side areas of vehicle services buildings where vehicle services are conducted.

- Vehicle Towing. Vehicle towing services are only permitted by-right in the M2 and M3 zones. Staff recommends requiring CUP approval for vehicle towing services in order to ensure towing operations maintain public safety, orderly traffic flow on nearby public streets and preserve community aesthetics.

- Truck Storage/Terminals. Truck storage uses are only allowed by CUP approval in M2 and M3 zones. Staff recommends the Planning Commission consider the merits of prohibiting truck storage uses in all zones in the City. Truck storage activities may result in noise impacts from truck activity, increased traffic congestion, increased air pollution, visual blight, and street pavement impacts.

- Storage Facilities. Storage facilities are permitted by CUP approval in the LI (Light Industrial) and by-right in the M3 zone. Staff recommends prohibiting storage facilities as a primary use, but allowing storage facilities as an accessory use in order to preserve land for higher-value and job generating uses.

Table 11.21-3 Allowed Land Uses, Urban Mixed-Use Zones (Chapter 11.21 Land Use Types)

- Laundromats: Laundromats are currently not listed explicitly as a permitted use. Laundromats were previously listed as a conditionally permitted use in Title 11, Zoning, prior to 2015. Staff has relied on a determination that laundromats are most similar to "Laundry Agencies" (less than 2,500 sq. ft.) and "Laundry Plants" (2,500 sq. ft. or larger), although these terms in other cities are not intended for self-service laundry facilities. Staff recommends identifying laundromats on the land use table and allowing the use as a conditionally permitted use in the Urban Mixed Use zones with a minimum separation of 2,500 ft from other laundromats.

Ground-floor retail and pedestrian uses (11.23.070)

- Storefront Transparency: Staff recommends modifying retail storefront guidelines into standards that can be enforced for existing businesses. The guideline currently limits obscuring the view of windows by no more than 25%. Additional language would prohibit ground floor windows from being opaque or tinted. Product displays would be prohibited from obscuring visibility into the store.

Security Fencing (11.30.070)

- Security fencing: Barbed wire is identified as a prohibited fencing type in all zoning districts, but is prevalent at many industrial businesses throughout the City. Section 11.30.070 provides the ability for the Director to consider additional fencing design features in LI, M2, and M3 zoned for security fencing on a case-by-case basis. Staff recommends the Planning Commission discuss the existing case-by-case security fencing exception. If the Planning Commission were to explore restricting barbed wire considerations on a case-by-case basis, staff would recommend that barbed wire fencing be permitted on a case-by-case, but restricted to areas not visible from public street view.

Prohibited Signs (11.36.050)

- Prohibit Cabinet/Box Signs: Staff recommends including cabinet/box signs in the list of prohibited signs to improve the visual quality of commercial corridors, reduce bulky signs, encourage higher quality sign designs, and prevent excessive illumination.

- Rooftop Signs. Rooftop signs are currently prohibited and is a commonly adopted prohibition in the sign ordinances of other cities. Staff recommends maintaining the prohibition unless approved by the Planning Commission as part of a sign program for a major shopping center visible from the 710 or 105 Freeway and determined to be of a superior architectural design. There are many examples of destination commercial areas in California that include rooftop signs that maintain a high aesthetic standard and could incentivize economic development activity.

Signs Allowed by Sign Permit in Commercial and Manufacturing Zone (11.36.050)

- Establish a permitted sign type: There are no requirements for sign type in the sign ordinance to communicate the standard for commercial and industrial signs. Staff recommends establishing a standard for channel letters, push-thru, or halo-lit letters as sign alternatives. Painted signs would

continue to be an allowed sign type when approved by the Director and demonstrated to be designed in a superior quality.

- Establish a sign type standard for freestanding or ground signs. There are no standards for sign type for freestanding or ground signs. Staff recommends establishing a standard of channel, routed, halo-lit or push-thru letters.

- Prohibit Pole Signs. Staff recommends prohibiting pole signs to reduce visual clutter along commercial corridors, improve community aesthetic and streetscape appearance, and prevent oversized signs that dominate the skyline.

Flag Poles in Nonresidential Zoning District (11.40.250)

- Establish flagpole standards in nonresidential zoning districts: There are no standards for flag poles citywide. Staff recommends allowing flag poles at a maximum height of 25 feet by administrative approval and establishing a standard for oversized flag poles above 25 feet by city council approval on developed sites of a minimum 10 acres.

Appeals (11.50.040)

- Establish a call-up procedure for decisions under Title 11: There are appeals procedures for decisions made by approval authorities pursuant to Title 11, but it is unclear how existing approval authorities can appeal decisions of lower decision-making bodies. Staff recommends adding a call-up procedure to allow the Planning Commission the ability to call-up administrative decisions and City Council the ability to call-up Planning Commission decisions.

CUP Process (11.52.040)

- Establish CUP expiration: The Zoning code does not establish an expiration for a CUP. Staff recommends establishment of a 2-year expiration dates for a CUP and allow three 1-year time extensions that can be approved by the Planning Commission.

Lot Line Adjustment (12.02.020)

- Lot Line Adjustments: A Lot Line Adjustment (LLA) is a process that allows property owners to adjust their boundary between adjacent parcels without creating a new lot. The South Gate LLA standards require Planning Commission approval, although only tentative parcel and tract maps require Planning Commission and Council approval at a public hearing. Surrounding cities of Norwalk, Lynwood, Paramount, Downey, and Bellflower allow LLAs by approval of the City Engineer, which reduces the processing times for applicants and city staff.

The proposed code amendments will return to the Planning Commission at a future date to be determined as a formal ordinance for recommendation to the City Council for final consideration and adoption.

ATTACHMENTS:

1. Draft Title 11, Zoning Code Text Amendments
2. Draft Powerpoint Presentation

Proposed Code Modifications are provided in track changes.

Chapter 11.21
LAND USE TYPES

Sections:

11.21.010 Purpose and intent.

11.21.020 General requirements.

11.21.030 Land use permissions tables.

11.21.010 Purpose and intent.

This chapter establishes the process and standards for the regulation of land uses as applicable to all zones and applied to all real property within the city. No land use may be permitted or established unless it is in full compliance with this title and the applicable conditions of approval.

(Ord. 2323 § 1 Exh. A (part), 4-28-15)

11.21.020 General requirements.

All land uses shall conform to the purpose and intent of the applicable zone, and shall comply with the following:

A. Land Use Operations. No operations conducted on any property shall create objectionable and/or obnoxious dust, light, matter, mud, noise, odor, refuse, smoke, steam, vibration, maintenance needs of grounds or buildings, or other nuisance(s). No land use shall be detrimental to the health and welfare of the South Gate community.

B. Unlisted or Similar Compatible Uses. Any land use that is not specifically listed in the land use tables for the applicable zone shall not be allowed or permitted within the zone. However, the director shall have the authority to determine whether the proposed use may be permitted when all the following findings are made by the director in writing:

1. The characteristics of, and activities associated with, the proposed use are equivalent to and compatible with one or more of the listed permitted uses, and will not involve a higher level of activity or density than the permitted uses.

2. The proposed use is substantially similar to a listed permitted use.

3. The proposed use is compatible with the purpose and intent of the applicable zone.

4. The proposed use has similar traffic, noise, light, odor, and other operational impacts as a listed permitted use.

5. The operation of the proposed use will not be detrimental to existing uses in the area of influence.

Decisions of the director may be appealed as described in Chapter 11.50, Administration.

C. Unlisted Use Permit Findings. Consideration of and findings for the determination of the classification, permissibility, or applicability of an unlisted or similar compatible use, as defined in subsection (B) of this section, shall be based on the degree of compatibility between the use in question and adjacent uses. Technical evidence and scientific means, when available, shall be considered in determining the form and intensity of performance standards typically associated with any identifiable type of use in question.

D. Unlisted Standards and Permit Requirements. When the director makes the subsection (B) of this section findings in writing, the proposed use will be treated in the same regulatory manner as the zone listed use for allowable location(s), permits required, and all other applicable standards and requirements of this title.

E. Prohibited Uses. For the purposes of public health, safety, and general welfare, land uses listed in Table 11.21-1 are prohibited in any zone in the city, and are not subject to the director's discretion. The city represents a small portion of the entire metropolitan area, and constitutes a single, economic area of industry and commerce within Los Angeles County. Full provision is made for all types of uses necessary for industrial development within the county and thus the following uses, because of their nuisance and hazard characteristics if permitted within the developed area of South Gate, would defeat the basic purposes of zoning. The exclusion of these land uses from the city represents a reasonable regulation, because full provision for the appropriate locations of these uses is ensured by the total land use pattern of the greater Los Angeles metropolitan area.

Table 11.21-1 Prohibited Land Uses

Vehicle Wrecking Yard	Marijuana (Commercial Cannabis Activity)/ Deliveries/Manufacturing/ Cultivation/Possession/ Processing/Storing/Laboratory Testing/Labeling/Distribution/

	Sale of Cannabis and Marijuana Products/Commercial and Personal Outdoor Cultivation
Cyber Cafe	Nitrocellulose Products, Manufacture of
Dairy	Rendering Plant
Dead Animal Reduction or Dumping	Slaughterhouse
Distillation of Bones	Smelting
Garbage Processing	Stockyard/Feeding Pen
Gas Manufacture	Swap Meet/Flea Market
Glue Manufacture	Tannery
Explosives Manufacture/Storage	Unlawful Use
Junkyard	

Note: See Chapter 11.60, Definitions, for definitions of these land use terms.

F. Outdoor Display of Merchandise. Any outdoor display of merchandise shall be limited within the public right-of-way so that pedestrian access and travel is maintained and the character of the streetscape is not compromised. Outdoor display of merchandise is subject to the following requirements:

1. Items displayed must be items sold within the business (sale of off-site merchandise is not permitted).

2. No more than twenty percent of the length of the business storefront may be used for displaying merchandise.

3. Merchandise may only be displayed when the business is open.

4. Merchandise shall be located so that it does not impede pedestrian access or mobility into the store, or along the streetscape.

5. Signage associated with the merchandise is not permitted.

(Ord. 2345 § 5, 3-13-18; Ord. 2326 § 2, 2-9-16; Ord. 2323 § 1 Exh. A (part), 4-28-15)

11.21.030 Land use permissions tables.

All permitted land uses are identified by required permit types, consistent with Table 11.21-2. The land use permissions, as established by zone per Tables 11.21-3, 11.21-4, and 11.21-5 at the end of this chapter, shall be applicable to all existing and new uses, structures, and activities within the identified zone.

A. Permitted Land Uses. Table 11.21-2 identifies the permit types and city review references applicable to all zones. The land uses allowed by this title in each zone are listed in Table 11.21-3, and indicated by the type of land use permit required for each use.

Table 11.21-2 General Land Use Permit Types and Processes

Symbol	Permit Requirement	Procedure Section
P	Permitted as a primary use subject to compliance with all applicable provisions of this title, subject to first obtaining a code compliance certificate.	11.51.040
2	Upper-Floor Use.	11.51.050(B)

Table 11.21-2 General Land Use Permit Types and Processes

Symbol	Permit Requirement	Procedure Section
	Permitted on the second story or above subject to compliance with all applicable provisions of this title, subject to first obtaining a code compliance certificate.	
A-U	Accessory Use. Permitted as a secondary use in conjunction with a primary use.	11.51.050(C)
T	Temporary Use. Permitted as a temporary uses in conjunction with an	11.51.070

Table 11.21-2 General Land Use Permit Types and Processes

Symbol	Permit Requirement	Procedure Section
	administrative permit.	
A-P	Subject to review and approval of an administrative plan review.	11.51.030, 11.51.050
D	Subject to review and approval of a discretionary plan review.	11.51.080
CUP	Conditionally permitted, subject to review and approval of a conditional use permit.	11.51.030; 11.51.080
X	Use not permitted in the zone.	11.21.020

Note: Any land use authorized through a permit approval process identified in Table 11.21-2 may also require design review, a building permit, and/or other permit(s) required by this code.

B. Permit and Approval Requirements. Prior to the establishment of any land use identified in the tables of this chapter, the applicant shall obtain all necessary approvals and permits in compliance with all applicable requirements of this title. Chapter 11.51,

Permits and Procedures, identifies the requirements of development proposals, and procedures and processing requirements for administrative and discretionary permit applications.

C. Land Use Implementation. All permitted and conditionally permitted uses shall be implemented consistent with the purpose and character of the applicable zone, and shall limit the impacts of the use from adjacent properties.

D. Additional Use Regulations. In addition to the regulations and development standards of the applicable zone, all land uses are subject to the specific use standards identified in the "Additional Use Regulations" column of the table. Refer to the referenced section for additional operational standards and regulations applicable to the use.

Table 11.21-3 Allowed Land Uses, Urban Mixed-Use Zones

Formatted Table

Land Use Type	TV	IF	CC	CD R1	CD R2	UN	MS	Additional Use Regulations
Residential Uses								
Accessory Structure	A-U	A-U	A-U	A-U	A-U	A-U	A-U	Chapter 11.43
Child Day Care Facility, Small Family Home	P	P	P	P	P	P	2-P	11.40.050
Child Day Care Facility, Large Family Home (A-P)	P	P	P	P	P	P	2-P	11.40.050
Emergency Shelter (A-P)	X	X	X	X	X	X	X	

Table 11.21-3 Allowed Land Uses, Urban Mixed-Use Zones

Formatted Table

Land Use Type	TV	IF	CC	CD R1	CD R2	UN	MS	Additional Use Regulations
Live/Work Unit (A-P)	P	P	P	P	P	P	P	Chapter 11.23; 11.33.080, 11.40.090
Mixed-Use (A-P)	P	P	P	P	P	P	P	Chapter 11.23; 11.25.080, 11.33.080
Multifamily Residential (A-P)	P	P	2-P	P	P	P	2-P	11.25.080, 11.33.090
Single-Room-Occupancy Apartments (A-P)	X	P	X	X	X	P	X	11.40.190 and consistent with the general plan housing element
Supportive Housing (A-P)*	P	P	CUP	P	P	CUP	X	
Transitional Housing (A-P)*	P	P	CUP	P	P	CUP	2-P	
Residential Care Facilities, Small	P	P	2-P	P	P	P	2-P	11.25.080, 11.33.090

Table 11.21-3 Allowed Land Uses, Urban Mixed-Use Zones

Formatted Table

Land Use Type	TV	IF	CC	CD R1	CD R2	UN	MS	Additional Use Regulations
Residential Care Facilities, Large	P	P	2-P	P	P	P (A-P)	2-P (A-P)	11.25.080, 11.33.090
Recreation, Education, Public Assembly Uses								
Community Assembly	CUP	CUP	CUP	CUP	CUP	CUP	CUP	11.40.060
Library/Gallery/Museum (A-P)	P	P	P	CUP	P	CUP	CUP	
School (A-P)	CUP	P	P	CUP	P	P	CUP	
College, Industrial Trades (D)	X	CUP	X	CUP	CUP	CUP	X	
College, Nontraditional Campus (A-P)	CUP	P	CUP	P	P	CUP	2-CUP	

Table 11.21-3 Allowed Land Uses, Urban Mixed-Use Zones

Formatted Table

Land Use Type	TV	IF	CC	CD R1	CD R2	UN	MS	Additional Use Regulations
College, Traditional Campus (D)	X	CUP	CUP	X	CUP	X	X	
Parks/Plazas/Open Space Uses								
Outdoor Amphitheater (D)	P	P	P	X	X	X	P	
Parks/Recreation Facility, Limited	P	P	P	P	P	P	P	
Parks/Recreation Facility, Full (A-P)	CUP	P	P	P	P	P	CUP	
Public/Community Garden (A-P) (1)	P	P	P	P	P	P	P	
Civic/Institutional Uses								
Adult Day Care Center, General	CUP	CUP	CUP	P	P	P	P	
Adult Day Care Center, Limited	P	P	P	P	P	P	P	
Child Day Care Facility, Day Care Center (A-P)	P	P	P	P	P	P	P	11.40.050

Table 11.21-3 Allowed Land Uses, Urban Mixed-Use Zones

Formatted Table

Land Use Type	TV	IF	CC	CD R1	CD R2	UN	MS	Additional Use Regulations
Commercial Training Center	X	X	X	X	P	CUP	X	
Hospital (D)	P	P	CUP	P	CUP	P	X	
Institution (D)	CUP	P	P	P	P	P	2-P	
Funeral Home/Mortuary	CUP	CUP	CUP	P	CUP	P	X	
Public/Utility/Energy Uses								
Antenna/Communications Equipment, Standalone Accessory Attachment	CUP	CUP	CUP	CUP	CUP	CUP	X	
Antenna/Communications Equipment, Integrated into Original Building Design	P	P	P	P	P	P	P	
Fire/Police Substation	P	P	P	P	P	P	CUP	

Table 11.21-3 Allowed Land Uses, Urban Mixed-Use Zones

Formatted Table

Land Use Type	TV	IF	CC	CD R1	CD R2	UN	MS	Additional Use Regulations
Utility Metering/Distribution	CUP	CUP	X	X	X	X	X	
Parking Facility	CUP	CUP	CUP	CUP	CUP	CUP	CUP	Public or private; Chapter 11.33
Public/Government Building	P	P	P	P	P	P	P	
Power Distribution Substation	X	CUP	X	CUP	CUP	X	X	
Public Utility, Structure or Yard	CUP	CUP	CUP	CUP	CUP	X	X	
Renewable Energy System, Building Mounted (A-P)	P	P	P	P	P	P	P	11.40.180
Renewable Energy System, Standalone Ground Mounted (D)	X	CUP	X	X	X	X	X	11.40.180
Transit Station/Stop	P	P	P	P	P	P	P	
Office/Research and Development (R&D) Uses								

Table 11.21-3 Allowed Land Uses, Urban Mixed-Use Zones

Formatted Table

Land Use Type	TV	IF	CC	CD R1	CD R2	UN	MS	Additional Use Regulations
Research and Development	P	P	P	P	P	X	X	
Business Services, Pedestrian Oriented	P	P	P	P	P	P	P	(<6,000 sq. ft.)
Business Support Services	P	P	CUP	CUP	CUP	P	2-P	(<12,000 sq. ft.)
Business Support Services	P	P	CUP (2)	CUP (2)	CUP (2)	P	CUP	(>12,000 sq. ft.)
Medical Services, Clinic/Urgent Care	CUP	P (A-P)	CUP	CUP	CUP	X	2-CUP (3)	
Medical Services, Medical/Dental/Holistic	P	P	2-P	P	P	P	CUP	
Medical Services, Extended Care	P	P	2-P	2-P	2-P	X	X	

Table 11.21-3 Allowed Land Uses, Urban Mixed-Use Zones

Formatted Table

Land Use Type	TV	IF	CC	CD R1	CD R2	UN	MS	Additional Use Regulations
Office, Processing	2-P	P	2-P	2-P	2-P	2-P	2-P	
Office, Professional/Admin	P	P	P	P	P	P	P	
Office, Service	P	P	P	P	P	P	P	
Entertainment/Lodging Uses								
Banquet Facility/Catering	P	P	CUP (2)	CUP (2)	CUP (2)	X	X	
Bed and Breakfast/Inn	P	X	P	P	P	X	P	
Commercial Entertainment	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
Commercial Recreation, Indoor	P	CUP	CUP	P	P	P	CUP	
Commercial Recreation, Outdoor	CUP	CUP	CUP	CUP	CUP	CUP	CUP	

Table 11.21-3 Allowed Land Uses, Urban Mixed-Use Zones

Formatted Table

Land Use Type	TV	IF	CC	CD R1	CD R2	UN	MS	Additional Use Regulations
Hotel (D)	P	P	P	CUP	CUP	CUP	CUP	11.40.080
Live Entertainment	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
Motel	CUP	CUP	CUP	CUP	CUP	CUP	CUP	11.40.150
Theater	P	P	P	P	P	P	CUP	
Commercial Uses								
Adult-Oriented Establishments	X	P	X	X	X	X	X	Chapter 11.41
Alcohol Sales, as Part of a Restaurant (4)	CUP (A-U)	CUP (A-U)	CUP (A-U)	CUP (A-U)	CUP (A-U)	CUP (A-U)	CUP (A-U)	Chapter 11.42
Alcohol Sales, as Part of a Bar/Tavern/Nightclub/Lounge (4)	X	CUP	X	CUP	CUP	CUP	CUP	Chapter 11.42

Table 11.21-3 Allowed Land Uses, Urban Mixed-Use Zones

Formatted Table

Land Use Type	TV	IF	CC	CD R1	CD R2	UN	MS	Additional Use Regulations
Alcohol Sales, Off Sale/Mini-Mart	CUP (A-U)	CUP (A-U)	X	X	CUP (A-U)	CUP (A-U)	CUP (A-U)	Chapter 11.42 (<5,000 sq. ft.)
Alcohol Sales, Off Sale, as an Accessory Use to Retail Establishment	CUP	CUP	CUP	CUP	CUP	CUP	CUP	Chapter 11.42
Alcohol Sales, Off Sale, Large Retail	X	CUP	X	CUP	CUP	CUP	CUP	Chapter 11.42
Alcohol Sales/Liquor Store	X	CUP	X	CUP	CUP	CUP	CUP	Chapter 11.42
Ambulance/Patrol/Dispatch Service (A-P)	X	P	X	2-CUP	2-CUP	X	X	
Animal Sales and Services, Veterinary Hospitals	CUP	CUP	X	CUP	CUP	X	X	
Animal Sales and Services, All Other	CUP	P	CUP	P	P	X	X	

Table 11.21-3 Allowed Land Uses, Urban Mixed-Use Zones

Formatted Table

Land Use Type	TV	IF	CC	CD R1	CD R2	UN	MS	Additional Use Regulations
Appliances/Furniture, Repair	X	P	X	P	P	CUP	X	
ATM	P	P	P	P	P	P	P	Drive-through ATMs, see "Drive-Through Service"
Check Cashing	X	X	X	CUP	CUP	X	X	
Cyber Cafes (A-U)	X	X	X	X	X	X	X	11.40.100
Drive-Through Service (D) (5) (6)	CUP	P	CUP	P	P	CUP	CUP	11.40.220
Dry Cleaning/Laundry, Agency	P	P	P	P	P	P	P	
Dry Cleaning/Laundry, Plant	X	P	X	X	X	X	X	
Food Market/Specialty Market	P	P	P	P	P	P	P	
Gold, Semiprecious, Precious Metal Buying Stores	X	CUP	X	CUP	CUP	CUP	CUP	11.40.110

Table 11.21-3 Allowed Land Uses, Urban Mixed-Use Zones

Formatted Table

Land Use Type	TV	IF	CC	CD R1	CD R2	UN	MS	Additional Use Regulations
E-Cigarettes/Vapor/Smoke Shops/Hookah	X	P	X	X	P	P	X	11.40.130
Laundromat	CUP	CUP	CUP	CUP	CUP	X	X	2,500 foot minimum separation from existing laundromats.
Massage Establishment	X	X	X	CUP	CUP	CUP	X	11.40.140
Marijuana (Commercial Cannabis Activity)/Deliveries/Manufacturing/Cultivation/Possession/Processing/Storing/Laboratory Testing/Labeling/Distribution/Sale of Cannabis and Marijuana Products/Commercial and Personal Outdoor Cultivation (19)	X	X	X	X	X	X	X	Chapter 7.80
Merchandising Centers, Indoor	X	P	X	X	P	X	X	
Motorcycle Parts/Accessory Sales	X	P	X	P	P	P	X	
Neighborhood Market/Convenience Store	P	P	P	P	P	P	P (14)	Chapter 11.42

Table 11.21-3 Allowed Land Uses, Urban Mixed-Use Zones

Formatted Table

Land Use Type	TV	IF	CC	CD R1	CD R2	UN	MS	Additional Use Regulations
Outdoor Dining/Seating (A) (7) (8)	P	P	P	P	P	P	P	11.40.160, 11.23.050, 11.23.070(E)
Outdoor Vending, Carts/Kiosks	CUP (7, 8, 15)	CUP (7, 8, 15)	CUP (7, 8, 15)	CUP (7, 8, 15)	CUP (7, 8, 15)	CUP (7, 8, 15)	CUP (7, 8, 15)	
Personal Services, General	P	P	P	P	P	P	P	
Personal Services, Fitness/Health Facility	P	P	P	P	P	P	P	
Personal Services, Fortune, Palm and Card Reader	X	X	X	P	P	P	P	11.40.170
Personal Services, Instructional	CUP	P	P	P	P	P	P	
Repair, Fix-It Shop/Footwear/Garments	P	P	P	P	P	P	P	
Restaurant, Dine In and Take Out (Without Alcohol Sales) (15)	P	P	P	P	P	P	P	

Table 11.21-3 Allowed Land Uses, Urban Mixed-Use Zones

Formatted Table

Land Use Type	TV	IF	CC	CD R1	CD R2	UN	MS	Additional Use Regulations
Restaurant, Drive-Through (5) (6)	X	CUP (10)	CUP	CUP (11)	CUP (12)	CUP (13)	X	11.40.220
Retail Sales, General	P (9)	P (10)	P	P	P (12)	P (13)	P (14)	(≤25,000 sq. ft.) Chapter 11.23
Retail Sales, Large Format	X	P	X	X	X	X	X	(>25,000 sq. ft.) Chapter 11.23
Retail Sales, Used/Pawn	X	X	X	CUP	CUP	CUP (13)	X	
Tattoo/Body Modification	X	X	X	P	P	P	X	11.40.200
Recycling Facilities (2)								Chapter 11.44

Table 11.21-3 Allowed Land Uses, Urban Mixed-Use Zones

Formatted Table

Land Use Type	TV	IF	CC	CD R1	CD R2	UN	MS	Additional Use Regulations
Mobile Recycling Unit	CUP	CUP	X	CUP	CUP	CUP	X	
Reverse Vending Machines, Bulk (17)	P (A-U)	P (A-U)	P (A-U)	P (A-U)	P (A-U)	P (A-U)	P (A-U)	11.44.070
Reverse Vending Machines, Standard (17)	P (A-U)	P (A-U)	P (A-U)	P (A-U)	P (A-U)	P (A-U)	X	11.44.070
Recycling/Collections Facilities, Small	CUP	CUP	CUP	CUP	CUP	CUP	X	11.44.080
Recycling/Collections Facilities, Large	X	CUP	X	CUP	CUP	X	X	11.44.090
Vehicle Sales/Repair Uses (2)								
Vehicle Fueling Station (A-P)	X	CUP (10)	CUP	CUP	CUP	CUP (13)	CUP	Chapter 11.45

Table 11.21-3 Allowed Land Uses, Urban Mixed-Use Zones

Formatted Table

Land Use Type	TV	IF	CC	CD R1	CD R2	UN	MS	Additional Use Regulations
Vehicle Sales, New/Other/Used	X	CUP	X	CUP	CUP	X	X	
Vehicle Rentals	CUP	X	CUP	CUP	CUP	X	X	
Vehicle Services, Limited Repair	X	CUP	X	P	P	CUP	X	
Vehicle Services, Repair~~/Storage~~	X	CUP	X	CUP	CUP	X	X	
Vehicle Services, Washing/Detailing	X	CUP	X	CUP	CUP	CUP	X	
Vehicle Parts Store	X	X	X	P	P	P	X	
Industrial/Manufacturing Uses								
Artisan/Craft Product Manufacturing	CUP	P	X	CUP	CUP	CUP	X	
Digital Arts, Media, Film, Video, TV and Radio Production	X	P	X	X	X	X	X	

Table 11.21-3 Allowed Land Uses, Urban Mixed-Use Zones

Formatted Table

Land Use Type	TV	IF	CC	CDR1	CDR2	UN	MS	Additional Use Regulations
Industrial Design Services	P	P	P	P	P	P	P	
Light Manufacturing	X	P	X	X	X	X	X	
Technical and Scientific Laboratories	P	P	P	CUP	CUP	X	X	
Production of Experimental Products	P	P	X	X	X	X	X	
Parcel Delivery Service	X	P	X	X	X	X	X	
Warehousing	X	CUP (18)	X	X	X	X	X	11.22.060

Table 11.21-3(a) Footnotes for Allowable Land Uses, Urban Mixed-Use Zones

Notes: All land use types are subject to the applicable frontage type requirements and all other development, design, and operational standards of the applicable zone.

See Table 11.20-1 for zone abbreviations.

See Table 11.21-2 for the abbreviations for the general land use permit types and processes.

sq. ft. = square feet.

(A) Administrative plan review required; see Section 11.51.050, Administrative permits and approvals.

(D) Discretionary plan review required; see Section 11.51.080, Discretionary permits and approvals.

(1) Community and public gardens should be allowed in utility rights-of-way and subject to administrative permit on vacant lots as a temporary use only. All land use types are subject to the applicable frontage type requirements and all other development, design, and operational standards of the applicable zone.

(2) Allowed as a single use in a building per the building frontage and design standards of the applicable zone.

(3) Limited to second story or behind ground floor street frontage use with minimum thirty-foot depth from face of storefronts.

(4) Subject to location conditions of Section 11.42.060.

(5) Drive-through lane and window shall not be adjacent to front or side street property line.

(6) Land use may be conducted as an indoor/outdoor land use subject to the operating standards of Section 11.24.060(I), Outdoor Activities and Storage.

(7) Land use is by definition an outdoor use and shall be exempt from outdoor use screening requirements and the operating standards of Section 11.24.060(I), Outdoor Activities and Storage. When adjacent to residential uses, a six-foot wall is required for noise attenuation.

(8) In compliance with all applicable right-of-way requirements.

(9) New single-use retail buildings may be permitted per this section and Chapter 11.22 use limitations per zone.

(10) See use limitations in Section 11.22.060, IF zone use limitations.

(11) See Section 11.22.070, CDR1 zone use limitations.

(12) See Section 11.22.080(D), CDR2 zone use limitations.

(13) See use limitations in Section 11.22.090(D), UN zone use limitations.

(14) See Section 11.22.100(D), MS zone use limitations.

(15) Permitted in shopping centers one acre or larger.

(16) Live music or entertainment on a regular basis such as daily or weekly (not incidental) shall require a CUP.

(17) Machines located inside stores shall be permitted uses. Machines located outside shall be subject to an administrative permit. Commodities drop-off is prohibited for either use type. Machines shall not be located within one thousand feet of a liquor store or a business that sells alcohol.

(18) Limited to maximum building area of fifteen thousand square feet and is not permitted along street frontage (would have to be a rear use).

(19) Indoor cultivation for personal consumption may be permitted per the regulations in Chapter 7.80.

* Housing meeting this definition (see Chapter 11.60) shall be permitted, conditionally permitted, or not permitted, per the regulation of other residential dwellings of the same type in the same zone. All standards and regulations of this title governing the regulation of other residential dwellings of the same type and in the same zone shall apply.

Table 11.21-4 Commercial Industrial Zones Allowed Land Uses

Land Use Type	Zones				Additional Use Regulations
	RC	LI	M2	M3	
Residential Uses					
Emergency Shelter (A-P)	X	X (1)	X	X	11.40.240 and Ord. 2322

Table 11.21-4 Commercial Industrial Zones Allowed Land Uses

Land Use Type	Zones				Additional Use Regulations
	RC	LI	M2	M3	
Mixed-Use	CUP	X	X	X	Chapter 11.23; 11.24.040
Live/Work Unit	CUP	CUP	X	X	Chapter 11.23; 11.33.080, 11.40.090
Multifamily Residential (2)	CUP	X	X	X	11.25.070, 11.25.080, 11.33.090
Supportive Housing*	CUP	P	X	X	
Transitional Housing*	CUP	P	X	X	
Recreation, Education, Public Assembly Uses					
College, Industrial Trades (3)	X	CUP	CUP	CUP	
College, Nontraditional Campus (D)	CUP	P	X	X	

Table 11.21-4 Commercial Industrial Zones Allowed Land Uses

Land Use Type	Zones				Additional Use Regulations
	RC	LI	M2	M3	
College, Traditional Campus	X	CUP	X	X	
Community Assembly (3) (A-P)	CUP	CUP	X	X	11.40.060
Library/Gallery/Museum (A-P)	P	P	X	X	
Parks/Plazas/Open Space Uses					
Outdoor Amphitheater (4)	CUP	X	X	X	
Parks/Recreation Facility, Limited (3)	P	CUP	X	X	
Parks/Recreation Facility, Full (3)	P	CUP	X	X	
Public/Community Garden (A-P) (3)	P	P	P	P	
Civic/Institutional Uses					
Adult Day Care Center, General (3)	CUP	CUP	X	X	

Table 11.21-4 Commercial Industrial Zones Allowed Land Uses

Land Use Type	Zones				Additional Use Regulations
	RC	LI	M2	M3	
Adult Day Care Center, Limited (3)	CUP	CUP	X	X	
Child Day Care Facility, Day Care Center, Standalone Facility (3)	CUP	X	X	X	11.40.050
Commercial Training Center	CUP	CUP	CUP	CUP	
Hospitals (D)	CUP	CUP	CUP	CUP	
Institutions (D)	CUP	CUP	CUP	CUP	
Funeral Homes/Mortuary	CUP	P	CUP	CUP	
Public/Utility/Energy Uses					
Antenna/Communication Facility	CUP	P	P	P	

Table 11.21-4 Commercial Industrial Zones Allowed Land Uses

Land Use Type	Zones				Additional Use Regulations
	RC	LI	M2	M3	
Fire/Police Substation	P	P	P	P	
Parking Facility (3)	CUP	CUP	P	P	Public or commercial; Chapter 11.33
Power Distribution Substation	CUP	P	P	P	
Public/Government Building	P	P	P	P	
Public Utility, Structure or Yard (3)	CUP	P	P	P	
Renewable Energy System, Building Mounted (A-P)	A-U	A-U	A-U	A-U	11.40.180
Renewable Energy System, Standalone or Ground Mounted (D)	X	CUP	CUP	CUP	11.40.180
Transit Station/Stop (3)	P	P	P	P	
Utility Metering/Distribution	CUP	CUP	CUP	CUP	

Table 11.21-4 Commercial Industrial Zones Allowed Land Uses

Land Use Type	Zones				Additional Use Regulations
	RC	LI	M2	M3	
Office/Research and Development (R&D) Uses					
Business Support Services	P	P	P	P (A-U)	Any size
Business Services, Pedestrian Oriented	P	P	X	X	(<6,000 sq. ft.)
Medical Services, Clinic	CUP	P	CUP	CUP	
Medical Services, Medical/Dental/Holistic	CUP	P	X	X	
Research and Development	P	P	P	P	
Office, Processing	P	P	A-U	A-U	
Office, Professional/Admin	P	P	A-U	A-U	
Office, Service	P	P	A-U	A-U	
Entertainment/Lodging Uses					

Table 11.21-4 Commercial Industrial Zones Allowed Land Uses

Land Use Type	Zones				Additional Use Regulations
	RC	LI	M2	M3	
Banquet Facility/Catering	CUP	P	P	X	
Commercial Entertainment	CUP	CUP	CUP	CUP	
Commercial Recreation, Indoor	P	P	P	P	
Commercial Recreation, Outdoor (3)	CUP	CUP	P	P	
Hotel (D)	CUP	CUP	CUP	CUP	11.40.080
Live Entertainment	CUP	CUP	CUP	CUP	
Motel (D)	CUP	CUP	CUP	CUP	11.40.150
Theater	CUP	CUP	CUP	CUP	

Table 11.21-4 Commercial Industrial Zones Allowed Land Uses

Land Use Type	Zones				Additional Use Regulations
	RC	LI	M2	M3	
Commercial Uses					
Adult-Oriented Establishments	X	X	P	P	Chapter 11.41
Alcohol Sales, as Part of a Restaurant (5)	CUP	CUP	CUP	CUP	Chapter 11.42
Alcohol Sales, as Part of a Bar/Tavern/Nightclub	CUP	X	X	X	Chapter 11.42
Alcohol Sales, Off Sale/Mini-Mart	CUP (A-U)	CUP (A-U)	X	X	(<5,000 sq. ft.) Chapter 11.42
Alcohol Sales, Off Sale, as an Accessory Use to Retail Establishment	CUP	X	X	X	Chapter 11.42
Alcohol Sales, Off Sale, Large Retail	CUP	CUP	CUP	CUP	Chapter 11.42

Table 11.21-4 Commercial Industrial Zones Allowed Land Uses

Land Use Type	Zones				Additional Use Regulations
	RC	LI	M2	M3	
Alcohol Sales/Liquor Store	CUP	X	X	X	
Ambulance/Patrol/Dispatch Service (6)	X	P	P	P	
Animal Sales and Services	P	P	P	P	
Animal Sales and Services, Veterinary Hospitals	CUP	P	P	P	
Animal Shelters	X	P	X	X	
ATM	P	P	P	P	Drive-through ATMS regulated under “Drive-Through Service” land use
Brew Pub	CUP	CUP	X	X	
Drive-Through Service (7)	P	P	P	P	
Dry Cleaning/Laundry, Agency	P	P	P	P	

Table 11.21-4 Commercial Industrial Zones Allowed Land Uses

Land Use Type	Zones				Additional Use Regulations
	RC	LI	M2	M3	
Dry Cleaning/Laundry, Plant	X	P	P	P	
E-Cigarettes/Vapor/Smoke Shops/Hookah	P	X	X	X	11.40.130
Food Market/Specialty Market	P	P	P	P	
Gold, Semiprecious, Precious Metal Buying Stores	CUP	CUP	X	X	
Marijuana (Commercial Cannabis Activity)/Deliveries/Manufacturing/Cultivation/Possession/Processing/ Storing/Laboratory Testing/Labeling/ Distribution/Sale of Cannabis and Marijuana Products/Commercial and Personal Outdoor Cultivation (12)	X	X	X	X	Chapter 7.80
Merchandising Centers	CUP	CUP	X	X	
Nursery (Plant Cultivation)	X	P	P	P	
Organic Fertilizer Manufacturer (3)	X	CUP	CUP	CUP	

Table 11.21-4 Commercial Industrial Zones Allowed Land Uses

Land Use Type	Zones				Additional Use Regulations
	RC	LI	M2	M3	
Outdoor Dining/Seating (4)	P	P	P	P	11.23.050, 11.23.070(E), 11.40.160
Outdoor Vending, Kiosks/Carts (4)	CUP	CUP	P	P	
Personal Services, General	P	P	X	X	
Personal Services, Fitness/Health Facility	P	P	X	X	
Personal Services, Fortune Telling, Palm and Card Reader	X	X	X	X	11.40.170
Personal Services, Instructional	P	P	X	X	
Repair, Fix-it Shop/Footwear/Garments	X	P	P	P	
Repair, Appliances/Furniture (3)	X	P	P	P	
Restaurant, Dine In and Take Out	P	P	P	P	11.40.160
Restaurant, Drive-Through (7)	P (8)	CUP	P	P	11.40.220

Table 11.21-4 Commercial Industrial Zones Allowed Land Uses

Land Use Type	Zones				Additional Use Regulations
	RC	LI	M2	M3	
Retail Sales, General	P (8)	P	P	P	
Retail Sales, Large Format	P	P	P	P	
Retail Sales, Used/Pawn	X	X	X	X	
Stables, Equestrian, Commercial/Private	X	X	CUP	X	
Tattoo/Body and Art/Piercing	X	X	X	X	
Winery (D)	X	CUP	CUP	CUP	
Recycling Facilities					
Mobile Recycling Unit	CUP	CUP	P (A-U)	P (A-U)	
Reverse Vending Machines, Bulk (9)	CUP	CUP	P (A-U)	P (A-U)	11.44.070

Table 11.21-4 Commercial Industrial Zones Allowed Land Uses

Land Use Type	Zones				Additional Use Regulations
	RC	LI	M2	M3	
Reverse Vending Machines, Standard (9)	P (A-U)	P (A-U)	P (A-U)	P (A-U)	11.44.070
Recycling/Collections Facilities, Small	CUP	CUP	P (A-U)	P (A-U)	11.44.080
Recycling/Collections Facilities, Large	X	CUP	CUP	CUP	11.44.090
Recycling Processing Facilities, Light/Heavy	X	CUP	CUP	CUP	11.44.100, 11.44.110
Vehicle Sales/Repair Uses					
Vehicle Fueling Station (A-P)	P (8)	P	P	CUP	Chapter 11.45
Vehicle Sales, New	CUP	P	P	CUP	
Vehicle Sales, Other	X	CUP	CUP	CUP	

Table 11.21-4 Commercial Industrial Zones Allowed Land Uses

Land Use Type	Zones				Additional Use Regulations
	RC	LI	M2	M3	
Vehicle Sales, Used	CUP	CUP	CUP	CUP	
Vehicle Rentals	X	P	P	X	
Vehicle Services, Limited Repair (3)	X	P	X	X	
Vehicle Services, Repair~~/Storage~~ (3)	X	X	P	P	
Vehicle Services, Washing/Detailing	CUP	CUP	CUP	CUP	
Vehicle Parts Store	P	P	CUP	CUP	
Vehicle Towing/Impounding	X	X	~~P~~CUP	CUP~~P~~	-
Industrial/Manufacturing Uses					
Aircraft/Missile Factory	X	X	P	P	
Artisan/Craft Product Manufacturing (3)	P	P	P	P	

Table 11.21-4 Commercial Industrial Zones Allowed Land Uses

Land Use Type	Zones				Additional Use Regulations
	RC	LI	M2	M3	
Assembly/Bottling/Distribution Plant	X	X	P	P	
Auction	X	CUP	P	P	
Boat Building (3)	X	X	P	P	
Bookbinding	X	P	P	P	
Building Materials Storage Yard (A-P) (3)	X (10)	X	P	P	
Caretaker Unit	X	P	P	P	11.24.060(J)(8)
Concrete or Cement Manufacturing	X	X	~~CUP~~ X	~~CUP~~ X	
Contractor Office and Services, Full	X	X	P	P	
Contractor Office and Services, Limited	X	P	P	P	
Digital Arts, Media, Film, Video, TV and Radio Production	X	P	P	P	

Table 11.21-4 Commercial Industrial Zones Allowed Land Uses

Land Use Type	Zones				Additional Use Regulations
	RC	LI	M2	M3	
Drop Forge, Drop Hammer, Industrial Press	X	X	CUP	P	
Electrical Generating Plant/Peaker Plants (D)	X	CUP	P	P	
Food/Creamery Manufacture	X	CUP	P	P	
Food Processing	X	P	P	P	
Foundry, Ferrous and Nonferrous	X	X	P	P	
Freight Classification Yard (D)	X	X	P	P	
Grinding Shops, Milling	X	P	P	P	
General Manufacturing/Assembly	X	P	P	P	
Industrial Design Services	P	P	P	X	
Horticultural Services	X	P	P	P	
Liquefied Petroleum Gas	X	X	CUP	CUP	Chapter 11.45
Machine Shop, Limited	X	CUP	P	P	

Table 11.21-4 Commercial Industrial Zones Allowed Land Uses

Land Use Type	Zones				Additional Use Regulations
	RC	LI	M2	M3	
Machine Shop, Full	X	CUP	P	P	
Manufacturing, Light	X	P	P	P	
Manufacturing, Liquids/Chemical/Mineral	X	X	P	P	
Manufacturing, Fabrication/Welding	X	X	P	P	
Mini-Warehousing	X	X	CUP	CUP	
Outdoor Advertising Display	CUP	CUP	CUP	P	
Parcel Delivery Service	X	X	CUP	CUP	
Parking, Fleets	X	P	P	P	-Does not include medium to heavy-duty trucks or delivery vans.
Petroleum Products/Wholesale Storage of Petroleum	X	X	P	P	
Power Distribution Substations	X	CUP	CUP	CUP	

Table 11.21-4 Commercial Industrial Zones Allowed Land Uses

Land Use Type	Zones				Additional Use Regulations
	RC	LI	M2	M3	
Production of Experimental Products	X	X	CUP	CUP	
Pumping Plant/Pipe Line Booster	X	X	P	P	
Punch Press	X	X	P	P	
Storage Facilities (13)	X	~~CUP~~ A-U	~~CUP~~ A-U	A_U ~~P~~	
Transit/Transportation Equipment Storage	X	X	CUP	CUP	
Technical/Scientific Laboratories	CUP	CUP	A-U	A-U	
Truck Repair and Overhauling (3)	X	X	CUP	CUP	
Truck Storage/Terminal (D)	X	X	~~CUP~~ x	~~CUP~~ x	
Warehousing (11)	X	CUP	CUP	CUP	
Wholesale, Processing/Distribution	X	X	CUP	CUP	

Table 11.21-4(a) Footnotes Commercial Industrial Zones Allowed Land Uses

Notes: All land use types are subject to the development, design, and operational standards of the applicable zone. See Table 11.20-1 for zone abbreviations. See Table 11.21-2 for the abbreviations for the general land use permit types and processes.

(A) Administrative plan review required; see Section 11.51.050, Administrative permits and approvals.

(D) Discretionary plan review required; see Section 11.51.080, Discretionary permits and approvals.

(1) Emergency shelters are permitted in the light industrial overlay zone as identified on the zoning and overlay zone maps.

(2) See Figure 11.24-1 for areas where residential dwellings are permitted as part of mixed-use projects; see Section 11.24.040(D)(1), Residential Permitted Areas.

(3) Land use may be conducted as an indoor/outdoor land use subject to the operating standards of Section 11.24.060(I), Outdoor Activities and Storage.

(4) Land use is by definition an outdoor use and shall be exempt from outdoor use screening requirements and the operating standards of Section 11.24.060(I), Outdoor Activities and Storage. Shall be located and operated in compliance with all applicable right-of-way requirements.

(5) Alcohol sales allowed if on site with a dine-in restaurant per Chapter 11.42, Alcoholic Beverage Sales.

(6) Outdoor staging, storage, or repair of vehicles not allowed within sixty feet of primary frontage/front property line.

(7) Drive-through lane and window shall not be adjacent to front or side street property line.

(8) See Section 11.24.040(B) for use limitation locational restrictions.

(9) Machines located inside stores shall be permitted uses. Machines located outside shall be subject to an administrative permit. Commodities drop-off is prohibited for either use type. Machines shall not be located within one thousand feet of a liquor store or a business that sells alcohol.

(10) Building materials storage yard shall be a permitted use at the property located at 5860 Firestone Boulevard.

(11) Limited to maximum building area of fifteen thousand square feet and is not permitted along street frontage (would have to be a rear use).

(12) Indoor cultivation for personal consumption may be permitted per the regulations in Chapter 7.80.

(13) Storage facilities shall be permitted at the properties located at 5949 and 5951 Firestone Boulevard only.

* Housing meeting this definition shall be permitted, conditionally permitted, or not permitted, per the regulation of other residential dwellings of the same type in the same zone. All standards and regulations of this title governing the regulation of other residential dwellings of the same type and in the same zone shall apply.

Table 11.21-5 Residential Neighborhood Zone Allowed Land Uses

Land Use Type (1)	Zones					Additional Use Regulations
	NL	NM	MH	CV	OS	
Residential Uses						
Accessory Structures	P	P	P	P	P	Chapter 11.43
Child Day Care Facility, Small Family Home	P	P	P	X	X	11.40.050
Child Day Care Facility, Large Family Home	P	P	P	X	X	11.40.050
Cottage Food Operation	P	P	P	X	X	Chapter 11.60
Duplex/Two-Family Residential	P	P	P	X	X	

Table 11.21-5 Residential Neighborhood Zone Allowed Land Uses

Land Use Type (1)	Zones					Additional Use Regulations
	NL	NM	MH	CV	OS	
Greenhouse	P	P	X	X	CUP	
Live/Work Unit	P	P	X	X	X	Chapter 11.23; 11.33.080, 11.40.090
Mobile Home/Mobile Home Park (A-P)	P	P	P	X	X	11.25.090
Multifamily Residential (A-P)	X	P	X	X	X	11.25.070, 11.25.080, 11.33.090
Personal Property Sales	T	T	T	T	X	2.10.610
Residential Care Facilities, Small	P	P	X	X	X	
Residential Care Facilities, Large	X	P	X	X	X	
Single-Family Residential	P	P	X	X	X	
Single-Room-Occupancy Apartments (A-P)	X	P	X	X	X	11.40.190 and consistent with the housing element
Second Dwelling Unit (A-P)	P	X	X	X	X	Chapter 11.43

Table 11.21-5 Residential Neighborhood Zone Allowed Land Uses

Land Use Type (1)	Zones					Additional Use Regulations
	NL	NM	MH	CV	OS	
Senior/Age-Restricted Dwelling (A-P)	P	P	P	X	X	
Supportive Housing*	P	P	P	X	X	
Transitional Housing*	P	P	P	X	X	
Recreation, Education, Public Assembly Uses						
College, Nontraditional Campus	X	X	X	P	X	
College, Traditional Campus	X	X	X	CUP	X	
Community Assembly (A-P)	X	X	CUP	CUP	X	11.40.060
Library/Gallery/Museum (A-P)	X	X	X	P	X	
School	P	P	X	P	X	
Parks/Plazas/Open Space Uses						
Outdoor Amphitheater (A-P)	X	X	X	P	P	

Table 11.21-5 Residential Neighborhood Zone Allowed Land Uses

Land Use Type (1)	Zones					Additional Use Regulations
	NL	NM	MH	CV	OS	
Parks/Recreation Facility, Limited	P	P	P	P	P	
Parks/Recreation Facility, Full	X	X	X	P	P	
Public Garden	P	P	P	P	P	
Civic/Institutional Uses						
Adult Day Care Center, General	X	X	X	CUP	X	
Adult Day Care Center, Limited	P	P	P	CUP	X	
Child Day Care Facility, Day Care Center, Standalone Facility	CUP	CUP	X	CUP	X	11.40.050
Hospital (D)	X	X	X	CUP	X	
Institutions (D)	X	X	X	CUP	X	

Table 11.21-5 Residential Neighborhood Zone Allowed Land Uses

Land Use Type (1)	Zones					Additional Use Regulations
	NL	NM	MH	CV	OS	
Public/Utility/Energy Uses						
Communications Equipment	CUP	CUP	CUP	CUP	CUP	
Fire/Police Station/Substation	CUP	CUP	CUP	P	X	
Parking Facility	X	CUP	X	P	P	Public or commercial
Public/Government Building	X	X	X	P	X	
Power Distribution Substation	CUP	CUP	CUP	X	X	
Public Utility, Structure or Yard	X	X	X	CUP	CUP	
Renewable Energy System, Building Mounted (A-P)	P	P	P	P	P	11.40.180

Table 11.21-5 Residential Neighborhood Zone Allowed Land Uses

Land Use Type (1)	Zones					Additional Use Regulations
	NL	NM	MH	CV	OS	
Renewable Energy System, Standalone Ground Mounted (D)	CUP	CUP	CUP	CUP	CUP	11.40.180
Transit Station/Stop	P	P	P	P	P	
Utility Metering/Distribution	X	X	CUP	CUP	CUP	
Commercial Uses						
Open Field Growing	P	P	X	X	CUP	
Personal Services, Fitness/Health Facility	X	X	X	P	X	
Stables, Equestrian, Commercial/Private (1)	X	CUP	X	X	X	11.25.060
Marijuana (Commercial Cannabis Activity)/Deliveries/Manufacturing/Cultivation/Possession/Processing/Storing/Laboratory Testing/Labeling/Distribution/Sale of Cannabis and Marijuana Products/Commercial and Personal Outdoor Cultivation (2)	X	X	X	X	X	Chapter 7.80

Table 11.21-5 Residential Neighborhood Zone Allowed Land Uses

Land Use Type (1)	Zones					Additional Use Regulations
	NL	NM	MH	CV	OS	
Recycling Facilities						
Mobile Recycling Unit	X	X	X	CUP	CUP	11.44.080
Recycling/Collections Facilities, Small	X	X	X	CUP	X	11.44.080

Notes: All land use types are subject to the applicable frontage type requirements and all other development, design, and operational standards of the applicable zone.

See Table 11.20-1 for zone abbreviations.

See Table 11.21-2 for the abbreviations for the general land use permit types and processes.

(A) Administrative plan review required; see Section 11.51.050, Administrative permits and approvals.

(D) Discretionary plan review required; see Section 11.51.080, Discretionary permits and approvals.

(1) See Section 11.25.060 for use zone limitations for this use.

(2) Indoor cultivation for personal consumption may be permitted per the regulations in Chapter 7.80.

* Housing meeting this definition shall be permitted, conditionally permitted, or not permitted, per the regulation of other residential dwellings of the same type in the same zone. All standards and regulations of this title governing the regulation of other residential dwellings of the same type and in the same zone shall apply.

(Ord. 2351 § 3, 6-26-18; Ord. 2345 § 6, 3-13-18; Ord. 2326 § 3, 2-9-16; Ord. 2323 § 1 Exh. A (part), 4-28-15)

Chapter 11.23
DEVELOPMENT AND DESIGN STANDARDS AND GUIDELINES

Sections:

11.23.010 Purpose and intent.
11.23.020 Applicability.
11.23.030 Notes.
11.23.040 Achieving pedestrian/human-scaled development.
11.23.050 Open space requirements.
11.23.060 General building design guidelines.
11.23.070 Ground-floor retail and pedestrian-oriented uses.
11.23.080 Guidelines for building frontage types.
11.23.090 Density bonus program.

11.23.010 Purpose and intent.

The development and design standards and guidelines are organized as a series of sections that address important design considerations for achieving pedestrian- and human-scaled development, and reinforcing a sense of place and vibrancy throughout South Gate's mixed-use areas. The development and design standards and guidelines outlined in this chapter focus on overall site planning and development, as well as the overall character and quality of buildings, retail and pedestrian-oriented development, and the design of building frontages. Consideration of these standards shall be equally important to the permitted land uses and development standards identified for each zone.

(Ord. 2323 § 1 Exh. A (part), 4-28-15)

11.23.020 Applicability.

The guidelines of this chapter shall be applicable to the following:

A. All development, redevelopment, expansions, and modifications of buildings and uses within the urban mixed-use zones.

B. All mixed-use development projects located in other zones throughout the city.

C. All residential development projects of twenty-one units or more located in any zone throughout the city.

(Ord. 2323 § 1 Exh. A (part), 4-28-15)

11.23.030 Notes.

The following notes apply to the development and design standards and guidelines:

A. All standards, dimensions, and requirements identified with mandatory language, including the words “shall,” “will,” “is to,” and “are to,” are always mandatory. Additional guidelines provided throughout this chapter, incorporating language such as “should,” indicate that the standard is not mandatory, but is strongly recommended.

B. Per Section 11.10.080, all standards, dimensions, and requirements of this title are minimum requirements unless otherwise noted.

C. To provide for flexibility in development and to promote innovative design, administrative modifications to the standards are permitted, subject to Section 11.30.030, Administrative modifications.

(Ord. 2323 § 1 Exh. A (part), 4-28-15)

11.23.040 Achieving pedestrian/human-scaled development.

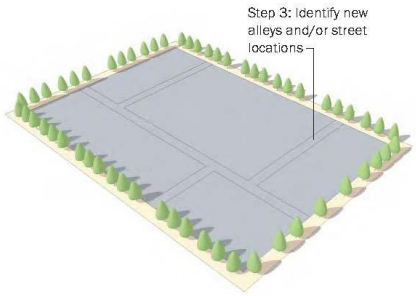
Guidelines for block size, massing, building design, and landscape design are provided within this title to provide direction on how to create pedestrian-oriented development and a high-quality public realm. For larger sites, subdivision should first be used to create a connected network of smaller, pedestrian-scaled blocks and define open space or other special uses. The following steps are illustrated to help highlight key standards and design strategies.

1. Step 1: Identify Parcel Location and Applicable Zone(s). Review Section 11.20.040, Citywide zone mapping, to identify the location of your parcel(s), applicable zone(s), and allowable uses. Review the applicable portions of Chapter 11.22 to identify standards for intensity, building form, frontage types, and other requirements.

2. Step 2: Define Block Size and Individual Lots. Large sites with vacant blocks or parcels should be subdivided further to create additional blocks. Subdivision should create a connected, pedestrian-scaled block and street pattern.

3. Step 3: Identify Alleys. Primary vehicular access to blocks and their individual lots is preferred along alleys and side streets, except as otherwise allowed within specific zones.

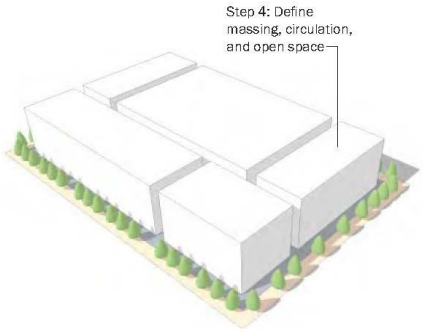
The intent of limiting access to the rear or sides of lots is to maintain the continuity of the streetscape and pedestrian realm. Additionally, design solutions should minimize the impact of residential and commercial driveways by using shared driveways, alley access, or other design approaches to minimize the number of driveways and curb cuts.



4. Step 4: Define Massing, Circulation, Open Space, and Special Uses. All development projects, including full-block and half-block projects, should make an attempt to break down the scale of the development by defining smaller buildings, open space, landscaped setbacks, pedestrian paths, and paseos.

A. Special uses such as retail building frontages, pedestrian-oriented uses, and public uses should be appropriately considered in the building design. Refer to Section 11.23.070 for specific guidelines related to the design of ground-floor retail and pedestrian-oriented uses.

B. All buildings that include residential units are required to comply with the standards of Section 11.25.070, Residential operating standards.



5. Step 5: Consider Adjacent Uses and Architectural Compatibility. All development projects, including full-block and half-block projects, should consider their adjacency to other existing uses.

A. The design of mixed-use projects, where sited adjacent to single-family residential uses, should incorporate appropriate transitions wherever possible. Acceptable transitions include the incorporation of setbacks, open spaces, or upper-story stepbacks.

B. Architectural unity and harmony should be achieved both within the project, and between the project and the surrounding community, so that the project does not constitute a disruption to the established fabric of the community. This should be considered in the design approach to all buildings, structures, walls, and fences.

C. All remodeling, modification, expansion, and redevelopment of residential buildings should be architecturally compatible with the main building; any required permit for such activities shall be conditioned to ensure architectural compatibility.

D. Sites and structures should be designed to minimize or buffer any undesirable characteristics of the site such as street noise and nearby commercial or industrial uses.

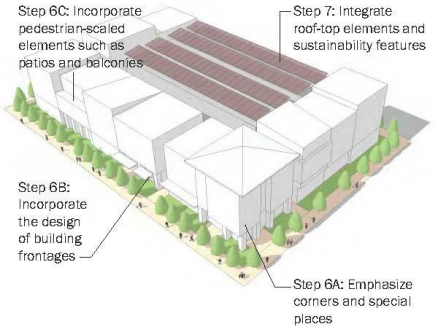
6. Step 6: Provide Pedestrian-Scaled Elements. Building massing should be reduced through changes in building height and roof form, and the introduction of pedestrian-scaled elements.

A. Emphasize corners and special places through changes in height and building form.

B. Incorporate the design of building frontages, per Section 11.23.080, as required in specific areas. Over time, the design of building frontages will serve as character-defining elements for districts and special places throughout South Gate.

C. Reduce massing by incorporating pedestrian-scaled elements such as trellises, patios, and balconies.

D. Limit blank walls and use changes in massing and building planes to add depth and scale to building frontages.



7. Step 7: Incorporate Landscape Elements. Incorporate landscape elements and gardens to define building entries, pathways, and semiprivate open spaces, and to add special character to building setbacks. Integrate roof-top components such as landscapes gardens, trellises, and sustainability features. For specific landscape standards, see Section 11.20.070(B)(7).

(Ord. 2323 § 1 Exh. A (part), 4-28-15)

11.23.050 Open space requirements.

South Gate has a variety of parks and open spaces that provide recreation, relaxation, and entertainment opportunities. Additional well-designed accessible open spaces sprinkled throughout the city will create a strong sense of place throughout South Gate, and ensure that open space is within walking distance of new development.

A. New Development Requirement. All new development in urban mixed-use zones is required to provide open space. Types of open space allowed include common outdoor open space and private open space, in accordance with Table 11.23-1.

Table 11.23-1 Open Space Requirements

Type of Open Space	Requirements			Notes
		% Common Outdoor Open Space		1. Each project shall provide common outdoor space at grade, podium, or roof level. 2. Common outdoor open spaces directly accessible and visible from the public right-of-way are encouraged. 3. Minimum area for common outdoor open space is 1,000 sq. ft. for projects of 21 or more new residential units and 500 sq. ft. for all other projects. Minimum dimensions of at least one portion of the open space shall measure 40 feet by 12 feet or greater. 4. All common outdoor open space areas shall be well-designed. Common outdoor open space may include rooftop decks, court game areas, tot lots, swimming pools, landscaped areas, community gardens, and courtyards. At least 10% of the open space area shall be planting.
Common Outdoor Open Space (as a percentage of the lot area)	**Lot Size**	**Projects with 21+ Residential Units**	**All Other Development Projects**	
	≤10,000 sq. ft.	10	Exempt	
	10,001 – 30,000 sq. ft.	15	5	
	>30,000 sq. ft.	20	10	
Additional Standards for Projects of 21 or More New Residential Units				
Common Indoor Open Space	Each project shall provide at least one community room of at least 500 sq. ft.			1. The area shall be located adjacent to, and accessible from, the common outdoor open space. 2. Area may contain active or passive recreational facilities, meeting space, exercise rooms,

Table 11.23-1 Open Space Requirements

Type of Open Space	Requirements	Notes
		computer terminals or other activity space but must be accessible through a common corridor.
Private Open Space	At least 50% of all residential dwelling units shall provide private open space on a balcony, patio, or roof terrace.	1. Minimum area of private open space is 36 sq. ft. with a minimum width of 6 feet. 2. Shall be accessed at the same level as a kitchen, dining room, family room, master bedroom, or living room within the unit. 3. Modifications or exceptions to the above requirements may be made by the director where finding can be made that the required private open space meets the overall intent and purpose of this section.

B. Forms of Open Space. Open space may assume various forms, but all open space should be expansive or uninterrupted, except for paseos or other through-block connections. Required setback areas cannot be used to satisfy open space requirements.

C. Configurations. The director may consider alternate configurations and amounts of open space on a project-specific basis if such changes would be consistent with the intent and goals of this title.

(Ord. 2323 § 1 Exh. A (part), 4-28-15)

11.23.060 General building design guidelines.

The following standards underscore basic design principles that are intended to produce high-quality buildings, memorable places, and a vibrant urban realm. They are not intended to be indicative of any style, but to encourage innovation and good urban form.

A. Building Frontage Standards.

1. Every building should incorporate an allowed frontage type along the lot's primary frontages. Primary frontages include building façades adjacent to a public right-of-way, including a public open space such as a plaza, park, or paseo, as well as private open space such as a forecourt or courtyard. Allowable frontage types are identified in Chapter 11.22 by zone, and detailed in Section 11.23.080.

2. Residential units should face the street with windows, front entry doors, porches, balconies, patios, and stoops. Rooms such as living rooms and dining rooms shall be

oriented fronting toward the street and/or any adjacent private space. Service rooms and areas shall be oriented to the rear of the lot.

3. Where courtyards, paseos, or greenways exist, residential units should face these spaces with windows, front doors, porches, and patios, and according to the standards of this section.

B. Treatment of Building Façades.

1. Variation and expression of building details, form, line, colors, and materials should be used to create visual interest.

2. Variation in wall plane and roof line is strongly encouraged to reduce the scale and bulk of buildings, and to add visual interest.

3. Individual units should be expressed wherever possible. This may be accomplished in a variety of ways, such as through a change in wall plane, change in color, or change in roof form.

4. Street-facing building façades should incorporate pedestrian-scaled elements such as balconies, awnings, doors, and windows to enliven the street edge, and increase safety by adding eyes on the street.

5. Blank walls, without windows, doors, or other articulation, are strongly discouraged. The maximum length of any blank wall should be limited to twenty feet.

Development, including residential uses, should address courtyards, paseos, and greenways.



Individual units should be expressed wherever possible. This may be accomplished in a variety of ways, such as through a change in wall plane, change in color, or change in roof form.



(Ord. 2323 § 1 Exh. A (part), 4-28-15)

11.23.070 Ground-floor retail and pedestrian-oriented uses.

It is the intent that each zone support a network of interconnected streets and open spaces that accommodates vehicles while maintaining a balanced physical environment conducive to pedestrian activity and a walkable street network.

Specific standards for ground-floor retail and pedestrian-oriented uses are identified by zone within Chapter 11.22. The purpose of regulating these uses is to encourage active land uses in certain areas such as restaurants, retail stores, civic uses, entertainment, and dining to provide a vibrant, pedestrian-oriented experience throughout much of the day. These uses are a defining component of South Gate's corridors and districts, and serve as key elements of mixed-use and multistory development.

Pedestrian-oriented uses include active uses that are accessible to the general public, generate walk-in pedestrian clientele, and contribute to a high level of pedestrian activity in the public realm. Typical pedestrian-oriented uses include ground-floor retail such as retail shops and grocery stores, as well as restaurants, outdoor dining areas, bars, theaters, performing arts, recreation and entertainment, personal and convenience services, building lobbies and building common areas, civic uses, libraries, museums, galleries, and public plazas.

Along main street areas, such as within the main street zone and the civic center zone, approximately eighty percent of the ground-floor street fronts should contain active uses. The guidelines apply only to the ground floor. The director shall consider uses other than retail or pedestrian-oriented uses in cases of uncertainty or special configurations.

A. General Requirements for Ground-Floor Retail and Pedestrian-Oriented Uses.

1. Ground-floor floor-to-ceiling height should be at least ten feet, as measured from the adjacent sidewalk, to accommodate retail uses.

2. Each storefront bay should contain an entrance. The primary entrance to each commercial space on the ground floor should be located on the front façade along the street.

3. Architectural features such as canopies, awnings, lighting, and other design features should be incorporated into the ground floor to add human scale to the pedestrian experience.

4. Awnings, signs, and other features shall be located at least eight feet above the adjacent sidewalk, and may project for the width of the sidewalk to a maximum encroachment of within two feet of the curb. Awnings shall only cover individual storefronts and openings.

Each storefront should contain an entrance and glazing.



Building lobbies and common areas should open onto the public right-of-way and can add to the pedestrian experience.



B. Transparency.

1. A minimum of sixty percent of the street-facing façades of pedestrian-oriented uses should be composed of clear non-reflective glass that allows views of the indoor spaces.

2. Interior blinds, drapes, posters, signage, and shelving for product displays visible from the public right-of-way shallould obscure no more than twenty-five percent of the transparent areas of each storefront. Ground-floor windows shall not be opaque or tinted. Product displays visible from the inside of the store shall not obscure visibility into the storefront from outside the building.

3. The maximum height of the bottom sill of required display windows should not exceed thirty inches above the adjacent sidewalk. The minimum head height for storefronts and windows at the ground floor should be eighty inches above the adjacent sidewalk.

C. First-Floor Elevation. Pedestrian-oriented uses should have a floor elevation that is level with the elevation of the adjacent sidewalk.

D. Entrances Facing the Street. Entrances to uses on ground and upper floors should open onto a public right-of-way. Entrance doors should be set back one to three feet from the property line.

E. Outdoor Dining. Outdoor dining adjacent to the sidewalk is encouraged. It may be provided along segments of the building's front façade that are set back from the property line, or on the sidewalk. The following requirements shall apply:

1. All projections into the public right-of-way shall require review and approval by the city public works department. See Section 11.40.160 for additional standards.

2. A continuous, unobstructed path of travel to facilitate pedestrian movement is required.

3. Outdoor dining shall not be fully enclosed.

F. Vehicular Driveway Access. Vehicular driveway access or entries to parking structures are discouraged along frontages with active, pedestrian-oriented uses. Access should be taken via the alleys serving the site or, on corner lots, at the street frontage that does not contain active ground-floor uses. The director may consider alternate configurations on a project-by-project basis if such configurations are found to further the goals of the general plan and this title.

A minimum of sixty percent of the street-facing façades of pedestrian-oriented uses should be composed of clear, non-reflective glass, allowing views of indoor spaces.



Outdoor dining adjacent to the sidewalk is encouraged.



Entrances should open onto a public right-of-way, with doors set back one to three feet.



(Ord. 2323 § 1 Exh. A (part), 4-28-15)

11.23.080 Guidelines for building frontage types.

New development should include a range of frontage types to create an interesting pedestrian environment, add eyes on the street, and define the relationship of building frontages to the public realm. To add character and to reinforce unique qualities of particular communities, specific frontage types have been identified by zone, per Chapter 11.22.

Overall guidelines, applicable to all frontage types, are identified below. Additional guidelines are identified on the following pages for each specific frontage type.

A. General Guidelines Applicable to All Frontage Types.

1. Each building is encouraged to incorporate the frontage types allowed in the development standards table for the zone applicable to the site.

2. Each building should incorporate an allowed frontage wherever the lot's boundary is adjacent to a public right-of-way or an open space such as a plaza, park, or paseo.

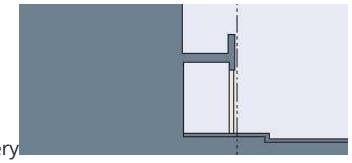
3. Unless specified otherwise, a frontage type should be applied for a lot's entire primary frontage and for at least fifty percent of the side street frontage of a corner lot.

4. Ground-floor windows shall not be opaque or tinted.

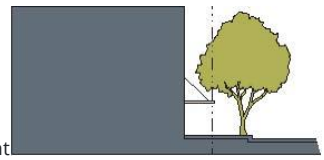
5. As allowed by this section, frontage types may be combined, subject to the review and approval of the director.

Table 11.23-2 Frontage Types

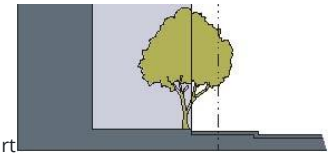
Gallery



Shopfront



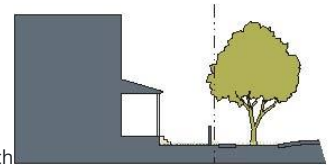
Forecourt



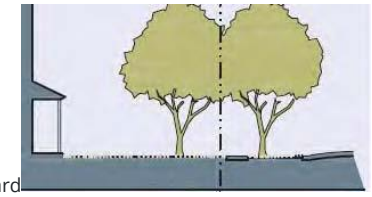
Terrace/Stoop



Porch



Front Yard



B. Gallery Frontage Type. A gallery is a roof or deck projecting from the façade of a building and supported by columns. Galleries should typically be located behind the property line and outside of the right-of-way. A gallery may be combined with other frontage types such as a front yard, shopfront, or forecourt.

A variety of gallery designs are possible, subject to city approval, per the following, and as further described in the diagram and photos below.

1. The height and proportions of the gallery should correspond to the façade and be consistent with the architectural style of the building.

2. The minimum dimensions of a gallery should measure eight feet in width and twelve feet in height.

3. Soffits, columns, and arches should be treated consistent with the architecture of the building.

4. A gallery shall correspond to the openings along the façade(s) to which the gallery is being applied.

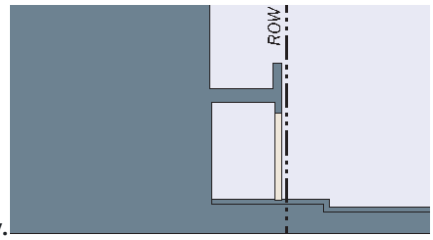
5. Where storefront openings are present, spacing between openings along the right-of-way should measure between eight and thirty feet in relation to the storefront(s) and the height of the ground floor.

6. The use of awnings is discouraged with the gallery frontage type.

7. Street lights are allowed on the face of the gallery columns; provided, that a minimum clearance of two feet exists between the light fixture and any adjacent curb face.

8. Signage may be applied to the gallery per the requirements of this code.

9. The gallery frontage type may be subject to the granting of an encroachment permit by the city.



Section diagram of a gallery.

The below examples represent the general range of scale, configuration, and streetscape typically associated with the gallery frontage type. Individual designs may vary; provided, that they are in compliance with the applicable standards; the below examples are not intended to be interpreted literally.





C. Shopfront Frontage Type. Shopfronts are large, glazed openings in a façade filled with doors and transparent glass in a storefront assembly, and may be combined with the gallery and forecourt frontage types. This traditional retail frontage type is often provided with

canopies or awnings, which may be fixed or retractable, to shelter pedestrians and shade the storefront glass from glare. The storefront assembly may be recessed to provide a widened sidewalk or a covered area for outdoor dining.

A variety of shopfront designs are possible, subject to city approval, per the following, and as further described in the diagram and photos below. Additionally, guidelines from Section 11.23.070 shall apply to ground-floor retail and pedestrian-oriented uses.

1. Storefronts within the overall façade may be recessed from any frontage line by up to ten feet.

2. Glazing may terminate directly at the grade, in compliance with all applicable requirements. Where a building material other than glazing is provided as a bulkhead transition between the glazing and grade, that material should measure between ten inches and thirty-six inches tall. Aluminum storefront or spandrel panel may not be used as the bulkhead transition material.

3. Storefront windows should provide clear views of merchandise displays within the shop space, and/or a maintained and lighted merchandise display within a display zone of approximately four feet in depth from the glass.

4. Where transoms are present, awnings should be located between the transom and the window below to allow light to enter the building while shading the view of the window for the pedestrian.

5. Signage may be applied to the shopfront per the requirements of this code.



Section diagram of a shopfront.

The below examples represent the general range of scale, configuration, and streetscape typically associated with the shopfront frontage type. Individual designs may vary;

provided, that they are in compliance with the applicable standards; the below examples are not intended to be interpreted literally.







D. Forecourt Frontage Type. A forecourt is a public space formed by a substantial recess in the façade of a building, and may be combined with the gallery and shopfront frontage types. Forecourts are generally appropriate for commercial or civic use or for vehicular drop-off at a civic building or hotel, as distinct from courtyards that are semipublic or private spaces providing frontages of a generally residential character.

A variety of forecourt designs are possible, subject to city approval, per the following and as further described in the diagram and photos below.

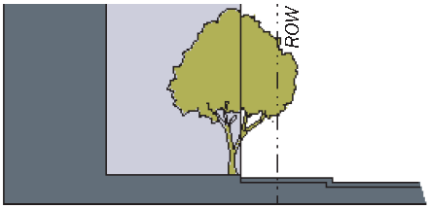
1. Forecourts should be between fifteen and one hundred feet wide along the adjacent sidewalk or public space, and between fifteen and one hundred feet in depth as measured from the adjacent public sidewalk or open space.

2. The forecourt may be raised up to three feet from the adjacent sidewalk or public space, creating a small retaining wall at the property line, in compliance with accessibility requirements, with entry steps to the forecourt.

3. Where the forecourt is at least forty feet in depth, the forecourt may be terraced from the adjacent public sidewalk or open space and in compliance with accessibility requirements.

4. Where the forecourt is providing vehicular access into the lot, additional street and access requirements apply.

5. Encroachments within the forecourt are allowed up to a cumulative one-third of the width and a cumulative one-third of the depth of the forecourt.



Section diagram of a forecourt.

The below examples represent the general range of scale, configuration, and streetscape typically associated with the forecourt frontage type. Individual designs may vary; provided, that they are in compliance with the applicable standards; the below examples are not intended to be interpreted literally.







E. Terrace/Stoop Frontage Type. Terraces and stoops are first-floor private or semiprivate entry spaces in close proximity to the frontage line and may be elevated from the sidewalk for privacy with an exterior stair and landing at the building entrance. This frontage type is appropriate for ground-floor residential uses and live/work uses.

A variety of stoop designs are possible, subject to city approval, per the following and as further described in the diagram and photos below.

1. This frontage type may be located at grade or raised up to three feet from the adjacent grade to transition into the building.

2. Terraces should measure at least six feet in depth and twelve feet in width.



Section diagram of a terrace or stoop.

These examples represent the general range of scale, configuration, and streetscape typically associated with this frontage type. Individual designs may vary; provided, that

they are in compliance with the applicable standards; the below examples are not intended to be interpreted literally.







F. Porch Frontage Type. Porches are covered spaces set back from the frontage line, with a front yard between the sidewalk and the porch. Porches can be raised or at grade, and provide a physical transition from the sidewalk to the building. A fence or wall at the property line may be used to define the private space of the yard. The front yard may also be raised from the sidewalk, creating a small retaining wall at the property line, with entry steps to the yard.

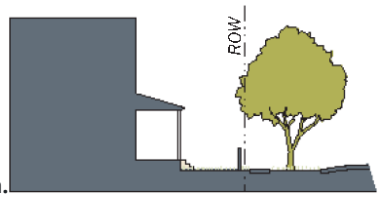
A variety of porch designs are possible, subject to city approval, per the following and as further described in the diagram and photos below.

1. Porches should measure at least six feet in depth and twelve feet in width, and should be consistent with the architectural style of the building.

2. Porches may be at grade or raised up to three feet from the adjacent grade to transition into the building.

3. Fences or walls defining and/or retaining the front yard should not exceed three feet in height from the adjacent sidewalk.

4. Signage may be applied to the porch, per the requirements of this code.



Section diagram of a porch.

These examples represent the general range of scale, configuration, and streetscape typically associated with the porch frontage type. Individual designs may vary; provided, that they are in compliance with the applicable standards; these examples are not intended to be interpreted literally.







G. Front Yard Frontage Type. Front yards are distinct from the porch frontage type in that the front yard type is intended as a large buffer and area free of major building encroachments created by substantially setting back the building façades from the frontage line. Front yards are intended to be visually continuous with adjacent yards, supporting a common landscape, and should not be fenced.

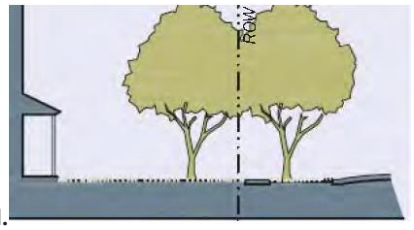
A variety of front yard designs are possible, subject to city approval, per the following and as further described in the diagram and photos below.

1. The size of front yards should be determined by the required front yard setback of the applicable zone.

2. Awnings, balconies, stairs, and porches that provide access to buildings may encroach into the front yard for a maximum of twenty percent of the required setback.

3. Fences may not exceed three feet in height and are subject to the city's approval.

4. In response to the intended physical context of the applicable zone, front yards may be designed as primarily landscape or primarily hardscape, with landscape in containers or planters.



Section diagram of a front yard.

These examples represent the general range of scale, configuration, and streetscape typically associated with the front yard frontage type. Individual designs may vary;

provided, that they are in compliance with the applicable standards; the below examples are not intended to be interpreted literally.







(Ord. 2323 § 1 Exh. A (part), 4-28-15)

11.23.090 Density bonus program.

A. Program Purpose. South Gate has established a density bonus program, permitting opportunities for increased density, floor area, and/or building height, for projects that provide public improvements beyond those required by this title. Density bonus incentives are available for qualified projects subject to review and demonstration of consistency with the incentive standards of this section, and consistency with the development standards of the applicable zone.

1. This density bonus program is separate from the bonus system and standards of Chapter 11.31, Density Bonus for Affordable Housing.

2. Chapter 11.22, Urban Mixed-Use Zones, identifies a "maximum with bonus" in the Development Standards tables for each zone.

i. The "maximum with bonus" is applicable only to incentives specified in this section.

ii. The "maximum with bonus" may not be achievable on all sites, as site conditions or superseding development regulations may reduce development potential.

iii. Density bonuses for affordable housing shall be permitted to exceed the "Maximum with Bonus" in accordance with Government Code Section 65915 et seq., and as amended.

B. Program Regulation.

1. Computation of Density Bonuses. The percentages of all the bonus options identified in Table 11.23-3 for the project shall be added together. The total shall then applied to the number of units, to determine the additional units allowed.

2. Interpretation. The planning director shall have discretion to determine the total density bonus accrued, based on consistency with the intent of the density bonus program and the magnitude of benefit or amenity with respect to the development size. The planning commission shall approve the bonus determination.

3. Maximum Bonus. The maximum bonus allowed for the provision of improvements or amenities, as identified in subsection (C) of this section, shall be limited to the available "maximum with bonus" as regulated in the development standards of that zone.

4. Compliance with Standards. All requirements of the density bonus program must be met in full to receive the bonus. The applicant shall document all of the density bonus requirements that are met. Documentation is required prior to the issuance of building permits for bonus units.

5. Covenants. The applicant must sign a covenant that ensures that the improvements or amenities provided to achieve any density bonus will continue to be provided for the life of the project.

C. Incentives. Refer to Table 11.23-3 for a summary of improvements or amenities that may be provided as density bonus incentives, as well as related requirements and available density increases. In order to be eligible for the density bonus program, projects shall either (1) incorporate a child day care facility, or (2) contribute two or more public improvements or

amenities in excess of the minimum required standards of this title. Public improvements or amenities shall be provided within the development, or as permitted by the applicable incentive.

Table 11.23-3 Available Density Bonus Incentives

Density Bonus Incentive	Maximum Density Bonus Reward
1. Transportation Demand Management Program *Include implementation of a minimum of three options or option (i) to qualify:*	
a. Installation or contribution to the development of a sheltered bus stop within one-quarter mile of the site;	a. 5 percent
b. Construction of on-site internal walk/bikeway network;	b. 5 percent
c. Installation of preferential carpool/vanpool parking facilities;	c. 1 percent for every three spaces provided; up to 5 percent
d. Installation of electric or alternative fuel vehicle parking;	d. 1 percent for each space provided; up to 5 percent
e. Installation of bike lockers;	e. 1 percent for every five lockers installed; up to 5 percent
f. Connection to existing or future regional bike trail;	f. 2 percent
g. Provision of shower and locker facilities for employees;	g. 1 percent for each shower and locker facility combination installed; up to 5 percent
h. Transit incentives; or	h. 5 percent
i. Provision of a transportation system management plan, which describes the full set of facilities and services to be provided by a development project, proposed to reduce the number of employee commute trips to the site; plus any other facilities, amenities, or services intended to encourage carpool, vanpool, transit, bicycle, or pedestrian commuting.	i. 15 percent
2. Child Day Care Facility	
a. Provision may be satisfied through direct provision of a child care facility, or a reasonable commensurate monetary contribution for the development of a child care facility.	Up to 30 percent
b. Definition. “Child day care facility,” for purposes of the incentive, shall mean a child day care facility, other than a family day care home, including,	

Table 11.23-3 Available Density Bonus Incentives

Density Bonus Incentive	Maximum Density Bonus Reward
but not limited to, infant centers, preschools, extended day care facilities, and school age child care centers.	
c. Location. Facility shall be located on the premises of, as part of, or directly adjacent to the development project.	
d. Size and Layout. Facility shall include the provision of both indoor and immediately adjacent outdoor facilities.	
3. Public Park or Open Space	
a. Space provided shall be in addition to any common outdoor open space provided within the development as required by Section 11.23.050, Open space requirements.	
b. Space shall comply with the standards of this title and the city parks and recreation plan, and as amended.	
c. Space shall be privately maintained, unless donated to and recorded by the city.	5 percent for each area; up to 15 percent
d. Parks and open space contributions may be satisfied through the direct provision of public parks or open space, the provision of land for parks/open space, or a reasonable commensurate monetary contribution to the creation of an off-site public park/open space.	
e. Size and Layout. Must be at least 500 square feet in area, with the smallest side measuring a minimum of 12 feet or greater.	
4. Public Gathering Space *Provision of public facilities, such as a library or meeting space, open for public use and gatherings.*	
a. Public gathering space contributions may be satisfied through the direct provision of public gathering space, the provision of land for public gathering space, or a reasonable commensurate monetary contribution to the creation of an off-site public gathering space.	5 percent for each area; up to 15 percent
b. Size and Layout. Must be at least 500 square feet in area, with the smallest side measuring a minimum of 12 feet or greater.	
5. Street Landscaping	
a. Off-site street landscaping shall be in addition to required on-site landscaping.	
b. Off-site street landscaping contributions may be satisfied through the direct provision of this improvement, or a reasonable commensurate monetary contribution for off-site street landscaping.	5 percent for each area; up to 15 percent
c. Size and Layout. Must be at least 500 square feet in area.	
6. Public Arts and Culture	

Table 11.23-3 Available Density Bonus Incentives

Density Bonus Incentive	Maximum Density Bonus Reward
Provision of publicly accessible and visible art or creation (including appropriate funding) of a public cultural arts program.	
a. Provision shall be in excess of the requirements of Chapter 11.32, Art in Public Places Program.	5 percent for each 1 percent of the development value committed
b. Provision may be satisfied through direct provision of the art or program, or a reasonable commensurate monetary contribution for art or cultural arts program(s).	
7. Historic Resources	
Preservation of historic resources, either on site or elsewhere in the city.	
a. All preservation shall be consistent with the regulations and standards of Section 11.40.070, Historic resources.	
b. Where a project preserves and reuses an existing designated historic building, the gross floor area of the designated historic structure may be excluded from the calculation of the total FAR of the project, contingent on the project maintaining the historic and architectural character of the structure, and all rehabilitation does not adversely affect the structure.	5 percent for each 1 percent of the development value committed
c. Monetary contribution for preservation of historic resources will not qualify for incentives.	
8. Green Building Project	
a. Certification shall be by the U.S. Green Building Council (USGBC), the Green Point Rated system, Build-it-Green, or compliance with another reputable independent and nationally-recognized organization, deemed appropriate by the city.	
b. All additional floor area and/or dwelling units achieved through the green building incentive shall be built to the same certified green building standards as the eligible project.	LEED certified rating, or equivalent: 10 percent LEED silver rating, or equivalent: 20 percent LEED gold or platinum rating, or equivalent: 30 percent
c. Intent to achieve certification shall be demonstrated at the time of permitting, and subsequent final certification shall be demonstrated to the city per the USGBC (or applicable) certification schedule. If the project does not achieve certification, penalties equivalent to the value of the bonus may apply.	
d. Monetary contribution for green building shall not qualify for incentives.	

(Ord. 2323 § 1 Exh. A (part), 4-28-15)

Chapter 11.25
RESIDENTIAL NEIGHBORHOOD ZONES

Sections:

11.25.010 Purpose and intent.
11.25.020 Applicability.
11.25.030 Residential neighborhood character.
11.25.040 Allowable uses.
11.25.050 Neighborhood low (NL) zone.
11.25.060 Neighborhood medium (NM) zone.
11.25.070 Residential operating standards.
11.25.080 Multifamily development standards.
11.25.090 Mobile home (MH) zone.
11.25.100 Civic (CV) and open space (OS) zones.
11.25.110 Two residential units on the same lot in the NL zone.
11.25.120 Floor to area ratios (FAR) and minimum lot size for certain housing development projects.

11.25.010 Purpose and intent.

The purpose of this chapter is to specify the requirements and development standards within the residential neighborhood zones as established by the zoning map. Residential neighborhood zones are established to provide areas suitable for residential living and civic activities, to protect the character and form of existing residential neighborhoods of South Gate, and to minimize the impacts and noise of adjacent nonresidential uses on residential neighborhoods.

(Ord. 2323 § 1 Exh. A (part), 4-28-15)

11.25.020 Applicability.

The building, design, and development standards of this chapter shall be applicable to all buildings and uses within the residential neighborhood zones and multifamily developments in mixed-use zones.

(Ord. 2323 § 1 Exh. A (part), 4-28-15)

11.25.030 Residential neighborhood character.

Residential neighborhood zones are characterized differently than other zones for the purpose of protecting and extending the unique residential character of the existing South Gate neighborhoods. Residential neighborhood zones include neighborhood low (NL), neighborhood medium (NM), civic (CV), and open space (OS) zones. The specific design and development standards for each zone are detailed within this chapter. Residential neighborhood zone development standards and site planning standards are intended to regulate, create, maintain, and preserve residentially focused areas with civic, recreation, and open space amenities.

(Ord. 2323 § 1 Exh. A (part), 4-28-15)

11.25.040 Allowable uses.

A. Land Uses. Residential uses are intended to be the primary permitted use in all residential neighborhood zones. Allowable uses in residential neighborhood zones, as identified by Table 11.21-5, Residential Neighborhood Zone Allowed Land Uses, shall be for the express purpose of establishing high-quality residential living environments and minimizing the impacts and nuisance of non-residential uses.

B. Home Occupations. Home occupations shall be permitted in conjunction with any residential land use in the NL, NM, and MH zones, subject to the provisions of this code.

(Ord. 2323 § 1 Exh. A (part), 4-28-15)

11.25.050 Neighborhood low (NL) zone.

The residential neighborhood low (NL) zone is intended to provide for single-family detached and attached residential living configurations in a setting that preserves the existing character and nature of residential neighborhoods (Figure 11.25-1). This zone provides for low- to moderate-density single-family dwellings, up to a maximum of twelve dwelling units per acre. The NL zone is intended to implement, and is consistent with, the neighborhood low place type designation of the general plan.

A. Development Standards. Table 11.25-1, NL1 Standard Lot Development Standards, and the design standards of this section shall regulate all uses and structures on standard lot configurations within the NL zone. Figure 11.25-2, NL Development Standards, illustrates the development standards of Table 11.25-1.

B. Applicable Overlays. No overlay areas are applicable to the NL zone.

Table 11.25-1 NL1 Standard Lot Development Standards

Density	
Permitted	0.0 – 5.0 du/acre
Lot Area	
Minimum Square Footage (sq. ft.)	5,000 sq. ft. per lot; max. 2 separate living units
Lot Width	50 ft.
Maximum Lot Coverage	40% of lot
Height (1)	
Maximum	2.5 stories; 35 ft., whichever is less
Architectural Features	40 ft. max.
Required Building Setbacks (2)	
Living to Front PL	20 ft. 1st floor; 20 ft. to 2nd floor deck; 30 ft. 2nd floor
Porch to Front PL	14 ft.
Garage to Front PL	20 ft.
Side Street PL	10 ft.
Interior/Rear PL	5 ft.
Alley PL	5 ft.
Architectural Projections	
Front PL	6 ft. covered porch; 1 ft. all other projections
Side Street/Interior PL	2 ft. not to exceed 30% of elevation
Building Separation	
Between Buildings	10 ft.
PL Site Walls	See Section 11.25.080(C)
Front Setback Area	24 to 36 inches max. height
Along Interior PL (3)	6-ft. height

Table 11.25-1 Notes:

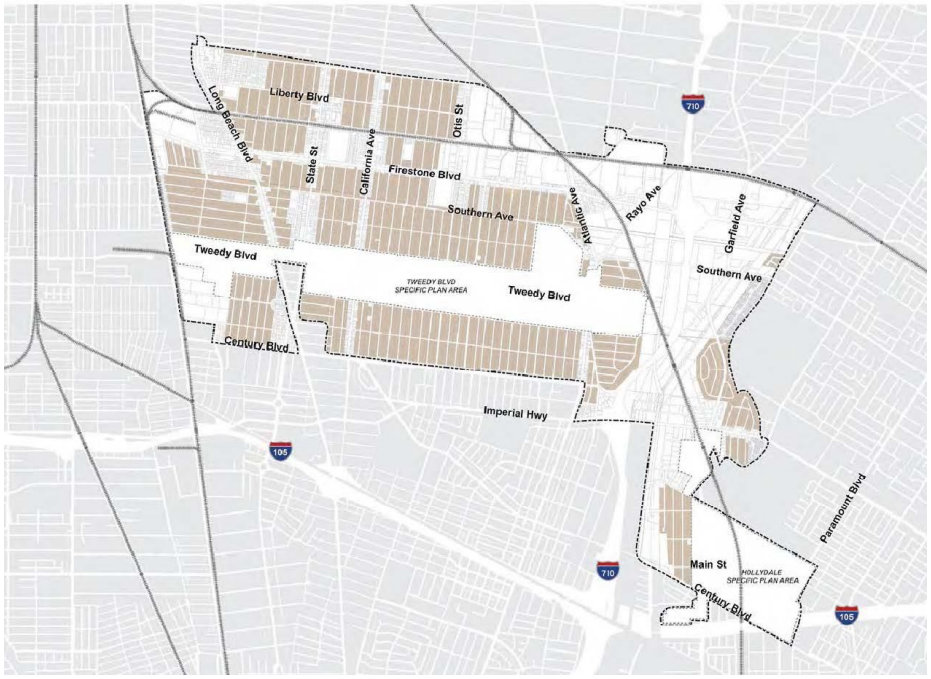
1. Maximum building height may include one additional subterranean story.

2. See Section 11.30.030, Administrative modifications, for permitted setback modifications.

3. Interior walls may be permitted up to seven feet with approval on an administrative permit. Rear or interior walls may be permitted to be eight feet maximum when adjacent to commercial, industrial, open space utilities, alleys or parking lots. Barbed wire is prohibited.

Applicable to All: All standards are minimums unless otherwise noted. Setbacks shall be measured from property line. PL = property line.

Figure 11.25-1 Zoning Location Map for Neighborhood Low (NL) Zone



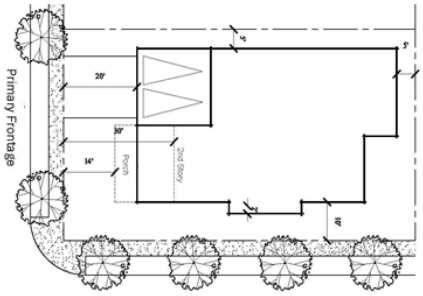


Figure 11.25-2 NL Development Standards

C. Small Lot/Attached Configuration. The small lot/ attached configuration standards are intended to allow for flexibility and creativity in the design of single-family detached and single-family attached homes. A broad range of configurations can be used, including cluster homes, duplex homes, triplex homes, and other configurations that fit the character of the NL zone and meet the permitted density requirements of Table 11.25-2, NL2 Small Lot Development Standards.

1. Development Standards. Table 11.25-2 and the design standards of this section shall regulate all uses and structures within the NL zone; standards that do not apply to the lot configuration are denoted with "—" in the table, and the standard shall not be regulated. Figure 11.25-3, NL Small Lot/Attached Configuration Development Standards, illustrates the standards of Table 11.25-2.

Table 11.25-2 NL2 Small Lot Development Standards

Density	
Permitted	5.1 to 12.0 du/acre
Lot Area	
Minimum Square Footage (sq. ft.)	—
Lot Width	30 ft.
Maximum Lot Coverage	60% of lot
Height (1)	
Maximum	3 stories; 45 ft., whichever is less

Architectural Features	50 ft. max.
Required Building Setbacks (2)	
Living to Front PL	15 ft.
Porch to Front PL	12 ft.
Garage to Front PL	18 ft.
Side Street PL	—
Interior/Rear PL	—
Property Boundary PL	8 ft.
Alley PL	3 ft. or 18 ft.
Architectural Projections	
Front PL	6 ft. covered porch; 1 ft. all other projections
Side Street/Interior PL	2 ft. not to exceed 30% of elevation
Building Separation	
Between Buildings	10 ft.
Private Open Space	
Required for Ground-Floor Unit (3)	150 sq. ft. per unit
Required for Upper Floor Unit	60 sq. ft. per unit
Storage Space	
Required in Garage	108 cubic feet per unit; min. interior 3 ft. dimension
Maximum Frontage	
Garage Frontage on Street	67%
PL Site Walls	See Section 11.25.080(C)
Front Setback Area	24 to 36 inches max. height
Along Interior PL (4)	6-ft. height

Table 11.25-2 Notes:

1. Maximum building height may include one additional subterranean story.

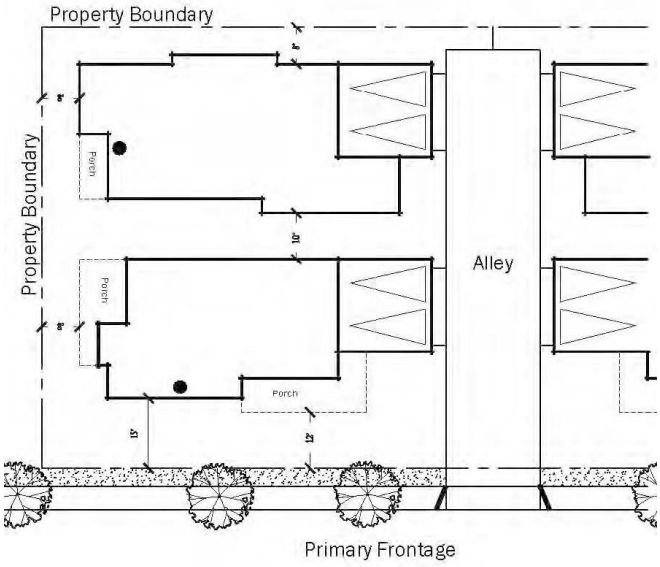
2. See Section 11.30.030, Administrative modifications, for permitted setback modifications.

3. Not applicable where private yard space of one hundred fifty square feet, with a minimum dimension of five feet, is provided per ground-floor unit.

4. Interior walls may be permitted up to seven feet with approval on an administrative permit. Rear or interior walls may be permitted to be eight feet maximum when adjacent to commercial, industrial, open space utilities, alleys or parking lots. Barbed wire is prohibited.

Applicable to All: All standards are minimums unless otherwise noted. Setbacks shall be measured from property line. PL = property line.

Figure 11.25-3 NL Small Lot/Attached Configuration Development Standards



Example of small lot/attached homes facing the street with alley-loaded garages.





Example of alley-facing garages of small lot/attached homes.

(Ord. 2323 § 1 Exh. A (part), 4-28-15)

11.25.060 Neighborhood medium (NM) zone.

The residential neighborhood medium (NM) zone is intended to provide for a range of attached and detached multifamily, apartment, and condominium residential living configurations in close proximity to transit and primary transportation corridors. This zone provides for moderate- to high-density multifamily dwelling configurations up to twenty dwelling units per acre (Figure 11.25-4). The NM zone is intended to implement, and is consistent with, the neighborhood medium place type designation of the general plan.

A. Development Standards. Table 11.25-3, NM Development Standards, and the design standards of this section shall regulate all uses and structures within the NM zone. Figure 11.25-5 illustrates the development standards of Table 11.25-3.

B. Building Configurations. Residential development within the NM zone can be in a variety of configurations. Development may range in form from small-lot configurations to attached

moderate- to high-density configurations. Building configuration should be consistent with the character of the surrounding neighborhood.

Table 11.25-3 NM Development Standards

Density	
Maximum	20.0 du/acre
Maximum Lot Coverage	60%
Height (1)	
Maximum	3 stories; 50 ft., whichever is less
Architectural Features	55 ft. max.
Required Building and Parking Setbacks (2)	
Living to Front PL	15 ft. 1st floor; 15 ft. 2nd floor deck; 20 ft. upper floors
Porch to Front PL	10 ft. 1st floor; 15 ft. 2nd floor deck and upper floors
Garage to Front PL	Not permitted; garages shall be accessed from internal private drives or alleys.
Side Street PL	15 ft.
Interior PL	10 ft. to living, 5 ft. to parking or garage
Interior PL, Adjacent to NL	20 ft.; 10 ft. to parking or garage
Alley	3 ft. or 18 ft. or greater
Architectural Projections	
Side Street/Interior PL	2 ft. not to exceed 30% of elevation
Building Separation	
Between 1-Story Massing	10 ft.
Between 2- and 3-Story Massing	15 ft.

Common Open Space	
NM Zone Developments of 25 or More Units	Common open space required; see Section 11.23.050, Open space requirements
Private Open Space	See Section 11.23.050
Required for Ground-Floor Unit (3)	150 sq. ft. per unit; 7 ft. min. dimension
Required for Upper Floor Unit	60 sq. ft. per unit; 7 ft. min. dimension
Private Storage Space (4)	108 cubic feet per unit; min. interior 3 ft. dimension
PL Site Walls (5)	See Section 11.25.080(C)
Front Setback Area	24 to 36 inches max height
Along Interior PL	6-ft. height

Table 11.25-3 Notes:

1. Maximum building height may include one additional subterranean story.

2. See Section 11.30.030, Administrative modifications, for permitted setback modifications.

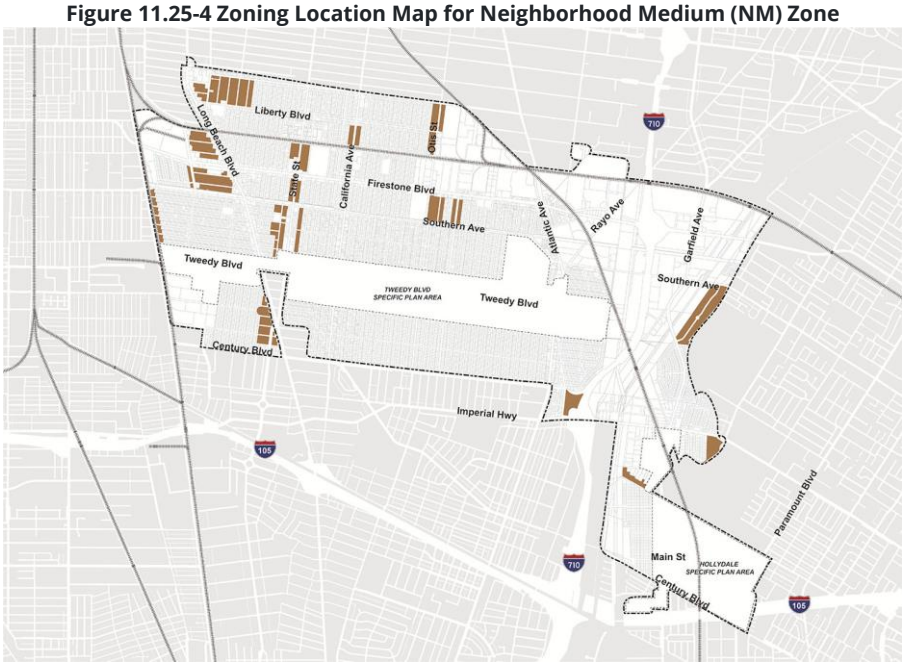
3. Not applicable where private yard space of one hundred fifty square feet, with a minimum dimension of five feet, is provided per ground-floor unit.

4. Private storage space may be provided inside the garage, or within a private secured cabinet accessed from outside the unit.

5. All site walls shall be solid walls; see "solid wall" definition. Interior walls may be permitted up to seven feet with approval on an administrative permit. Rear or interior walls may be permitted to be eight feet maximum when adjacent to commercial, industrial, open space utilities, alleys or parking lots. Barbed wire is prohibited.

Applicable to All: All standards are minimums unless otherwise noted. Setbacks shall be measured from property line. PL = property line.

Figure 11.25-4 Zoning Location Map for Neighborhood Medium (NM) Zone

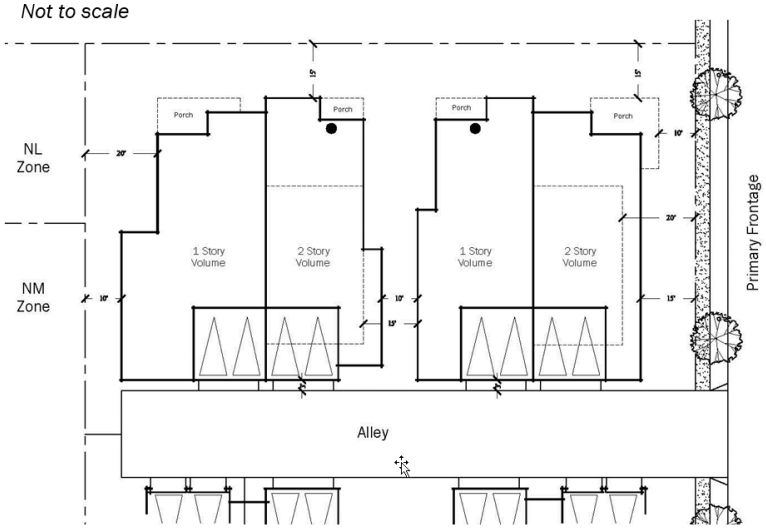


C. Special Permissions. Equestrian stables (commercial or private) are permitted in the NM zoned parcels with a minimum of one acre or more along Gardendale Street adjacent to Hollydale Park.

D. Applicable Overlay. See Chapter 11.26, Corridor Transition Overlay, for overlay details that are applicable only to the limited NM zone area along Tweedy Boulevard.

Figure 11.25-5 NM Development Standards

Not to scale





Example of front elevation of attached homes.

Example of attached homes with pedestrian-oriented architectural treatment.



(Ord. 2323 § 1 Exh. A (part), 4-28-15)

11.25.070 Residential operating standards.

The following operational standards and requirements shall apply to all residential units, buildings, and uses in all zones where residential uses are allowed.

A. Hardscape in Front Setback. Hardscape (driveways, walkways, steps, terraces, and other site design elements that are placed directly on grade) within the front setback shall be limited to the permitted driveway and a six-foot-long access walk to the entry of the residence.

B. Residential Parking.

1. Parking of vehicles shall only occur within the designated driveway or garage.

2. No vehicle or trailer of any kind for daily use may be parked or stored for more than thirty-six hours in any required building line setback area other than on a designated parking space.

3. No recreational vehicle, boat, or trailer of any kind for occasional or recreational use may be parked or stored on a designated driveway.

C. Screening Required. All of the following equipment and spaces shall be screened on all sides and subject to the standards of this section:

1. Solid walls and/or fences of six feet in height shall screen mechanical equipment, garbage receptacles, loading areas, and other unsightly areas, and provide privacy at the back of lots and alongside streets.

2. All rooftop mechanical equipment shall be placed behind a permanent parapet wall and shall be completely screened from view.

3. Screening shall be equal in height to the highest portion of the equipment or ducting and shall be permanently maintained.

4. All wall air conditioner units shall be screened from view with material that is compatible and in harmony with the architectural styling and detailing of the building.

5. Clothes-drying areas shall be screened on all sides by a fence or wall that is a minimum of six feet in height.

D. Noise. All multifamily units and projects shall comply with all general plan and state of California thermal and noise insulation requirements.

E. Lighting. All lighting of the building, landscaping, parking area, and similar facilities shall be hooded and directed to reflect away from adjoining properties.

F. Signs. Signage for residential uses and properties shall be permitted consistent with the sign ordinance.

G. Treatment of Utilities. All utilities shall be underground in accordance with Section 11.30.060, Development requirements.

(Ord. 2323 § 1 Exh. A (part), 4-28-15)

11.25.080 Multifamily development standards.

To ensure that multifamily development contributes to the overall character and integrity of South Gate neighborhoods, the following standards and requirements shall apply to all residential development, modifications, expansions, and redevelopment of buildings with five or more units in any residential or mixed-use zone:

A. Administrative Plan Review (APR) Required. Multifamily development (including all attached units or condominiums, conversion of apartments to condominiums, and structural/architectural alterations to such developments) shall require APR and approval subject to the standards of Chapter 11.51, Permits and Procedures. All development, design, and operational standards found in Sections 11.25.060, 11.25.070, and 11.25.080 shall be included in the APR. Filing and approval of a subdivision map pursuant to the requirements of Title 12 of this code shall be required for condo development and conversion.

B. Lot and Building Design. All multifamily development in the NL, NM and mixed-use zones shall be consistent with the standards of Sections 11.23.040, Achieving pedestrian/human-scaled development; 11.23.050, Open space requirements; 11.23.060, General building design guidelines; 11.23.070, Ground-floor retail and pedestrian-oriented uses; and 11.23.080, Guidelines for building frontage types.

1. Lot design should minimize the number of curb cuts along the street.

2. All NM zone garages shall be accessed from internal private drives or alleys.

C. Site Walls (Street Screens) and Fences.

1. Defined Parking Areas. At the outside perimeter of all off-street parking areas abutting or visible from a public street, except vehicle and pedestrian entry/exit points, a solid wall, decorative block wall, or a combination of berms (land contouring) and landscaping of thirty-six inches in height shall be provided and maintained.

2. Chain-Link Fences. Chain-link fences are prohibited except for dark vinyl-coated fences used in conjunction with landscape buffering and screened with plantings.

3. Architectural Compatibility. All site walls and fences shall be architecturally compatible to main buildings. Type, texture, and color shall be approved by the director.

4. Interior or rear property walls or fences may be permitted to a maximum of eight feet when adjacent to commercial, industrial, open space utilities, alleys or parking lots. Barbed wire is prohibited. Walls and fences in front yards shall conform with the requirements identified in the development standard table for each zone in this chapter.

D. Refuse and Recycling Areas. A dedicated outdoor area for refuse/recycling shall be provided for all units per Table 11.25-4, or as otherwise recommended by the waste management company. See Chapter 11.44, Recycling and Refuse Facilities, requirements.

Table 11.25-4 MF Refuse/Recycling Area

Unit	Standard
2- to 4-Unit Buildings	8 sq. ft. required per unit
5-Unit or More Buildings	16 sq. ft. required per unit
Enclosure Height	6 ft. required, screened from public view

E. Recorded Easements. A public utility easement shall be recorded for all private streets and public utility areas of a project.

F. Access. Appropriate access routes necessary for fire and safety access, subject to city approval, shall be provided for all areas of a project.

G. Dedicated Unit-Required Amenities. All spaces and amenities required on a per-unit basis by this chapter, including private open space, private storage, and required parking, shall be assigned to each unit and not transferable between units. Such space shall be conveyed as an integral part of the unit.

H. Ownership Covenants. All multifamily development, including all condominiums and attached-unit ownership, shall establish covenants, conditions, and restrictions (CC&Rs) for the individual development, in addition to such CC&Rs that may be required by the Department of Real Estate of California or pursuant to the Civil Code of California or other state laws or policies.

(Ord. 2323 § 1 Exh. A (part), 4-28-15)

11.25.090 Mobile home (MH) zone.

The mobile home (MH) zone is intended to provide for mobile and manufactured housing in compliance with the state Mobilehome Parks Act (Part 23.1 of Division 13 of the California Health and Safety Code, commencing with Section 18200) or the implementing state guidelines (Chapter 2 of Part 1 of Title 25 of the California Administrative Code, hereinafter referred to as "Title 25") and Section 18300 of the California Health and Safety Code (Figure 11.25-6). The MH zone as illustrated in Figure 11.25-7 is intended to implement and be consistent with the neighborhood medium place type designation of the general plan. Mobile home developments shall be subject to the administrative plan review permit.

A. Title 25. This section is adopted pursuant to Section 18300 of the California Health and Safety Code. Nothing in this section shall be construed to legalize any act made illegal by Title 25 or the state Mobilehome Parks Act.

All mobile home/manufactured home (mobile home) units and/or mobile home parks shall be in compliance with Title 25. All provisions of this section are intended to be compliant with Title 25; where inconsistencies between this section and Title 25 occur, the provisions of Title 25 shall prevail. For the purpose of this section, a mobile/manufactured home is as defined in Section 18211 of the California Health and Safety Code.

B. Applicability. The regulations and development standards of this section govern the MH zone.

C. Restrictions. All development or installation of units within the MH zone shall meet the land use requirements of Table 11.21-5, Residential Neighborhood Zone Allowed Land Uses, and shall be further regulated by Title 25, the "additional use regulations" indicated, and the following provisions:

1. Limit of one mobile home or recreational vehicle per space.

2. Maximum height shall not exceed two habitable stories.

3. No mobile home shall be used for any commercial purposes.

4. All accessory structures and land uses (nonmobile home structures), including recreation buildings and other facilities, shall be designed for and limited to use by residents of the mobile home park and their guests.

D. Mobile Homes on Residential Lots. Mobile home units and mobile home subdivisions shall be permitted on individual lots outside of the MH zone where the mobile home conforms to all development standards of the applicable zone and all the following standards:

1. Effect on Conversion. A mobile home that is placed on a foundation system pursuant to this title shall be deemed to be a mobile home and subject to local property taxation pursuant to Section 18551 of the California Health and Safety Code and Section 109.7 of the California Revenue and Taxation Code.

2. Eligibility. A mobile home shall not be located on a permanent foundation on a private lot unless it:

i. Was constructed after September 15, 1971, and was issued an insignia of approval by the California Department of Housing and Community Development, or was constructed after July 1, 1976, and was issued an insignia of approval by the U.S. Department of Housing and Urban Development; and

ii. Has not been altered in violation of applicable codes.

Figure 11.25-6 Zoning Location Map for Mobile Home (MH) Zone

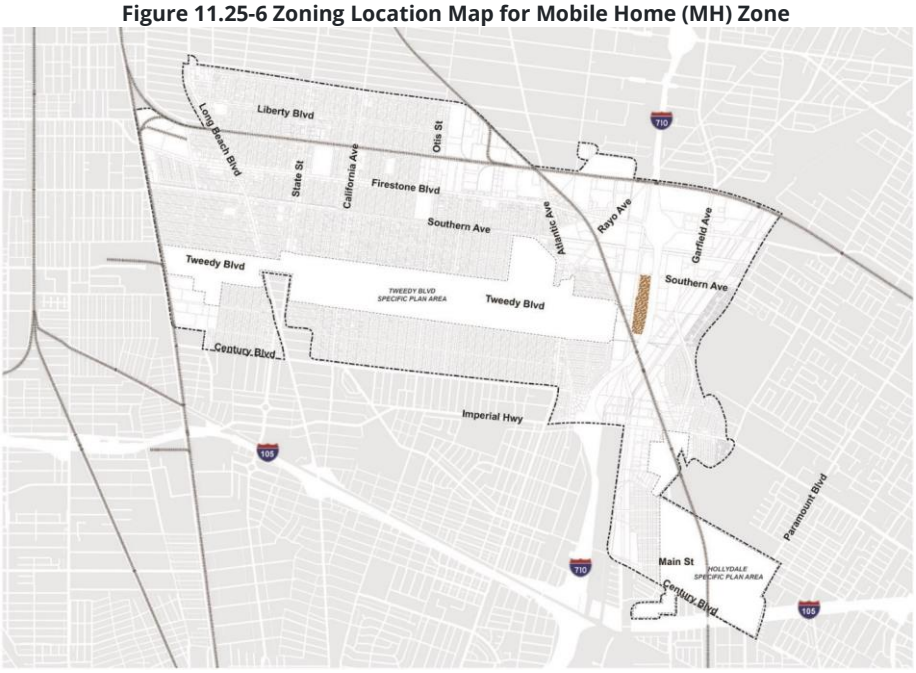




Figure 11.25-7 Mobile Home (MH) Zone, Aerial Photograph

3. Criteria. Mobile homes located on a foundation system on a private lot shall:

   i. Be occupied only as a residential use type;

   ii. Be subject to all provisions of this title applicable to residential structures;

   iii. Meet all requirements for the applicable zone; and

   iv. Be attached to a foundation system in compliance with all applicable building regulations and Section 18551 of the California Health and Safety Code.

4. Surrender of Registration. Subsequent to applying for the required building permits and prior to occupancy, the owner shall request a certification from the building department that a certificate of occupancy be issued pursuant to Section 18551(b)(2) of the California Health and Safety Code. Thereafter, any vehicle license plate, certificate of ownership, and certificate of registration issued by a state agency is to be surrendered to the appropriate state agencies. Any mobile/manufactured home that is permanently attached with underpinning or foundation to the ground must bear a California insignia or federal label pursuant to Section 18550(b) of the California Health and Safety Code.

5. Building Permit. Prior to installation of a mobile/manufactured home on a permanent foundation system, the mobile/manufactured home owner or a licensed contractor shall obtain a building permit from the department of building and safety. To obtain such a permit, the owner or contractor shall comply with all requirements of Section 18551(a) of the California Health and Safety Code.

(Ord. 2323 § 1 Exh. A (part), 4-28-15)

11.25.100 Civic (CV) and open space (OS) zones.

A. Civic (CV) Zone. The civic (CV) zone is intended to provide for public civic and recreational uses near residential neighborhoods and existing or planned transit. This zone captures the existing public and quasi-public uses within South Gate, including government buildings, public assembly, public offices, and schools and is intended to foster future civic investment in the community (Figure 11.25-8). The CV zone is intended to implement, and is consistent with, the civic/institutional place type designation of the general plan. This zone may be supported by and used in conjunction with the civic center (CC) zone.

1. Development Standards. Table 11.25-5, CV Development Standards, identifies the applicable development standards for this zone and the design standards of this section shall regulate all uses and structures within the CV zone.

2. Applicable Standards. In addition to the standards of this section, development within the CV zone shall be subject to the standards of the following chapters and sections:

   i. Chapter 11.33, Parking Standards;

   ii. Section 11.23.060, General building design guidelines;

   iii. Section 11.23.060(B), Treatment of Building Façades.

3. Applicable Overlay. See Chapter 11.26, Corridor Transition Overlay, for overlay details.

Table 11.25-5 CV Development Standards

Floor to Area Ratio (FAR)	
Maximum	1.5
Maximum with Bonus	4.0
Height (1)	
Maximum	3 stories; 40 ft.
Maximum with Bonus	5 stories; 50 ft.
Architectural Projection	65 ft.
Required Building and Parking Setbacks (2)	
Primary Frontage	15 ft. to building; 5 ft. to parking

Side Street	15 ft. to building; 5 ft. to parking
Interior PL	20 ft. to building; 5 ft. to parking
Interior PL, Adjacent to NL	20 ft.
Alley	3 ft.
Building Separation	
Between Buildings	20 ft.
PL Site Walls	See Section 11.25.080(C)
Front Setback Area	24 to 48 inches max. height
Along Interior PL	6-ft. max. height

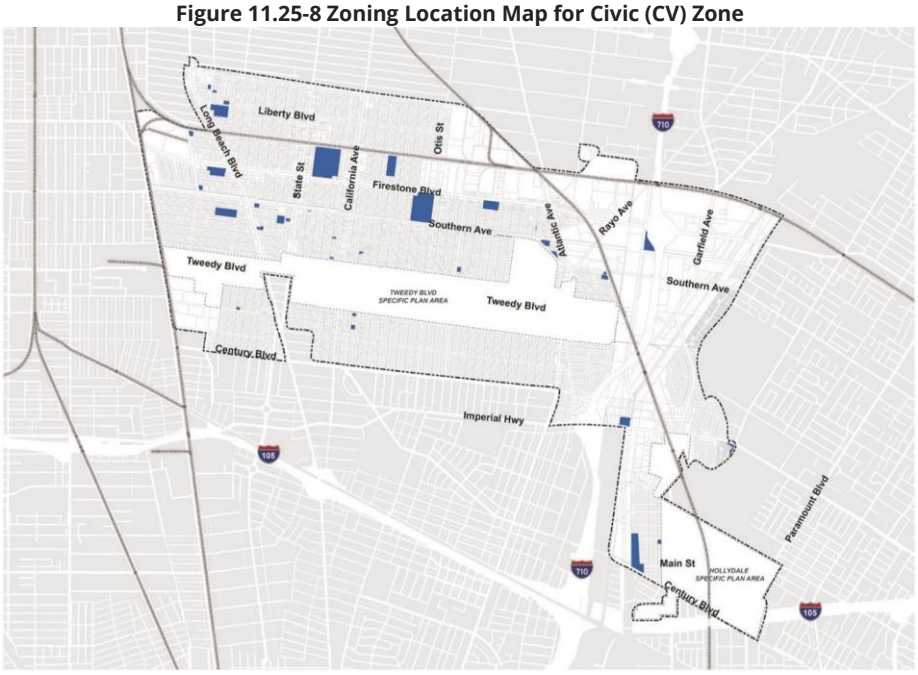
Table 11.25-5 Notes:

1. Maximum building height may include one additional subterranean story; see Chapter 11.31 for density bonus information.

2. See Section 11.30.030, Administrative modifications, for permitted setback modifications.

Applicable to All: All standards are minimums unless otherwise noted. Setbacks shall be measured from property line. PL = property line.

Figure 11.25-8 Zoning Location Map for Civic (CV) Zone



B. Open Space (OS) Zone. The open space (OS) zone is intended to provide for public and private parks, community recreation facilities, and open space resources throughout the city (Figure 11.25-9). The OS zone captures the existing parks within the city; it is intended to implement, and is consistent with, the park/plaza/open space place type designation of the general plan.

1. Development Standards. Table 11.25-6, OS Development Standards, and the design standards of this section shall regulate all uses and structures within the OS zone; standards that do not apply to the lot configuration are denoted with "—" in the table, and the standard shall not be regulated.

2. Applicable Standards. In addition to the standards of this section, development within the OS zone shall be subject to the standards of the following chapters and sections:

i. Chapter 11.33, Parking Standards;

ii. Section 11.23.060, General building design guidelines;

iii. Section 11.23.060(B), Treatment of Building Façades.

3. Applicable Overlay. See Chapter 11.26, Corridor Transition Overlay, for overlay details.

Table 11.25-6 OS Development Standards

Floor to Area Ratio (FAR)	
Maximum	—
Maximum with Bonus	—
Height (1)	
Maximum	—
Maximum with Bonus	—
Architectural Projection	20 ft.
Required Building and Parking Setbacks (2)	
Primary Frontage	15 ft. to building; 10 ft. to parking
Side Street	15 ft. to building; 5 ft. to parking
Interior PL	15 ft. to building; 5 ft. to parking
Interior PL, Adjacent to NL	15 ft.
Alley	3 ft.
Building Separation	
Between Buildings	10 ft.
PL Site Walls	~~See Section 11.25.080(C)~~ Walls or fences may be permitted to a maximum of eight feet
Front Setback Area	24 to 48 inches max. height
Along Interior PL	6-ft. max. height

Formatted Table

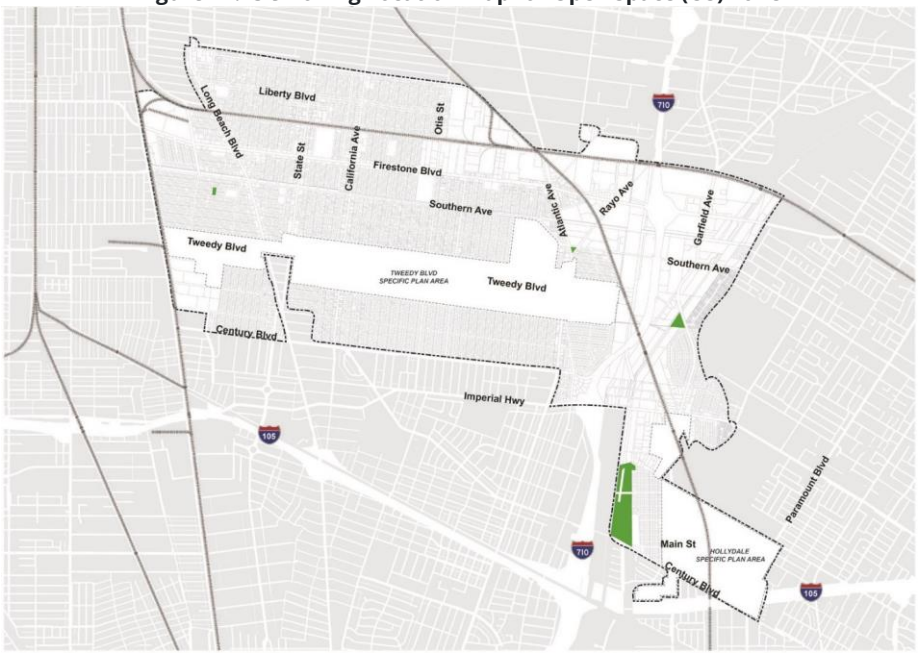
Table 11.25-6 Notes:

1. Maximum building height may include one additional subterranean story; see Chapter 11.31 for density bonus information.

2. See Section 11.30.030, Administrative modifications, for permitted setback modifications.

Applicable to All: All standards are minimums unless otherwise noted. Setbacks shall be measured from property line. PL = property line.

Figure 11.25-9 Zoning Location Map for Open Space (OS) Zone



C. Design Standards. The following standards shall apply to all buildings and uses within the CV and OS zones:

1. Transit Access. Buildings should be designed and located to provide convenient access to bus stops and transit (where available or planned). Building overhangs or design features are encouraged to provide shelter, seating, and protection from street traffic.

2. Pedestrian Streetscapes.

i. Building interaction with the streetscape and pedestrian pathways should be attractive and suited to the adjacent neighborhood, and should encourage pedestrian access to the site.

ii. Use of walls and fences as screening is discouraged, as such features may create an impediment (real or visual) to access and use of the civic amenities. Walls and fences, when used, should serve a wayfinding purpose, and be integrated into building and site design.

3. Parking.

i. Parking should be provided through a combination of public parking and park-once (where applicable) spaces designed for accessibility to the public and consistency with the neighborhood.

ii. Parking between the building and front setback is discouraged. Design and location of parking in conjunction with CV and OS zones shall be consistent with Chapter 11.33, Parking Standards.

4. Civic Building Design Review. Due to the community-wide need for civic buildings to reflect the civic and cultural characteristics of the community as distinct from the commercial or residential characteristics of non-civic buildings, all civic buildings shall be subject to the standards of Section 11.23.060(B), Treatment of Building Façades. Civic buildings are exempt from the building and frontage type standards (Section 11.23.080). Civic buildings are subject to discretionary plan review by the director, or designee, who will present a recommendation to the planning commission for its consideration and action.

(Ord. 2323 § 1 Exh. A (part), 4-28-15)

11.25.110 Two residential units on the same lot in the NL zone.

A. In accordance with Government Code Section 65852.21, and notwithstanding anything to the contrary set forth in Section 11.25.050, a proposed housing development containing no more than two residential units within the NL zone shall be considered ministerially, without discretionary review or a hearing, if the proposed housing development meets all of the following requirements:

1. The development is not located on a site that contains or is in farmland, wetlands, fire hazard zones, hazardous waste sites, earthquake fault zones, flood hazard areas, floodways, conservation plans, protected species habitat, or lands under a conservation easement, all as more particularly set forth in Government Code Sections 65913.4(a)(6)(B) through (K), inclusive;

2. The development would not require demolition or alteration of housing which (a) is subject to a recorded covenant, ordinance or law that restricts rent levels to affordable persons and families of moderate, low or very low income, (b) is subject to any form of

rent or price control through the city's valid exercise of its police power, or (c) has been occupied by a tenant in the last three years;

3. The development is not located on a parcel on which an owner of residential real property has exercised the owner's rights under Government Code Sections 7060 et seq. to withdraw accommodations from rent or lease within fifteen years before the date that the developer submits the application;

4. The development does not involve demolition of more than twenty-five percent of the existing exterior structural walls, unless the housing development meets at least one of the following conditions: (a) if another city ordinance allows such demolition, or (b) the site has not been occupied by a tenant in the last three years; and

5. The development is not located within a historic district or property included on the State Historic Resources Inventory, or within a site that is designated or listed as a city or county landmark or historic property or district pursuant to a city or county ordinance.

B. Notwithstanding subsection A of this section, the city may require a setback of up to four feet from the side and rear lot lines, except that no setback shall be required for an existing structure or new structure constructed in the same location and to the same dimensions as an existing structure. However, an application shall not be rejected solely because it proposes adjacent or connected structures; provided, that the structures meet building code safety standards and are sufficient to allow separate conveyance.

C. The city may consider any of the following conditions when considering an application for two residential units on a single parcel in the NL zone:

1. Off-street parking of up to one space per unit, except that the city shall not impose parking requirements in either of the following instances: (i) the parcel is located within one-half mile walking distance of either a major transit stop or high-quality transit corridor, as those terms are defined in Public Resources Code Sections 21064.3 and 21155(b); or (ii) there is a car share vehicle located within one block of the parcel.

2. For residential units connected to an on-site wastewater treatment system, a percolation test completed within the last five years, or if the percolation test has been recertified, within the last ten years.

D. Notwithstanding subsection A of this section, the city may deny a proposed housing development project if the building official makes a written finding, based upon a preponderance of the evidence, that the proposed housing development project would have a specific, adverse impact, as defined and determined in Government Code Section 65589.5(d)(2), upon public health and safety or the physical environment and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact.

E. Any rental of any unit created pursuant to this section shall be for a term longer than thirty consecutive days.

F. Notwithstanding Chapter 11.43 or Government Code Sections 65852.2 and 65852.22, the city is not required to permit an accessory dwelling unit or a junior accessory dwelling unit on parcels that use both (a) the authority contained within this section and Government Code Section 65852.21 and (b) the subdivision provisions contained in Section 12.10.080 and Government Code Section 66411.7. The effect of this is to prohibit more than four residential units on any existing and currently unsubdivided parcel in the NL zone.

G. The city shall include units constructed pursuant to this section in the city's annual housing element report as required by Government Code Section 65400(a)(2).

(Ord. 2022-02-CC (Exh. A § 1), 3-8-22)

Statutory Reference: Government Code § 65852.21, as added by SB 9 (September 16, 2021).

11.25.120 Floor to area ratios (FAR) and minimum lot size for certain housing development projects.

A. Notwithstanding any contrary provision of this code, with respect to a housing development project (as defined below) that meets the requirements of subsection B of this section, the city shall not do any of the following:

1. For a housing development project consisting of three to seven units, impose a floor area ratio standard that is less than 1.0;

2. For a housing development project consisting of eight to ten units, impose a floor area ratio standard that is less than 1.25; or

3. Deny a housing development project located on an existing legal parcel solely on the basis that the lot area of the proposed lot does not meet the city's requirements for minimum lot size.

B. To be eligible for the provisions of subsection A of this section, a housing development project shall meet all of the following conditions: (a) the project consists of at least three units but not more than ten units; (b) the project is located in a multifamily residential zone or a mixed-use zone; (c) the project is not located in the NL zone; (d) the project is not located within a historic district or property included on the State Historic Resources Inventory, as defined in Public Resources Code Section 5020.1; and (e) the project is not located within a site that is designated or listed as a city or county landmark or historic property or district by the city of South Gate or the county of Los Angeles.

C. Nothing in this section shall prohibit the city from imposing any zoning or design standards (including without limitation building height and setbacks) on a housing development project that meets the requirements of subsection B of this section, other than zoning design standards that establish floor area ratios or lot size requirements that expressly conflict with subsection A of this section.

D. As used in this section, the phrase "housing development project" means a housing development project as defined in Government Code Section 65589.5(h)(2), and the phrase "unit" means a unit of housing, but shall not include an accessory dwelling unit or a junior accessory dwelling unit.

(Ord. 2022-02-CC (Exh. A § 2), 3-8-22)

Statutory Reference: Government Code § 65913.11, as added by SB 478 (September 28, 2021).

Division III. General Development Standards

Chapter 11.30
GENERAL PROPERTY STANDARDS

Sections:

11.30.010 Purpose and intent.

11.30.020 Applicability.

11.30.030 Administrative modifications.

11.30.040 Block and lot requirements.

11.30.050 Development requirements.

11.30.060 Utilities and easements.

11.30.070 Security fencing.

11.30.010 Purpose and intent.

The purpose of this chapter is to establish regulations and provide appropriate flexibility within this title to promote quality development. Sections within this chapter apply generally to all lots and parcels, and to modifications of the provisions of this title.

(Ord. 2323 § 1 Exh. A (part), 4-28-15)

11.30.020 Applicability.

Sections within this chapter generally modify or apply special conditions to zones or other standards of this title. The director shall have the responsibility to determine the appropriate use of these standards and to exercise applicability on an individual project basis. All appeals of director decisions shall be subject to the process standards of Chapter 11.50, Administration, and Chapter 11.51, Permits and Procedures.

(Ord. 2323 § 1 Exh. A (part), 4-28-15)

11.30.030 Administrative modifications.

The design standards of this title are intended to promote quality, orderly development within the city. As identified in Table 11.30-1, Administrative Modifications, particular design standards of this title may be adjusted, subject to the applicant providing the necessary information for the director to make an informed decision in granting or denying the request for modification. The director may elect to refer the application to the planning commission.

A. Administrative Modification. Upon determination by the director that the modification request is consistent with the applicable requirements of this title, the identified standards may be modified administratively, consistent with Table 11.30-1, Administrative Modifications. The director may allow modifications beyond the limits identified in Table 11.30-1 if the director deems such modifications to meet the intent of the general plan and this title, and the requests are not determined to be major modifications. Additionally, the director may approve multiple modifications beyond the limits of Table 11.30-1 under one application, and would not require multiple review periods.

B. Major Modification. Requests that are deemed by the director to be major or significant (i.e., requiring approximately four or more variances or modifications), but are consistent with the intent of this title, are to be processed with a recommendation from the director for review and action by the planning commission or city council.

C. Limits of Modifications. Upon determination by the planning commission or city council that the request for a major modification does not comply with the intent of this title, such request shall be deemed ineligible for a modification and shall be processed as a zoning code amendment or variance, consistent with Chapter 11.50, Administration, and Chapter 11.51, Permits and Procedures.

Formatted: Font: Not Bold

Formatted: Font: Not Bold

Formatted: Font: Not Bold

Formatted: Font: Not Bold

Table 11.30-1 Administrative Modifications

Standard to Be Modified	Maximum Amount of Standard
Lot Area	
Lot Width/Depth	10%
Building Placement	
Front Setback	15%
Side Street Setback	15%
Interior Setback	10%
Rear Setback	15%
Alley Setback	10%
Building Height	
Residential/Commercial Buildings	10%
Industrial Buildings	28%; all additional height shall be clear story
Volume/Massing	
Volume/Massing	15% total for building

Table 11.30-1 Administrative Modifications

Standard to Be Modified	Maximum Amount of Standard
Required Parking	
Required Parking	**10%, not applicable to garage requirements in neighborhood low zone**
Parking Access	**5%**
Parking Placement	
Front Setback	**5%**
Side Street Setback	**5%**
Interior Setback	**25%**
Rear Setback	**25%**
Driveway Width	
Driveway Width	**5%**

(Ord. 2323 § 1 Exh. A (part), 4-28-15)

11.30.040 Block and lot requirements.

The standards of this section shall be used in conjunction with Section 11.23.040, Achieving pedestrian/human-scaled development. Block requirements for urban mixed-use zones shall be as follows:

Formatted: Font: Not Bold

Formatted: Font: Not Bold

A. Blocks. Should be walkable from one intersection to the next, providing a continuous and cohesive sidewalk. All parcels with frontage along the same right-of-way shall contribute to (financially or through the development of) the continuous and consistent pedestrian sidewalk.

B. Lot Width Standards. The development of blocks is intended to create a cohesive and pedestrian-friendly environment at a walkable scale. Individual parcels or projects shall contribute to the creation of blocks, consistent with the standards of this title.

C. Minimum Lot Area. All lots shall conform to the minimum lot area requirements of the applicable zone. Any lot may be subdivided, including through-lots, where all the resulting lots meet the minimum lot requirements of the applicable zone.

D. Through-Lots. Through-lots may be improved as a single lot, provided the development is consistent with the front or primary frontage setback requirements of the applicable zone on both frontages to maintain neighborhood character.

(Ord. 2323 § 1 Exh. A (part), 4-28-15)

11.30.050 Development requirements.

All development in all zones shall be subject to the following standards.

A. Main Building Structures. An accessory building shall not be constructed or maintained on a property without a main structure without a temporary use permit.

1. Accessory structures shall not be permitted between the main structure and the street frontage unless approved by the director. In such cases, the approved accessory structure shall not violate the minimum front property line/frontage setback requirements.

B. Dwelling Unit Size. Each newly constructed dwelling unit shall contain a minimum square feet of floor area consistent with Table 11.30-2, Minimum Dwelling Unit Size, based on the number of bedrooms.

Table 11.30-2 Minimum Dwelling Unit Size

Dwelling Unit Type	Minimum Size Required
Studio/One-Bedroom Unit	600 square feet

Table 11.30-2 Minimum Dwelling Unit Size

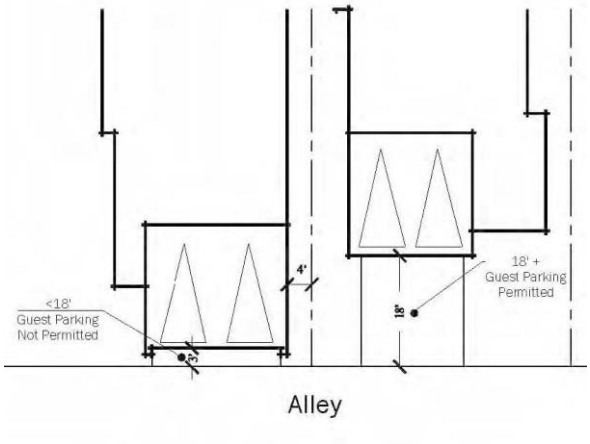
Dwelling Unit Type	Minimum Size Required
Each Additional Bedroom	150 square feet

C. Driveways.

1. The width of the driveway shall be limited to the width necessary to access the permitted parking spaces. The full width of the driveway shall terminate into a garage or carport; narrowing of the driveway width is allowed to facilitate site design.

2. Driveway depth shall be regulated per the following to properly facilitate lot layout and on-site parking. Short driveways for NL zone small lot configuration and NM zone lots are permitted at three feet from the back of the curb. Standard driveways with a depth of eighteen feet or greater from the back of the curb are permitted for any NL zone or NM zone lot; resident or guest parking is permitted in a driveway with a minimum depth of eighteen feet. A driveway with a length between three feet and eighteen feet shall not be permitted. See Figure 11.30-1 for a diagram of this standard.

Figure 11.30-1 Minimum Driveway Depth



D. Building Entrances.

1. The primary entrance shall be distinguished by architectural features such as the following:

i. An entry portal;

ii. Change in material or color;

iii. Change in scale of other openings;

iv. Addition of columns; or

v. Lintels or canopies.

2. Secondary entrances shall have architectural features that are smaller in height and width, with fewer or simpler architectural elements than the primary entrance in scale and detail.

E. Buffer Setback Required. Where adjacent to heavy industrial or light industrial uses (zones LI, M2, or M3), site planning for new residential or new mixed-use development projects, including residential, shall incorporate a minimum forty-foot setback buffer. The forty-foot setback buffer may include any of the following uses or site design elements:

1. Alley to access alley-loaded garages;

2. Surface or structured parking;

3. Public or private street;

4. Landscaping and/or open space features; or

5. Other landscape, architectural, or site development feature, as deemed appropriate by the director.

F. Building Lighting.

1. Building design shall integrate building-mounted lighting, consistent with the design and character of the structure, to aid in lighting the following areas:

i. The pedestrian way, including areas along primary or side streets;

ii. Pedestrian paths, including mid-block connections, from parking lots or parking structures to the building or street;

iii. Entryways and lobbies.

2. All lighting fixtures, including building-mounted lighting and pedestrian fixtures, shall adhere to the standards of this title.

3. All exterior building and landscape lighting shall meet the following requirements:

i. Be directed onto the premises, resulting in no glare or reflection onto adjacent properties or public right-of-way; and

ii. Emanate only from fixtures located under canopies or hoods, under eaves of buildings, or at ground level in the landscaping.

4. See Section 11.33.070(H), Parking structure guidelines, for parking structure lighting regulations.

G. Service Areas and Mechanical Equipment. Service areas, service entrances, and mechanical equipment shall be visually unobtrusive and integrated with the design of the site and compatible with the building.

1. Service entrances, waste disposal areas, and other similar uses shall be located adjacent to alleys and away from the primary frontage of the lot.

2. Utility boxes shall be positioned to not be seen from the primary frontage of the lot by locating them on the sides of buildings and away from pedestrian and vehicular routes, or by locating them within interior building corners, at building offsets, or at other similar locations where the building mass acts as a shield from public view.

3. Air intake and exhaust systems or other mechanical equipment that generates noise, smoke, or odors shall not be located on or within ten feet of the front façade (including side street façade).

(Ord. 2323 § 1 Exh. A (part), 4-28-15)

11.30.060 Utilities and easements.

A. Public Utilities and Easements. The installation, maintenance, and operation of public utilities, subject to the regulation of the California Public Utilities Commission, shall not be hindered by the provisions of this title. This title does not restrict the right of a public utility to increase the capacity of facilities necessary to and used directly for the delivery of or distribution of services.

1. Public Easements. All developments that include mapping of private streets or provision of public utilities on site shall record public utility easements over the entire private street network and over other portions of the project to accommodate access and urban infrastructure. The planning commission may also require access routes necessary to ensure that firefighting equipment can reach and operate efficiently in all areas of the project.

2. Residential Neighborhood Zone Provisions. All required yards in the NL and NM zones shall be maintained regardless of the installation of a public utility. Such installation or utility maintenance shall not require enlargement of the site.

B. Utility Service. The developer or owner of a property shall be responsible for utility service connections, in cooperation with the responsible utility companies.

1. Undergrounding. All new development and new subdivisions shall be required to install on-site utility, phone, and cable television/Internet facilities underground in accordance with the respective industry standards. Transmission lines shall be exempt from this requirement.

2. Screening. Transformer, terminal equipment, and public utility boxes shall be undergrounded where possible. Where utilities are located within view of public rights-of-way due to utility or site constraints, all transformer, terminal equipment, and public utility boxes shall be placed underground when feasible. If not feasible, the utility shall be screened from view, equal to the height of the equipment, from streets and adjacent properties. Screening shall be architecturally similar to the closest primary structure.

3. Amateur/Nonpublic Antennas. Amateur and nonpublic transmitting and/or receiving antennas shall meet the following standards:

i. Antennas shall conform to required setbacks consistent with accessory structure setbacks within the applicable zone; see Chapter 11.43, Second Dwelling Units and Accessory Structures.

Formatted: Font: Not Bold

ii. Antennas shall not exceed sixty feet in height, as measured from the finished grade of the lot, except with the issuance of a CUP.

(Ord. 2323 § 1 Exh. A (part), 4-28-15)

11.30.070 Security fencing.

Additional wall height and design features for security fencing may be permitted on a case-by-case basis. Where properties can show the permitted land use or adjacency condition of the property warrants additional security fencing in excess of the applicable zone development standards, the following standards shall apply:

Formatted: Font: Not Bold

A. All additional security fencing beyond six feet may be permitted up to a maximum of eight feet subject to an administrative plan review.

B. Security fencing may be permitted between residential uses along interior or rear property lines subject to an administrative plan review.

C. The property requesting security fencing shall have at least one of the following conditions:

1. Currently maintains or is applying for an industrial land use consistent with the land use permission of the applicable zone;

2. The property is adjacent to an existing LI, M2, or M3 zone property where security is a concern; and/or

3. The property is adjacent to a road, alley, or utility or easement where security is a concern.

Chapter 11.33
PARKING STANDARDS

Sections:

11.33.010 Purpose and intent.
11.33.020 Applicability and exemptions.
11.33.030 General standards and limitations.
11.33.040 Required parking by land use.
11.33.050 Parking space size and location.
11.33.060 Parking lot standards.
11.33.070 Parking structure guidelines.
11.33.080 Urban mixed-use zone requirements.
11.33.090 Multifamily parking requirements.

11.33.100 NL zone parking requirements.
11.33.110 Trip reduction measures.
11.33.120 Park-once/parking districts.
11.33.130 AQMP/CO plan compliance.

11.33.010 Purpose and intent.

The purpose of this chapter is to establish regulations for the provision of off-street parking and loading for all land uses. The standards of this chapter are intended to ensure that adequate off-street parking and loading facilities are provided in conjunction with all land uses to facilitate community-wide accessibility; promote the viability of business within South Gate; create safe and attractive streets; and promote the use of a full range of mobility options, including walking, bicycling, and transit use.

(Ord. 2323 § 1 Exh. A (part), 4-28-15)

11.33.020 Applicability and exemptions.

A. Applicability. The provisions of this chapter shall be applied to the establishment, development, redevelopment, expansion, and modifications of any land use in the city. No building or structure shall be occupied, and operations associated with a land use shall not commence, unless off-street parking and loading facilities conform to the requirements of this chapter.

B. Exemptions. Parking requirements of this chapter may be waived or reduced by the planning commission through a variance, including required fees, for the following land use conditions:

1. Shared Parking Programs. Shared parking programs or areas may be established with centralized off-site parking or reduced parking standards per Section 11.33.110, Trip reduction measures.

2. Parking Districts. Land uses participating in a vehicle parking district shall be subject to the parking and loading requirements of the applicable program, as provided for in Section 11.33.120, Park-once/parking districts, or as subsequently established.

3. Modifications. Parking requirements of this chapter may be modified or reduced through the standards of Table 11.30-1, Administrative Modifications, or an administrative permit. Any modification or reduction in parking shall be subject to the discretion of the director based on the specific conditions and on-site personnel of the land use.

4. Existing Permits. When parking requirements, as set forth in this chapter, are amended, such amendments shall not invalidate a previously approved permit.

(Ord. 2323 § 1 Exh. A (part), 4-28-15)

11.33.030 General standards and limitations.

The standards of this section are applicable to all land uses in all zones, unless otherwise specified.

A. Use of Parking Areas. Parking spaces regulated in this chapter shall be solely used for parking, and may not be used for the display of merchandise; storage or display of equipment; display for sale or lease; or repair of vehicles, trailers, recreation vehicles, boats, or other vehicles/equipment, except where expressly permitted by a temporary use permit.

B. Usable Existing Spaces. Required or provided parking spaces shall be maintained clear of any utility or other structural interference, regardless of any permits previously issued.

C. Required Availability and Maintenance. All required parking and loading areas shall be available during all hours of operation, marked for their intended uses, and reserved for parking and loading purposes for the life of the use or facility.

D. Existing Facilities. The building or use associated with a parking facility that becomes substandard by the adoption of this chapter shall be considered a nonconforming use and allowed to continue operation. Modification to the building or use shall be subject to conformance with the parking standards of this chapter based on the following.

1. One enlargement or expansion limited to one percent of the total building area may be permitted without increasing parking to the standards of this chapter.

2. All additional enlargement or expansion shall be contingent upon concurrent provision of the required number of parking spaces or parking area as designated by this chapter.

E. Change of Occupancy or Use. Off-street parking facilities and loading shall be provided in compliance with the minimum requirements of this chapter, including change of occupancy, a new business license, or enlargement of a structure or use where the parking demand is increased. This requirement shall not be applicable to mixed-use parking developments in cases where a use changes from one commercial type to another commercial type; see Section 11.33.080, Urban mixed-use zone requirements, for mixed-use parking standards.

F. Parking of Inoperable or Unregistered Vehicles. Except as set forth in this chapter, it shall be unlawful for any person to park or store an automotive vehicle or trailer in inoperable condition or without current registration from the Department of Motor Vehicles, except when stored in a fully enclosed building or fully enclosed garage.

G. Parking and Driveway Requirements – Residential Uses. Legal nonconforming properties built without garages may pave and make use of one driveway space, maximum twelve feet wide, within the front yard setback. Any planters, additional paved area, or structures in the front yard setback area require approval by the community development director. The parking of motor vehicles or trailers of any kind in the front yard setback area outside the approved driveway surface is prohibited.

(Ord. 2347 § 3, 5-8-18; Ord. 2323 § 1 Exh. A (part), 4-28-15)

11.33.040 Required parking by land use.

The requirements of this section shall be applied uniformly based on land use, regardless of the zone in which a land use is located, unless otherwise specified.

A. Minimum Standards. Every land use shall provide at least the minimum number of off-street vehicular parking spaces required by Table 11.33-1, Minimum Required Parking by Land Use, and Table 11.33-4, Mixed-Use Parking Requirements. Reductions to the parking requirements may be permitted, subject to Section 11.33.020, Applicability and exemptions, and subsequent referenced sections. Required parking space dimensions, based on parking configuration, are established in Section 11.33.050, Parking space size and location, and Table 11.33-2, Parking Dimensions.

B. Uses Not Listed. Parking requirements for a land use not specifically listed in Table 11.33-1 shall be determined by the director based on comparable uses in the table or through a parking demand analysis of similar facilities in the region.

C. Rounding Calculations. Calculations resulting in a fractional number shall be treated as follows: One parking space is required for fractions of one-half or greater; no additional parking space is required for fractions of less than one-half.

D. Calculations.

1. Gross Floor Area Calculations. Gross floor area calculations are based on the area within the surrounding exterior walls of a building or any portion thereof. Required parking is calculated based on publicly accessible areas and areas that are not accessible to the public.

2. Seating Calculations. Where fixed seats provided are either benches, bleachers, or pews, such seats shall be calculated at one seat per eighteen inches, and one seat per twenty-four inches of booth length for dining.

3. Assembly Area Calculations. All rooms or areas that can be logically used for seating, in addition to any fixed seating area, shall be calculated in determining the parking requirement for assembly areas.

Table 11.33-1 Minimum Required Parking by Land Use

Land Use Type	Minimum Required Parking
Automobile courts and motels	1 per sleeping unit or DU
Banks	1 per 200 sq. ft. gfa
Business offices, such as public utility, commercial, insurance agencies, real estate sales	1 per 300 sq. ft. gfa
Bowling alleys	4 per alley
Churches	1 per 6 fixed seats of assembly area, or 1 per 150 sq. ft. of assembly area if no fixed seats
Dwellings, single-family or two-family (attached or detached)	2 per DU; Section 11.33.100
Dwellings, multiple (more than two families)	2 per DU, shall be enclosed 0.20 guest spaces per DU – permitted as open parking spaces; Section 11.33.090
Establishment for the sale and consumption on the premises of food and beverages:	
– having less than 4,000 sq. ft. of floor area	1 per 100 sq. ft. gfa
– having 4,000 sq. ft. of floor area or more	40, plus 1 per 50 sq. ft. over 4,000 sq. ft.
Furniture and appliances, hardware, household equipment, service shops, clothing or shoe repair, or personal services such as barber and beauty shops	1 per 300 sq. ft. gfa
Hospitals	2 per bed
Hotels	1 per bedroom
Industrial uses, except as otherwise specified herein	1 per 3 employees on max. shift; or 1 per 450 sq. ft. gfa, whichever is greater
Institutional	1 per 400 sq. ft. gfa, plus 1 per 2 employees
Laboratories, biochemical, X-ray, dental, and research and testing	1 per 300 sq. ft. gfa
Libraries	1 per 250 sq. ft. gfa
Manufacturing uses, such as creameries, bottling establishments, bakeries, canneries, and printing and engraving shops	1 per 3 employees on max. shift; or 1 per 300 sq. ft. gfa, whichever is greater
Mini-warehouse buildings	1 per 25 storage cubicles (1)
Mortuaries	1 per 25 sq. ft. assembly room floor area

Table 11.33-1 Minimum Required Parking by Land Use

Land Use Type	Minimum Required Parking
Motor vehicle sales, machinery sales, or wholesale stores	1 per 400 sq. ft. gfa
Museums	1 per 500 sq. ft. gfa
Pharmacies, drugstores	1 per 150 sq. ft. gfa
Professional offices:	
– attorneys, accountants, engineers, architects	1 per 200 sq. ft. gfa
– medical, dental, optometrist, chiropractors, oculists, opticians	1 per 150 sq. ft. gfa
Public utilities facilities not having business offices on the premises	1 per vehicle operated or kept on site; minimum 2 spaces
Retail stores, except as otherwise specified herein:	
– having not more than 5,000 sq. ft. of floor area	1 per 200 sq. ft. gfa
– having more than 5,000 sq. ft. of floor area	25, plus 1 per 150 sq. ft. over 5,000 sq. ft.
Rooming houses, lodging houses, clubs, fraternity houses having sleeping rooms	1 per sleeping room
Rest homes and homes for older adults	1 per 4 beds
Sanitariums, children's homes, asylums, nursing homes	1 per bed
Schools	1 per employee
Stadiums, sports arenas, auditoriums (including school auditoriums), and other places of public assembly, and clubs and lodges having no sleeping quarters	1 per 3 fixed seats for all assembly areas; or 1 per 100 sq. ft. floor area used for assembly
Theaters	1 per 3 seats up to 800 seats, plus 1 per 5 seats over 800 seats
Trade and/or vocational schools	3, plus 1 per student capacity; or 1 sq. ft. per 1 sq. ft. building gfa, whichever is greater
Transportation and trucking terminal facilities	Adequate number as determined by the planning commission
Uses specific to children, older adults, community assembly or people with disabilities	1 per every 8 persons, plus 2 loading and unloading spaces
Warehouses and storage buildings	1 per 1,000 sq. ft. gfa, plus 1 per 200 sq. ft. office or sales area

Notes:

1. Parking shall be evenly distributed throughout storage area. Requirements: one-way drives: eighteen-foot-wide parking and travel lane; two-way drive: twenty-six-foot-wide parking and travel lane.

DU = dwelling unit; gfa = gross floor area; sq. ft. = square feet/foot.

(Ord. 2022-07-CC § 2, 7-26-22; Ord. 2323 § 1 Exh. A (part), 4-28-15)

11.33.050 Parking space size and location.

All land uses in all zones shall provide the required off-street parking spaces in accordance with the location and dimensional requirements in this section.

A. Parking Space and Driveway Sizes. Table 11.33-2, Parking Dimensions, regulates minimum off-street space dimensions and drive aisle requirements for various angles of parking. See Figure 11.33-1, Parking Dimensions, which supplements Table 11.33-2, and Diagrams A through F. Driveway width shall be equal to the drive aisle width subject to Table 11.33-2.

Table 11.33-2 Parking Dimensions

	A	B (1)	C (2)	D	E
Angle	**Space Width**	**Space Depth**	**Space Length**	**One-Way Aisle Width (3)**	**Two-Way Aisle Width (3)**
Standard Vehicle					
0° Parallel (4)	9 ft.	9 ft.	22 ft.	14 ft.	20 ft.
30°	9 ft.	17 ft. 10 in.	20 ft.	14 ft.	26 ft.
45°	9 ft.	20 ft. 6 in.	20 ft.	14 ft.	26 ft.
60°	9 ft.	21 ft. 10 in.	20 ft.	18 ft.	26 ft.
90° Perpendicular	9 ft.	20 ft.	20 ft.	26 ft.	26 ft.
Compact Vehicle (4)					
Parallel (5)	8 ft. 6 in.	8 ft. 6 in.	20 ft.	12 ft.	20 ft.
30°	8 ft. 6 in.	15 ft. 6 in.	16 ft.	12 ft.	24 ft.
45°	8 ft. 6 in.	17 ft.	16 ft.	14 ft.	24 ft.
60°	8 ft. 6 in.	18 ft.	15 ft.	18 ft.	24 ft.
Perpendicular	7 ft. 5 in.	16 ft.	15 ft.	24 ft.	24 ft.

Notes:

1. Measured perpendicular to aisle.

2. The paved parking space length may be decreased by up to two feet by providing an equivalent vehicle overhang into landscaped areas or other paved walkways.

3. Driving aisle shall be unobstructed; one-way aisles shall be serviced by appropriate turn-around or pull-through configurations.

4. End spaces may be reduced to eighteen feet.

5. Missing.

ft. = feet; in. = inches.

B. Compact Parking Spaces. Compact parking spaces may be used to meet minimum parking requirements, subject to the following standards.

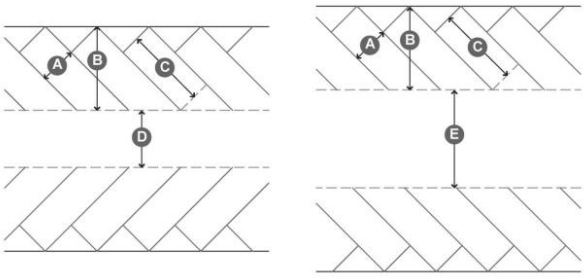
1. Dimensions. Spaces shall be the minimum size specified in Table 11.33-2 and illustrated in Figure 11.33-1.

2. Allowed Spaces. Compact spaces may be permitted to comprise twenty percent of the minimum required parking spaces.

3. Designation of Parking. “Compact” shall be clearly marked on the pavement or curb to designate spaces.

4. Distribution of Spaces. When included, compact spaces shall be distributed throughout the parking area, and shall not be provided disproportionately near building(s).

Figure 11.33-1 Parking Dimensions



(Ord. 2323 § 1 Exh. A (part), 4-28-15)

11.33.060 Parking lot standards.

The standards of Table 11.33-3, Parking Lot Standards, and this section shall apply to the design of all public and private parking lots, vehicle storage areas, and vehicle sales/rental areas for new construction and remodeled existing land uses in all zones.

A. Sufficient Vehicular Maneuvering Area, Access, and Circulation. The following standards are provided to ensure suitable maneuvering and circulation for parking lots and loading areas accessed from a public street or alley:

1. Forward Movement. All access and circulation shall facilitate vehicles (including trucks and solid waste, emergency, and other public service vehicles) entering and exiting a facility or lot without backing up into a public street, reentering a public right-of-way, or making other hazardous turning movements.

2. Turnarounds. If such circulation is not possible, a turnaround area shall be provided, subject to the requirements of the city fire department or engineering division.

B. Parking Location. Off-street parking for nonresidential land uses shall be provided in a paved parking lot or within a building, with a maximum walking distance as indicated in Table 11.33-3, Parking Lot Standards. Required minimum setback to parking is regulated by the applicable zone. Where a minimum setback is regulated by a maximum percent of the frontage.

C. Ingress/Egress. Parking driveways and access points shall not disrupt the pedestrian right-of-way on primary streets. Ingress/egress shall comply with the Revised Standard Driveways Plan No. M-11.59, adopted by the city council. Refer to Section 11.23.070(F), Vehicular Driveway Access, for ingress/egress standards related to pedestrian-oriented uses.

Table 11.33-3 Parking Lot Standards

Ingress/Egress	
Driveway Spacing	Max. 1 driveway/120 ft. parking lot frontage
Intersection Spacing	Min. 75 ft. separation between intersection and driveway; or 0.75% frontage width, whichever is greater
Driveway Width	20 ft. min.
Height Clearance	

Minimum	7 ft. 2 in. min. required clearance for all parking lots and structures
Off-Site Parking Distance	
Nonresidential Uses - Shared parking with existing surplus[3] - Shared parking without existing surplus[4]	1,000 linear ft. max. from site[2]
Compact/Tandem Spaces	
Office Uses	Compact spaces permitted, max. 25% of spaces
Industrial/Manufacturing Uses	Tandem and/or compact spaces permitted, max. 25% of spaces
Site Walls	
Street Frontage PL	24-inch-high solid wall required
Front Setback Area, On Site or NL/NM Adjacent PL	24-inch-high solid wall required
NL/NM Adjacent PL (1)	6-ft. solid wall required with a max. up 8 ft.; except when finished grade difference is 6 ft. or greater
Street Frontage Adjacency	
Curb/Bumper Required	6-inch bumper required; securely installed
Curb/Bumper Setback	3 ft. from any street PL
Required Lighting	
Lot Lighting	Uniform 3 ft. : 1 ft. candles (average to minimum)

Perimeter PL Lighting	Max. 0.5 ft. candle at any point along the perimeter PL

Notes:

1. Rear or interior walls may be permitted to be up to eight feet maximum when adjacent to a parking lot. Barbed wire is prohibited.

2. Distances are to be measured in walking distance along the way open to public pedestrian passage.

3. Use/business is to be reviewed according to Section 11.51.050, Administrative permits and approvals.

4. Use/business is to obtain an approval for a conditional use permit according to Chapter 11.52, Conditional Use Permit.

PL = property line; NL = neighborhood low; NM = neighborhood medium.

D. Passenger Loading Areas. Public parking areas shall designate a passenger loading area for embarking and disembarking passengers from ridesharing vehicles. Requirements:

1. Passenger loading areas shall be located next to the primary pedestrian access from the parking area to adjacent building(s).

2. Passenger loading areas shall be designed to include a turnout large enough to accommodate waiting vehicles equivalent to one-half percent of required parking for the project.

E. Plan Review. All common parking lots, including location, dimensions, landscaping, and building access, shall be clearly defined on the proposed development plan (administrative plan review, discretionary plan review, or standard application site plan as applicable).

F. Technical Design Requirements.

1. Maneuvering. Maneuvering areas shall be designed consistent with Table 11.33-2, Parking Dimension, and Diagrams A through H.

2. Ramps. Vehicular driveway ramps shall be designed consistent with Table B.

3. Surfacing. Parking lots shall be surfaced and maintained with cement concrete or asphaltic concrete, a minimum of three inches in thickness, so as to eliminate dust or mud, and shall be so graded and drained to dispose of all surface water. Drainage shall be taken to the curb or gutter and away from buildings and adjoining property.

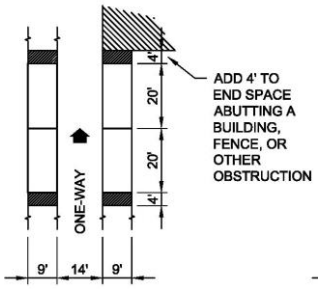


Diagram A Parallel Parking One-Way

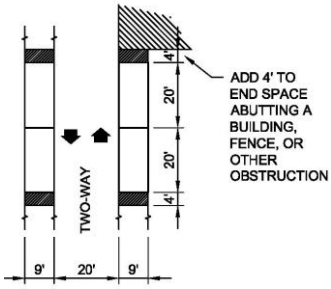


Diagram B Parallel Parking Two-Way

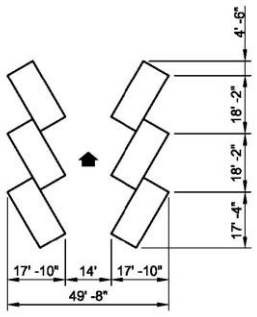


Diagram C Thirty-Degree Parking

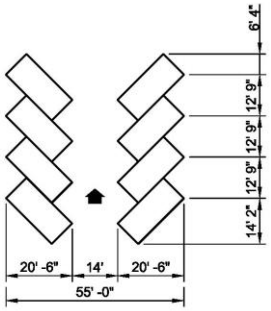


Diagram D Forty-Five-Degree Parking

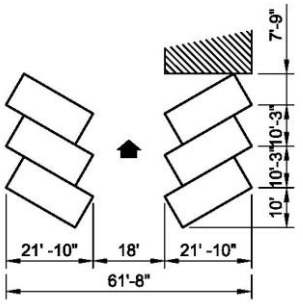


Diagram E Sixty-Degree Parking

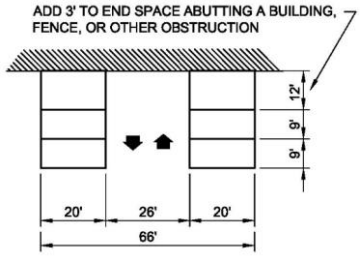


Diagram F Ninety-Degree Parking

Diagram G Overlapped Herringbone Parking – Alternate Travel Aisles

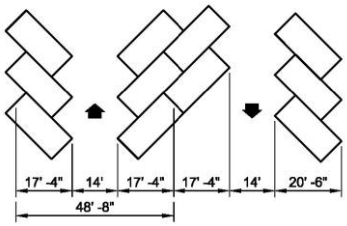
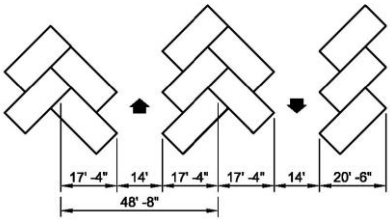


Diagram H Overlapped Herringbone Parking – Single Director Aisles



(Ord. 2022-07-CC § 2, 7-26-22; Ord. 2323 § 1 Exh. A (part), 4-28-15)

11.33.070 Parking structure guidelines.

The following guidelines are applicable to all zones, and should be applied to the design of freestanding parking structures or where structures have a major presence on the street if attached to other uses like a hotel, office, or multifamily residential building.

A. Architectural Character. Whether public or private, freestanding parking structures and integrated parking podiums should be treated as buildings and follow the same principles as good building design. Providing an exterior façade composed of high-quality materials that screen the underlying concrete structure will elevate the building's stature and contribute to the overall quality of South Gate's architecture.

B. Architecturally Compatible. Parking structures should be compatible in architectural treatment with the architecture of the buildings they serve.

C. Signage. Signage and wayfinding should be integrated with the architecture of the parking structure.

D. External Design. Parking structures shall have an external skin designed to improve the building's appearance over the basic concrete structure of ramps, walls, and columns. This can

include heavy-gauge metal screen, precast concrete panels, laminated glass, photovoltaic (solar) panels, landscape features, architecturally interesting walls, or a combination of these features; see Figure 11.33-2.

E. Sustainability. Parking structures should integrate sustainable design features such as photovoltaic panels (especially on the top parking deck), renewable materials with proven longevity, and stormwater treatment wherever possible.

F. Circulation. Vertical circulation (elevators and stairs) shall be located on the primary pedestrian corners and be highlighted architecturally so visitors can easily find and access these entry points.

G. Active Ground-Floor Uses. On retail-oriented streets or building frontages, parking structures shall incorporate active ground-floor uses along the street frontage of the garage.

H. Lighting. Lighting fixtures in parking areas, ingress/egress areas, and all internal circulation areas shall be directed and shielded appropriately to not illuminate surrounding properties. See standards in Table 11.33-3, Parking Lot Standards.

1. Building design shall integrate building-mounted lighting, consistent with the design and character of the structure, to aid in lighting the following areas:

    i. The pedestrian way, including areas along primary or side streets;

    ii. Pedestrian paths, including mid-block connections, from parking lot areas to the building or street;

    iii. Parking structure entryways and lobbies.

2. All lighting fixtures, including building-mounted lighting and pedestrian fixtures, shall adhere to the standards of this title.

3. Lighting fixtures in parking areas, ingress/egress areas, and all internal circulation areas shall be directed and shielded appropriately to not illuminate surrounding properties.

4. See standards in Table 11.33-3, Parking Lot Standards.

(Ord. 2323 § 1 Exh. A (part), 4-28-15)

11.33.080 Urban mixed-use zone requirements.

In addition to the standards of Section 11.33.030, General standards and limitations, and Section 11.33.040, Required parking by land use, the following standards shall apply to development within the urban mixed-use zones.

A. Urban Mixed-Use Zone Character. Parking should generally be provided through a combination of off-street spaces behind buildings, on-street customer spaces, and park-once/public parking. Parking should generally be hidden from view; ideally, parking should be provided behind buildings, wrapped with active uses along the public frontages, or below grade.

B. Mixed-Use Parking Requirements. Table 11.33-4, Mixed-Use Parking Requirements, establishes parking requirements for mixed-use developments. Parking shall be provided on a generalized land use basis, and the applicant shall demonstrate the adequate provision of spaces per individual land use. Aggregate number of parking spaces may be reduced through a shared parking program per Section 11.33.110, Trip reduction measures, administrative modification per Section 11.30.030, Administrative modifications, or an administrative permit per Section 11.33.020, Applicability and exemptions.

Table 11.33-4 Mixed-Use Parking Requirements

Land Use	Required	Guest
Residential		
Efficiency/Studio	1.0 to 1.5 per unit, assigned	0.15/unit
2- to 3-Bedroom Unit	2.0 per unit, assigned	0.2/unit
Senior Housing	0.8 per unit	0.3/unit
Live/Work Units	2.0 per unit	0.15/unit
Commercial Service	1.0 per 250 sq. ft.	n/a
Retail	1.0 per 200 sq. ft.	n/a
Food	1.0 per 100 sq. ft.	n/a
Office	1.0 per 250 sq. ft.	n/a

sq. ft. = square feet; n/a = not applicable.

C. Parking Setbacks.

1. At-grade parking should be located at the rear half of the lot wherever possible.

2. All parking, including podium parking, at-grade parking, and surface lots, should be set back from the street, behind an active building use. The intent of the parking setback is for the parking area and parked cars to be located away from view.

3. When architectural solutions are not possible to screen a parking lot or structure, a landscape screen, green screen, or street screen should be used. The screen should be cohesively designed with the building or garage, and should also be visually consistent with the existing or proposed streetscape. See Figure 11.33-3.

4. A street screen of up to three feet in height is required along any right-of-way between at-grade parking and the sidewalk. Refer to Chapter 11.60, Definitions, for a description of "street screen."

5. If a garage has a well-designed exterior and/or a building screen that includes active uses, it does not need to be screened using dense landscaping.

D. Parking Access Standards.

1. Access to parking should be primarily from side streets or alleys. If access from side streets is not possible due to lot location and/or configuration, vehicular access shall be constructed so as to minimize the disruption of the pedestrian right-of-way on the primary streets.

2. Parking lanes and connecting driveways shall be comprehensively designed to facilitate internal lot circulation without backing up into a public street, reentering a public street, or making other hazardous turning movements.

3. A safe and convenient zone in which vanpool and carpool vehicles may deliver or board their passengers should be incorporated within the design of parking lots. Also, safe and convenient access from the external circulation system to bicycle parking facilities on site should be incorporated.

4. Parking lot design should incorporate sidewalks or other designated pathways, allowing pedestrians to follow direct and safe routes from the external pedestrian circulation system to each building in the development.

5. If determined necessary by the city to mitigate the project's impact, bus stop improvements must be provided. The city will consult with local bus service providers to determine appropriate improvements. When locating bus stops and/or planning building entrances, entrances must be designed to provide safe and efficient access to nearby transit stations/stops.

E. Design Standards.

1. A minimum of ten percent of every parking lot shall be devoted to landscape.

2. Surface parking should be divided into smaller landscaped lots or courts, with defined pedestrian connections, landscaping, and shade trees.

3. Surface parking lots should include ample shade trees to reduce the heat island effect and mitigate views from surrounding buildings and streets.

4. Twenty-four-inch to forty-eight-inch box trees are preferred.

F. Bicycle Parking.

1. Security. Only bicycle racks or bicycle storage lockers will be counted as bicycle parking.

2. Visibility. Bicycles or bicycle storage lockers should be easily visible from building entrances, security offices, lobbies, public areas, and nearby walkways.

3. Lighting. Bicycle parking areas should be adequately lit.

4. Convenience. Bicycle parking areas should not obstruct pedestrian or vehicular traffic flow, and should be placed where riders can safely and easily dismount, and walk to building entrances.

Table 11.33-5 Bicycle Parking Requirements

Land Use	Minimum	Notes
Dwelling unit or live/work unit	1.0 space for every 5 dwelling units	Fractions shall be rounded up to whole numbers.
Commercial building	1.0 space for each 5,000 sq. ft. of building area	
Retail	1.0 space for each 7,500 sq. ft. of building area	

Figure 11.33-2 Parking Structure Design

Parking structures should be well designed so that they contribute to a pleasant pedestrian experience.

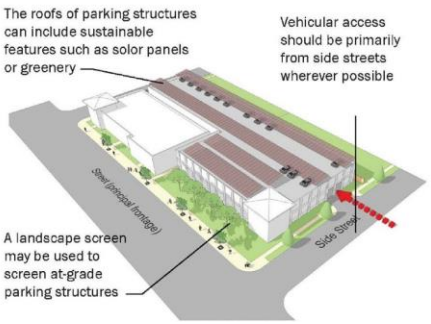


Figure 11.33-3 Screened Parking

Parking lots should be generally hidden from views into the site.



G. Parking and Driveway Requirements – Residential Uses. Legal nonconforming properties built without garages may pave and make use of one driveway space, maximum twelve feet wide, within the front yard setback. Any planters, additional paved area, or structures in the front yard setback area require approval by the community development director. The parking of motor vehicles or trailers of any kind in the front yard setback area outside the approved driveway surface is prohibited.

(Ord. 2347 § 4, 5-8-18; Ord. 2323 § 1 Exh. A (part), 4-28-15)

11.33.090 Multifamily parking requirements.

This section and Table 11.33-6, Multifamily Parking Standards, establish the standards for parking, driveways, and garages applicable to all multifamily development in any zone (NM, TV, CC, CDR1, CDR2, UN, and MS zones).

A. Location. Parking shall be provided as off-street residential spaces behind or within buildings. All parking for residential uses shall be located on the same site as the residence they are intended to serve, unless provided in permitted off-site locations. Parking shall not be located within a required front or corner side setback.

B. Garage Limitation. Parking of any type of regular-use vehicle or equipment shall be limited to designed, approved garages and driveways; parking or storage in any other area is prohibited.

C. Street Access Restricted. Garage access directly from a public street for projects of five or more units is prohibited.

D. Alley Parking. Parking in an alley is prohibited.

E. Driveway Guest Spaces. Driveways with a length/depth of eighteen feet or more may be counted as one guest parking space; they shall not count toward required enclosed parking.

F. Design and Materials.

1. Metal carports with decking for roofs are prohibited. Any support posts for covered parking shall be located outside of the designated area of the parking space and cannot be counted as part of the required parking stall width.

2. The design and materials used for covered parking structures shall be compatible with the design of the main structure on the property.

G. Decorative Features. Trees, lattice/trellis structures, and/or decorative masonry walls shall be incorporated as part of covered parking design to minimize visual impact.

Table 11.33-6 Multifamily Parking Standards

Minimum Requirements	
Efficiency/Studio	1.0 to 1.5 per unit
2 Bedrooms	2.0 per unit
3 or More Bedrooms	2.0 per unit covered, plus 1.0 per unit uncovered (can be assigned or unassigned)
Second Dwelling Unit	1.0 per unit; see Chapter 11.43

Live/Work	2.15 per unit
Off-Site Permitted	Maximum 1.0 space per unit may be located off site
Driveway Requirements	
Minimum Width	10 ft.; 8 ft. permitted with approval of planning official based on hardship due to preexisting structure location
Maximum Width	12 ft.
Turning Radius	26 ft. for turn-in configurations
Minimum Separation from Unit	5 ft. landscaped setback required

H. Parking and Driveway Requirements – Residential Uses. Legal nonconforming properties built without garages may pave and make use of one driveway space, maximum twelve feet wide, within the front yard setback. Any planters, additional paved area, or structures in the front yard setback area require approval by the community development director. The parking of motor vehicles or trailers of any kind in the front yard setback area outside the approved driveway surface is prohibited.

(Ord. 2347 § 5, 5-8-18; Ord. 2323 § 1 Exh. A (part), 4-28-15)

11.33.100 NL zone parking requirements.

Table 11.33-7, NL Zone Parking Standards, establishes the standards for parking, driveways, and garages applicable to all land uses in the NL zone.

A. Parking and Driveway Requirements – Residential Uses. Legal nonconforming properties built without garages may pave and make use of one driveway space, maximum twelve feet wide, within the front yard setback. Any planters, additional paved area, or structures in the front yard setback area require approval by the community development director. The parking of motor vehicles or trailers of any kind in the front yard setback area outside the approved driveway surface is prohibited.

B. Residential Garage Exceptions. The requirement for an enclosed garage per the standards of Table 11.33-1, Minimum Required Parking by Land Use, shall not be imposed under any of the following circumstances:

1. Residential remodeling limited to a maximum addition of one hundred square feet, such as the addition of a bathroom or utility room/laundry room.

2. Lot configuration, lot dimensions, or the location of existing structures that make it impossible or impractical to construct an enclosed two-car garage. In such instances, a one-car garage may be authorized by the director.

3. Where only a one-car garage is possible on the lot, the residential unit shall be limited to a maximum of three bedrooms.

Table 11.33-7 NL Zone Parking Standards

Minimum Requirements	
Efficiency/Studio	1.0 to 1.5 per unit
2 to 4 Bedrooms	2.0 per unit
5 Bedrooms	3.0 per unit
6+ Bedrooms	3.0 per unit, plus 1.0 paved open space on site
Second Dwelling Unit	1.0 per unit; Chapter 11.43
Live/Work	2.15 per unit
Driveway Requirements	
Minimum Width	10 ft.; 8 ft. permitted with approval of planning official based on hardship due to preexisting structure location
Maximum Width	22 ft.
Turning Radius	26 ft. for turn-in configurations

(Ord. 2347 § 6, 5-8-18; Ord. 2323 § 1 Exh. A (part), 4-28-15)

11.33.110 Trip reduction measures.

It is a goal of the city to provide for balanced integration of all transportation modes. To incrementally achieve this goal, all development is encouraged to implement measures to reduce individual vehicle trips. The approaches presented in this section can be used to reduce required parking, consolidate parking provisions, and reduce vehicle trips in the city by supporting alternative modes of transportation.

A. Shared Parking Approach. Shared parking plans or facilities may be appropriate in certain areas of the city to reduce the requirements for on-site parking for all land uses. The intent of shared parking is to allow for each property to generate building area, land use activity, and

open space as required while grouping the parking facilities in strategically dispersed locations to encourage walking between businesses and destinations and relieving individual properties of providing potentially duplicative parking throughout the identified area.

Any proposal to establish a park-once program or shared parking district shall include provisions for all the following standards:

1. Calculation of the potential nonresidential square feet of the development to be served and the corresponding amount of parking spaces required by this code.

2. Analysis of the types of uses allowed in the area and the projected number of vehicular trips to the area.

3. Analysis of the projected number of vehicular trips to the area and what amount of those trips can be eliminated because of the proximity of adjacent land uses.

4. Based on the above analyses, the number of vehicle trips identified as eliminated because of the ability to visit other uses without needing to move the vehicle a second time (what is referred to as "trip capture"). This amount shall be subtracted from the overall parking requirement identified in subsection (A)(1) of this section.

5. The resulting parking supply and its location identified within the boundaries established by the special requirements and overlay map, or as amended by the city.

6. As development/land use applications are processed by the city, the required parking per the park-once provisions shall be applied, and the applicant shall either provide the parking facility or pay an in-lieu fee to address the applicant's fair share of the required parking. It shall be the city's responsibility to monitor the number of parking spaces available and the number committed to nonresidential space in the area.

B. Shared Parking Criteria. The number of off-street parking spaces may be reduced, subject to the following criteria, and may require submittal of a parking management plan. Required parking for any use may be reduced through approval of an administrative permit in conjunction with the other required permits associated with the land use. The following requirements shall be met for any parking-reduction administrative permit:

1. The parking serves special conditions such as proximity to frequent transit service or special characteristics of the population residing, working, or visiting the site.

2. Proposed parking satisfies the requirements for the uses served, as can be demonstrated through a parking management plan.

3. Parking demand generated by the project does not exceed capacity or result in a negative impact on the supply of off-street parking in the surrounding area.

4. Mixed-Use Project. A parking reduction may be granted when the reviewing authority determines that a reduction is justified based on the characteristics of the uses and a parking demand study using the Urban Land Institute's accepted ratios and/or other appropriate source, as approved by the director. The director may require a parking management plan conducted by a licensed traffic engineer or other traffic professional.

C. Transit-Accessible Location. A transit-accessible location is any property within one-quarter mile (one thousand three hundred twenty linear feet) of transit. Property developed as nonresidential, multifamily, or mixed-use may be granted a parking reduction where proposed as a transit-accessible location within one-quarter mile of local or regional mass transit lines or routes. A parking reduction may be administratively applied through the development review process, subject to a parking management plan submitted by the applicant that justifies the reduction based on documented mass transportation use characteristics of patrons and employees of the respective uses.

D. Trip Reduction Measures. All major nonresidential development projects shall be required to implement trip reduction measures to ensure the adequate development of alternative transportation facilities or programs, thereby reducing demand for vehicular commute trips.

1. Applicability. The provisions of this section are required for all major nonresidential development projects:

i. Nonresidential development of twenty-five thousand square feet or more;

ii. Nonresidential portions of mixed-use development projects exceeding twenty-five thousand square feet of gross floor area; and

iii. New nonresidential construction and the expansion of an existing nonresidential facility or use by more than two thousand square feet.

2. Information Center. A transportation information center, such as bulletin board, display case, or kiosk, displaying transportation information shall be located where the greatest number of riders are likely to see it. Information shall include the following:

i. Current maps, routes, and schedules for public transit serving the site;

ii. Telephone numbers for referrals on transportation information, including numbers for the regional ridesharing agency and local transit operators;

iii. Ridesharing promotional material supplied by commuter-oriented organizations;

iv. Bicycle route and facility information, including regional/local bicycle maps and bicycle safety information; and

v. A listing of facilities available for carpoolers, vanpoolers, bicyclists, transit riders, and pedestrians.

3. Preferential Parking for Carpool and Vanpool Vehicles. Office/research and development uses and industrial/manufacturing uses shall provide a minimum of ten percent of required parking as preferred parking for carpool and vanpool vehicles for employees. This shall be a minimum of one carpool/vanpool space per development.

i. A statement of available preferential carpool/vanpool spaces for employees and a description of the method for obtaining such spaces shall be included on the required transportation information board. Spaces will be signed/striped as demand warrants.

ii. Bicycle Facilities. A bicycle parking facility for bicycle racks or a fully enclosed space or locker accessible only to the owner or operator of the bicycle (to protect bikes from inclement weather) shall be provided. Specific facilities and location (e.g., provision of racks, lockers, or locked room) shall be to the satisfaction of the city.

(Ord. 2323 § 1 Exh. A (part), 4-28-15)

11.33.120 Park-once/parking districts.

This section establishes standards and requirements for the park-once program and the use of parking districts within the city, which are exempt from the standards of Section 11.33.040, Required parking by land use, if the herein designated conditions are met.

A. Park-Once Program. The park-once program is intended to consolidate parking resources, relieve individual properties of providing potentially duplicative parking, reduce individual vehicle trips, and group parking facilities in strategically dispersed locations to encourage walking between destinations.

The park-once program area boundaries are identified on the special requirements and overlay zones map (“overlay map”). Each area will be allowed to use a separate shared parking approach to address the needs of nonresidential parking within that area.

1. Specific standards for each area have not been pre-established. Prior to utilizing the park-once program, the following analyses shall be performed:

i. Calculations shall be provided for the park-once program area:

a. Potential nonresidential square feet, and the corresponding amount of parking spaces required by this title.

ii. The following analysis shall be provided for the area:

a. Types of uses allowed;

b. Projected number of vehicle trips;

c. Projected number of vehicle trips that can be eliminated because of the proximity of adjacent land uses.

iii. Based on the above analyses, trip capture shall be identified. "Trip capture" describes the number of vehicle trips eliminated because of the ability to visit other such uses without needing to move the vehicle a second time.

iv. The trip capture amount shall be subtracted from the overall parking requirement identified in subsection (A)(1)(i) of this section to determine the resulting parking supply for the area.

2. As development/land use applications are processed by the city, the required parking per the park-once program provisions shall be applied, and the applicant shall either provide the parking facility or pay an in-lieu fee to address the applicant's fair share of the required parking in a facility. It shall be the city's responsibility to monitor the number of parking spaces available and the number committed to nonresidential spaces in the area identified by the district boundaries.

B. Vehicle Parking District. Vehicle parking districts were formerly referred to as "units of comprehensive planned facilities" under the previous zoning code.

A vehicle parking district shall be required to provide the equivalent parking that is required by Section 11.33.040, Required parking by land use; Table 11.33-1, Minimum Required Parking by Land Use; and Table 11.33-4, Mixed-Use Parking Requirements, unless requirements are waived or amended as identified in this section.

1. Southern Pacific Railroad District. Subject to approval of the Southern Pacific Railroad, properties within the Southern Pacific Railroad right-of-way parking district, as identified on the overlay map, shall be eligible to fulfill off-street parking requirements within the Southern Pacific right-of-way subject to the following conditions:

i. Beneficiaries to Facility. Beneficiaries to the Southern Pacific Railroad district shall be restricted to those who make a contribution to the established district. Said contribution shall be in an amount as recommended by the planning commission and as approved by the city council, and shall be at least the pro rata share of the cost of the parking from which the beneficiary is being relieved. The contribution shall be reviewed by the planning commission annually.

ii. Impounding of Funds. All funds received pursuant to this section shall be impounded and reserved for future acquisition for parking by whatever means.

Funds spent for parking shall be used in the vicinity of the parcels benefiting hereunder in the event that the railroad parking referred to herein is no longer deemed feasible for use by the planning commission.

(Ord. 2323 § 1 Exh. A (part), 4-28-15)

11.33.130 AQMP/CO plan compliance.

A. Rule 1501. New and existing nonresidential development with one hundred or more employees that are subject to a one-and-one-half average vehicle ridership target by Rule 1501 may reduce the required off-street parking by from twenty percent to forty percent from the standards of Section 11.33.040, Required parking by land use.

B. Outdoor Event Plan. The operator of a major outdoor event shall submit a trip reduction plan that shall apply to patrons and employees during the course of the event.

(Ord. 2323 § 1 Exh. A (part), 4-28-15)

Chapter 11.36
SIGNS – GENERAL POLICIES, PROVISIONS, AND PROCEDURES

Sections:

11.36.010 Purpose.
11.36.020 Objectives.
11.36.030 Definitions.
11.36.040 General policies.
11.36.050 Prohibited signs.
11.36.060 Signs in the public right-of-way.
11.36.070 New signs exempt from sign permit requirements.
11.36.080 Signs allowed by sign permit in all zones.
11.36.090 Signs allowed by sign permit in commercial and manufacturing zones.
11.36.100 Off-premises signs.
11.36.110 New sign permit process.
11.36.120 Nonconforming signs.
11.36.130 Severability.
11.36.140 Penalty.

11.36.010 Purpose.

The purpose of the following provisions is to eliminate excessive and confusing visual blight created by uncontrolled and unplanned signs. It is the intent of these regulations to develop and encourage a sign program that will provide a harmonious tone and aesthetically pleasing visual character to the city, thereby promoting the economic health and public welfare of its residential and business sectors.

(Ord. 2353 § 7 (part), 7-10-18)

11.36.020 Objectives.

The objectives to be used in applying specific standards are as follows:

1. To distinguish individual business, residential, and public uses without confusion, unsightliness, or visual obscurity of adjacent land uses.

2. To assure that all signs in terms of size, height, and location are compatible with the surrounding land use, character, and on-site development.

3. To assure that all signs and sign supports, in terms of color, form, materials used, lighting, and design, are architecturally integrated with the building and neighborhood style and are of safe style and of sound construction.

4. To assure that off-premises advertisements are compatible with the surrounding land uses and do not obscure views of adjacent on-premises signs.

(Ord. 2353 § 7 (part), 7-10-18)

11.36.030 Definitions.

1) "Abandoned signs" means any existing sign located on a property for a purpose which no longer exists or for a purpose which is unrelated to the present purpose and unused by the same.

2) "Abatement" means the process by which the city requires removal of signs relating to inoperative or no longer existing businesses and signs that do not conform to the provisions of this chapter.

3) "Advertising sign" means any lettered board or other display used to identify products, brand names and prices offered by a business.

4) "Advertising statuary" means a statue or other three-dimensional structure imitating or representing a person, animal, or object which is sculptured, molded, or cast in a solid or plastic substance, material, or fabric, and used for commercial or industrial purposes.

5) “Advertising structure” means any wall, ground, pole sign, billboard, or other structure and all parts thereof which is erected or used for advertising purposes or upon which any poster, bill, bulletin, printing, painting, device, or other advertising matter of any kind whatsoever is placed, posted, tacked, nailed, pasted, or otherwise fastened; including also neon outlining for advertising and electric signs; but shall not include any board, sign, or surface used exclusively to display official notices issued by any court or public office, or posted by any public officer in the performance of a public duty, or a private person giving legal notice.

6) “Advertising device” means any balloon, flag, pennant, propeller, oscillating, rotating, pulsating light, noise making, or other contrivance except a sign, used to attract attention for the purpose of promoting the sale of products of any person.

7) “Advertising display” means any device, contrivance, statue, or structure other than a sign used as a display, regardless of size and shape, or for the purposes of attracting attention or making anything known, the origin or place of sale of which is on the property with such advertising display.

8) “Allowable sign area” means the area included within the outer dimensions of a sign. In case of a multiple-face sign, each side will be computed as part of the maximum allowable sign area. In case of a sign placed on a wall or other surface without a border, the area shall be computed by enclosing the entire sign within the smallest rectangle that will wholly contain the sign message and computing the area thus enclosed.

9) “Alteration” means any change in copy, color, hue, size or shape, which changes the appearance of a sign, or a change in position, height, location, construction, or supporting structure of a sign. Copy change on a bulletin board copy sign is not an alteration.

10) “Animated or flashing sign” means a sign with action or motion, flashing or color change, requiring electrical energy, electronic or manufactured source of supply, but not including wind activated elements such as flags, banners, or specialty items. This excludes public service signs such as time and temperature units.

11) “Awning” means a movable shelter supported entirely from the exterior wall of a building and of a type which can be fixed or retracted, folded, or collapsed against the face of the building.

12) “Background area of sign” means the entire display area of a sign upon which copy could be placed.

13) “Bench sign” means a sign located on a bench or similar structure on or near a public right-of-way.

14) "Billboard" means a sign designed for changing advertising copy and which is normally used for the advertisement of goods, products, or services rendered at locations other than the premises on which the sign is located.

15) "Building face" means all windows, doors, and wall areas of a building in one plane or elevation.

16) "Building frontage" means the linear width of a building.

17) "Building height" means the vertical distance measured from the ground level grade to the top of the building face or roofline.

18) "Building identification sign" means any sign containing name and/or address of a building and may include hours of operation and emergency information, such sign being located on the same site as the structure.

19) "Changeable copy (bulletin board) sign" means a sign which is designed to accept changeable copy, manually or electrically, regardless of the method (i.e., rigid, precast letters or characters, handbills, posters) which advertises services or products provided on the site.

20) "Commercial center" consists of at least three commercial uses, sharing common points of access and parking.

21) "Construction sign" means a temporary sign stating the names, addresses and phone numbers of those individuals or businesses directly connected with the construction or alteration on the site where the sign is located.

22) "Convenience sign" means a sign not larger than four square feet which conveys information such as "restrooms," "no parking," "entrance," and the like, but does not contain brand, trade or business identification and is designed to be viewed on site or adjacent to the site by pedestrians and/or motorists.

23) Reserved.

24) "Dilapidated" means buildings or structures which are structurally unsafe or not provided with adequate egress, or which constitute a fire hazard, or are otherwise dangerous to human life.

25) "Directional sign" means an on-premises or off-premises sign designed to guide or direct pedestrian or vehicular traffic.

26) "Double-faced sign" means a sign which has two display surfaces back-to-back or against the same background, one face designed to be seen from one direction and the other from another direction.

27) "Electric sign" means a sign energized electrically, electronically or by other power source, when such energy is utilized to illuminate or activate the advertising message or a portion thereof.

28) "Freestanding sign" means an independent sign which is neither attached nor a part of a building, and is permanently affixed in or upon the ground.

29) "Grade" means the ground level nearest the sign location.

30) "Graphics" means all lettering, logograms, pictures, symbols, patterns, and depictions, including color, on a sign.

31) "Height (of sign)" means the distance from the average ground level or grade immediately surrounding the base of the sign to the top of its highest element, including any structural element.

32) "Icon sign" means a sign which resembles the type of business or product offered on the premises.

33) "Identification sign" means any sign referring to the name, service or product of a business. Such sign shall not include the listing of specific products or of specific brand names or products offered for sale, unless the product or name is incorporated into the name of the business.

34) "Illegal sign" means any sign placed without proper government approval and/or permits required by the city of South Gate at the time said sign was placed. An illegal sign shall also mean any nonconforming sign which has exceeded its authorized amortization period.

35) "Illuminated sign" means a sign in which an artificial source of light is used in order to make the message readable. This definition shall include internally and externally lighted signs and reflectorized, glowing, or radiating signs.

36) "Industrial center" means at least three industrial uses, sharing common points of access and parking.

37) "Marquee" means any permanent roof structure, canopy, or awning attached to and supported by the building projecting over public or private property.

38) "Marquee sign" means any sign painted, attached to, or hanging from a marquee.

39) "Monument or ground sign" means any sign mounted directly on a planter or pedestal base.

40) "Murals" means any painted wall sign that does not pertain to the business, product or service rendered on the premises.

41) "Nonconforming sign" means a sign which was installed under laws or ordinances in effect prior to the effective date of the ordinance codified in this chapter or subsequent revisions, but which is in conflict with the current provisions of this chapter.

42) "Off-premises sign" means a sign which indicates or implies the availability of products or services rendered at a specific location or locations other than the premises on which the sign is located (billboards and benches).

a. "Off-premises freeway sign" means a single-faced or double-faced sign which is oriented towards the freeway (Interstate 710) and which indicates or implies the availability of products or services at a specific location or locations other than the premises on which the sign is located (billboards or public service messages).

b. "Off-premises surface street sign" means a single-faced or double-faced sign which is oriented towards a public surface street and which indicates or implies the availability of products or services at a specific location or locations other than the premises on which the sign is located (billboards or public service messages).

43) "On-premises sign" means a sign which carries only advertisements strictly incidental to a lawful use of the premises on which it is located, including signs or sign devices indicating the business transacted, services rendered, goods sold or produced, name of business, name of person, firm or corporation occupying the premises.

44) "Painted sign" means a sign which is painted directly on a building or structure.

45) "Parapet wall" means that portion of the building wall that rises above the roofline.

46) "Pennants" means devices generally made of flexible materials, usually cloth, paper, or plastic. They may or may not contain any copy and are primarily intended to draw attention.

47) "Placed," as used in this chapter, includes erected, projected, constructed, posted, painted, printed, tacked, glued, carved, or otherwise made visible in any manner whatsoever.

48) "Planned sign design" means a coordinated program of one or more existing signs for an individual commercial or industrial business establishment or a commercial or industrial business center that provides for an alternative to the general sign regulations. It is intended to encourage the maximum incentive and latitude in order to achieve variety and good design.

49) "Pole sign" means any sign supported by a structural member(s) with air space between the grade level and the sign face.

50) "Political sign" means a temporary noncommercial sign that shall be permitted on private property in any zone for a reasonable period of time preceding an election.

51) "Portable sign" means a sign which is capable of being carried or readily moved from one spot to another and which is not permanent in nature.

52) "Premises" means a lot or a building site, or a specific portion of a lot or building site that contains the structures and the open spaces needed for the location, maintenance, and operation of the use of the property.

53) "Projecting sign" means a sign, other than a wall sign, which is primarily attached to the exterior of a building and extends beyond such exterior wall, and is not parallel to the structure to which it is attached.

54) "Public right-of-way signs" means signs that encroach into public streets, alleys, parkways, and sidewalks.

55) "Raceway Sign" means a type of wall sign in which channel letters, numerals, or graphic elements are mounted onto an enclosed, external channel or "raceway" affixed to a building wall and contains the electrical wiring and components for the sign.

5~~6~~5) "Real estate sign" means a temporary sign advertising the sale, lease or rent of the property upon which it is located, and the identification of the person or firm handling such sale, lease or rent.

5~~7~~6) "Revolving sign" means a sign which turns or rotates to any degree.

5~~8~~7) "Roof sign" means a sign erected upon or above a roof or parapet wall of a building and which is wholly or partially supported by said building.

5~~9~~8) "Sign" means any physical form of visual communication which can be viewed from public areas and adjoining private properties. In addition, it shall include all parts, portions, frame, background, structure, and support, and anchorage thereof.

60~~59~~) "Sign copy" means any allowable sign area used to display a message using words, numbers, graphics, maps, etc., in any combination thereof, advertising a service or product provided.

61~~0~~) "Sign permit" means a permit with an identification number issued by the building and safety division (exclusive of electrical or structural permit required depending on the sign type). The permit registers a sign that has been approved by the department of community development or city planning commission.

621) "Sign plan" means the information (height, area, color, location, etc.), submitted as the application for a sign permit, whether it is for a new sign(s) in conformance with these provisions or approved as part of a planned sign design or sign theme.

632) "Sign structure" means any edifice or framework which supports or is capable of supporting any sign as defined herein. A sign structure may be single pole, column or frame, and may or may not be an integral part of a building.

643) "Sign theme" means a coordinated program of one or more new signs for an individual commercial or industrial business center that provides for an alternative to the general sign regulations. It is intended to encourage the maximum incentive and latitude in order to achieve variety and good design. Approval shall be by the city planning commission. Approval of signs and the issuance of the sign permit shall be referenced as the sign theme for that business establishment.

654) "Street frontage" means the width of a lot or parcel of land along or fronting upon a street(s).

665) "Subdivision directional signs" means off-premises signs providing information on the location of a subdivision, whole lots, parcels, or units being offered for sale, lease, or rent.

676) "Subdivision identification signs" means off-premises signs advertising developed or undeveloped real property which has been divided into five or more lots, parcels or units, for sale, lease, or rent. Signs advertising fewer than five such lots shall be treated as real estate signs for property of less than one acre, or real estate signs for property of one acre or more, depending on the applicable acreage.

687) "Temporary sign" means a sign or banner of cloth, canvas, light fabric, cardboard, wallboard, plywood, metal or plastic intended to advertise community or civic projects, construction projects, real estate, political or other special (example: grand opening, manager special) events.

698) "Time and temperature" means a timepiece erected on the exterior of any building or structure for the convenience of the public and placed and maintained by persons for the purpose of advertising.

7069) "Tri-posters" means billboards with three-dimensional rotating slats that create three different viewing panels.

710) "Vehicle signs" means business signs on or affixed to trucks, automobiles, trailers, or other vehicles. Such vehicles are used primarily to support or display such signs, while parked on public or private property, other than for the purpose of lawfully making deliveries or sales of merchandise or rendering services from such vehicles.

721) "Wall sign" means a sign painted, attached to, or installed on the exterior of a building or structure with the exposed face of the sign in a plane approximately parallel to the plane of the exterior wall.

732) "Window sign" means any sign, exposed to public view, attached, painted, or pasted, either permanent or temporary, displayed on the interior or exterior surface of a window.

(Ord. 2353 § 7 (part), 7-10-18)

11.36.040 General policies.

The city does hereby adopt the following general policies:

1. All signs shall pertain to the identification of the use, product, or service provided on the premises, and/or interest being offered for sale or lease thereon, except for billboards, governmental, or community service signs as provided in this chapter.

2. All new signs shall obtain a permit, except for those signs indicated in Section 11.36.070, New signs exempt from sign permit requirements.

3. All business and residential buildings shall be identified by a street address sign and such street address shall be exempt from the required permit.

4. All signs, where applicable, shall meet the standards of the city's building code.

5. Trees, rocks, bridges, utility poles in the public right-of-way, dilapidated buildings or structures, and vehicles shall not be used to support signs.

6. If more than two sides of a sign structure are to be used for display, the permit shall be subject to review by the director of community development or his or her designee.

7. In calculating the area of signs, the following shall apply:

    a. Both sides of a double-faced sign shall be used to calculate the total allowable sign area.

    b. For irregularly shaped signs, the area shall be that of the smallest rectangle that will wholly contain the sign.

8. No more than four signs per establishment will be permitted, exclusive of approved temporary or other special service signs. In cases of joint occupancy, each business establishment shall be entitled to a maximum of two permanent signs per building face.

9. Not more than three brand names or trademarks shall be used on any one permanent sign.

10. Signing for a new business or business establishment within a new commercial or industrial center shall have an entire signing theme. The theme of such signing shall be approved as a sign theme by the city planning commission.

11. A planned sign design may be approved for existing commercial or industrial, individual business, or business centers subject to review by the director of community development or his/her designee.

12. Every sign shall be maintained in a safe, presentable, and good structural material condition at all times, including the replacement of defective parts, painting, repainting, cleaning, and other acts required for the maintenance of said sign. If the sign is not made to comply with safety standards, the director of community development or his/her designee shall require its removal in accordance with this chapter.

13. In the interest of preserving the public peace, safety, morals, and welfare, it will be required that all signs and advertising structures be constructed or erected subject to the provisions of this chapter. All signs and advertising structures constructed after the effective date of the ordinance codified in this chapter which do not comply with this chapter are hereby declared to be public nuisances and may be abated in the manner provided by Chapter 11.56, Enforcement.

(Ord. 2353 § 7 (part), 7-10-18)

11.36.050 Prohibited signs.

The following signs and/or sign structures are prohibited:

1. Signs which, by reason of their size, location, movement, content, coloring, or manner of illumination, may be confused with or construed as a traffic control sign, or device, or the light of an emergency or road equipment vehicle, or which hide from view any traffic or street sign or signal or device.

2. Any signs and supports other than those signs and supports required by governmental authority, or for which an encroachment permit has been issued, which are located on the public right-of-way, including sidewalks, public streets, alleys, and parkways. This section shall not apply to permanent signs on commercial vehicles or commercial trailers lawfully operated or parked in such areas.

3. Signs that glare, flash, change, reflect, blink or emit sound, odor, or visible matter which serves as a distraction to persons, except as otherwise provided in this chapter. Reader boards will be permitted subject to the issuance of a conditional use permit.

4. Signs advertising an activity, business, service or product no longer conducted or sold on the premises; and which shall be removed within sixty days after such use is discontinued. This provision shall be enforced pursuant to this chapter. Structure to be removed within one year.

5. Signs that exceed the height of the building roofline or architecturally integrated parapet wall, except as otherwise provided in this chapter.

6. Signs that display a message or a graphic representation that is lewd, indecent, or otherwise offensive to public morals.

7. Business sign on or affixed to trucks, automobiles, trailers, or other vehicles, used for the purpose of displaying such signs, while parked on public or private property except on property currently licensed for the sale of new or used motor vehicles.

8. Portable, folding, A-frame, feather flag, teardrop, or similar type signs.

9. Signs pertaining to a business home occupancy are expressly prohibited.

10. Signs using colors in the fluorescent "dayglow" color spectrum.

11. Signs that are painted, attached, glued, pasted, or otherwise affixed to display windows, except as authorized by Sections 11.36.070, New signs exempt from sign permit requirements, and 11.36.090, Signs allowed by sign permit in commercial and manufacturing zones, whether advertising an activity, business, product, or price.

12. Temporary signs shall not be displayed on the exterior surface of a building or window except as provided in this chapter.

13. Projecting signs, except as otherwise provided in this chapter.

14. Painted wall signs, except as otherwise provided in this chapter.

15. Off-Premises Advertising Signs. Signs used to advertise the availability or sale of goods, property or services at locations other than the premises on which the sign is located are prohibited, except as allowed by this chapter.

16. Any sign not specifically authorized by this chapter is prohibited, unless authorized by specific approval of the director of community development or the city planning commission.

17. Rooftop signs, unless approved by the city planning commission as part of a sign program for a major shopping center visible from the 710 or 105 Freeway and determined to be of a superior architectural design.~~.~~

18. Helium-Filled Balloons. No large balloons or strings of balloons filled with helium or other lighter-than-air gas are permitted. Inflatable statuary signs, such as a hot air balloon, are strictly prohibited.

19. Cabinet, box, panel or exposed background sign types are prohibited; the only permitted sign elements are the individual logos.

20. Pole Signs. Any pole sign on a site where the associated business or use has been vacated for a continuous period of twelve (12) months or more shall be deemed abandoned and shall be removed by the property owner within ninety (90) days of written notice from the Director. The business or use shall be considered vacated when the following conditions are met:

1. The business license associated with the use has expired or been surrendered;

2. The premises are no longer occupied for the purpose for which the sign was erected; and

3. No active building permit for tenant improvement or change of occupancy has been issued for the site.

(Ord. 2353 § 7 (part), 7-10-18)

Formatted: Indent: Left: 0.5", Hanging: 0.5", Space After: 8 pt, Line spacing: Multiple 1.16 li, Font Alignment: Auto, Pattern: Clear

Formatted: Font: (Default) +Body (Aptos), 12 pt, Font color: Auto, Ligatures: Standard + Contextual

11.36.060 Signs in the public right-of-way.

Advertising displays are not permitted to be placed within the public right-of-way, except as follows:

1. Structures advertising the business conducted on the premises may overhang the right-of-way as indicated in Section 11.36.090, Signs allowed by sign permit in commercial and manufacturing zones, if the structure is permitted by an encroachment permit. Such displays must be structurally adequate and be attached to the building or otherwise supported on private property.

The wording of "on-premises signs" erected under an encroachment permit must identify the owner or advertiser, goods sold or manufactured on the premises, or the services rendered. Words or phrases similar to "Stop Here" or "Turn Here" will not be permitted.

2. Applications for overhanging signs containing flashing, rotating or intermittent lights will not be permitted, except as necessary to give public service information, i.e., time, date, temperature, etc. Permits will generally not be granted for red, yellow, or green illuminated signs in areas where traffic signals are in operation. Permits will not be granted for displays

which interfere with, hide, or, because of their color background, make differentiation of traffic signals or regulatory signs difficult.

3. Permanent overhead signs are not to be erected or suspended over any street right-of-way. Substantial cloth, canvas banners, or other signs constructed of lightweight material announcing special nonprofit events sponsored by public organizations and any event approved by the city council for a specific purpose, such as "sidewalk" sales, are permitted for short periods, not exceeding two weeks, immediately preceding the event. Such banners will only be allowed within the community staging the event or at a location immediately adjacent to where the event is held. Widespread advertising by this medium is strictly prohibited. Authorized banners shall be removed within five working days after the event.

Authorized banners and decorations must be securely suspended from existing structures at least eighteen feet clear above the roadway. Erection of special poles or supports for temporary banners will not be authorized.

Political banners, signs or placards are not allowed on highway right-of-way, and shall be summarily removed upon discovery.

Seasonal decorations, without advertising matter, require a temporary use permit. Christmas decorations may be installed at any time requested during the month of November or December and must be removed within a reasonable time after Christmas.

(Ord. 2353 § 7 (part), 7-10-18)

11.36.070 New signs exempt from sign permit requirements.

The following signs may be placed in all zones of the city without a permit subject to the limitations provided or any other applicable codes:

1. Name plates, addresses, identification signs or notices not exceeding two square feet in area.

2. Community Activity Signs. Signs affiliated with religious, charitable, cultural, civic, educational or other nonprofit organizations. Said organizations must be exempt from the franchise tax board.

a. Size. Shall not exceed twelve square feet in sign area.

b. Height. Shall not exceed six feet; on facade, shall not exceed the height of the permanent signage.

c. Location. Shall not be less than three feet inside the property in residential zones.

d. Limitations. Shall be temporary (not exceeding thirty days) signs; shall be nonilluminated; shall be dated with the date of the first day the sign is displayed; and shall be removed within two days following the event.

3. Flags and Emblems. Signs which are flags or emblems of a political, civic, philanthropic, educational or religious quasi-public use organization, which are to be maintained for a period of time greater than one month, may be allowed for any lot occupied by an organization as to which such flag or emblem is appurtenant.

a. Size. Collective sign area shall not exceed twelve square feet for any one lot.

b. Height. Not restricted.

c. Location. One sign for each street frontage.

d. Limitations. Flags must be kept in good repair.

4. Government or Other Signs Required by Law. Signs placed by a governmental body or private individual or business as required by federal, state, or city law.

a. Size. As required by law.

b. Height. As required by law.

c. Location. As required by law.

d. Limitations. Shall be nonilluminated signs, unless required by law.

5. Political Signs. Signs associated with a candidate for elected office, political party or ballot measure, or which make a political statement.

a. Size. Shall not exceed twelve square feet in sign area in residential zones and thirty-two square feet in sign area in commercial and industrial zones.

b. Height. Shall not exceed six feet in a residential zone, or eight feet in commercial or industrial zone.

c. Location. Shall not be less than five feet inside the property line in residential zones.

d. Limitations. Shall be nonilluminated signs; shall have the consent of the property owner; political signs shall be installed no earlier than ninety days before and shall be removed no later than five days after that election.

6. Real Estate Signs for Property of Less than One Acre. Signs offering developed or undeveloped real property of less than one acre for sale, lease or rent. For one acre or more see Section 11.36.080 (Signs allowed by sign permit in all zones).

a. Size. Shall not exceed twelve square feet in sign area. In the event that the sign refers to a single-family home, then the size of the sign shall not exceed six square feet in area.

b. Height. Shall not exceed six feet in residential zones, or eight feet in commercial and industrial zones.

c. Location. Shall not be less than five feet inside the property line in a residential zone.

d. Limitations. Shall be nonilluminated; only one such sign may be displayed on each street frontage of the real property to which it refers.

7. Temporary Window Signs. Signs placed or displayed on a window or window frame, covering less than twenty-five percent of the window area, announcing special sales, a change of management or similar information, and designed to be viewed from adjacent streets, sidewalks, public rights-of-way, or parking lots within a business center.

a. Size. Such window signs in the aggregate shall cover less than twenty-five percent of the window area.

b. Height. Bottom of sign must be placed a minimum of forty-two inches above the sidewalk.

c. Location. In all commercial and industrial zones.

d. Limitations. Shall be dated with the date the sign is first displayed; and placed on the interior and be temporary (not to exceed thirty days) signs which are to be removed two days following the event they were intended for, and shall be nonilluminated signs. Total area of all window signs, both permanent and temporary, shall not exceed one-half of the window area.

8. Memorial signs or plaques, installed by a recognized historical society, not to exceed four square feet in area. In the event the sign is larger, the sign must conform to Section 11.36.090, Signs allowed by sign permit in commercial and manufacturing zones, whichever is applicable.

(Ord. 2353 § 7 (part), 7-10-18)

11.36.080 Signs allowed by sign permit in all zones.

The following signs may be placed in all zones by permit only, subject to the limitations specified and any other applicable codes:

1. Banners across the Public Right-of-Way. Temporary signs, usually of flexible material, suspended across a public right-of-way, announcing civic, charitable religious or educational activities or other nonprofit organization events which are taking place or will take place within the city. Size, height and location will be subject to the approval of the city council with recommendations by the departments of community development and public works.

Banner signs shall be temporary (not exceeding thirty days) signs, and shall be removed five days after the event.

2. Construction Announcement Signs. Signs placed on real property upon which construction is to take place, or is taking place, which contain information regarding the individuals and firms directly connected with the construction project, including the name of the contractor, the subcontractors, the real estate licensee, and the future tenant.

a. Size. Shall not exceed eighteen square feet in area on a parcel of land less than one acre. Not to exceed twenty-five feet in sign area on a parcel of land of one acre or more. In the event that a sign does not exceed twelve square feet in sign area, only one such sign may be displayed on each street frontage of the real property to which it refers. A sign permit shall not be required.

b. Height. Shall not exceed eight feet on a parcel of land less than one acre; shall not exceed ten feet on a parcel of land of one acre or more.

c. Location. Shall not be less than five feet inside the property line in residential zones.

d. Limitations. Shall be nonilluminated signs; shall be removed within thirty days after issuance of a certificate of occupancy by the city.

3. Institutional Signs. The standards below shall be applicable to signs identifying the premises of, or announcing the activities conducted by, a church, school, hospital, rest home, or similar institutional facility in a residential zone. In commercial and industrial zones, Section 11.36.090, Signs allowed by sign permit in commercial and manufacturing zones, shall be applicable, depending on the type of sign.

a. Size. The aggregate size of all signs pursuant to this section shall not exceed twenty square feet in sign area.

b. Height. Shall not exceed six feet if it is a ground sign.

c. Location. Shall not be less than five feet inside the property line.

d. Limitations. Only one such sign may be displayed for each street frontage, and ground signs shall be erected inside a landscaped area or planter equal to the total area of the monument sign.

e. Church directory signs and monument identification signs, approved by the department for safety standards. (Those existing prior to effective date of the ordinance codified in this chapter shall be exempt.)

4. Real Estate Signs for Property of One Acre or More. Signs offering developed or undeveloped real property of one acre or more for sale, lease, or refit.

a. Size. Shall not exceed thirty-two square feet in sign area. In the event that a sign does not exceed twelve square feet in sign area, a permit shall not be required, and the provisions of Section 11.36.070(6), Real Estate Signs for Property of Less than One Acre, shall be applicable.

b. Height. Shall not exceed eight feet.

c. Location. Shall not be less than five feet inside the property line in residential zones.

d. Limitations. Shall be nonilluminated, and only one such sign may be displayed per street frontage of the property to which it refers.

5. Convenience Signs. On-site signs which are necessary for public convenience or safety but which are nonexempt; containing information such as “entrance,” “exit,” or directional arrows (but not business or product identification); shall be designed to be viewed from on site, or from an area adjacent to the site, by pedestrians or motorists; further, said individual signs shall not be larger than four square feet. The aggregate area of convenience signs shall not exceed sixteen square feet for developments of one acre or less. Signage for developments of more than one acre shall be subject to review. Signs meeting these criteria will be exempt from the maximum number of signs allowed.

6. Subdivision Directional Signs. Off-premises signs providing information on the location of a subdivision whose lots, parcels, or units are being offered for sale, lease, or rent.

a. Size. Shall not exceed twelve square feet in sign area.

b. Height. Shall not exceed six feet.

c. Location. Shall not be less than five feet inside the property line in residential zones.

d. Limitations. Shall be nonilluminated signs; shall not be placed nearer than fifty feet from any residence or other directional sign; no more than four such signs may be displayed. The permit for any such sign shall expire one year from the date of issuance. The permit for any such sign shall be approved only after approval has been granted for a subdivision identification sign; no additional permit application fee or bonding fee shall be required for subdivisional directional signs.

7. Subdivision Identification Signs. On-premises signs advertising developed or undeveloped real property which has been divided into five or more lots, parcels or units, for sale, lease, or rent. Signs advertising fewer than five such lots shall be treated as real estate signs for property of less than one acre per Section 11.36.070, New signs exempt from sign permit requirements, and 11.36.090, Signs allowed by sign permit in commercial and manufacturing zones, or real estate signs for property of one acre or more per subsection (4) of this section, depending upon the applicable acreage.

a. Size. Shall not exceed fifty square feet in sign area.

b. Height. Shall not exceed ten feet.

c. Location. Shall not be less than five feet inside the property line.

d. Other Restrictions. Shall be nonilluminated signs. Only one such sign may be displayed. The permit for such sign shall expire one year from the date of the issuance. The permit for such a sign shall be subject to the posting of a bond or one thousand dollars in cash in favor of the city to guarantee removal in an amount necessary for dismantling of said sign as determined by the city engineer.

(Ord. 2353 § 7 (part), 7-10-18)

11.36.090 Signs allowed by sign permit in commercial and manufacturing zones.

The following signs require permit approval, subject to the limitations specified and any other applicable codes:

1. Temporary Signs. Banners, pennants, search lights, strings of exposed light bulbs, twirling signs, balloons or other gas-filled objects, and advertising statuary shall only be permitted for a period of ninety days with the option for an additional ninety-day approval, subject to approval for grand opening or other special temporary events as approved by the director of community development.

a. Temporary Signs at New and/or Used Vehicular Sales Businesses. Temporary signs, usually affixed to the wall(s) and/or roof of buildings, light standards, vehicles and/or existing permitted permanent signs including but not limited to banners, pennants, pole decorations, cold-air balloons, etc., may be approved up to ninety days in duration. Approval shall be provided by the director of community development. An option for a ninety-day extension may be approved by the director of community development.

b. A sign plan shall be submitted to the director of community development detailing the type, number, location and duration of temporary signs.

c. Limitations. The display of temporary signs shall not exceed ninety days unless an extension, not to exceed an additional ninety days, is approved by the director of community development.

2. Wall Sign. Any sign painted or attached parallel to the face of a building to identify or advertise a business, service or product provided within the building.

a. Permitted Zones. All commercial and manufacturing.

i. Reserved.

ii. Attached. This means a sign painted on material other than paper or cloth, and affixed to the building shall be permitted in all commercial and manufacturing zones. Permit required.

b. Size. Sign area shall not exceed two square feet of area per linear foot of street building frontage. No sign shall exceed forty percent of the building face upon which it is placed. For business establishments that continuously maintain an entrance open to the public through its rear, said establishments shall also be entitled to two square feet of sign area per one linear foot of the street building frontage to a maximum of twenty percent of the rear building face for additional signage. For business establishments with a side wall, the same standards shall apply. Areas shall not be exceeded unless otherwise approved as part of the planned sign design by the city planning commission through the site plan process as part of the sign theme.

c. Height.

i. Commercial Zones. No wall signs shall exceed the height of the building roofline or architecturally integrated parapet wall, unless approved as part of the planned sign design by city planning commission.

ii. Manufacturing Zones. Height shall not exceed the height of the building roofline or architecturally integrated parapet wall, unless approved as part of planned sign design by the city planning commission through the site plan process as part of the sign theme.

d. Type: Channel letters, push-thru letters, cut-thru, or halo-lit letters are required. Alternative compatible sign materials may be authorized as part of an approved sign program. Raceways are discouraged and are only permitted when concealed from public view. Painted signs may be authorized when designed in a superior quality and approved by the director of community development.

Formatted: Indent: Left: 0.38"

ed. Projections. A structural wall sign may only project eighteen inches from the building face. Signs projecting more than eighteen inches shall conform to the provisions of subsection (5) of this section.

fe. Limitations. All nonpainted wall signs shall be constructed of materials other than paper or cloth. Signs may only be illuminated internally. In instances of multistory buildings, signs located above the ground floor shall be subject to review by the director of community development.

gf. Murals. Any painted wall sign that does not pertain to the business, product or service rendered on the premises shall be considered a mural. Size, height, locations, and other restrictions shall be reviewed by the planning commission.

3. Freestanding Monument or Ground Sign. Signs erected or supported by a planter or pedestal base, detached from the building(s), to identify or advertise a business, service, or product provided within the building(s). A minimum of one hundred fifty feet of street frontage shall be required for a ground sign, and a building setback of at least ten feet from the street right-of-way.

a. Permitted Zones. Commercial and manufacturing, except as provided in Section 11.36.080(3), Signs allowed by sign permit in all zones.

b. Size.

i. Commercial Zones. The sign area shall have a maximum of twenty-five square feet per side.

ii. Manufacturing Zones. Sign area shall not exceed an area of one square foot for each lineal foot of frontage abutting a street, with a maximum allowance of one hundred fifty square feet.

iii. Additional sign area may be approved for a commercial or industrial center, if approved as part of the planned sign design by the city planning commission through the site plan process as part of the sign theme.

c. Height.

i. Commercial Zones. Maximum sign height shall not exceed six feet above finished grade.

ii. Manufacturing Zones. Maximum sign height shall not exceed eight feet above finished grade.

iii. Additional sign height may be approved as part of a planned sign design by the city planning commission as part of the sign theme.

d. Location. Shall not be located less than five feet inside the property line.

e. Type: Freestanding Monument Signs shall consist solely of channel, routed, halo-lit or push-thru letters. No monument sign shall display illumination through a translucent sign panel and illumination shall not extend beyond the perimeter of the individual letter or logo.

Formatted: Space After: 8 pt, Line spacing: Multiple 1.16 li, Font Alignment: Auto, Pattern: Clear

Formatted: Font: (Default) +Body (Aptos), 12 pt, Font color: Auto, Ligatures: Standard + Contextual

fe. Limitations. If the sign is double-faced, each side will be computed as part of the maximum allowable sign area. Ground signs shall be used for identification only and may give the name, address, and/or type of business service, or product provided. All signs shall be erected inside a landscape area or planter equal to the total area of the monument signs.

Freestanding monument or ground signs may only be directly or indirectly illuminated and only one such sign per parcel is permitted.

fg. Church directory signs and monument identification signs approved by the building and safety division for safety standards existing prior to the effective date of the ordinance codified in this chapter shall be exempt.

~~4. Pole Sign. Sign erected or supported by a pole to identify or advertise a business, service or product provided on the premises.~~

~~a. Permitted Zones. M-2 and M-3.~~

Formatted: Indent: Left: 0"

~~b. Other Permitted Locations (Commercial Zone). Parcels abutting two or more street intersections or any parcel in a commercial zone with street frontage of not less than one hundred fifty feet.~~

~~c. Size. Sign area shall not exceed one square foot of sign area per lineal foot of street frontage unless otherwise approved as part of the planned sign design by the city planning commission through the site plan process as part of a sign theme.~~

~~d. Height.~~

~~i. The sign shall not exceed the height of the building roofline or architecturally integrated parapet wall unless otherwise approved as part of the planned sign design by the city planning commission through a site plan process as part of the sign.~~

~~ii. The maximum height of the sign shall not extend above the building roofline or architecturally integrated parapet wall unless otherwise approved as part of the planned sign design by the city commission through the site plan process as a part of the sign theme.~~

~~iii. The minimum height of the sign area portion of the sign shall be at least eight feet above existing grade.~~

~~e. Location. No pole sign shall extend outside the property line. The pole sign supports shall be set back from any property line by not less than five feet.~~

~~f. Limitations.~~

~~i. Only one pole sign per parcel. The sign shall be designed as part of a planter box with an integral part of the landscaped area equal to the total area of the sign.~~

~~ii. Sign may only be internally illuminated. A pole sign shall not be approved when an establishment has an existing projecting sign.~~

~~iii. For establishments that exist closer than five hundred feet to a freeway, pole signs may be permitted pursuant to Section 11.36.100; but not to exceed thirty-five feet in height nor one hundred square feet in area. The sign shall be subject to the issuance of a conditional use permit.~~

5. Projecting or Icon Signs. Any sign projecting eighteen inches or more from the face of a building or extending beyond a street property line.

a. Permitted Zones. All commercial and manufacturing.

b. Size. The maximum area allowed is sixteen inches high by twenty-four inches wide.

c. Height. Such signs shall be at least eight feet above the finished grade of the area over which the sign is suspended and shall be placed no higher than the height of the building roofline or architecturally integrated parapet wall.

d. Projection.

i. A sign projecting from zero to twelve inches from a building face must have a minimum clearance of eight feet from the bottom of said sign to the finished grade of the right-of-way.

ii. A sign projecting over twelve to twenty-four inches from the building face must have a minimum clearance of ten feet from the bottom of the sign to the finished grade of the right-of-way.

iii. A sign shall not project more than twenty-four inches.

6. Marquee (Awning and Canopy). All signs painted on or attached to an awning or canopy. Small hanging signs that are directed towards pedestrian traffic.

a. Permitted Zones. All commercial and manufacturing zones.

b. Size. Signs attached to marquees, awnings, or canopies shall not exceed sixteen inches by two feet.

c. Height. Such signs shall be at least eight feet above the finished grade of the area in which the sign is suspended.

d. Limitations. Only address, name or product of the business may be placed on the awning or canopy.

7. Permanent Window Sign. Any sign painted on or affixed to a window or designed to be viewed from the outside of the building.

a. Permitted Zones. All commercial and manufacturing zones.

b. Size. Aggregate sign area shall not exceed twenty-five percent of the window area.

c. Height. Bottom of sign must be located a minimum of forty-two inches above the sidewalk.

d. Any window covering that is not transparent would be classified as a sign.

8. Changeable Copy, or Bulletin Board, or Electric Signs. Signs or sections of the signs designed to be used with removable graphics to allow changeable copy.

Signs shall be allowed for facilities used primarily for the presentation of theatrical, cultural, or sport events and shall be computed as part of the total allowable sign area. Such signs shall be allowed for other commercial and industrial uses as are deemed appropriate by the director of community development. Size, height, locations, and other restrictions are applicable under the appropriate section, depending upon the type of sign used.

9. Time and Temperature. Signs that are designed as a public service shall not count as part of the total sign area, provided none of the sign copy or background pertains to the business name, service, or product offered on the premises. Such signs shall be allowed in the commercial and industrial zones. Size, height, location, and other restrictions shall be reviewed by the director of community development for appropriateness and proportionality of size to the surrounding buildings and uses. Signs that incorporate the business name, service, or

products offered on the premises shall comply with the applicable restrictions for the type of sign used.

10. Petroleum Products Service Stations. The following types of signs may be permitted, subject to the conditions listed and other applicable sections under the appropriate sections:

a. Monument. One identification monument or ground sign not exceeding eight feet in height and an area forty square feet (twenty feet per side) in area shall be permitted per business.

b. Wall. Additional wall signs shall be permitted upon the face of building provided they do not exceed an area of ten square feet per sign or an aggregate of forty square feet for all such signs.

c. Accessory. Four small signs comprised of restroom signs, identification signs, credit card signs, tire signs, and/or price signs may be permitted, with the location determined by the director of community development, provided said signs are established a minimum of eight square feet per face or an aggregate area of twenty-four square feet.

d. Changeable Copy. One permanently affixed price sign or changeable copy sign (or combination thereof), not exceeding an area of eighteen square feet, shall be allowed, provided said sign shall not be less than two feet in height; provided further, that only one ground sign be permitted near street intersections as described in this section. Said signs shall comply with all requirements set forth by the state of California, and be visible from all public access rights-of-way.

e. Pole. Subject to the standards established in this section. Any legal petroleum products station that exists closer than five hundred feet to a freeway may be permitted a pole sign in excess of this section, but not to exceed thirty-five feet subject to the issuance of a conditional use permit; provided said sign does not exceed an area of one hundred square feet.

(Ord. 2353 § 7 (part), 7-10-18)

11.36.100 Off-premises signs.

The following signs may be permitted subject to the limitations specified in this chapter and in Section 5412 of the California Business and Professions Code:

A. Existing Off-Premises Signs. Off-premises signs lawfully in existence upon the effective date of the ordinance codified in this section shall not expand in any manner unless such expansion complies with this section. Any abatement procedures for an off-premises sign qualifying as an existing off-premises sign shall comply with Sections 5412, 5412.1, 5412.2, and 5412.3 of the California Business and Professions Code.

B. Off-premises surface street signs are not permitted to be used.

C. Off-Premises Freeway Signs. Off-premises freeway signs shall be permitted in the C-M, M-2, and M-3 zones, subject to compliance with the following conditions:

1. Off-premises freeway signs shall be subject to review by the city's department of community development. Any sign encroaching into the public right-of-way shall also be subject to review and approval by the city's department of public works and, where appropriate, the Department of California State Transportation (Caltrans).

2. Off-premises freeway signs shall not be located nearer than three hundred feet to a like existing sign as measured from the base of the support structure to the base of a like existing sign.

3. The maximum height of any off-premises freeway sign shall not exceed forty-two feet to the top of the sign panel, as measured from the finished grade of the adjacent freeway from which said sign is to be viewed, except as otherwise provided in this section.

4. The minimum clearance to the base line of a sign panel shall not be less than eight feet, as measured from the finished grade of the adjacent street from which said sign is to be viewed, except as otherwise provided in this section.

5. The maximum area of a sign panel shall not exceed six hundred seventy-two square feet of each face of a double-faced sign, except as otherwise provided in this section.

6. Sign area extensions shall be permitted, subject to the following provisions:

a. No sign area extension shall project more than five and one-half feet above the top of the sign panel.

b. No sign area extension shall project more than two feet from the sides or face of the sign panel.

c. The combined total surface area of all sign area extensions shall not exceed two hundred square feet.

7. No off-premises freeway sign shall be constructed or placed so as to block or obstruct the public view of other signs on adjacent properties.

8. No off-premises freeway sign shall be located on any commercial property of which fifty percent or more is developed for residential uses.

9. No advertising display shall be placed or maintained on an off-premises freeway sign if said sign is not in good repair.

10. All utilities for off-premises freeway signs shall be placed underground.

11. Flashing or rotating lights and/or illuminated or moving parts may be permitted on off-premises freeway signs, subject to Section 5403 of the California Business and Professions Code.

12. Roof mounted off-premises freeway signs shall not be permitted.

13. Liquor advertisements shall not be permitted on an off-premises freeway sign located within five hundred feet of a school, church, or park.

(Ord. 2353 § 7 (part), 7-10-18)

11.36.110 New sign permit process.

1. General Provisions.

a. Before the installation of a sign requiring a permit pursuant to the terms of this chapter, a sign permit application must be approved by the department of community development or city planning commission as authorized, and a sign permit and tags issued by the building and safety division.

b. Building permits and/or electrical permits shall also be obtained in accordance with the building and/or electrical codes for structural signs.

c. The department of community development shall review all sign permit applications and shall either approve, approve with modifications, refer the matter to the planning commission or deny said permit applications in accordance with the requirements of this chapter and any other applicable laws within fourteen working days of receiving the application.

d. The department of community development shall maintain a record of all applications received and sign permits issued.

e. Once the sign application is approved by the department of community development, or the city planning commission, the applicant shall submit the application to the building and safety division for approval. If said sign application is approved, the building and safety division shall issue a permit and tag. A fee shall be collected in accordance with Chapter 9.10, Sign Code, except as otherwise provided in this chapter.

f. In the event the application requires approval of a planned sign design or sign theme, only one sign permit shall be required.

g. The design of all signs shall be consistent with professional graphic standards.

h. All work is required to be performed by a person with a state contractor's license and city business license.

i. A sign permit shall become null and void if the sign(s) for which the permit was issued has not been installed within one year of permit issuance.

j. Any sign permit granted may be revoked.

k. No sign that is illegal or prohibited according to the provisions of this chapter shall receive a sign permit.

2. New Signs in Conformance with This Section.

a. A sign permit application for each sign shall be submitted to the department of community development upon forms provided by the department, accompanied by two copies of a sign plan providing the following information:

i. Location of property on which sign is to be located.

ii. Position of each (existing and new) sign and its relation to adjacent buildings, structures, and other signs on the premises.

iii. The proposed height, size, shape, color, and design of each sign and supporting structure.

iv. The name and address of the applicant and the property owner.

v. Such other information as the department of community development and building and safety division may require to determine compliance with this chapter and all ordinances of the city.

vi. The endorsement of either the owner of the premises or an authorized representative of the owner.

b. Existing signs may be reused by a new business at the same location, if approved by the department of community development for the new business, if the sign(s) conforms to the sign regulations and would not be a nonconforming sign(s) subject to removal within a stated period of time.

c. If the application is in conformance with these provisions, the department of community development shall approve the application and refer it to the building and safety division for review and issuance of a sign permit and tag.

d. All applicable fees will be paid to the building and safety division in accordance with Resolution No. 7668 (Schedule of Fees) adopted by the city council on July 14, 2015.

e. Appeals. Any decision rendered by the department of community development may be appealed to the city planning commission per Section 11.50.040, Appeals.

i. Any decision rendered by the city planning commission may be appealed to the city council per Section 11.50.040, Appeals.

3. New Signs Requiring Approval of a Sign Theme.

a. Sign Variances. When practical difficulties, unnecessary hardships, or results inconsistent with the general intent and purpose of this chapter occur by reason of the maximum standards for new signs set forth herein such as height, size, and location of any sign, a sign variance may be granted in the manner hereinafter set forth. In accordance with California Government Code Section 65906 and Chapter 11.53, Variance, no variance shall be granted for any sign prohibited by the provisions of this chapter.

i. Before any sign variance is granted, the applicant shall show the existence, to the satisfaction of the body of such matter, that there are special circumstances applicable to the signing or the sign program of the property involved, such as size, shape, topography, location, or surroundings such that the strict application of this chapter deprives such property of privileges enjoyed by signs or sign programs on other property in the vicinity and under identical zoning classification.

ii. Applications for a variance shall be filed (exclusive of the fees that may be required for the sign permit) according to Resolution No. 7668 (Schedule of Fees).

iii. The director of community development shall review and make recommendations on the application prior to review by the city planning commission.

iv. In reviewing the request for a variance, the city planning commission may consider, but is not restricted to, the following general criteria:

1. Are the signs in proportion to the building they serve, i.e., do the height and size of the sign relate to the height and size of the building or are the two incompatible?

2. The location of the sign on the premises. Is the location of the sign proper, i.e., does a sign or signs on surrounding parcels block the view of this sign; does a building or structure interfere with the viewing of this sign; do utility poles or lighting poles block the sign; and does the location of the sign interfere or confuse the readability of traffic control devices (signals)?

3. Supportive units to signs shall present an uncluttered appearance.

b. Administrative Plan. For a development subject to the administrative review and design review process, a proposed sign theme shall be included as part of the required administrative plan and design review applications. The sign theme shall provide the information indicated in this section for sign plans.

i. Application fees for the sign theme shall be included as part of the total site plan fee, exclusive of fees associated with the sign permit and tag.

ii. The director of community development shall review and make recommendations on the site plan application pertaining to signage only.

iii. In reviewing the proposed sign theme, the city planning commission may consider, but is not restricted to, the following criteria:

1. Are the signs in proportion to the building they serve, i.e., do the height and size of the sign relate to the height and size of the building or are the two incompatible?

2. The location of the sign on the premises. Is the location of the sign proper, i.e., does a sign or signs on surrounding parcels block the view of this sign; does a building or structure interfere with the viewing of this sign; do utility poles or lighting poles block the sign; does the location of the sign interfere or confuse the readability of traffic control devices (signals)?

3. Supportive units to signs shall present an uncluttered appearance.

4. Any decision rendered by the city planning commission may be appealed to the city council. Such appeal must be submitted in writing to the city clerk no later than ten calendar days after the decision was rendered. The city clerk shall set the matter for hearing, as prescribed by Section 11.50.040, Appeals, by the city council on the earliest convenient date and notify the appellant in writing of said date.

5. The applicant or his authorized representative should appear in person at the city council hearing. If no such appearance is made by the appellant or his authorized representative, and no continuance of said hearing has been requested, the appeal may be denied.

4. For existing, nonconforming signs requesting approval under a planned sign design refer to Section 11.36.120.

(Ord. 2353 § 7 (part), 7-10-18)

11.36.120 Nonconforming signs.

1. Nonconforming Signs. Any sign constructed or erected prior to the effective date of the ordinance codified in this chapter, which was lawful at the time of enactment of this chapter, shall either be removed or brought into conformity with the provisions of this chapter within the period of time prescribed in this section. All signs brought into conformity must obtain a sign permit and tag.

2. All illegal signs shall be removed or made to conform to this chapter within thirty days, unless otherwise provided for in this section.

3. These following restrictions shall be applicable to all existing signs unless otherwise approved by the planning commission through the planned sign design review process herein described. A nonconforming sign may not be:

a. Changed or altered to another nonconforming sign, except that a change or alteration of the sign copy of one nonconforming pole sign shall not be deemed to be the change or alteration to another nonconforming sign and such a change or alteration of the sign copy of a nonconforming pole sign shall not be deemed to permit or constitute an extension of an amortization period for the sign, if same shall otherwise exist;

b. Structurally altered so as to extend their useful life;

c. Expanded;

d. Reestablished after discontinuance for sixty days or more; or

e. Repaired or reconstructed if damaged when the repair or reconstruction exceeds fifty percent of the reasonable replacement value of the existing sign or support structure unless they shall be made to conform to the requirements of this section. A legal nonconforming sign may be repaired or reconstructed if damaged when the repair is less than fifty percent of the reasonable replacement value of the existing sign or support structure.

Any changes to any sign or sign structure in terms of location, size or height, or the sale of a business which necessitate a change of copy will require that the sign be brought into immediate conformance with the provisions of sign ordinance to reflect a new desired message of one preexisting, nonconforming pole sign for each legally identifiable parcel shall not be deemed to require that the sign be brought into immediate conformance with the provisions of these regulations.

(Ord. 2353 § 7 (part), 7-10-18)

11.36.130 Severability.

If any section, subsection, sentence, clause, phrase or portion of this chapter is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such decision shall not affect the validity of the remaining portions thereof. The city council hereby declares that it would have passed this chapter and each section, subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases hereof be declared invalid or unconstitutional.

(Ord. 2353 § 7 (part), 7-10-18)

11.36.140 Penalty.

Any person who causes, permits, allows, maintains, or suffers a violation of any provision of this chapter, or who fails to comply with any requirements of this chapter, is guilty of a misdemeanor offense.

(Ord. 2353 § 7 (part), 7-10-18)

~~Chapter 11.36~~
~~SIGNS – GENERAL POLICIES, PROVISIONS, AND PROCEDURES~~

~~Sections:~~

~~11.36.010 Purpose.~~

~~11.36.020 Objectives.~~

~~11.36.030 Definitions.~~

~~11.36.040 General policies.~~

~~11.36.050 Prohibited signs.~~

~~11.36.060 Signs in the public right-of-way.~~

~~11.36.070 New signs exempt from sign permit requirements.~~

~~11.36.080 Signs allowed by sign permit in all zones.~~

~~11.36.090 Signs allowed by sign permit in commercial and manufacturing zones.~~

~~11.36.100 Off-premises signs.~~

~~11.36.110 New sign permit process.~~

~~**11.36.120 Nonconforming signs.**~~

~~**11.36.130 Severability.**~~

~~**11.36.140 Penalty.**~~

~~**11.36.010 Purpose.**~~

~~The purpose of the following provisions is to eliminate excessive and confusing visual blight created by uncontrolled and unplanned signs. It is the intent of these regulations to develop and encourage a sign program that will provide a harmonious tone and aesthetically pleasing visual character to the city, thereby promoting the economic health and public welfare of its residential and business sectors.~~

~~**(Ord. 2353 § 7 (part), 7-10-18)**~~

~~**11.36.020 Objectives.**~~

~~The objectives to be used in applying specific standards are as follows:~~

~~1. To distinguish individual business, residential, and public uses without confusion, unsightliness, or visual obscurity of adjacent land uses.~~

~~2. To assure that all signs in terms of size, height, and location are compatible with the surrounding land use, character, and on-site development.~~

~~3. To assure that all signs and sign supports, in terms of color, form, materials used, lighting, and design, are architecturally integrated with the building and neighborhood style and are of safe style and of sound construction.~~

~~4. To assure that off-premises advertisements are compatible with the surrounding land uses and do not obscure views of adjacent on-premises signs.~~

~~(Ord. 2353 § 7 (part), 7-10-18)~~

~~**11.36.030 Definitions.**~~

~~1) "Abandoned signs" means any existing sign located on a property for a purpose which no longer exists or for a purpose which is unrelated to the present purpose and unused by the same.~~

~~2) "Abatement" means the process by which the city requires removal of signs relating to inoperative or no longer existing businesses and signs that do not conform to the provisions of this chapter.~~

3) "Advertising sign" means any lettered board or other display used to identify products, brand names and prices offered by a business.

4) "Advertising statuary" means a statue or other three-dimensional structure imitating or representing a person, animal, or object which is sculptured, molded, or cast in a solid or plastic substance, material, or fabric, and used for commercial or industrial purposes.

5) "Advertising structure" means any wall, ground, pole sign, billboard, or other structure and all parts thereof which is erected or used for advertising purposes or upon which any poster, bill, bulletin, printing, painting, device, or other advertising matter of any kind whatsoever is placed, posted, tacked, nailed, pasted, or otherwise fastened; including also neon outlining for advertising and electric signs; but shall not include any board, sign, or surface used exclusively to display official notices issued by any court or public office, or posted by any public officer in the performance of a public duty, or a private person giving legal notice.

6) "Advertising device" means any balloon, flag, pennant, propeller, oscillating, rotating, pulsating light, noise making, or other contrivance except a sign, used to attract attention for the purpose of promoting the sale of products of any person.

7) "Advertising display" means any device, contrivance, statue, or structure other than a sign used as a display, regardless of size and shape, or for the purposes of attracting attention or making anything known, the origin or place of sale of which is on the property with such advertising display.

8) "Allowable sign area" means the area included within the outer dimensions of a sign. In case of a multiple-face sign, each side will be computed as part of the maximum allowable sign area. In case of a sign placed on a wall or other surface without a border, the area shall be computed by enclosing the entire sign within the smallest rectangle that will wholly contain the sign message and computing the area thus enclosed.

9) "Alteration" means any change in copy, color, hue, size or shape, which changes the appearance of a sign, or a change in position, height, location, construction, or supporting structure of a sign. Copy change on a bulletin board copy sign is not an alteration.

10) "Animated or flashing sign" means a sign with action or motion, flashing or color change, requiring electrical energy, electronic or manufactured source of supply, but not including wind activated elements such as flags, banners, or specialty items. This excludes public service signs such as time and temperature units.

~~11) "Awning" means a movable shelter supported entirely from the exterior wall of a building and of a type which can be fixed or retracted, folded, or collapsed against the face of the building.~~

~~12) "Background area of sign" means the entire display area of a sign upon which copy could be placed.~~

~~13) "Bench sign" means a sign located on a bench or similar structure on or near a public right-of-way.~~

~~14) "Billboard" means a sign designed for changing advertising copy and which is normally used for the advertisement of goods, products, or services rendered at locations other than the premises on which the sign is located.~~

~~15) "Building face" means all windows, doors, and wall areas of a building in one plane or elevation.~~

~~16) "Building frontage" means the linear width of a building.~~

~~17) "Building height" means the vertical distance measured from the ground level grade to the top of the building face or roofline.~~

~~18) "Building identification sign" means any sign containing name and/or address of a building and may include hours of operation and emergency information, such sign being located on the same site as the structure.~~

~~19) "Changeable copy (bulletin board) sign" means a sign which is designed to accept changeable copy, manually or electrically, regardless of the method (i.e., rigid, precast letters or characters, handbills, posters) which advertises services or products provided on the site.~~

~~20) "Commercial center" consists of at least three commercial uses, sharing common points of access and parking.~~

~~21) "Construction sign" means a temporary sign stating the names, addresses and phone numbers of those individuals or businesses directly connected with the construction or alteration on the site where the sign is located.~~

~~22) "Convenience sign" means a sign not larger than four square feet which conveys information such as "restrooms," "no parking," "entrance," and the like, but does not contain brand, trade or business identification and is designed to be viewed on site or adjacent to the site by pedestrians and/or motorists.~~

~~23) Reserved.~~

~~24) "Dilapidated" means buildings or structures which are structurally unsafe or not provided with adequate egress, or which constitute a fire hazard, or are otherwise dangerous to human life.~~

~~25) "Directional sign" means an on-premises or off-premises sign designed to guide or direct pedestrian or vehicular traffic.~~

~~26) "Double-faced sign" means a sign which has two display surfaces back-to-back or against the same background, one face designed to be seen from one direction and the other from another direction.~~

~~27) "Electric sign" means a sign energized electrically, electronically or by other power source, when such energy is utilized to illuminate or activate the advertising message or a portion thereof.~~

~~28) "Freestanding sign" means an independent sign which is neither attached nor a part of a building, and is permanently affixed in or upon the ground.~~

~~29) "Grade" means the ground level nearest the sign location.~~

~~30) "Graphics" means all lettering, logograms, pictures, symbols, patterns, and depictions, including color, on a sign.~~

~~31) "Height (of sign)" means the distance from the average ground level or grade immediately surrounding the base of the sign to the top of its highest element, including any structural element.~~

~~32) "Icon sign" means a sign which resembles the type of business or product offered on the premises.~~

~~33) "Identification sign" means any sign referring to the name, service or product of a business. Such sign shall not include the listing of specific products or of specific brand names or products offered for sale, unless the product or name is incorporated into the name of the business.~~

~~34) "Illegal sign" means any sign placed without proper government approval and/or permits required by the city of South Gate at the time said sign was placed. An illegal sign shall also mean any nonconforming sign which has exceeded its authorized amortization period.~~

~~35) "Illuminated sign" means a sign in which an artificial source of light is used in order to make the message readable. This definition shall include internally and externally lighted signs and reflectorized, glowing, or radiating signs.~~

~~36) "Industrial center" means at least three industrial uses, sharing common points of access and parking.~~

~~37) "Marquee" means any permanent roof structure, canopy, or awning attached to and supported by the building projecting over public or private property.~~

~~38) "Marquee sign" means any sign painted, attached to, or hanging from a marquee.~~

~~39) "Monument or ground sign" means any sign mounted directly on a planter or pedestal base.~~

~~40) "Murals" means any painted wall sign that does not pertain to the business, product or service rendered on the premises.~~

~~41) "Nonconforming sign" means a sign which was installed under laws or ordinances in effect prior to the effective date of the ordinance codified in this chapter or subsequent revisions, but which is in conflict with the current provisions of this chapter.~~

~~42) "Off-premises sign" means a sign which indicates or implies the availability of products or services rendered at a specific location or locations other than the premises on which the sign is located (billboards and benches).~~

~~a. "Off-premises freeway sign" means a single-faced or double-faced sign which is oriented towards the freeway (Interstate 710) and which indicates or implies the availability of products or services at a specific location or locations other than the premises on which the sign is located (billboards or public service messages).~~

~~b. "Off-premises surface street sign" means a single-faced or double-faced sign which is oriented towards a public surface street and which indicates or implies the availability of products or services at a specific location or locations other than the premises on which the sign is located (billboards or public service messages).~~

~~43) "On-premises sign" means a sign which carries only advertisements strictly incidental to a lawful use of the premises on which it is located, including signs or sign devices indicating the business transacted, services rendered, goods sold or produced, name of business, name of person, firm or corporation occupying the premises.~~

~~44) "Painted sign" means a sign which is painted directly on a building or structure.~~

~~45) "Parapet wall" means that portion of the building wall that rises above the roofline.~~

~~46) "Pennants" means devices generally made of flexible materials, usually cloth, paper, or plastic. They may or may not contain any copy and are primarily intended to draw attention.~~

~~47) "Placed," as used in this chapter, includes erected, projected, constructed, posted, painted, printed, tacked, glued, carved, or otherwise made visible in any manner whatsoever.~~

~~48) "Planned sign design" means a coordinated program of one or more existing signs for an individual commercial or industrial business establishment or a commercial or industrial business center that provides for an alternative to the general sign regulations. It is intended to encourage the maximum incentive and latitude in order to achieve variety and good design.~~

~~49) "Pole sign" means any sign supported by a structural member(s) with air space between the grade level and the sign face.~~

~~50) "Political sign" means a temporary noncommercial sign that shall be permitted on private property in any zone for a reasonable period of time preceding an election.~~

~~51) "Portable sign" means a sign which is capable of being carried or readily moved from one spot to another and which is not permanent in nature.~~

~~52) "Premises" means a lot or a building site, or a specific portion of a lot or building site that contains the structures and the open spaces needed for the location, maintenance, and operation of the use of the property.~~

~~53) "Projecting sign" means a sign, other than a wall sign, which is primarily attached to the exterior of a building and extends beyond such exterior wall, and is not parallel to the structure to which it is attached.~~

~~54) "Public right-of-way signs" means signs that encroach into public streets, alleys, parkways, and sidewalks.~~

~~55) "Real estate sign" means a temporary sign advertising the sale, lease or rent of the property upon which it is located, and the identification of the person or firm handling such sale, lease or rent.~~

~~56) "Revolving sign" means a sign which turns or rotates to any degree.~~

~~57) "Roof sign" means a sign erected upon or above a roof or parapet wall of a building and which is wholly or partially supported by said building.~~

~~58) "Sign" means any physical form of visual communication which can be viewed from public areas and adjoining private properties. In addition, it shall include all parts, portions, frame, background, structure, and support, and anchorage thereof.~~

~~59) "Sign copy" means any allowable sign area used to display a message using words, numbers, graphics, maps, etc., in any combination thereof, advertising a service or product provided.~~

~~60) "Sign permit" means a permit with an identification number issued by the building and safety division (exclusive of electrical or structural permit required depending on the sign type). The permit registers a sign that has been approved by the department of community development or city planning commission.~~

~~61) "Sign plan" means the information (height, area, color, location, etc.), submitted as the application for a sign permit, whether it is for a new sign(s) in conformance with these provisions or approved as part of a planned sign design or sign theme.~~

~~62) "Sign structure" means any edifice or framework which supports or is capable of supporting any sign as defined herein. A sign structure may be single pole, column or frame, and may or may not be an integral part of a building.~~

~~63) "Sign theme" means a coordinated program of one or more new signs for an individual commercial or industrial business center that provides for an alternative to the general sign regulations. It is intended to encourage the maximum incentive and latitude in order to achieve variety and good design. Approval shall be by the city planning commission. Approval of signs and the issuance of the sign permit shall be referenced as the sign theme for that business establishment.~~

~~64) "Street frontage" means the width of a lot or parcel of land along or fronting upon a street(s).~~

~~65) "Subdivision directional signs" means off-premises signs providing information on the location of a subdivision, whole lots, parcels, or units being offered for sale, lease, or rent.~~

~~66) "Subdivision identification signs" means off-premises signs advertising developed or undeveloped real property which has been divided into five or more lots, parcels or units, for sale, lease, or rent. Signs advertising fewer than five such lots shall be treated as real estate signs for property of less than one acre, or real estate signs for property of one acre or more, depending on the applicable acreage.~~

~~67) "Temporary sign" means a sign or banner of cloth, canvas, light fabric, cardboard, wallboard, plywood, metal or plastic intended to advertise community or civic projects, construction projects, real estate, political or other special (example: grand opening, manager special) events.~~

68) "Time and temperature" means a timepiece erected on the exterior of any building or structure for the convenience of the public and placed and maintained by persons for the purpose of advertising.

69) "Tri-posters" means billboards with three-dimensional rotating slats that create three different viewing panels.

70) "Vehicle signs" means business signs on or affixed to trucks, automobiles, trailers, or other vehicles. Such vehicles are used primarily to support or display such signs, while parked on public or private property, other than for the purpose of lawfully making deliveries or sales of merchandise or rendering services from such vehicles.

71) "Wall sign" means a sign painted, attached to, or installed on the exterior of a building or structure with the exposed face of the sign in a plane approximately parallel to the plane of the exterior wall.

72) "Window sign" means any sign, exposed to public view, attached, painted, or pasted, either permanent or temporary, displayed on the interior or exterior surface of a window.

(Ord. 2353 § 7 (part), 7-10-18)

11.36.040 General policies.

The city does hereby adopt the following general policies:

1. All signs shall pertain to the identification of the use, product, or service provided on the premises, and/or interest being offered for sale or lease thereon, except for billboards, governmental, or community service signs as provided in this chapter.

2. All new signs shall obtain a permit, except for those signs indicated in Section 11.36.070, New signs exempt from sign permit requirements.

Field Code Changed

3. All business and residential buildings shall be identified by a street address sign and such street address shall be exempt from the required permit.

4. All signs, where applicable, shall meet the standards of the city's building code.

5. Trees, rocks, bridges, utility poles in the public right-of-way, dilapidated buildings or structures, and vehicles shall not be used to support signs.

6. If more than two sides of a sign structure are to be used for display, the permit shall be subject to review by the director of community development or his or her designee.

7. In calculating the area of signs, the following shall apply:

a. Both sides of a double-faced sign shall be used to calculate the total allowable sign area.

b. For irregularly shaped signs, the area shall be that of the smallest rectangle that will wholly contain the sign.

8. No more than four signs per establishment will be permitted, exclusive of approved temporary or other special service signs. In cases of joint occupancy, each business establishment shall be entitled to a maximum of two permanent signs per building face.

9. Not more than three brand names or trademarks shall be used on any one permanent sign.

10. Signing for a new business or business establishment within a new commercial or industrial center shall have an entire signing theme. The theme of such signing shall be approved as a sign theme by the city planning commission.

11. A planned sign design may be approved for existing commercial or industrial, individual business, or business centers subject to review by the director of community development or his/her designee.

12. Every sign shall be maintained in a safe, presentable, and good structural material condition at all times, including the replacement of defective parts, painting, repainting, cleaning, and other acts required for the maintenance of said sign. If the sign is not made to comply with safety standards, the director of community development or his/her designee shall require its removal in accordance with this chapter.

13. In the interest of preserving the public peace, safety, morals, and welfare, it will be required that all signs and advertising structures be constructed or erected subject to the provisions of this chapter. All signs and advertising structures constructed after the effective date of the ordinance codified in this chapter which do not comply with this chapter are hereby declared to be public nuisances and may be abated in the manner provided by Chapter 11.56, Enforcement.

(Ord. 2353 § 7 (part), 7-10-18)

11.36.050 Prohibited signs.

The following signs and/or sign structures are prohibited:

1. Signs which, by reason of their size, location, movement, content, coloring, or manner of illumination, may be confused with or construed as a traffic control sign, or device, or the light of an emergency or road equipment vehicle, or which hide from view any traffic or street sign or signal or device.

2. Any signs and supports other than those signs and supports required by governmental authority, or for which an encroachment permit has been issued, which are located on the public right-of-way, including sidewalks, public streets, alleys, and parkways. This section shall not apply to permanent signs on commercial vehicles or commercial trailers lawfully operated or parked in such areas.

3. Signs that glare, flash, change, reflect, blink or emit sound, odor, or visible matter which serves as a distraction to persons, except as otherwise provided in this chapter. Reader boards will be permitted subject to the issuance of a conditional use permit.

4. Signs advertising an activity, business, service or product no longer conducted or sold on the premises; and which shall be removed within sixty days after such use is discontinued. This provision shall be enforced pursuant to this chapter. Structure to be removed within one year.

5. Signs that exceed the height of the building roofline or architecturally integrated parapet wall, except as otherwise provided in this chapter.

6. Signs that display a message or a graphic representation that is lewd, indecent, or otherwise offensive to public morals.

7. Business sign on or affixed to trucks, automobiles, trailers, or other vehicles, used for the purpose of displaying such signs, while parked on public or private property except on property currently licensed for the sale of new or used motor vehicles.

8. Portable, folding, A-frame, feather flag, teardrop, or similar type signs.

9. Signs pertaining to a business home occupancy are expressly prohibited.

10. Signs using colors in the fluorescent "dayglow" color spectrum.

11. Signs that are painted, attached, glued, pasted, or otherwise affixed to display windows, except as authorized by Sections 11.36.070, New signs exempt from sign permit requirements, and 11.36.090, Signs allowed by sign permit in commercial and manufacturing zones, whether advertising an activity, business, product, or price.

Field Code Changed

12. Temporary signs shall not be displayed on the exterior surface of a building or window except as provided in this chapter.

13. Projecting signs, except as otherwise provided in this chapter.

14. Painted wall signs, except as otherwise provided in this chapter.

15. Off-Premises Advertising Signs. Signs used to advertise the availability or sale of goods, property or services at locations other than the premises on which the sign is located are prohibited, except as allowed by this chapter.

16. Any sign not specifically authorized by this chapter is prohibited, unless authorized by specific approval of the director of community development or the city planning commission.

17. Rooftop signs.

18. Helium-Filled Balloons. No large balloons or strings of balloons filled with helium or other lighter-than-air gas are permitted. Inflatable statuary signs, such as a hot air balloon, are strictly prohibited.

Formatted: Indent: Left: 0.5", Hanging: 0.5"

(Ord. 2353 § 7 (part), 7-10-18)

11.36.060 Signs in the public right-of-way.

Advertising displays are not permitted to be placed within the public right-of-way, except as follows:

1. Structures advertising the business conducted on the premises may overhang the right-of-way as indicated in Section 11.36.090, Signs allowed by sign permit in commercial and manufacturing zones, if the structure is permitted by an encroachment permit. Such displays must be structurally adequate and be attached to the building or otherwise supported on private property.

The wording of "on-premises signs" erected under an encroachment permit must identify the owner or advertiser, goods sold or manufactured on the premises, or the services rendered. Words or phrases similar to "Stop Here" or "Turn Here" will not be permitted.

2. Applications for overhanging signs containing flashing, rotating or intermittent lights will not be permitted, except as necessary to give public service information, i.e., time, date, temperature, etc. Permits will generally not be granted for red, yellow, or green illuminated signs in areas where traffic signals are in operation. Permits will not be granted for displays which interfere with, hide, or, because of their color background, make differentiation of traffic signals or regulatory signs difficult.

3. Permanent overhead signs are not to be erected or suspended over any street right-of-way. Substantial cloth, canvas banners, or other signs constructed of lightweight material announcing special nonprofit events sponsored by public organizations and any event approved by the city council for a specific purpose, such as "sidewalk" sales, are permitted for short periods, not exceeding two weeks, immediately preceding the event. Such

banners will only be allowed within the community staging the event or at a location immediately adjacent to where the event is held. Widespread advertising by this medium is strictly prohibited. Authorized banners shall be removed within five working days after the event.

Authorized banners and decorations must be securely suspended from existing structures at least eighteen feet clear above the roadway. Erection of special poles or supports for temporary banners will not be authorized.

Political banners, signs or placards are not allowed on highway right-of-way, and shall be summarily removed upon discovery.

Seasonal decorations, without advertising matter, require a temporary use permit. Christmas decorations may be installed at any time requested during the month of November or December and must be removed within a reasonable time after Christmas.

(Ord. 2353 § 7 (part), 7-10-18)

11.36.070 New signs exempt from sign permit requirements.

The following signs may be placed in all zones of the city without a permit subject to the limitations provided or any other applicable codes:

1. Name plates, addresses, identification signs or notices not exceeding two square feet in area.

2. Community Activity Signs. Signs affiliated with religious, charitable, cultural, civic, educational or other nonprofit organizations. Said organizations must be exempt from the franchise tax board.

a. Size. Shall not exceed twelve square feet in sign area.

b. Height. Shall not exceed six feet; on facade, shall not exceed the height of the permanent signage.

c. Location. Shall not be less than three feet inside the property in residential zones.

d. Limitations. Shall be temporary (not exceeding thirty days) signs; shall be nonilluminated; shall be dated with the date of the first day the sign is displayed; and shall be removed within two days following the event.

3. Flags and Emblems. Signs which are flags or emblems of a political, civic, philanthropic, educational or religious quasi-public use organization, which are to be maintained for a period of time greater than one month, may be allowed for any lot occupied by an organization as to which such flag or emblem is appurtenant.

~~a. Size. Collective sign area shall not exceed twelve square feet for any one lot.~~

~~b. Height. Not restricted.~~

~~c. Location. One sign for each street frontage.~~

~~d. Limitations. Flags must be kept in good repair.~~

~~4. Government or Other Signs Required by Law. Signs placed by a governmental body or private individual or business as required by federal, state, or city law.~~

~~a. Size. As required by law.~~

~~b. Height. As required by law.~~

~~c. Location. As required by law.~~

~~d. Limitations. Shall be nonilluminated signs, unless required by law.~~

~~5. Political Signs. Signs associated with a candidate for elected office, political party or ballot measure, or which make a political statement.~~

~~a. Size. Shall not exceed twelve square feet in sign area in residential zones and thirty-two square feet in sign area in commercial and industrial zones.~~

~~b. Height. Shall not exceed six feet in a residential zone, or eight feet in commercial or industrial zone.~~

~~c. Location. Shall not be less than five feet inside the property line in residential zones.~~

~~d. Limitations. Shall be nonilluminated signs; shall have the consent of the property owner; political signs shall be installed no earlier than ninety days before and shall be removed no later than five days after that election.~~

~~6. Real Estate Signs for Property of Less than One Acre. Signs offering developed or undeveloped real property of less than one acre for sale, lease or rent. For one acre or more see Section 11.36.080 (Signs allowed by sign permit in all zones).~~

Field Code Changed

~~a. Size. Shall not exceed twelve square feet in sign area. In the event that the sign refers to a single-family home, then the size of the sign shall not exceed six square feet in area.~~

~~b. Height. Shall not exceed six feet in residential zones, or eight feet in commercial and industrial zones.~~

~~c. Location. Shall not be less than five feet inside the property line in a residential zone.~~

d. Limitations. Shall be nonilluminated; only one such sign may be displayed on each street frontage of the real property to which it refers.

7. Temporary Window Signs. Signs placed or displayed on a window or window frame, covering less than twenty-five percent of the window area, announcing special sales, a change of management or similar information, and designed to be viewed from adjacent streets, sidewalks, public rights-of-way, or parking lots within a business center.

a. Size. Such window signs in the aggregate shall cover less than twenty-five percent of the window area.

b. Height. Bottom of sign must be placed a minimum of forty-two inches above the sidewalk.

c. Location. In all commercial and industrial zones.

d. Limitations. Shall be dated with the date the sign is first displayed; and placed on the interior and be temporary (not to exceed thirty days) signs which are to be removed two days following the event they were intended for, and shall be nonilluminated signs. Total area of all window signs, both permanent and temporary, shall not exceed one-half of the window area.

8. Memorial signs or plaques, installed by a recognized historical society, not to exceed four square feet in area. In the event the sign is larger, the sign must conform to Section 11.36.090, Signs allowed by sign permit in commercial and manufacturing zones, whichever is applicable.

Field Code Changed

(Ord. 2353 § 7 (part), 7-10-18)

11.36.080 Signs allowed by sign permit in all zones.

The following signs may be placed in all zones by permit only, subject to the limitations specified and any other applicable codes:

1. Banners across the Public Right-of-Way. Temporary signs, usually of flexible material, suspended across a public right-of-way, announcing civic, charitable religious or educational activities or other nonprofit organization events which are taking place or will take place within the city. Size, height and location will be subject to the approval of the city council with recommendations by the departments of community development and public works.

Banner signs shall be temporary (not exceeding thirty days) signs, and shall be removed five days after the event.

2. Construction Announcement Signs. Signs placed on real property upon which construction is to take place, or is taking place, which contain information regarding the individuals and firms directly connected with the construction project, including the name of the contractor, the subcontractors, the real estate licensee, and the future tenant.

a. Size. Shall not exceed eighteen square feet in area on a parcel of land less than one acre. Not to exceed twenty-five feet in sign area on a parcel of land of one acre or more. In the event that a sign does not exceed twelve square feet in sign area, only one such sign may be displayed on each street frontage of the real property to which it refers. A sign permit shall not be required.

b. Height. Shall not exceed eight feet on a parcel of land less than one acre; shall not exceed ten feet on a parcel of land of one acre or more.

c. Location. Shall not be less than five feet inside the property line in residential zones.

d. Limitations. Shall be nonilluminated signs; shall be removed within thirty days after issuance of a certificate of occupancy by the city.

3. Institutional Signs. The standards below shall be applicable to signs identifying the premises of, or announcing the activities conducted by, a church, school, hospital, rest home, or similar institutional facility in a residential zone. In commercial and industrial zones, Section 11.36.090, Signs allowed by sign permit in commercial and manufacturing zones, shall be applicable, depending on the type of sign.

Field Code Changed

a. Size. The aggregate size of all signs pursuant to this section shall not exceed twenty square feet in sign area.

b. Height. Shall not exceed six feet if it is a ground sign.

c. Location. Shall not be less than five feet inside the property line.

d. Limitations. Only one such sign may be displayed for each street frontage, and ground signs shall be erected inside a landscaped area or planter equal to the total area of the monument sign.

e. Church directory signs and monument identification signs, approved by the department for safety standards. (Those existing prior to effective date of the ordinance codified in this chapter shall be exempt.)

4. Real Estate Signs for Property of One Acre or More. Signs offering developed or undeveloped real property of one acre or more for sale, lease, or refit.

a. Size. Shall not exceed thirty-two square feet in sign area. In the event that a sign does not exceed twelve square feet in sign area, a permit shall not be required, and the provisions of Section 11.36.070(6), Real Estate Signs for Property of Less than One Acre, shall be applicable.

b. Height. Shall not exceed eight feet.

c. Location. Shall not be less than five feet inside the property line in residential zones.

d. Limitations. Shall be nonilluminated, and only one such sign may be displayed per street frontage of the property to which it refers.

5. Convenience Signs. On-site signs which are necessary for public convenience or safety but which are nonexempt; containing information such as "entrance," "exit," or directional arrows (but not business or product identification); shall be designed to be viewed from on site, or from an area adjacent to the site, by pedestrians or motorists; further, said individual signs shall not be larger than four square feet. The aggregate area of convenience signs shall not exceed sixteen square feet for developments of one acre or less. Signage for developments of more than one acre shall be subject to review. Signs meeting these criteria will be exempt from the maximum number of signs allowed.

6. Subdivision Directional Signs. Off-premises signs providing information on the location of a subdivision whose lots, parcels, or units are being offered for sale, lease, or rent.

a. Size. Shall not exceed twelve square feet in sign area.

b. Height. Shall not exceed six feet.

c. Location. Shall not be less than five feet inside the property line in residential zones.

d. Limitations. Shall be nonilluminated signs; shall not be placed nearer than fifty feet from any residence or other directional sign; no more than four such signs may be displayed. The permit for any such sign shall expire one year from the date of issuance. The permit for any such sign shall be approved only after approval has been granted for a subdivision identification sign; no additional permit application fee or bonding fee shall be required for subdivisional directional signs.

7. Subdivision Identification Signs. On-premises signs advertising developed or undeveloped real property which has been divided into five or more lots, parcels or units, for sale, lease, or rent. Signs advertising fewer than five such lots shall be treated as real estate signs for property of less than one acre per Section 11.36.070, New signs exempt from sign permit requirements, and 11.36.090, Signs allowed by sign permit in commercial

Field Code Changed

and manufacturing zones, or real estate signs for property of one acre or more per subsection (4) of this section, depending upon the applicable acreage.

a. Size. Shall not exceed fifty square feet in sign area.

b. Height. Shall not exceed ten feet.

c. Location. Shall not be less than five feet inside the property line.

d. Other Restrictions. Shall be nonilluminated signs. Only one such sign may be displayed. The permit for such sign shall expire one year from the date of the issuance. The permit for such a sign shall be subject to the posting of a bond or one thousand dollars in cash in favor of the city to guarantee removal in an amount necessary for dismantling of said sign as determined by the city engineer.

(Ord. 2353 § 7 (part), 7-10-18)

11.36.090 Signs allowed by sign permit in commercial and manufacturing zones.

The following signs require permit approval, subject to the limitations specified and any other applicable codes:

1. Temporary Signs. Banners, pennants, search lights, strings of exposed light bulbs, twirling signs, balloons or other gas-filled objects, and advertising statuary shall only be permitted for a period of ninety days with the option for an additional ninety-day approval, subject to approval for grand opening or other special temporary events as approved by the director of community development.

a. Temporary Signs at New and/or Used Vehicular Sales Businesses. Temporary signs, usually affixed to the wall(s) and/or roof of buildings, light standards, vehicles and/or existing permitted permanent signs including but not limited to banners, pennants, pole decorations, cold-air balloons, etc., may be approved up to ninety days in duration. Approval shall be provided by the director of community development. An option for a ninety-day extension may be approved by the director of community development.

b. A sign plan shall be submitted to the director of community development detailing the type, number, location and duration of temporary signs.

c. Limitations. The display of temporary signs shall not exceed ninety days unless an extension, not to exceed an additional ninety days, is approved by the director of community development.

2. Wall Sign. Any sign painted or attached parallel to the face of a building to identify or advertise a business, service or product provided within the building.

a. Permitted Zones. All commercial and manufacturing.

i. Reserved.

ii. Attached. This means a sign painted on material other than paper or cloth, and affixed to the building shall be permitted in all commercial and manufacturing zones. Permit required.

b. Size. Sign area shall not exceed two square feet of area per linear foot of street building frontage. No sign shall exceed forty percent of the building face upon which it is placed. For business establishments that continuously maintain an entrance open to the public through its rear, said establishments shall also be entitled to two square feet of sign area per one linear foot of the street building frontage to a maximum of twenty percent of the rear building face for additional signage. For business establishments with a side wall, the same standards shall apply. Areas shall not be exceeded unless otherwise approved as part of the planned sign design by the city planning commission through the site plan process as part of the sign theme.

c. Height.

i. Commercial Zones. No wall signs shall exceed the height of the building roofline or architecturally integrated parapet wall, unless approved as part of the planned sign design by city planning commission.

ii. Manufacturing Zones. Height shall not exceed the height of the building roofline or architecturally integrated parapet wall, unless approved as part of planned sign design by the city planning commission through the site plan process as part of the sign theme.

d. Projections. A structural wall sign may only project eighteen inches from the building face. Signs projecting more than eighteen inches shall conform to the provisions of subsection (5) of this section.

e. Limitations. All nonpainted wall signs shall be constructed of materials other than paper or cloth. Signs may only be illuminated internally. In instances of multistory buildings, signs located above the ground floor shall be subject to review by the director of community development.

f. Murals. Any painted wall sign that does not pertain to the business, product or service rendered on the premises shall be considered a mural. Size, height, locations, and other restrictions shall be reviewed by the planning commission.

3. Freestanding Monument or Ground Sign. Signs erected or supported by a planter or pedestal base, detached from the building(s), to identify or advertise a business, service, or

~~product provided within the building(s). A minimum of one hundred fifty feet of street frontage shall be required for a ground sign, and a building setback of at least ten feet from the street right-of-way.~~

~~a. Permitted Zones. Commercial and manufacturing, except as provided in Section 11.36.080(3), Signs allowed by sign permit in all zones.~~

~~b. Size.~~

~~i. Commercial Zones. The sign area shall have a maximum of twenty-five square feet per side.~~

~~ii. Manufacturing Zones. Sign area shall not exceed an area of one square foot for each lineal foot of frontage abutting a street, with a maximum allowance of one hundred fifty square feet.~~

~~iii. Additional sign area may be approved for a commercial or industrial center, if approved as part of the planned sign design by the city planning commission through the site plan process as part of the sign theme.~~

~~c. Height.~~

~~i. Commercial Zones. Maximum sign height shall not exceed six feet above finished grade.~~

~~ii. Manufacturing Zones. Maximum sign height shall not exceed eight feet above finished grade.~~

~~iii. Additional sign height may be approved as part of a planned sign design by the city planning commission as part of the sign theme.~~

~~d. Location. Shall not be located less than five feet inside the property line.~~

~~e. Limitations. If the sign is double-faced, each side will be computed as part of the maximum allowable sign area. Ground signs shall be used for identification only and may give the name, address, and/or type of business service, or product provided. All signs shall be erected inside a landscape area or planter equal to the total area of the monument signs.~~

~~Freestanding monument or ground signs may only be directly or indirectly illuminated and only one such sign per parcel is permitted.~~

~~f. Church directory signs and monument identification signs approved by the building and safety division for safety standards existing prior to the effective date of the ordinance codified in this chapter shall be exempt.~~

~~4. Pole Sign. Sign erected or supported by a pole to identify or advertise a business, service or product provided on the premises.~~

~~a. Permitted Zones. M-2 and M-3.~~

~~b. Other Permitted Locations (Commercial Zone). Parcels abutting two or more street intersections or any parcel in a commercial zone with street frontage of not less than one hundred fifty feet.~~

~~c. Size. Sign area shall not exceed one square foot of sign area per lineal foot of street frontage unless otherwise approved as part of the planned sign design by the city planning commission through the site plan process as part of a sign theme.~~

~~d. Height.~~

~~i. The sign shall not exceed the height of the building roofline or architecturally integrated parapet wall unless otherwise approved as part of the planned sign design by the city planning commission through a site plan process as part of the sign.~~

~~ii. The maximum height of the sign shall not extend above the building roofline or architecturally integrated parapet wall unless otherwise approved as part of the planned sign design by the city commission through the site plan process as a part of the sign theme.~~

~~iii. The minimum height of the sign area portion of the sign shall be at least eight feet above existing grade.~~

~~e. Location. No pole sign shall extend outside the property line. The pole sign supports shall be set back from any property line by not less than five feet.~~

~~f. Limitations.~~

~~i. Only one pole sign per parcel. The sign shall be designed as part of a planter box with an integral part of the landscaped area equal to the total area of the sign.~~

~~ii. Sign may only be internally illuminated. A pole sign shall not be approved when an establishment has an existing projecting sign.~~

~~iii. For establishments that exist closer than five hundred feet to a freeway, pole signs may be permitted pursuant to Section 11.36.100; but not to exceed thirty-five feet in height nor one hundred square feet in area. The sign shall be subject to the issuance of a conditional use permit.~~

Field Code Changed

~~5. Projecting or Icon Signs. Any sign projecting eighteen inches or more from the face of a building or extending beyond a street property line.~~

a. Permitted Zones. All commercial and manufacturing.

b. Size. The maximum area allowed is sixteen inches high by twenty-four inches wide.

c. Height. Such signs shall be at least eight feet above the finished grade of the area over which the sign is suspended and shall be placed no higher than the height of the building roofline or architecturally integrated parapet wall.

d. Projection.

i. A sign projecting from zero to twelve inches from a building face must have a minimum clearance of eight feet from the bottom of said sign to the finished grade of the right-of-way.

ii. A sign projecting over twelve to twenty-four inches from the building face must have a minimum clearance of ten feet from the bottom of the sign to the finished grade of the right-of-way.

iii. A sign shall not project more than twenty-four inches.

6. Marquee (Awning and Canopy). All signs painted on or attached to an awning or canopy. Small hanging signs that are directed towards pedestrian traffic.

a. Permitted Zones. All commercial and manufacturing zones.

b. Size. Signs attached to marquees, awnings, or canopies shall not exceed sixteen inches by two feet.

c. Height. Such signs shall be at least eight feet above the finished grade of the area in which the sign is suspended.

d. Limitations. Only address, name or product of the business may be placed on the awning or canopy.

7. Permanent Window Sign. Any sign painted on or affixed to a window or designed to be viewed from the outside of the building.

a. Permitted Zones. All commercial and manufacturing zones.

b. Size. Aggregate sign area shall not exceed twenty-five percent of the window area.

c. Height. Bottom of sign must be located a minimum of forty-two inches above the sidewalk.

d. Any window covering that is not transparent would be classified as a sign.

8. Changeable Copy, or Bulletin Board, or Electric Signs. Signs or sections of the signs designed to be used with removable graphics to allow changeable copy.

~~Signs shall be allowed for facilities used primarily for the presentation of theatrical, cultural, or sport events and shall be computed as part of the total allowable sign area. Such signs shall be allowed for other commercial and industrial uses as are deemed appropriate by the director of community development. Size, height, locations, and other restrictions are applicable under the appropriate section, depending upon the type of sign used.~~

~~9. Time and Temperature. Signs that are designed as a public service shall not count as part of the total sign area, provided none of the sign copy or background pertains to the business name, service, or product offered on the premises. Such signs shall be allowed in the commercial and industrial zones. Size, height, location, and other restrictions shall be reviewed by the director of community development for appropriateness and proportionality of size to the surrounding buildings and uses. Signs that incorporate the business name, service, or products offered on the premises shall comply with the applicable restrictions for the type of sign used.~~

~~10. Petroleum Products Service Stations. The following types of signs may be permitted, subject to the conditions listed and other applicable sections under the appropriate sections:~~

~~a. Monument. One identification monument or ground sign not exceeding eight feet in height and an area forty square feet (twenty feet per side) in area shall be permitted per business.~~

~~b. Wall. Additional wall signs shall be permitted upon the face of building provided they do not exceed an area of ten square feet per sign or an aggregate of forty square feet for all such signs.~~

~~c. Accessory. Four small signs comprised of restroom signs, identification signs, credit card signs, tire signs, and/or price signs may be permitted, with the location determined by the director of community development, provided said signs are established a minimum of eight square feet per face or an aggregate area of twenty-four square feet.~~

~~d. Changeable Copy. One permanently affixed price sign or changeable copy sign (or combination thereof), not exceeding an area of eighteen square feet, shall be allowed, provided said sign shall not be less than two feet in height; provided further, that only one ground sign be permitted near street intersections as described in this section. Said signs shall comply with all requirements set forth by the state of California, and be visible from all public access rights-of-way.~~

~~e. Pole. Subject to the standards established in this section. Any legal petroleum products station that exists closer than five hundred feet to a freeway may be permitted a~~

pole sign in excess of this section, but not to exceed thirty-five feet subject to the issuance of a conditional use permit; provided said sign does not exceed an area of one hundred square feet.

(Ord. 2353 § 7 (part), 7-10-18)

11.36.100 Off-premises signs.

The following signs may be permitted subject to the limitations specified in this chapter and in Section 5412 of the California Business and Professions Code:

A. Existing Off-Premises Signs. Off-premises signs lawfully in existence upon the effective date of the ordinance codified in this section shall not expand in any manner unless such expansion complies with this section. Any abatement procedures for an off-premises sign qualifying as an existing off-premises sign shall comply with Sections 5412, 5412.1, 5412.2, and 5412.3 of the California Business and Professions Code.

Field Code Changed

Field Code Changed

B. Off-premises surface street signs are not permitted to be used.

C. Off-Premises Freeway Signs. Off-premises freeway signs shall be permitted in the C-M, M-2, and M-3 zones, subject to compliance with the following conditions:

1. Off-premises freeway signs shall be subject to review by the city's department of community development. Any sign encroaching into the public right-of-way shall also be subject to review and approval by the city's department of public works and, where appropriate, the Department of California State Transportation (Caltrans).

2. Off-premises freeway signs shall not be located nearer than three hundred feet to a like existing sign as measured from the base of the support structure to the base of a like existing sign.

3. The maximum height of any off-premises freeway sign shall not exceed forty-two feet to the top of the sign panel, as measured from the finished grade of the adjacent freeway from which said sign is to be viewed, except as otherwise provided in this section.

4. The minimum clearance to the base line of a sign panel shall not be less than eight feet, as measured from the finished grade of the adjacent street from which said sign is to be viewed, except as otherwise provided in this section.

5. The maximum area of a sign panel shall not exceed six hundred seventy-two square feet of each face of a double-faced sign, except as otherwise provided in this section.

6. Sign area extensions shall be permitted, subject to the following provisions:

a. No sign area extension shall project more than five and one-half feet above the top of the sign panel.

b. No sign area extension shall project more than two feet from the sides or face of the sign panel.

c. The combined total surface area of all sign area extensions shall not exceed two hundred square feet.

7. No off-premises freeway sign shall be constructed or placed so as to block or obstruct the public view of other signs on adjacent properties.

8. No off-premises freeway sign shall be located on any commercial property of which fifty percent or more is developed for residential uses.

9. No advertising display shall be placed or maintained on an off-premises freeway sign if said sign is not in good repair.

10. All utilities for off-premises freeway signs shall be placed underground.

11. Flashing or rotating lights and/or illuminated or moving parts may be permitted on off-premises freeway signs, subject to Section 5403 of the California Business and Professions Code.

12. Roof mounted off-premises freeway signs shall not be permitted.

13. Liquor advertisements shall not be permitted on an off-premises freeway sign located within five hundred feet of a school, church, or park.

(Ord. 2353 § 7 (part), 7-10-18)

11.36.110 New sign permit process.

1. General Provisions.

a. Before the installation of a sign requiring a permit pursuant to the terms of this chapter, a sign permit application must be approved by the department of community development or city planning commission as authorized, and a sign permit and tags issued by the building and safety division.

b. Building permits and/or electrical permits shall also be obtained in accordance with the building and/or electrical codes for structural signs.

c. The department of community development shall review all sign permit applications and shall either approve, approve with modifications, refer the matter to the planning commission or deny said permit applications in accordance with the requirements of this

~~chapter and any other applicable laws within fourteen working days of receiving the application.~~

~~d. The department of community development shall maintain a record of all applications received and sign permits issued.~~

~~e. Once the sign application is approved by the department of community development, or the city planning commission, the applicant shall submit the application to the building and safety division for approval. If said sign application is approved, the building and safety division shall issue a permit and tag. A fee shall be collected in accordance with Chapter 9.10, Sign Code, except as otherwise provided in this chapter.~~

~~f. In the event the application requires approval of a planned sign design or sign theme, only one sign permit shall be required.~~

~~g. The design of all signs shall be consistent with professional graphic standards.~~

~~h. All work is required to be performed by a person with a state contractor's license and city business license.~~

~~i. A sign permit shall become null and void if the sign(s) for which the permit was issued has not been installed within one year of permit issuance.~~

~~j. Any sign permit granted may be revoked.~~

~~k. No sign that is illegal or prohibited according to the provisions of this chapter shall receive a sign permit.~~

~~2. New Signs in Conformance with This Section.~~

~~a. A sign permit application for each sign shall be submitted to the department of community development upon forms provided by the department, accompanied by two copies of a sign plan providing the following information:~~

~~i. Location of property on which sign is to be located.~~

~~ii. Position of each (existing and new) sign and its relation to adjacent buildings, structures, and other signs on the premises.~~

~~iii. The proposed height, size, shape, color, and design of each sign and supporting structure.~~

~~iv. The name and address of the applicant and the property owner.~~

v. Such other information as the department of community development and building and safety division may require to determine compliance with this chapter and all ordinances of the city.

vi. The endorsement of either the owner of the premises or an authorized representative of the owner.

b. Existing signs may be reused by a new business at the same location, if approved by the department of community development for the new business, if the sign(s) conforms to the sign regulations and would not be a nonconforming sign(s) subject to removal within a stated period of time.

c. If the application is in conformance with these provisions, the department of community development shall approve the application and refer it to the building and safety division for review and issuance of a sign permit and tag.

d. All applicable fees will be paid to the building and safety division in accordance with Resolution No. 7668 (Schedule of Fees) adopted by the city council on July 14, 2015.

e. Appeals. Any decision rendered by the department of community development may be appealed to the city planning commission per Section 11.50.040, Appeals.

i. Any decision rendered by the city planning commission may be appealed to the city council per Section 11.50.040, Appeals.

3. New Signs Requiring Approval of a Sign Theme.

a. Sign Variances. When practical difficulties, unnecessary hardships, or results inconsistent with the general intent and purpose of this chapter occur by reason of the maximum standards for new signs set forth herein such as height, size, and location of any sign, a sign variance may be granted in the manner hereinafter set forth. In accordance with California Government Code Section 65906 and Chapter 11.53, Variance, no variance shall be granted for any sign prohibited by the provisions of this chapter.

i. Before any sign variance is granted, the applicant shall show the existence, to the satisfaction of the body of such matter, that there are special circumstances applicable to the signing or the sign program of the property involved, such as size, shape, topography, location, or surroundings such that the strict application of this chapter deprives such property of privileges enjoyed by signs or sign programs on other property in the vicinity and under identical zoning classification.

ii. Applications for a variance shall be filed (exclusive of the fees that may be required for the sign permit) according to Resolution No. 7668 (Schedule of Fees).

~~iii. The director of community development shall review and make recommendations on the application prior to review by the city planning commission.~~

~~iv. In reviewing the request for a variance, the city planning commission may consider, but is not restricted to, the following general criteria:~~

~~1. Are the signs in proportion to the building they serve, i.e., do the height and size of the sign relate to the height and size of the building or are the two incompatible?~~

~~2. The location of the sign on the premises. Is the location of the sign proper, i.e., does a sign or signs on surrounding parcels block the view of this sign; does a building or structure interfere with the viewing of this sign; do utility poles or lighting poles block the sign; and does the location of the sign interfere or confuse the readability of traffic control devices (signals)?~~

~~3. Supportive units to signs shall present an uncluttered appearance.~~

~~b. Administrative Plan. For a development subject to the administrative review and design review process, a proposed sign theme shall be included as part of the required administrative plan and design review applications. The sign theme shall provide the information indicated in this section for sign plans.~~

~~i. Application fees for the sign theme shall be included as part of the total site plan fee, exclusive of fees associated with the sign permit and tag.~~

~~ii. The director of community development shall review and make recommendations on the site plan application pertaining to signage only.~~

~~iii. In reviewing the proposed sign theme, the city planning commission may consider, but is not restricted to, the following criteria:~~

~~1. Are the signs in proportion to the building they serve, i.e., do the height and size of the sign relate to the height and size of the building or are the two incompatible?~~

~~2. The location of the sign on the premises. Is the location of the sign proper, i.e., does a sign or signs on surrounding parcels block the view of this sign; does a building or structure interfere with the viewing of this sign; do utility poles or lighting poles block the sign; does the location of the sign interfere or confuse the readability of traffic control devices (signals)?~~

~~3. Supportive units to signs shall present an uncluttered appearance.~~

~~4. Any decision rendered by the city planning commission may be appealed to the city council. Such appeal must be submitted in writing to the city clerk no later than ten~~

calendar days after the decision was rendered. The city clerk shall set the matter for hearing, as prescribed by Section 11.50.040, Appeals, by the city council on the earliest convenient date and notify the appellant in writing of said date.

5. The applicant or his authorized representative should appear in person at the city council hearing. If no such appearance is made by the appellant or his authorized representative, and no continuance of said hearing has been requested, the appeal may be denied.

4. For existing, nonconforming signs requesting approval under a planned sign design refer to Section 11.36.120.

(Ord. 2353 § 7 (part), 7-10-18)

11.36.120 Nonconforming signs.

1. Nonconforming Signs. Any sign constructed or erected prior to the effective date of the ordinance codified in this chapter, which was lawful at the time of enactment of this chapter, shall either be removed or brought into conformity with the provisions of this chapter within the period of time prescribed in this section. All signs brought into conformity must obtain a sign permit and tag.

2. All illegal signs shall be removed or made to conform to this chapter within thirty days, unless otherwise provided for in this section.

3. These following restrictions shall be applicable to all existing signs unless otherwise approved by the planning commission through the planned sign design review process herein described. A nonconforming sign may not be:

a. Changed or altered to another nonconforming sign, except that a change or alteration of the sign copy of one nonconforming pole sign shall not be deemed to be the change or alteration to another nonconforming sign and such a change or alteration of the sign copy of a nonconforming pole sign shall not be deemed to permit or constitute an extension of an amortization period for the sign, if same shall otherwise exist;

b. Structurally altered so as to extend their useful life;

c. Expanded;

d. Reestablished after discontinuance for sixty days or more; or

e. Repaired or reconstructed if damaged when the repair or reconstruction exceeds fifty percent of the reasonable replacement value of the existing sign or support structure unless they shall be made to conform to the requirements of this section. A legal

nonconforming sign may be repaired or reconstructed if damaged when the repair is less than fifty percent of the reasonable replacement value of the existing sign or support structure.

Any changes to any sign or sign structure in terms of location, size or height, or the sale of a business which necessitate a change of copy will require that the sign be brought into immediate conformance with the provisions of sign ordinance to reflect a new desired message of one preexisting, nonconforming pole sign for each legally identifiable parcel shall not be deemed to require that the sign be brought into immediate conformance with the provisions of these regulations.

(Ord. 2353 § 7 (part), 7-10-18)

11.36.130 Severability.

If any section, subsection, sentence, clause, phrase or portion of this chapter is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such decision shall not affect the validity of the remaining portions thereof. The city council hereby declares that it would have passed this chapter and each section, subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases hereof be declared invalid or unconstitutional.

(Ord. 2353 § 7 (part), 7-10-18)

11.36.140 Penalty.

Any person who causes, permits, allows, maintains, or suffers a violation of any provision of this chapter, or who fails to comply with any requirements of this chapter, is guilty of a misdemeanor offense.

(Ord. 2353 § 7 (part), 7-10-18)

[Section [11.40.250] — Flagpoles in Nonresidential Zoning Districts

Formatted: Font: (Default) Open Sans

Formatted: Level 2

A. Purpose. The purpose of this section is to establish standards for the installation and maintenance of flagpoles in nonresidential zoning districts that protect public safety, preserve visual character, and provide a clear approval pathway for both standard and oversized flagpole installations.

B. Applicability. The provisions of this section apply to all freestanding flagpoles and building-mounted flagpoles located on parcels within nonresidential zoning districts.

C. Permitted Flags. Flags flown on any flagpole regulated under this section shall be limited to the following:

1. The flag of the United States of America;
2. The flag of the State of California;
3. The flag of any other U.S. state, territory, or recognized sovereign nation;
4. The flag of a nationally or internationally recognized civic, fraternal, religious, educational, or public service organization; or
5. A noncommercial flag bearing no advertising message, product name, brand identifier, or commercial imagery.

Flags shall not be used as advertising devices and shall not display off-site commercial messages, product names, or promotional imagery.

D. Standards Applicable to All Flagpoles in Nonresidential Zones. The following standards apply to all flagpoles in nonresidential zoning districts, regardless of height:

1. **Number of flagpoles.** No more than three (3) freestanding flagpoles shall be permitted per street frontage on any parcel. Flagpoles mounted to the wall of a building are limited to one (1) per building elevation.
2. **Flag size.** The size of any flag flown on a flagpole shall be proportionate to the height and structural capacity of the pole. In no case shall the length of any flag exceed one-fourth (1/4) the total height of the flagpole on which it is flown.
3. **Location.** No flagpole shall be located within the public right-of-way. No flagpole shall be located within a required landscape setback in a manner that displaces required landscaping.
4. **Structural compliance.** All flagpoles shall be designed, constructed, and maintained in conformance with the California Building Code and any applicable structural standards. Flagpoles shall be maintained in good repair and in a safe structural condition at all times.
5. **Illumination.** Flagpoles may be illuminated, provided that lighting is directed at the flag or pole only, does not create glare onto adjacent properties or public rights-of-way, and complies with the outdoor lighting standards of this Code.
6. **Building permit.** A building permit is required for the installation of any freestanding flagpole or any flagpole that qualifies as a structure under the California Building Code. Wall-mounted flagpole brackets that do not require structural modification to the building are exempt from building permit requirements.

E. Standard Flagpoles — Administrative Review Required (Up to 35 Feet).

Formatted: Font: (Default) Open Sans

1. **Applicability.** A flagpole with a total height of thirty-five (35) feet or less, measured from finished grade to the top of the pole, requires an Administrative Review Permit approved by the Director of Community Development, or designee, prior to installation.
2. **Setback requirements.** The base of the flagpole shall be setback from property lines as follows:

   a. A minimum of fifteen (15) feet from any property line abutting a public street or right-of-way; and

   b. A minimum of twenty-five (25) feet from all other property lines.

3. **Maximum height.** No flagpole permitted under this subsection shall exceed thirty-five (35) feet in height, measured from finished grade to the top of the pole.
4. **Review criteria.** The Director shall approve an Administrative Review Permit upon finding that:

   a. The flagpole complies with all applicable standards of this section;

   b. The flagpole will not obstruct required sight distance triangles at driveways or street intersections;

   c. The flagpole will not create a hazard to pedestrian or vehicular circulation; and

   d. The flagpole is designed and sited in a manner compatible with the surrounding built environment.

5. **Engineering.** The Director may require that the flagpole design be prepared or reviewed by a California-licensed structural or civil engineer when site conditions, soil type, wind exposure, or proximity to structures or utilities warrant such review.

F. Oversized Flagpoles — Discretionary Review by City Council Required (Exceeding 35 Feet).

1. **Applicability.** A flagpole with a total height exceeding thirty-five (35) feet, measured from finished grade to the top of the pole, is defined as an oversized flagpole and requires approval of a Conditional Use Permit by the

City Council prior to installation. Oversized flag poles are permitted on developed sites of a minimum10 acres.

2. **Setback requirements.** The base of an oversized flagpole shall be setback from property lines as follows:

   a. No oversized flagpole shall be located closer to any property line abutting a public street or right-of-way than a distance equal to one-half (1/2) the total height of the pole; and

   b. No oversized flagpole shall be located closer to any other property line than a distance equal to one-half (1/2) the total height of the pole.

   c. The City Council may approve a reduced setback upon a finding that the structural design of the flagpole, as certified by a California-licensed structural engineer, demonstrates that lateral soil support is contained entirely within the subject parcel and that the pole is designed to fail in a controlled manner that precludes encroachment onto adjacent property or the public right-of-way.

3. **Engineering certification required.** All oversized flagpoles shall be designed by a California-licensed structural or civil engineer. The applicant shall submit engineered plans, foundation design, and a structural analysis prepared and stamped by a licensed engineer as part of the Conditional Use Permit application.
4. **Maximum height.** No oversized flagpole shall exceed one (1) foot in height for each two (2) feet of setback from any property line abutting a public street. There is no absolute maximum height, provided the setback-to-height ratio is maintained, all other standards of this section are met, and the City Council makes all required findings.
5. **FAA review.** Prior to the City Council hearing, the applicant shall provide documentation confirming that the proposed flagpole height complies with Federal Aviation Administration (FAA) notification requirements under 14 C.F.R. Part 77, or that such notification is not required for the proposed installation.
6. **Findings required.** The City Council shall approve a Conditional Use Permit for an oversized flagpole only upon making the following findings:

   a. The proposed oversized flagpole is consistent with the General Plan and the purpose and intent of the zoning district in which it is located;

Formatted: Font: (Default) Open Sans

b. The design, height, and placement of the flagpole are compatible with the scale, character, and visual environment of the surrounding area and will not create an unreasonable visual impact on adjacent properties or the public streetscape;

c. The flagpole will not create a safety hazard to pedestrians, vehicles, aircraft, or adjacent structures;

d. The flagpole structure has been designed by a California-licensed structural or civil engineer and will be constructed in compliance with all applicable provisions of the California Building Code;

e. The setback provided is adequate to protect adjacent properties and the public right-of-way from structural failure; and

f. The flagpole will not be used as an advertising device and will display only flags permitted under Subsection C of this section.

G. Nonconforming Flagpoles. Any flagpole lawfully installed prior to the effective date of this section that does not conform to the standards herein shall be deemed a legal nonconforming structure. Such flagpoles may be maintained and repaired but shall not be enlarged, heightened, or relocated without compliance with all applicable provisions of this section.

Formatted: Space Before: Auto, After: Auto

H. Enforcement. Any flagpole installed, altered, or maintained in violation of this section constitutes a public nuisance and may be subject to abatement, administrative citation, or other enforcement action pursuant to [cite to city enforcement chapter].

Chapter 11.50
ADMINISTRATION

Sections:

11.50.010 Purpose.

11.50.020 Public hearing notification.

11.50.030 Public hearing procedures.

11.50.040 Appeals.

11.50.050 Amendments.

11.50.060 Additional rules regarding housing development projects and emergency shelters.

11.50.010 Purpose.

This chapter establishes provisions and processes for public hearings, permits, appeals, and amendments for all land use activities subject to the regulations of this title.

(Ord. 2323 § 1 Exh. A (part), 4-28-15)

11.50.020 Public hearing notification.

When an application or other zoning code matter requires public hearing by the planning commission or city council, the public shall be notified of the hearing in compliance with state law (Sections 65090, 65091, 65094, and 66451.3 of the California Government Code and Section 21000 et seq. of the California Public Resources Code), and by the required method(s) below.

A. Method of Notice.

1. Published Notice. Notice of public hearing shall be published once in a newspaper of general circulation in the city at least ten days before the hearing date.

2. Mailed Notice. Notice shall be mailed through the U.S. Postal Service at least ten days before the hearing date to the following:

i. Property owner(s) on record for the subject property, or the owner's agent;

ii. Applicant(s); and

iii. All owners, occupants and residents of properties within a one-thousand-foot radius of the exterior boundaries of the subject property; notices to residents and occupants shall be mailed to the property address, while notices to owners shall be mailed to the notice address indicated on the latest available assessment rolls in the city.

3. Posted Notice. A notice of the public hearing shall be posted on the subject property in a conspicuous location. Notice shall be posted a minimum of ten days before the hearing date.

4. Other Notice Methods. Where noticing requirements, as stated in subsection (A) of this section, require mailing to one thousand or more properties/property owners, the noticing requirements of state law shall prevail over the above-stated requirements. See Section G5091(a)(4) of the California Government Code.

B. Contents of Notices. Public hearing notices for any zoning code action or application shall include the following:

1. Title of the action/application type.

2. Property Description. A property description of the subject property, including name of the applicant, location of the property by assessor's parcel number, and project application number.

3. Hearing Information. The hearing time, place, and date; hearing body; and phone/address contact information for the department where an interested person could call or visit to obtain additional information.

4. Statement of Environmental Document. Review and documentation pursuant to CEQA.

(Ord. 2356 § 3, 12-11-18; Ord. 2323 § 1 Exh. A (part), 4-28-15)

11.50.030 Public hearing procedures.

A. Scheduling Hearings. Public hearings for permits or applications shall be scheduled a minimum of fourteen days after the verification of completed application filing, and not more than sixty days from completion date.

B. Noticing Requirements. All public hearings shall be noticed consistent with the provisions of Section 11.50.020, Public hearing notification.

~~C. Hearing Conduct. The hearing will be conducted in accordance with the establish rules governing the conduct of public hearings.~~

~~D. Planning Commission Hearings. The planning commission shall hold public hearings for applications consistent with Table 11.51-1, Application and Review Authority. Findings shall be made by resolution and forwarded to the applicant/property owner and/or city council subject to the requirements of subsection (I) of this section.~~

~~1. Decision Notification. Upon denial of an action, amendment, or application, or resolution and recommendation to the city council, the applicant shall be notified by mail within fourteen working days of the action. The decision notification shall include a copy of the resolution.~~

~~E. City Council Hearings. The city council shall hold one public hearing regarding planning commission actions consistent with Table 11.51-1, Application and Review Authority. If required, the hearing shall be held within sixty days following receipt of the planning commission's resolution and recommendations. Public noticing of hearing(s) shall be consistent with noticing requirements of Section 11.50.020, Public hearing notification.~~

~~1. City council actions shall be automatically referred back to the planning commission for an additional review when either of the following occurs:~~

~~i. City council action is final unless the city council refers the matter back to planning commission for reconsideration; or~~

~~ii. In the event the city council is unable to agree on its findings or action(s), the matter shall automatically be referred back to the planning commission, and a further report requested of the planning commission.~~

~~2. Failure of the planning commission to take action on a discretionary approval or permit for a period of forty days after considering the matter shall result in that approval or permit being granted.~~

~~F. Continuation of Hearings. If testimony on any case set for public hearing cannot be completed on the noticed hearing date, the person presiding at the public hearing may, before adjournment or recess thereof, publicly announce the time and place the hearing will be continued. No further notice is required.~~

~~G. Official Record. City council and planning commission actions shall be numbered consecutively in the order of their filing and shall become a permanent property record file. A summary of pertinent testimony offered at public hearings held in connection with any zoning code application shall be prepared and filed, and the names of persons testifying shall be recorded and made a part of the permanent file of the case.~~

H. Resolution Findings. The hearing body shall announce the decision or findings by formal resolution within forty-five days following the hearing(s). The resolution shall include the facts and reasons for the hearing body's decision, and state the pertinent sections of this code supporting the decision. Planning commission resolutions shall be forwarded to the city council with planning commission recommendations for approval or denial of the action, amendment, or application.

I. Finality of Decision. The planning commission's decision made by resolution regarding an action, amendment, or application shall be final and conclusive unless a written appeal (a written letter or a city form) to the city council is filed with the city clerk within ten working days of the decision notification to the applicant. City council decisions shall be by majority vote of the of the city council unless otherwise provided for in state law, and shall be final and conclusive.

J. Decision Notification. Upon city council final adoption, approval, or denial of an action, amendment, or application, the applicant shall be notified by mail within fourteen working days of the action. The decision notification shall include a copy of the resolution.

K. Effective Date. The final action of the planning commission in granting or denying a permit shall become final and effective ten working days after the date of applicant notification, unless a written appeal is filed with the city clerk within the ten-day period. Appeals may be a written letter or a city form. Filing a timely appeal stays the decision of the planning commission until the city council renders a decision on appeal, or when the appeal is abandoned, whichever first occurs. Abandonment of an appeal shall be evidenced by an appellant's notification to the director that the appeal is withdrawn, or by the failure of the appellant, or a representative thereof, to appear at a duly notice appeal hearing.

(Ord. 2323 § 1 Exh. A (part), 4-28-15)

11.50.040 Appeals.

Written appeals of director or planning commission decisions may be filed with the city clerk within ten working days of decision notification to the applicant. Appeals may be a written letter or a city form and may be filed by the applicant or an opponent.

A. Case Record. Upon receipt of a written appeal, the appeal shall be filed with the community development department and added to the case record.

B. Public Hearing of Appeal. The hearing body shall conduct a public hearing regarding any action, amendment, or application appeal. Hearing and noticing shall be consistent

with Section 11.50.020, Public hearing notification, and Section 11.50.030, Public hearing procedures.

C. Refiling Limitations. Substantially identical projects, actions, applications, or amendments denied by the city, regardless of who the applicants are on either application, shall not be refiled within one year from the date of denial unless otherwise stipulated by this title.

(Ord. 2323 § 1 Exh. A (part), 4-28-15)

11.50.050 Amendments.

Whenever public necessity, convenience, or general welfare require, the provisions of this title, the zone boundaries established by the zoning map, and the text and diagrams of the general plan may be amended by the city per the provisions of this section.

A. General Plan Consistency. Amendments to zone designations and zone boundaries shall only be made if they are consistent with the general plan. If the proposed amendment is not consistent with the general plan, a proposal for a general plan amendment shall be required prior to or concurrent with the proposed zone amendment.

B. Amendment Initiation. An amendment to this title, the zoning map, or the general plan shall be initiated by the entities indicated in Table 11.50-1, Initiation of Amendments.

Table 11.50-1 Initiation of Amendments

Amendment Type	Amendment May Be Initiated By			
	City Council Action	Planning Commission Action	City Manager	Applicant
Zoning Code: Text or Provision	✓	✓	✓	-
Zoning Map	✓	✓	-	✓
General Plan: Text	✓	✓	-	-
General Plan: Diagram	✓	✓	-	✓

C. City-Initiated Amendments.

1. The city council can initiate an amendment by adopting a motion for hearing and recommendation of the amendment by the planning commission.

2. The planning commission can initiate an amendment by filing a report of the proposed amendment and draft amendment ordinance at least fourteen days prior to a scheduled public hearing for the amendment. The proposed amendment shall be heard by the planning commission at the scheduled hearing. If approved, the amendment shall be adopted by ordinance and forwarded to the city council for final review, adoption, or denial.

D. Applicant-Initiated Amendments. A property owner or designated agent seeking an amendment of the general plan or zoning designation or boundaries prescribed for their property may file an amendment application with the planning division for planning commission consideration. Application or permit procedures associated with the amendment shall be consistent with the provisions of this chapter and Chapter 11.51, Permits and Procedures.

E. Amendment Hearings. The hearing body shall hold one public hearing following a city-initiated amendment motion or applicant-initiated amendment application subject to state planning law requirements. Public hearing noticing and procedures for amendments shall be consistent with the provisions of Section 11.50.020, Public hearing notification. Resolution findings and decision notification shall be consistent with Section 11.50.030, Public hearing procedures.

(Ord. 2323 § 1 Exh. A (part), 4-28-15)

11.50.060 Additional rules regarding housing development projects and emergency shelters.

A. The city shall not disapprove a housing development project for very low income, low income, or moderate income households, or an emergency shelter, or condition approval in a manner that renders the housing development project infeasible for development for such households or as an emergency shelter, unless based on a preponderance of the evidence the city makes written findings as to one of the situations set forth in Government Code Sections 65589.5(d)(1) through (5).

B. If a proposed housing development project complies with the applicable, objective general plan and zoning standards in effect at the time an application is deemed complete, then after the application is deemed complete the city shall not conduct more than five public hearings in connection with the approval of the housing development project.

C. If any state or local ordinance or regulation requires the city to determine whether the site of a proposed housing development project is a historic site, the city shall make that determination at the time the application for the housing development project is deemed complete.

D. The city shall compile the list or lists required by Government Code Section 65940 specifying in detail the information that will be required from any applicant for a development project, and make that list available to all applicants for development projects and to any person who requests the information.

E. The applicant for a housing development project shall be deemed to have submitted a preliminary application upon providing all of the information listed in Government Code Section 65941.1 and upon payment of the permit processing fee.

F. Not later than thirty calendar days after the city has received an application for a housing development project, the city shall determine in writing whether the application is complete and shall immediately transmit the determination to the applicant. If the determination is that the application is not complete, the city shall follow the procedures required by Government Code Section 65943.

G. Where the city is the lead agency under CEQA for a housing development project, the city shall approve or disapprove the housing development project within the time periods prescribed by Government Code Section 65950.

H. The city shall not approve a housing project that will require the demolition of one or more residential dwelling units, or that will require the demolition of occupied or vacant protected units, unless the requirements of Government Code Section 66300(d) have been met.

Statutory Reference: Government Code §§ 65589.5, 65905.5, 65913.10, 65940, 65941.1, 65943, 65950 and 66300; SB 8 (September 16, 2021).

(Ord. 2022-02-CC (Exh. A § 8), 3-8-22)

Chapter 11.50
ADMINISTRATION

Sections:

11.50.010 Purpose.
11.50.020 Public hearing notification.
11.50.030 Public hearing procedures.
11.50.040 Appeals.
11.50.050 Amendments.
11.50.060 Additional rules regarding housing development projects and emergency shelters.

11.50.010 Purpose.

This chapter establishes provisions and processes for public hearings, permits, appeals, and amendments for all land use activities subject to the regulations of this title.

(Ord. 2323 § 1 Exh. A (part), 4-28-15)

11.50.020 Public hearing notification.

When an application or other zoning code matter requires public hearing by the planning commission or city council, the public shall be notified of the hearing in compliance with state law (Sections 65090, 65091, 65094, and 66451.3 of the California Government Code and Section 21000 et seq. of the California Public Resources Code), and by the required method(s) below.

A. Method of Notice.

1. Published Notice. Notice of public hearing shall be published once in a newspaper of general circulation in the city at least ten days before the hearing date.

2. Mailed Notice. Notice shall be mailed through the U.S. Postal Service at least ten days before the hearing date to the following:

i. Property owner(s) on record for the subject property, or the owner's agent;

ii. Applicant(s); and

iii. All owners, occupants and residents of properties within a one-thousand-foot radius of the exterior boundaries of the subject property; notices to residents and occupants shall be mailed to the property address, while notices to owners shall be

mailed to the notice address indicated on the latest available assessment rolls in the city.

3. Posted Notice. A notice of the public hearing shall be posted on the subject property in a conspicuous location. Notice shall be posted a minimum of ten days before the hearing date.

4. Other Notice Methods. Where noticing requirements, as stated in subsection (A) of this section, require mailing to one thousand or more properties/property owners, the noticing requirements of state law shall prevail over the above-stated requirements. See Section 65091(a)(4) of the California Government Code.

B. Contents of Notices. Public hearing notices for any zoning code action or application shall include the following:

1. Title of the action/application type.

2. Property Description. A property description of the subject property, including name of the applicant, location of the property by assessor's parcel number, and project application number.

3. Hearing Information. The hearing time, place, and date; hearing body; and phone/address contact information for the department where an interested person could call or visit to obtain additional information.

4. Statement of Environmental Document. Review and documentation pursuant to CEQA.

(Ord. 2356 § 3, 12-11-18; Ord. 2323 § 1 Exh. A (part), 4-28-15)

11.50.030 Public hearing procedures.

A. Scheduling Hearings. Public hearings for permits or applications shall be scheduled a minimum of fourteen days after the verification of completed application filing, and not more than sixty days from completion date.

B. Noticing Requirements. All public hearings shall be noticed consistent with the provisions of Section 11.50.020, Public hearing notification.

C. Hearing Conduct. The hearing will be conducted in accordance with the establish rules governing the conduct of public hearings.

D. Planning Commission Hearings. The planning commission shall hold public hearings for applications consistent with Table 11.51-1, Application and Review Authority. Findings shall be

made by resolution and forwarded to the applicant/property owner and/or city council subject to the requirements of subsection (I) of this section.

1. Decision Notification. Upon denial of an action, amendment, or application, or resolution and recommendation to the city council, the applicant shall be notified by mail within fourteen working days of the action. The decision notification shall include a copy of the resolution.

E. City Council Hearings. The city council shall hold one public hearing regarding planning commission actions consistent with Table 11.51-1, Application and Review Authority. If required, the hearing shall be held within sixty days following receipt of the planning commission's resolution and recommendations. Public noticing of hearing(s) shall be consistent with noticing requirements of Section 11.50.020, Public hearing notification.

1. City council actions shall be automatically referred back to the planning commission for an additional review when either of the following occurs:

i. City council action is final unless the city council refers the matter back to planning commission for reconsideration; or

ii. In the event the city council is unable to agree on its findings or action(s), the matter shall automatically be referred back to the planning commission, and a further report requested of the planning commission.

2. Failure of the planning commission to take action on a discretionary approval or permit for a period of forty days after considering the matter shall result in that approval or permit being granted.

F. Continuation of Hearings. If testimony on any case set for public hearing cannot be completed on the noticed hearing date, the person presiding at the public hearing may, before adjournment or recess thereof, publicly announce the time and place the hearing will be continued. No further notice is required.

G. Official Record. City council and planning commission actions shall be numbered consecutively in the order of their filing and shall become a permanent property record file. A summary of pertinent testimony offered at public hearings held in connection with any zoning code application shall be prepared and filed, and the names of persons testifying shall be recorded and made a part of the permanent file of the case.

H. Resolution Findings. The hearing body shall announce the decision or findings by formal resolution within forty-five days following the hearing(s). The resolution shall include the facts and reasons for the hearing body's decision, and state the pertinent sections of this code supporting the decision. Planning commission resolutions shall be forwarded to the city council

with planning commission recommendations for approval or denial of the action, amendment, or application.

I. Finality of Decision. The planning commission's decision made by resolution regarding an action, amendment, or application shall be final and conclusive unless a written appeal (a written letter or a city form) to the city council is filed with the city clerk within ten working days of the decision notification to the applicant. City council decisions shall be by majority vote of the of the city council unless otherwise provided for in state law, and shall be final and conclusive.

J. Decision Notification. Upon city council final adoption, approval, or denial of an action, amendment, or application, the applicant shall be notified by mail within fourteen working days of the action. The decision notification shall include a copy of the resolution.

K. Effective Date. The final action of the planning commission in granting or denying a permit shall become final and effective ten working days after the date of applicant notification, unless a written appeal is filed with the city clerk within the ten-day period. Appeals may be a written letter or a city form. Filing a timely appeal stays the decision of the planning commission until the city council renders a decision on appeal, or when the appeal is abandoned, whichever first occurs. Abandonment of an appeal shall be evidenced by an appellant's notification to the director that the appeal is withdrawn, or by the failure of the appellant, or a representative thereof, to appear at a duly notice appeal hearing.

(Ord. 2323 § 1 Exh. A (part), 4-28-15)

11.50.040 Appeals.

Written appeals of director or planning commission decisions may be filed with the city clerk within ten working days of decision notification to the applicant. Appeals may be a written letter or a city form and may be filed by the applicant or an opponent.

A. Case Record. Upon receipt of a written appeal, the appeal shall be filed with the community development department and added to the case record.

B. Public Hearing of Appeal. The hearing body shall conduct a public hearing regarding any action, amendment, or application appeal. Hearing and noticing shall be consistent with Section 11.50.020, Public hearing notification, and Section 11.50.030, Public hearing procedures.

C. Refiling Limitations. Substantially identical projects, actions, applications, or amendments denied by the city, regardless of who the applicants are on either application, shall not be refiled within one year from the date of denial unless otherwise stipulated by this title.

D. "Call-Up" Appeal Procedure. Not later than ten (10) days after the date on which the decision being appealed was rendered, the city council or planning commission may "call-up" an action and decide to hear it on appeal, if it is the next direct level of appeal for a particular matter. "Calling-up" an action for appeal shall not require an application from the applicant, but shall require the written direction of at least two members of the city council or planning commission, whichever is applicable. Upon receipt of such written direction, staff shall process the appeal in the same way as an applicant-filed appeal.

Formatted: Space After: 8 pt, Line spacing: Multiple 1.16 li, Font Alignment: Auto, Pattern: Clear

Formatted: Font: (Default) +Body (Aptos), 12 pt, Font color: Auto, Ligatures: Standard + Contextual

(Ord. 2323 § 1 Exh. A (part), 4-28-15)

11.50.050 Amendments.

Whenever public necessity, convenience, or general welfare require, the provisions of this title, the zone boundaries established by the zoning map, and the text and diagrams of the general plan may be amended by the city per the provisions of this section.

A. General Plan Consistency. Amendments to zone designations and zone boundaries shall only be made if they are consistent with the general plan. If the proposed amendment is not consistent with the general plan, a proposal for a general plan amendment shall be required prior to or concurrent with the proposed zone amendment.

B. Amendment Initiation. An amendment to this title, the zoning map, or the general plan shall be initiated by the entities indicated in Table 11.50-1, Initiation of Amendments.

Table 11.50-1 Initiation of Amendments

Amendment Type	Amendment May Be Initiated By			
	City Council Action	Planning Commission Action	City Manager	Applicant
Zoning Code: Text or Provision	✓	✓	✓	
Zoning Map	✓	✓		✓
General Plan: Text	✓	✓		
General Plan: Diagram	✓	✓		✓

C. City-Initiated Amendments.

1. The city council can initiate an amendment by adopting a motion for hearing and recommendation of the amendment by the planning commission.

2. The planning commission can initiate an amendment by filing a report of the proposed amendment and draft amendment ordinance at least fourteen days prior to a scheduled public hearing for the amendment. The proposed amendment shall be heard by the planning commission at the scheduled hearing. If approved, the amendment shall be adopted by ordinance and forwarded to the city council for final review, adoption, or denial.

D. Applicant-Initiated Amendments. A property owner or designated agent seeking an amendment of the general plan or zoning designation or boundaries prescribed for their property may file an amendment application with the planning division for planning commission consideration. Application or permit procedures associated with the amendment shall be consistent with the provisions of this chapter and Chapter 11.51, Permits and Procedures.

E. Amendment Hearings. The hearing body shall hold one public hearing following a city-initiated amendment motion or applicant-initiated amendment application subject to state planning law requirements. Public hearing noticing and procedures for amendments shall be consistent with the provisions of Section 11.50.020, Public hearing notification. Resolution findings and decision notification shall be consistent with Section 11.50.030, Public hearing procedures.

(Ord. 2323 § 1 Exh. A (part), 4-28-15)

11.50.060 Additional rules regarding housing development projects and emergency shelters.

A. The city shall not disapprove a housing development project for very low income, low income, or moderate income households, or an emergency shelter, or condition approval in a manner that renders the housing development project infeasible for development for such households or as an emergency shelter, unless based on a preponderance of the evidence the city makes written findings as to one of the situations set forth in Government Code Sections 65589.5(d)(1) through (5).

B. If a proposed housing development project complies with the applicable, objective general plan and zoning standards in effect at the time an application is deemed complete, then after the application is deemed complete the city shall not conduct more than five public hearings in connection with the approval of the housing development project.

C. If any state or local ordinance or regulation requires the city to determine whether the site of a proposed housing development project is a historic site, the city shall make that determination at the time the application for the housing development project is deemed complete.

D. The city shall compile the list or lists required by Government Code Section 65940 specifying in detail the information that will be required from any applicant for a development project, and make that list available to all applicants for development projects and to any person who requests the information.

E. The applicant for a housing development project shall be deemed to have submitted a preliminary application upon providing all of the information listed in Government Code Section 65941.1 and upon payment of the permit processing fee.

F. Not later than thirty calendar days after the city has received an application for a housing development project, the city shall determine in writing whether the application is complete and shall immediately transmit the determination to the applicant. If the determination is that the application is not complete, the city shall follow the procedures required by Government Code Section 65943.

G. Where the city is the lead agency under CEQA for a housing development project, the city shall approve or disapprove the housing development project within the time periods prescribed by Government Code Section 65950.

H. The city shall not approve a housing project that will require the demolition of one or more residential dwelling units, or that will require the demolition of occupied or vacant protected units, unless the requirements of Government Code Section 66300(d) have been met.

Statutory Reference: Government Code §§ 65589.5, 65905.5, 65913.10, 65940, 65941.1, 65943, 65950 and 66300; SB 8 (September 16, 2021).

(Ord. 2022-02-CC (Exh. A § 8), 3-8-22)

Chapter 11.51
PERMITS AND PROCEDURES

Sections:

11.51.010 Purpose.
11.51.020 Applicability.
11.51.030 Review types and responsibilities.

11.51.040 Project and permit applications.
11.51.050 Administrative permits and approvals.
11.51.060 Design review.
11.51.070 Temporary use permit.
11.51.080 Discretionary permits and approvals.
11.51.090 Permit revocation.
11.51.100 Fees.

11.51.010 Purpose.

This chapter establishes provisions and processes for the application, administration, approval, and permitting of activities subject to the regulation of this title.

(Ord. 2323 § 1 Exh. A (part), 4-28-15)

11.51.020 Applicability.

A. General Applicability. The provisions of this chapter shall be applicable to all land use permits, administrative and discretionary, as applicable to the development, building, establishment, renewal, modification, or discontinuance of any land use or structure within the city. Permits, subject to this chapter, shall be issued in accordance with the permitted land use, as established by the zone. Nonconforming uses and structures shall be subject to permit procedures as established by Chapter 11.55, Nonconforming Uses and Buildings.

B. Permit Consistency. All departments, officials, and public employees assigned the authority to issue certificates, permits, and licenses in compliance with this title shall conform to the provisions of this title. Any certificate, permit, or license conflicting with the provisions of this title shall be null and void.

C. Building Permits Issued Prior to Effective Date. Any current building permit(s) issued prior to the effective date and hour of the ordinance codified in this title shall be permitted to be exercised even if contrary to the provisions of this title.

(Ord. 2323 § 1 Exh. A (part), 4-28-15)

11.51.030 Review types and responsibilities.

All development proposals and applications may be subject to one or more development application processing procedures contained in this chapter. Exact processing and timing of applications shall be determined by the planning division based on the applicable zone and the project characteristics. Table 11.51-1, Application and Review Authority, outlines the primary types of development applications, review procedures required, and responsibilities. Figures 11.51-1, 11.51-2, and 11.51-3 generally depict the administrative and discretionary permit processes for South Gate.

Table 11.51-1 Application and Review Authority

Permit Process	Director	Planning Commission	City Council	Public Hearing Required
Administrative Permit Types	See Figure 11.51-1 for Process			
Administrative Permit	D	A	A	Appeals Only
Temporary Use Permit	D	A	A	Appeals Only
Design Review	D	A	A	Appeals Only
Discretionary Permit Process A	See Figure 11.51-2 for Process			
Conditional Use Permit		D	A	Yes
Variance		D	A	Yes
Plan Review (Site Plan)		D	A	Yes
Discretionary Permit Process B	See Figure 11.51-3 for Process			
Density Bonus		R	D	Yes
Specific Plan		R	D	Yes
Regulating Plan/Zoning Amendment		R	D	Yes
Discretionary Permit Process C	See Figure 11.51-4 for Process			
Final Parcel Map			D	Yes
Live Entertainment Permit			D	Yes

D = deciding body whose decision is final unless appealed; A = appeal authority; R = advisory body required to make recommendations.

Figure 11.51-1 Administrative Permit Process—CD Director (Deciding Authority)

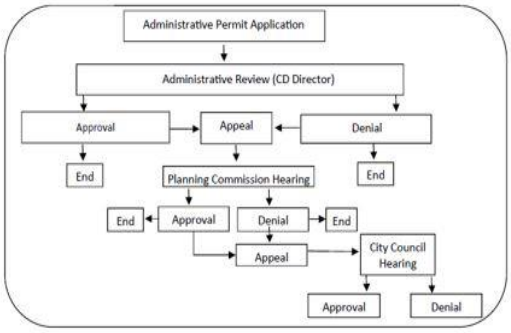
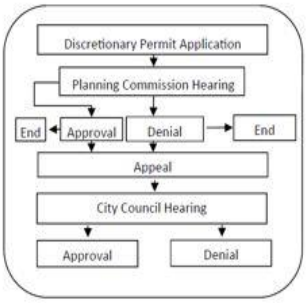
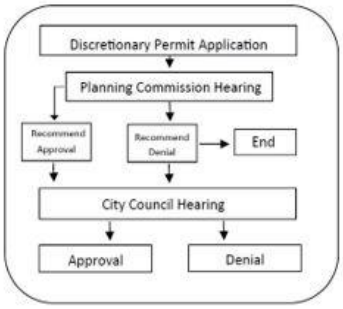


Figure 11.51-2 Discretionary Permit Process A—



Planning Commission (Deciding Authority)

Figure 11.51-3 Discretionary Permit Process B—



City Council (Deciding Authority)

Figure 11.51-4 Discretionary Permit Process C—



City Council (Deciding Authority)

(Ord. 2355 §§ 3—7, 12-11-18; Ord. 2323 § 1 Exh. A (part), 4-28-15)

11.51.040 Project and permit applications.

A. Consistent Applications. All applications for any action or appeal covered by this title shall be consistent with the application forms established by the city.

B. Application Signatures. Applications shall not be considered complete until signatures of the property owner(s) of record or designated representative are obtained. Representative signatures shall in no case infringe upon the free exercise of the powers vested in the city as represented by the planning commission and city council.

C. Concurrent Filing. Development project applicants requiring more than one application (e.g., zoning map amendment and CUP) shall file all related applications concurrently, with all application fees as required by Section 11.51.100, Fees, unless the concurrent filing requirements are waived by the director.

D. Record of Filing. All applications filed for zoning code actions shall be numbered consecutively in the order of their filing, and shall become a part of the permanent official record of the planning commission. Applications shall be attached to any related planning commission or city council files, along with all notices and actions, with certificates and affidavits of posting, mailing, or associated publications.

E. Review for Completeness. Applications will not be deemed complete until filing fee and required notarized signatures are received. The director shall review each application for completeness and accuracy, including completeness of the administrative plan review or discretionary plan review if required for the land use. Determination of completeness shall be based on the city's list of required application content as established by the planning commission in subsection (A) of this section. Additional information beyond the standard application may be required by the director based on the subject property and project parameters as applicable to the policies of this title.

F. Refiling Limitations. Substantially identical discretionary permits for projects, actions, applications, or amendments denied by the city, regardless of who the applicants are on either application, shall not be refiled within one year from the date of denial of any application, unless otherwise stipulated by this title.

(Ord. 2323 § 1 Exh. A (part), 4-28-15)

11.51.050 Administrative permits and approvals.

Applications in compliance with all applicable requirements of this title, where a discretionary action is not required, shall be processed by the planning division for administrative approval by the director.

A. Administrative Plan Review. Administrative plan review is an administrative review of a detailed site plan submitted by the applicant as part of the applicant's request for an administrative permit. The site plan must show, in detail, the manner in which the applicant proposes to develop the property in question. The planning division shall review that site plan for compatibility with all zoning code requirements and other applicable design features. Only those land uses noted in Table 11.21-3, 11.21-4 or 11.21-5 of the zoning code as requiring an administrative plan review in Chapter 11.21, Land Use Types, are required to submit such a site plan and application for an administrative permit as part of the permit application. The director and the planning division will not require or seek to impose restrictions or conditions on the manner in which the applicant will operate the site once it has been developed, but shall instead confine their analysis and response to the physical aspects of the proposed development. In conducting the administrative plan review and evaluating the site plan, the planning division and director may consider, without limitation, any and all of the following which the director deems relevant to the issue of whether or not to issue an administrative permit for the development as proposed by the site plan: (i) pedestrian and vehicular traffic circulation, both on the site and on adjacent streets and sidewalks; (ii) the number, location and configuration of parking spaces; (iii) building setbacks, building heights, and floor area ratios; (iv) landscaping; (v) types and location of exterior lighting; (vi) signage; (vii) the location and configuration of buildings and other improvements relative to uses of or improvements on adjacent properties; and (viii) any other design features. The fact that a site plan submitted by the applicant complies with minimum zoning code requirements for measurable items such as building setbacks, parking spaces and other objectively quantifiable design elements shall not automatically entitle the applicant to receive an administrative permit; the director may determine that greater setbacks, additional parking spaces, or other changes to the site plan above the minimum requirements established by the zoning code are necessary before the proposed development can be issued an administrative permit. The city council designated certain uses in Table 11.21-3, 11.21-4 or 11.21-5 as requiring an administrative permit due to the unique impacts of those uses, and the purpose of the administrative plan review is to allow the city to conduct an in-depth analysis of the site plan to confirm to the city's satisfaction that those impacts have been addressed by the applicant when designing the project.

B. Upper-Floor Uses. Upper-floor uses (containing note "2" in the land use table of the applicable zone) shall be processed through an administrative permit. Upper-floor uses shall not be permitted on the ground floor of the applicable zone, but are administratively permitted on the second story or any story above. Restriction to upper floors is intended to generate a pedestrian-oriented setting on the ground floor, with businesses generating less direct foot traffic on the upper floors.

C. Accessory Uses. Accessory uses, denoted as "A-U" in the land use table of the applicable zone, shall be processed through an administrative permit. Accessory uses shall be limited to a secondary use supportive of the primary permitted or conditionally permitted uses. Development or establishment of an accessory use shall not be permitted independently on a parcel as the primary use.

D. Temporary Use Permits. Temporary uses, as identified in Table 11.21-3, 11.21-4, or 11.21-5, as applicable to the zone, shall be processed through a temporary use permit consistent with Section 11.51.070, Temporary use permit.

E. Referrals to Higher Review Level. The Director may refer administrative decisions to the Planning Commission, depending on level of public concern anticipated for a matter.

(Ord. 2021-13-CC § 2, 12-14-21; Ord. 2323 § 1 Exh. A (part), 4-28-15)

11.51.060 Design review.

The regulations of this title are designed to permit flexibility to encourage creative design, elevate the character of the community, conserve open space, improve vehicular circulation and parking, maximize use of unique site features, and mitigate all potentially incompatible activities. Design review is an administrative permitting process designed to ensure that projects meet this purpose. Design review shall be required for a range of development projects, subject to the following regulations.

A. Projects Requiring Design Review. All the following shall require design review prior to applicable permit approvals:

1. All development and projects identified as requiring design review under other chapters of this title.

2. All parcels of land fifteen thousand square feet or larger.

3. Where two or more parcels are proposed to be consolidated for the development of a single project.

B. Review Authority. The director or designee shall have the authority to review applications for completeness and evaluate the project's consistency with the intent of this title.

C. Civic Building Design Review. Due to the community-wide need for civic buildings to reflect the civic and cultural characteristics of the community as distinct from commercial or residential characteristics of noncivic buildings, all civic buildings are exempt from Section 11.23.080, Guidelines for building frontage types. Civic buildings are subject to design review by the director, who will present a recommendation to the planning commission for its consideration and action.

(Ord. 2323 § 1 Exh. A (part), 4-28-15)

11.51.070 Temporary use permit.

The purpose of an administrative temporary use permit is to allow for short-term activities that warrant individual consideration and are acceptable because of their temporary, short-term nature.

A. Temporary Uses. The provisions of this section shall regulate all special events and temporary land uses as permitted by Table 11.21-3, 11.21-4, or 11.21-5, as applicable to the zone, or as determined by the director. Other temporary and seasonal uses under this section may include parking lot sales, one-day sales, public celebrations, organization- or interest-based festivals, and other temporary seasonal sales, including Christmas tree sales lots and pumpkin patches with affiliated facilities and trucks, outdoor farmer's markets, parking lot sales, and similar temporary uses. See subsection (B)(5) of this section, Parking Lot Sale Conditions, for specific conditions.

B. Mandatory Approval Conditions. A temporary use permit shall include all of the following approval conditions; other approval conditions specific to the temporary use may be added as deemed appropriate and necessary by the director.

1. The temporary use shall not be detrimental to the property or improvements in the surrounding area, or to the public health, safety, or general welfare.

2. The temporary use shall not be located within the public right-of-way or required setbacks unless specified within the temporary use permit as an additional approval condition.

3. Permanent alterations to the site are prohibited.

4. Limits on the maximum duration will be specified in the permit, and shall not exceed three days in a row, or ten working days in any calendar year.

5. Parking Lot Sale Conditions.

i. The location of the merchandise shall not impede pedestrian and/or vehicular traffic.

ii. The sale must be supervised by the vendor in charge of the sale.

iii. Applicant shall pay a parking lot sale application fee as set forth in the South Gate fee resolution, which shall be paid to and collected by the business license division. A fee waiver may be granted if the applicant is able to provide adequate proof of tax-exempt status.

C. Exempt Activities. The following activities, although temporary, shall be exempt from the standards of this section, and shall not require the issuance of a permit for the activity:

1. City-sponsored temporary activities and events conducted at City Hall.

2. On-site construction yards in conjunction with development projects.

3. Emergency public health and safety facilities and activities.

(Ord. 2323 § 1 Exh. A (part), 4-28-15)

11.51.080 Discretionary permits and approvals.

All applications for land uses not permitted by right within a zone shall require discretionary review of all project-related activities; see Table 11.51-1, Application and Review Authority, for application types. Applications that exceed the flexibility built into this title, as established in Table 11.30-1, Administrative Modifications, are considered inconsistent with this title and, therefore, may be approved, conditionally approved, or denied in the director's discretion. Approval of such projects is discretionary and may include conditions of approval to ensure performance and compatibility in compliance with the intent of this title.

A. Purpose. The purpose of a discretionary permit shall be as follows:

1. To ensure that compatibility of the proposed use with adjacent properties, land uses, and the general community is maintained.

2. To recognize and compensate for necessary land-use-related technology and equipment as related to the factors of noise, smoke, dust, fumes, vibration, odors, hazard, or public need.

B. Process. All discretionary permits shall be noticed and have hearings held consistent with Chapter 11.50, Administration.

C. Discretionary Plan Review. Discretionary plan review is a site plan review submitted as part of a permit application. The director shall evaluate the discretionary plan review and present a recommendation to the planning commission for its consideration and action. This provides an appropriate level of discretionary review of site plan, operation, and design features of specific land uses and development types in the context of a site plan. Only those land uses noted as requiring a discretionary plan review in Chapter 11.21, Land Use Types, are required to submit this as part of the permit application.

(Ord. 2323 § 1 Exh. A (part), 4-28-15)

11.51.090 Permit revocation.

A. Violation of Permit. A public hearing consistent with Chapter 11.50, Administration, shall be held for the consideration of a permit revocation. A permit or any associated conditions may be revoked or modified by the planning commission subject to any of the following grounds:

1. The permit or approval was obtained by fraud.

2. The property is not being used for the purpose which is the subject of the permit.

3. The use for which the approval was granted has ceased or has been suspended for one year or more.

4. The permit or conditions of the approval have been violated; exercised contrary to the terms of approval; or in violation of any statute, ordinance, law, or regulation.

5. The use for which the approval was granted was exercised in a manner detrimental to the public health or safety, or so as to constitute a public nuisance.

B. Permit Expiration. Any approval or permit granted by the city becomes null and void if the property is not being used for the approved or permitted purpose within one year from the date the approval or permit was issued, consistent with the provisions identified within Chapter 11.55, Nonconforming Uses and Buildings.

C. Existing Unexercised Permits. Any approval or permit granted within one year preceding the effective date of the ordinance codified in this title that has not made progress to fulfill the entitlements and bring the project to completion shall be considered null and void.

(Ord. 2323 § 1 Exh. A (part), 4-28-15)

11.51.100 Fees.

A. Filing Fees. All filing fees established by the city shall be paid upon the filing of an application, and such fees shall not be refundable. Applications shall not be deemed complete, and processing shall not commence on any application, until all required fees or deposits have been paid.

B. Recovery of Attorney's Fees. A prevailing party in any judicial action, administrative proceeding, or special proceeding to abate or to cause the abatement of a public nuisance, or in any appeal or other judicial action arising therefrom, may recover reasonable attorney's fees in accordance with the following subsections:

1. Attorney's fees are not recoverable by any person as a prevailing party unless the city manager, or a designee thereof, or an attorney for and on behalf of the city, elects in writing to seek recovery of the city attorney's fees at the initiation of that individual action

or proceeding. Failure to make such an election precludes any entitlement to, or award of, attorney's fees in favor of any person or the city.

2. The city is the prevailing party when an administrative or judicial determination is made or affirmed and a person is found to be responsible for one or more conditions or activities that constitute a public nuisance. A person is the prevailing party only when a final administrative or judicial determination completely absolves that person of responsibility for all conditions or activities that were alleged to constitute a public nuisance in that action or proceeding. An administrative or judicial determination that results in findings of responsibility or nonresponsibility on the part of a person for conditions or activities that were alleged in that action or proceeding to constitute a public nuisance shall, nevertheless, result in the city being the prevailing party.

3. Provided the city has made an election to seek attorney's fees, an award of attorney's fees to a person shall not exceed the amount of reasonable attorney's fees incurred by the person in that action or proceeding.

(Ord. 2323 § 1 Exh. A (part), 4-28-15)

Chapter 11.52
CONDITIONAL USE PERMIT

Sections:

11.52.010 Purpose and intent.
11.52.020 Applicability.
11.52.030 Required findings.

11.52.040 CUP process.

11.52.010 Purpose and intent.

The purpose of this chapter is to establish the application, review, and granting/denial procedures for a conditional use permit (CUP). Some uses may have a unique and distinct impact on the area in which they are located, or are capable of impacts to adjacent properties unless given special review and conditions. Additionally, the city recognizes the need for special consideration for technological processes and equipment that are necessary for the operation of certain land uses. The intent of a CUP is to reduce the detrimental effects of land uses on adjacent properties, compensate through conditions for specialized technology, and maintain a degree of compatibility between land uses throughout the city.

(Ord. 2323 § 1 Exh. A (part), 4-28-15)

11.52.020 Applicability.

Consistent with allowed land uses (Tables 11.21-3, 11.21-4, and 11.21-5), a CUP is required for certain uses by the permit requirements of the applicable zone. A CUP, and any modification(s) to a CUP, may only be approved by the planning commission or city council in accordance with applicable zone requirements and in compliance with this title.

A. Permit Discretion. The planning commission or city council may grant a CUP at its discretion. A CUP is not the automatic right of any applicant.

B. Land Applicability. A granted CUP is only applicable to the real property for which it is granted, and is nontransferable to another location.

(Ord. 2323 § 1 Exh. A (part), 4-28-15)

11.52.030 Required findings.

Before a CUP may be approved, the planning commission (or the city council on appeal) shall make all of the following findings, as applicable to the property:

A. Approval of the CUP is consistent with and will not adversely affect the intent and purpose of this title or the city's general plan.

B. The design and development of the land use and conditions of the CUP are compatible with the existing and future land uses of the applicable zone.

C. Approval of the CUP would not result in detrimental impacts to adjacent properties or to the character or function of the neighborhood.

(Ord. 2323 § 1 Exh. A (part), 4-28-15)

11.52.040 CUP process.

The procedure for the application and granting/denial of a CUP is illustrated in Figure 11.52-1, Conditional Use Permit (CUP) Process.

A. Application. An application for a CUP shall be accompanied by all such materials deemed necessary by the director to document the conditions or circumstances of the property and land use to fully evaluate the CUP consistent with the standards of this chapter. No hearing shall be scheduled or noticed until the application is deemed complete by the planning division.

B. Notice and Hearing. Upon submittal of a complete application, as deemed by the planning division, a planning commission hearing shall be scheduled and noticed, including notice to the property owner on record and nearby property owners, as provided for in Section 11.50.020, Public hearing notification.

C. Conditions and Limitations. A CUP may be granted upon such conditions and limitations and for such periods of time as the approving body deems to be reasonable and necessary or advisable under the circumstances so that the objectives of this title will be achieved.

D. Final Decision. The decision granting, modifying, or denying the CUP shall become final unless an appeal is filed, consistent with Table 11.51-1, Application and Review Authority. All other permit actions, including appeals, fees, effective dates, and revocation, shall be consistent with Chapter 11.50, Administration; Chapter 11.51, Permits and Procedures; and Chapter 11.56, Enforcement.

E. Permit Action. Review of and action regarding a CUP may result in approval and granting, conditional approval, disapproval, or remand to the director for applicant redesign with refiling privileges.

1. CUP findings and conditions shall be recorded and notification shall be sent consistent with Section 11.50.020, Public hearing notification. The decision shall include reasoning, valid zoning code section references, and any conditions and citations imposed on the permit by the approving body. Parameters and conditions of the CUP, as approved by the approving body, shall be considered development and performance standards applicable to the subject property.

F. Expiration of Conditional Use.

1. A conditional use shall expire and shall become void two years following the date on which the conditional use became effective, unless prior to the expiration of two years a building permit is issued and construction is commenced and diligently pursued toward completion, or a certificate of occupancy is issued.

2. A conditional use that has been granted, but not been exercised within two years may be renewed for three one-year time extensions only if an application stating reasons for renewal is filed prior to one-year after the effective date of the conditional use approval by the planning commission. In the event that the planning commission acts to approve a time extension for the conditional use permit, the planning commission may impose any reasonable conditions on the conditional use permit as a condition of the time extension, provided a modification to the conditional use permit is processed. In the event that such additional conditions are not acceptable to the applicant and/or owner, the planning commission shall deny the time extension request.

Formatted: Indent: Left: 0.5"

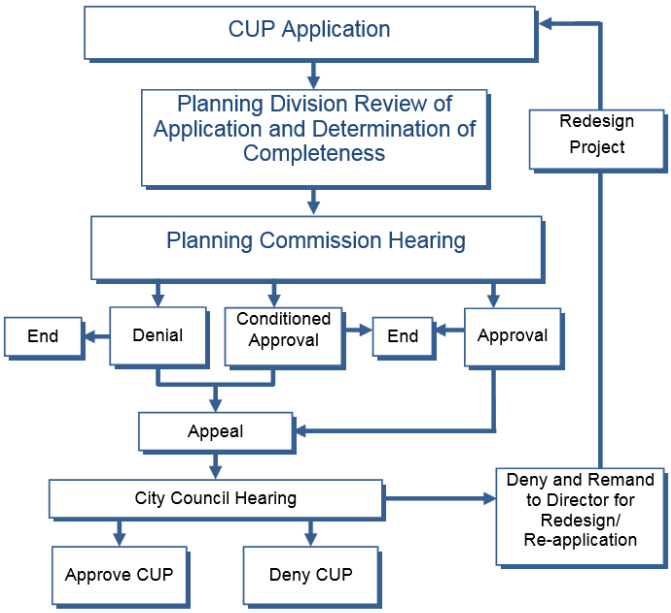
F. CUP Revocation. If the application or any conditions of the CUP violate this title or do not fulfill the intent of this title, the planning commission shall, following a public hearing, be authorized to take the following actions:

1. Revoke the CUP, revoke and reissue the CUP with new or modified conditions, or modify the conditions of the existing CUP as may be appropriate under the circumstances.

2. Impose, as a condition of the continuation, reinstatement, or reissuance of the CUP, a requirement that the permittee reimburse the city for all costs and expenses reasonably incurred in investigating, identifying, and documenting the violation, and in processing information concerning the violation for presentation to the planning commission, and, upon any appeal, to the city council.

3. A CUP shall be revocable if the exercise of rights granted by the CUP are discontinued for six consecutive months. The use subject to the CUP may not be resumed if the CUP is revoked; a new CUP, including processing and public notification, shall be required.

Figure 11.52-1 Conditional Use Permit (CUP) Process



Note: End = End of Process

(Ord. 2323 § 1 Exh. A (part), 4-28-15)

Chapter 12.02
GENERAL PROVISIONS

Sections:

12.02.010 Title.
12.02.020 Purposes of title.
12.02.030 Scope of title.
12.02.040 Duties of planning commission.

12.02.010 Title.

This title shall be known as the subdivision code of the city of South Gate, California.

(Ord. 1444 § 2 (part), 7-14-80)

12.02.020 Purposes of title.

(a) This title is enacted to establish procedures and requirements for the subdivision of real property within the city of South Gate.

(b) This title is enacted to insure the subdivision of real property within the city of South Gate consistent with the city of South Gate general plan and adopted elements thereof.

(Ord. 1444 § 2 (part), 7-14-80)

12.02.030 Scope of title.

(a) This title is supplemental to the Subdivision Map Act, as it exists or may be subsequently amended in Title 7, Division 2 of the Government Code, state of California, commencing with Section 66410.

(b) This title shall apply to all divisions of land hereafter made when said land is entirely or partially within the limits of the city of South Gate.

(c) This title shall govern in relation to all other ordinances of the city of South Gate and rules and regulations pursuant thereto. In the event of any inconsistency between the provisions of the municipal code, the most restrictive shall prevail.

(d) This title shall not apply to:

(1) The financing or leasing of apartments, offices, stores or similar space within apartment buildings, industrial buildings, commercial buildings, mobile home parks, or trailer parks;

(2) Mineral, oil or gas leases;

(3) Land dedicated for cemetery purposes under the Health and Safety Code of the state of California;

(4) A lot line adjustment between two or more adjacent parcels, where the land taken from one parcel is added to an adjacent parcel, and where a greater number of parcels than originally existed is not thereby created. Said lot line adjustment shall be approved by ~~resolution of the city planning commission~~ the City Engineer of the city of South Gate following the procedures established in Chapter 12.10.

(Ord. 1444 § 2 (part), 7-14-80)

12.02.040 Duties of planning commission.

The city planning commission of the city of South Gate is designated as the advisory agency, per Section 66415 of the Subdivision Map Act. The city planning commission is charged with the duty of making investigations and reports on the design and improvement of proposed divisions of land, the imposing of requirements or conditions thereon, and is authorized to approve, conditionally approve, or disapprove maps prepared and filed according to this title and the Subdivision Map Act. The city planning commission is further charged with the duty of recommending the nature and extent of improvements required to be installed in subdivisions if other than those for which standards have been adopted. Finally, the city planning commission is charged to transmit to the city council of the city of South Gate a resolution of its action taken on said maps.

(Ord. 1444 § 2 (part), 7-14-80)

Chapter 12.10
PROCEDURES

Sections:

12.10.010 General provisions.
12.10.020 Lot line adjustment.
12.10.030 Parcel map exemption.
12.10.040 Tentative parcel map.
12.10.050 Parcel map.
12.10.060 Tentative tract map.
12.10.065 Vesting tentative map.
12.10.070 Final map.
12.10.080 Ministerial approval of parcel map for an NL zone residential lot split.

12.10.010 General provisions.

(a) The procedures set forth in this chapter shall govern the preparation, filing, processing, approval, conditional approval, or modification of lot line adjustments, parcel map exemptions, tentative parcel maps, parcel maps, tentative tract maps, vesting tentative tract maps, and tract maps. (Ord. 1684 § 5, 1-13-86).

(b) The time limits specified in this chapter for reporting and acting on maps may be extended by mutual consent of the subdivider and the city planning commission or city council, depending upon the jurisdiction involved.

(Ord. 1684 § 5, 1-13-86: Ord. 1444 § 2 (pan), 7-14-80)

12.10.020 Lot line adjustment.

(a) A lot line adjustment shall be permitted between two or more adjacent parcels, where the land taken from one parcel is added to an adjacent parcel, and where a greater number of parcels than originally existed is not thereby created.

(b) Procedure for Lot Line Adjustment.

(1) The owners of the parcels shall submit a letter to the ~~secretary of the city planning commission~~City Engineer, requesting approval of a lot line adjustment. The letter shall include the legal description and street address of each parcel involved, the nature and extent of the proposed lot line adjustment, and the reason for requesting approval of the lot line adjustment.

(2) Accompanying the letter set forth in subsection (1), the owners of the parcels shall submit an original and twenty-five copies of a map of the proposed lot line adjustment. Each such map shall contain the following information: Lot Line Adjustment Number .... ; name(s) and address(es) of the owner(s) of the parcels; the name and address of the person who prepared the map; north point; scale; date of preparation; existing lot lines; proposed lot line(s); location and width of adjacent streets; legal description and street address of each parcel involved; existing and proposed dimensions of each parcel involved; and a table setting forth the area of each parcel before and after the proposed lot line adjustment. The original of said map shall be drawn on 8 1/2" by 13" ledger with a twenty-five percent cotton content of at least twenty-four-pound substance. Copies may be printed on commercially available machine copy paper.

(3) Accompanying the letter and maps set forth in subdivisions (1) and (2), the owners of the parcels shall pay to the city a fee of one hundred twenty-five dollars to cover processing of the proposed lot line adjustment. The ~~secretary of the city planning commission~~City Engineer shall issue a receipt therefor, identifying same as related to the number of the lot line adjustment application and the identification of the property involved for which such fee tendered. Such fee shall not be refundable in whole or in part.

(4) Within ten days of receipt of the letter and maps, the secretary of the ~~city planning commission~~City Engineer may transmit copies of the map to the city building department, city engineer, city police department, county of Los Angeles fire prevention bureau, county of Los Angeles community health services, county of Los Angeles flood control district, Cal Trans (if affected), and each utility company serving said parcels (gas, telephone, electric, and water), with a request that each report recommendations, if any, within ten days.

(5) Within ten days of receipt of the letter and maps, the secretary of the ~~city planning~~City Engineer ~~commission~~ shall provide notice of the proposed lot line adjustment to all adjacent property owners.

(6) Prior to the consideration by the City Engineer,~~city planning commission of the letter and map, and within twenty days following its filing, the secretary of~~ Tthe ~~city planning~~City Engineer ~~commission~~ shall make a report in writing ~~to the city planning commission as to any recommendation in connection with the letter and map. A~~and a copy thereof shall be sent to the owners of the parcels at least three working days prior ~~to the public meeting held to consider~~decision concerning the the letter and map.

~~(7) The city planning commission shall conduct a public meeting to consider the letter and map at its first regular meeting held not less than twenty days following the filing of the letter and map. All persons wishing to testify in support of or in opposition to the letter and map shall be given an opportunity to be heard.~~

(8) The ~~city planning commission~~City Engineer shall approve, conditionally approve, or deny the letter and map within fifty days following its filing. ~~The action of the commission shall be by resolution.~~

(9) The ~~secretary of the city planning commission~~City Engineer shall advise the owners of the parcels of the action of the commission on the day following their action~~. Further, the secretary~~ and shall advise the owners that the action of the City Engineer ~~commission~~ may be appealed to the city planning commission~~city council~~ of the city of South Gate.

(10) In the event that the owners of the parcels desire to appeal the action of the ~~city planning commission~~City Engineer, they shall file the appeal on a form provided for that purpose with the city clerk of the city of South Gate. The appeal shall be filed no later than ten days after the action of the ~~city planning commission~~City Engineer.

(11) Within ten days of receipt of the appeal, the city clerk shall provide notice of the appeal to all adjacent property owners. All persons wishing to testify in support of or in opposition to the appeal shall be given an opportunity to be heard.

(12) The city ~~council~~ planning commission shall conduct a public meeting to consider the appeal at its first regular meeting held not less than twenty days following the filing of the appeal.

(13) The planning commission ~~city council~~ shall sustain or deny the appeal. The action of the planning commission~~council~~ shall be by formal resolution.

(14) The ~~secretary of the city planning commission~~City Engineer shall permanently maintain a file for each lot line adjustment. The file shall contain a complete record of the adjustment, including copies of the application of the property owner(s), all action taken by the ~~city planning commission~~City Engineer, all pertinent correspondence, and excerpts of all pertinent commission and council minutes.

(Ord. 1444 § 2 (part), 7-14-80)

12.10.030 Parcel map exemption.

(a) A parcel map exemption shall be permitted when:

(1) The city planning commission determines that the procedure for parcel map is to be waived; and

(2) The city planning commission finds that the proposed division of land complies with all requirements set forth in Section 12.10.050; and

(3) The city planning commission finds that the proposed division of land complies with all requirements set forth in Title 11 (Zoning).

(b) Procedure for Parcel Map Exemption.

(1) The procedure for parcel map exemption shall be the same as that provided in Section 12.10.020(b) for lot line adjustment.

(2) In any case, where a parcel map is waived or exempted pursuant to this section, a tentative tract map or tentative parcel map may be required if determined to be necessary by the city planning commission.

(Ord. 1444 § 2 (part), 7-14-80)

12.10.040 Tentative parcel map.

(a) A property owner or subdivider desiring to utilize, split, sell or convey one or more lots so as to create not more than four lots may make application for a tentative parcel map or lot split approval by the city planning commission prior to preparation of a final parcel map.

(b) Procedure for Tentative Parcel Map.

(1) The property owner or agent shall make application for a tentative parcel map or lot split upon forms provided by the department of community development.

(2) Accompanying the application set forth in subdivision (1), the owner(s) of the parcels shall submit an original and twenty-five copies of a map of the proposed lot split. Each such map shall contain the following information: lot split application number ....., name(s) and address(es) of the owner(s) of the parcels; the name and address of the person who prepared the map; north point; scale; date of preparation; existing lot lines, proposed lot line(s); location and width of adjacent streets; legal description and street address of each parcel involved; existing and proposed dimensions of each parcel involved; and a table setting forth the area of each parcel before and after the proposed lot line adjustment. The original of the map shall be drawn on 81/2" by 13" ledger with a twenty-five percent cotton content of at least twenty-four-pound substance. Copies may be printed on commercially available machine copy paper.

(3) Accompanying the application and map set forth in subsections (1) and (2), the owner(s) of the parcels shall pay to the city a fee of one hundred fifty dollars to cover processing of the proposed preliminary parcel map. The secretary of the city planning commission shall issue a receipt therefor, identifying same as related to the number of the lot split application and the identification of the property involved for which such fee tendered. Such fee shall not be refundable in whole or in part. (Ord. 1444 § 1, 7-14-80).

(4) Within ten days of receipt of the letter and maps, the secretary of the city planning commission may transmit copies of the map to the city building department, city engineer, city police department, county of Los Angeles fire prevention bureau, county of Los Angeles community health services, county of Los Angeles flood control district, Cal Trans (if affected), and each utility company serving the parcels (gas, telephone, electric, and water), with a request that each report recommendations, if any, within ten days.

(5) Within ten days of receipt of the letter and maps, the secretary of the city planning commission shall provide notice of the proposed lot split to all adjacent property owners.

(6) Prior to the consideration by the city planning commission of the application and map, and within thirty days following its filing, the secretary of the city planning commission shall make a report in writing to the city planning commission as to any recommendation in connection with the application and map. A copy thereof shall be sent to the owner(s) of the parcels at least three working days prior to the public meeting held to consider the letter and map.

(7) The city planning commission shall conduct a public meeting to consider the application and map at its first regular meeting held not less than twenty days following

the filing of the letter and map. All persons wishing to testify in support of or in opposition to the application and map shall be given an opportunity to be heard.

(8) The city planning commission shall approve, conditionally approve, or deny the application and map within fifty days following its filing. The action of the commission shall be by resolution.

(9) The secretary of the city planning commission shall advise the owners of the parcels of the action of the commission on the day following their action. Further, the secretary shall advise the owners that the action of the commission may be appealed to the city council of the city of South Gate.

(10) In the event that the owners of the parcels desire to appeal the action of the city planning commission, they shall file the appeal on a form provided for that purpose with the city clerk of the city of South Gate. The appeal shall be filed no later than ten days after the action of the city planning commission.

(11) Within ten days of receipt of the appeal, the city clerk shall provide notice of the appeal to all adjacent property owners. All persons wishing to testify in support of or in opposition to the appeal shall be given an opportunity to be heard.

(12) The city council shall conduct a public meeting to consider the appeal at its first regular meeting held not less than twenty days following the filing of the appeal.

(13) The city council shall sustain or deny the appeal. The action of the council shall be by formal resolution.

(14) The secretary of the city planning commission shall permanently maintain a file for each tentative parcel map. The file shall contain a complete record of the lot split, including copies of the application of the property owner(s), all action taken by the city planning commission, all pertinent correspondence and excerpts of all pertinent planning commission and city council minutes.

(15) An approved or conditionally approved tentative parcel map(s) shall expire two years following the date of approval by the planning commission unless extended pursuant to Section 12.10.050(b)(9) of the chapter. (Ord. 1792 § 1, 3-13-89).

(Ord. 1792 § 1, 3-13-89; Ord. 1444 § 2 (part), 7-14-80)

12.10.050 Parcel map.

(a) A parcel map under the provisions of this title shall comply with all the provisions of Title 12 and with all the provisions of Sections 66477.1, 66477.2 and 66477.3 of the Government Code of the state of California relating to dedications and offers of dedication on tract maps,

shall apply to dedications and offers of dedication on parcel maps. When an owner or subdivider wishes to divide one or more parcels so as to produce not more than a total of four parcels, and does not wish to record a subdivision map as provided by state law and by other sections of this title, he shall record a parcel map.

(b) Procedure for Recording Parcel Map.

(1) An original and sixteen prints of a map showing the proposed division shall be filed with the secretary of the city planning commission. When such required maps are filed, the secretary of the city planning commission shall immediately forward one copy to the director of public works and one copy to the director of building with the request that they report recommendations, if any, to the city planning commission. One copy shall accompany the city planning commission's recommendations to the city council and one copy shall be permanently filed in the city planning commission's file.

(2) After reports are received from the director of public works and the director of building, or if such reports are not received within ten days, the city planning commission shall act to recommend approval, conditional approval, or disapproval of the map.

(3) The city planning commission shall consider the parcel map at its first regular meeting held not less than ten days following the filing of the map. Action on the parcel map shall be taken not later than thirty-five days following the meeting at which it was first considered. Within not to exceed ten days following the action by the city planning commission, the secretary of the commission shall transmit a copy of the map and the record pertaining to the action thereon to the city council and send a copy of the record of the action of the city planning commission to the owner or subdivider. A copy of such official action on a parcel map shall also be permanently affixed to the official file copy of such map in the records of the city planning commission.

(4) The city council shall consider the map and the report of the city planning commission thereon not later than its second regular meeting following the receipt of the report thereon from the city planning commission. The city council shall act to approve, conditionally approve, or disapprove the map not later than thirty-five days following the date of the meeting of the city council at which it was first considered.

(5) The city council shall report to the owner or subdivider and the city planning commission its action on the map not later than ten days following the meeting of the city council at which the action thereon was taken.

(6) Within ten days after the city council approves or conditionally approves the parcel map, the city engineer shall certify same and shall present the map to the county recorder for filing.

(7) After the parcel map has been recorded in the county recorder's office, the subdivider shall furnish one cloth print of such map to the city engineer.

(8) This chapter shall not apply to a division of a parcel of land by means of a conveyance to or from a public utility company or its wholly owned subsidiary; provided, that no more than two parcels are created by such division; and provided, the parcel not to be used by the public utility company conforms to minimum lot size and dimensions as established by Title 11.

(9) Prior to the one year expiration of the approved or conditionally approved final parcel map(s), the subdivider may, upon application to the planning commission, be granted an extension not to exceed an additional eighteen months. In the event the city planning commission denies a subdivider's application for extension, the subdivider may appeal to the city council.

(10) Any failure to record a final parcel map within the period prescribed by ordinance from the approval or conditional approval of the tentative parcel map or any extension thereof granted by the city planning commission, or the city council upon appeal, shall terminate all proceedings. Before a final parcel map may thereafter be recorded, a new tentative parcel map shall be submitted.

(Ord. 1444 § 2 (part), 7-14-80)

12.10.060 Tentative tract map.

(a) The subdivider shall confer with the city engineer and the secretary of the city planning commission before preparing the tentative tract map.

(1) The tentative tract map shall be prepared in accordance with the Subdivision Map Act and the provisions of this title, and shall be filed with the secretary of the city planning commission. Such filing should be prior to the completion of final surveys of streets and lots, and before commencing grading or construction work within the proposed subdivision. To assure to the city planning commission of all necessary information to be considered on a tentative tract map, the commission shall act only upon such material, together with required statements or other evidence as shall have been filed with the commission not less than twenty days prior to the date of the city planning commission meeting at which such matter is to be considered.

(2) Prior to the consideration by the city planning commission of a tentative tract map and within twenty days following its filing, the secretary of the city planning commission shall make a report in writing to the city planning commission as to any recommendation in connection with the tentative tract map and its bearing on particular functions and a copy thereof served on subdivider or action on such map by the city planning commission or city council.

(b) Procedure for Tentative Tract Map.

(1) The city planning commission shall conduct a public meeting to consider a tentative tract map at its first regular meeting held not less than twenty days following the filing of the map. All persons wishing to testify in support of or in opposition to the map shall be given an opportunity to be heard. Action on such tentative tract map in approving, conditionally approving, or disapproving shall be taken not later than fifty days following its filing. Within not to exceed ten days following the action by the city planning commission upon any tentative tract map, the secretary of the city planning commission shall transmit the tentative tract map and a copy of the record pertaining to the action thereon to the city council and a copy of the record thereon to the subdivider. A copy of such official action on a tentative tract map shall also be permanently affixed to the official file copy of such map in the records of the city planning commission.

(2) The city council shall act to approve, deny, or modify the city planning commission report and/or the tentative tract map within ten days, or at its next succeeding regular meeting after receipt of the report.

(3) The city council shall report its action thereon to the subdivider and to the city planning commission not later than ten days following the date of its action thereon.

(4) If no action is taken upon a tentative tract map by the city planning commission or city council within the time limits specified herein or any authorized extension hereof, the tentative tract map as filed shall be deemed to be approved, insofar as it complies with other applicable requirements of this chapter and the Subdivision Map Act, and it shall be the duty of the clerk of the legislative body to certify such approval.

(5) A fee shall be paid to the city in the following amounts to cover costs of checking each tentative tract map or maps, and the secretary of the city planning commission shall issue a receipt thereof as follows:

(a) Two hundred fifty dollars, plus one dollar per lot, for each subdivision other than a subdivision consolidating properties into one lot, or for a subdivision for the purpose of reversion to acreage.

(6) An approved or conditionally approved tentative tract map shall expire two years following the date of approval by the planning commission unless extend pursuant to Section 12.10.070(a)(1) of the chapter. (Ord. 1792 § 2, 3-13-89).

(Ord. 1792 § 2, 3-13-89; Ord. 1444 § 2 (part), 7-14-80)

12.10.065 Vesting tentative map.

A vesting tentative map shall be filed in the same form and have the same contents, accompanying data and reports and shall be processed in the same manner as set forth in this chapter for a tentative map except as hereinafter provided:

(a) At the time a vesting tentative map is filed, it shall have printed conspicuously on its face, the words "Vesting Tentative Map."

(b) At the time a vesting tentative map is filed, a subdivider shall also supply the following information:

(1) Building height, size, location and land use plans;

(2) Architectural theme plans;

(3) Landscape plans;

(4) Fire protection plans;

(5) Traffic circulation and parking plans;

(6) Water removal, flood control and grading plans.

(Ord. 1684 § 6, 1-13-86)

12.10.070 Final map.

(a) Procedure for filing a final map.

(1) Prior to the two years expiration of the approved or conditionally approved tentative map or vesting tentative map or maps, the subdivider may cause the subdivision or any part thereof, to be surveyed and a final map to be prepared in accordance with the tentative or vesting tentative map as approved. Upon application of the subdivider, an extension not to exceed an additional twenty-four months may be granted. In the event the city planning commission denies a subdivider's application for extension, the subdivider may appeal to the city council. (Ord. 1792 § 3, 3-13-89).

Statutory Reference: Government Code §66452.6, as amended by SB 9 (September 16, 2021)

(2) Any failure to record a final map within the period prescribed by ordinance from the approval or conditional approval of the tentative map, vesting tentative map or any extension thereof granted by the city planning commission or the city council upon appeal, shall terminate all proceedings. Before a final map may thereafter be recorded, a new tentative map or vesting tentative map shall be submitted.

(Ord. 2022-02-CC (Exh. A § 9), 3-8-22; Ord. 1792 § 3, 3-13-89; Ord. 1684 § 7, 1-13-86: Ord. 1444 § 2 (part), 7-14-80)

12.10.080 Ministerial approval of parcel map for an NL zone residential lot split.

A. In accordance with Government Code Section 66411.7, and notwithstanding anything to the contrary set forth in this chapter, a parcel map for a lot split in the NL zone shall be considered ministerially, without discretionary review or a hearing, if the city determines that the parcel map for that lot split meets all of the following requirements:

1. The parcel map subdivides an existing parcel to create no more than two new parcels of approximately equal lot area; provided, that one parcel shall not be smaller than forty percent of the lot area of the original parcel proposed for subdivision;

2. Both newly created parcels are no smaller than one thousand two hundred square feet;

3. The development is not located on a site that contains or is in farmland, wetlands, fire hazard zones, hazardous waste sites, earthquake fault zones, flood hazard areas, floodways, conservation plans, protected species habitat, or lands under a conservation easement, all as more particularly set forth in Government Code Sections 65913.4(a)(6)(B) through (K), inclusive;

4. The proposed lot split would not require demolition or alteration of housing which (a) is subject to a recorded covenant, ordinance or law that restricts rent levels to affordable persons and families of moderate, low or very low income, (b) is subject to any form of rent or price control through the city's valid exercise of its police power, (c) is on a parcel on which an owner of residential real property has exercised the owner's rights under Government Code Sections 7060 et seq. to withdraw accommodations from rent or lease within fifteen years before the date that the subdivider submits the application, or (d) has been occupied by a tenant in the last three years;

5. The parcel is not located within a historic district or property included on the State Historic Resources Inventory, or within a site that is designated or listed as a city or county landmark or historic property or district pursuant to a city or county ordinance; and

6. Neither the owner of the parcel being subdivided nor any person acting in concert with the owner has previously subdivided an adjacent parcel using a lot split as provided in this section.

B. An application for a parcel map for a lot split in the NL zone meeting all of the requirements of subsection A of this section shall be approved in accordance with the following requirements:

1. The application shall be approved or denied ministerially without discretionary review.

2. The application shall be approved only if it conforms to all applicable objective requirements of the Subdivision Map Act (commencing with Government Code Section 66410), except as otherwise expressly provided in this section.

3. The city shall not impose regulations that require dedications of rights-of-way or the construction of off-site improvements for the parcels being created as a condition of issuing a parcel map for a lot split pursuant to this section.

C. With respect to any subdivision pursuant to this section, the city may impose any objective zoning standards, objective subdivision standards, and objective design review standards (as those terms are defined in Government Code Section 66411.7(m)) that do not conflict with the provisions of this section. No such standards may be imposed which would have the effect of physically precluding the construction of two units on either of the resulting parcels or that would result in a unit size of less than eight hundred square feet. The city may require a setback of up to four feet from the side and rear lot lines, except that no setback shall be required for an existing structure or structure constructed in the same location and to the same dimensions as an existing structure; provided, however, that an application shall not be rejected solely because it proposes adjacent or connected structures; provided, that the structures meet building code safety standards and are sufficient to allow separate conveyance.

D. Notwithstanding subsection A of this section, the city may deny a proposed lot split if the building official makes a written finding, based upon a preponderance of the evidence, that the proposed housing development project would have a specific, adverse impact, as defined and determined in Government Code Section 65589.5(d)(2), upon public health and safety or the physical environment and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact.

E. In addition to any conditions established in accordance with this section, the city may require any of the following conditions when considering an application for a parcel map for a lot split in NL zone: (1) easements required for the provision of public services and facilities; (2) a requirement that the parcels have access to, provide access to, or adjoin the public right-of-way; (3) off-street parking up to one space per unit, except that the city shall not impose parking requirements in either of the following instances: (a) the parcel is located within one-half mile walking distance of either a major transit stop or high-quality transit corridor, as those terms are defined in Public Resources Code Sections 21064.3 and 21155(b); or (b) there is a car share vehicle located within one block of the parcel.

F. Any parcel created pursuant to this section shall be limited to residential uses.

G. An applicant for a lot split pursuant to this section shall be required, as a condition of approval, to sign an affidavit stating that the applicant intends to occupy one of the housing

units as the applicant's principal residence for a minimum of three years from the date of the approval of the lot split. Notwithstanding the foregoing, this subsection shall not apply to an applicant that is either (1) a "community land trust" as defined in Revenue and Taxation Code Section 402.1(a)(11)(C)(ii), or (2) a "qualified nonprofit corporation" as described in Revenue and Taxation Code Section 214.15.

H. Any rental of any unit created pursuant to this section shall be for a term longer than thirty consecutive days.

I. The city shall not require the correction of nonconforming zoning conditions as a condition for ministerial approval of a parcel map application for the creation of a lot split under this section.

J. Notwithstanding anything to the contrary set forth in this code, the city shall not permit more than two residential units (including without limitation a primary dwelling, accessory dwelling unit or junior accessory dwelling unit) on any parcel created by a lot split under this section.

K. The city shall include the number of applications for parcel maps for lot splits pursuant to this section in the city's annual housing element report as required by Government Code Section 65400(a)(2)(1).

(Ord. 2022-02-CC (Exh. A § 10), 3-8-22)

Statutory Reference: Government Code § 66411.7, as added by SB 9 (September 16, 2021).

Division VI. Definitions

Chapter 11.60
DEFINITIONS

11.60.250 "V" definitions.

Vehicle Fueling Station (Land Use). This land use is equivalent to the "gas station" addressed in the general plan. A commercial establishment primarily engaged in the retail sales of vehicle fuels, traditional and alternative fuel types (including electric-charging stations, ethanol, natural gas, propane, solar), lubricants, parts, and accessories. These uses include service stations with convenience stores and self-service auto washes, and facilities having service bays for vehicle service and repair as permitted by the applicable land use. The service and repair may include incidental maintenance and repair of automobiles and light trucks as permitted by the applicable land use, but shall not include maintenance and repair of large trucks, or body and fender work or automobile painting on any vehicles. Single, standalone alternative-fuel

charging units located in a parking lot or similar individual vehicle situation are not regulated by this land use.

"Vehicle fueling station, fleets" (land use) means a site where the primary activity is the retail sale and dispensing of vehicle fuels for nonpassenger vehicles. This use may be accessory to a primary industrial or public agency use or a primary use for the regular fueling of site-specific or general commercial fleet vehicles. It may include maintenance and service facilities conducted completely within an enclosed structure. For passenger vehicle fueling stations, see "Automotive, fueling station."

"Vehicle parking district" means a shared parking approach to allow grouping of parking facilities in strategically dispersed locations to encourage sustainable development and more economic use of properties, while also encouraging and accommodating pedestrian activity between businesses and destinations. The districts are intended to reduce and/or relieve individual properties of providing potentially duplicative parking throughout the identified area, dependent on need and impact (see Section 11.33.120, Park-once/parking districts, and the special requirements and overlay zones).

"Vehicle parts store" (land use) means a retailer specializing in automotive and motor vehicles accessories, lubricants, parts, and/or tires.

"Vehicle rentals" (land use) means any establishment providing for the rental of passenger or commercial automobiles or equipment, including storage and incidental maintenance, but excluding maintenance requiring pneumatic lifts.

Vehicle Sales (Land Use).

1. "New" means the retail sale or lease of automobiles, trucks, tractors, construction or agricultural equipment, mobile homes, and similar equipment, including storage and incidental maintenance and repair. This use includes the on-site storage and display of vehicle inventory. This use does not include uses that exclusively rent vehicles.

2. "Other" means the retail sale (new or used) or lease of boats, trailers, trucks, or other automotive vehicles or equipment (excluding heavy-duty equipment for commercial operations) not specifically stated under the "Automotive sales, new" land use. This use includes the on-site storage and display of vehicle inventory.

3. "Used" means the retail sale of previously owned or used automobiles, not directly from the manufacturer. Used automotive sales are not permitted on sites of less than one and one-half acres (sixty-five thousand three hundred forty square feet), are limited to one business operator/sales establishment per site, and cannot be located adjacent to an existing used automotive sales establishment.

Vehicle Services (Land Use).

1. "Limited repair" means any activity where automotive vehicles, including recreational vehicles, cars, trucks, or motorcycles, are serviced in a capacity limited to oil change, tune-up, tire installation, and similar maintenance activities limited to start and completion within one business day; all activities of longer duration are regulated under the "Vehicle services, repair/storage" land use.

2. "Repair/~~storage~~" means any activity where automotive vehicles, including recreational vehicles, cars, trucks, or motorcycles, are serviced, painted, ~~stored,~~ maintained, or repaired, or associated parts are installed into, on, or attached to these vehicles. These shall include oil change, tune-up, tire installation, brakes, engine overhaul/rebuilding, muffler installation, car washing and detail, and any other use deemed similar by the director. Vehicles storage shall be permitted only as an accessory use for more than fifteen (15) consecutive days to a lawfully established vehicle repair use and shall not constitute a principal use of the property. Outdoor vehicle storage shall be limited to the side and rear areas of a vehicle repair buildings.

3. "Washing/detailing" means any business, indoor or outdoor, providing machinery or staffing for the cleaning, washing, or detailing of vehicles as a primary use. Washing and detailing are permitted as an accessory use in conjunction with a primary automotive services repair use. This includes self-service auto washing facilities that include all appropriate utility connections and drainage.

"Vehicle towing/impounding" (land use) means an indoor or outdoor site used for temporary storage of vehicles that have been removed or impounded from public or private property at the direction of a police officer or judicial order as prescribed by law. This land use includes dispatch operations and the overnight parking of towing vehicles (tow trucks).

"Vehicle wrecking," a land use prohibited in the city of South Gate, means any dismantling or wrecking of used motor vehicles or trailers, or the storage, sale, or dumping of dismantled or wrecked vehicles or their parts.

"Vehicle wrecking yard" (land use), a land use prohibited in the city of South Gate, means any land or parcel on which dismantling or wrecking of used motor vehicles or trailers, or the storage, sale, or dumping of dismantled or wrecked vehicles or their parts, occurs.

(Ord. 2323 § 1 Exh. A (part), 4-28-15)

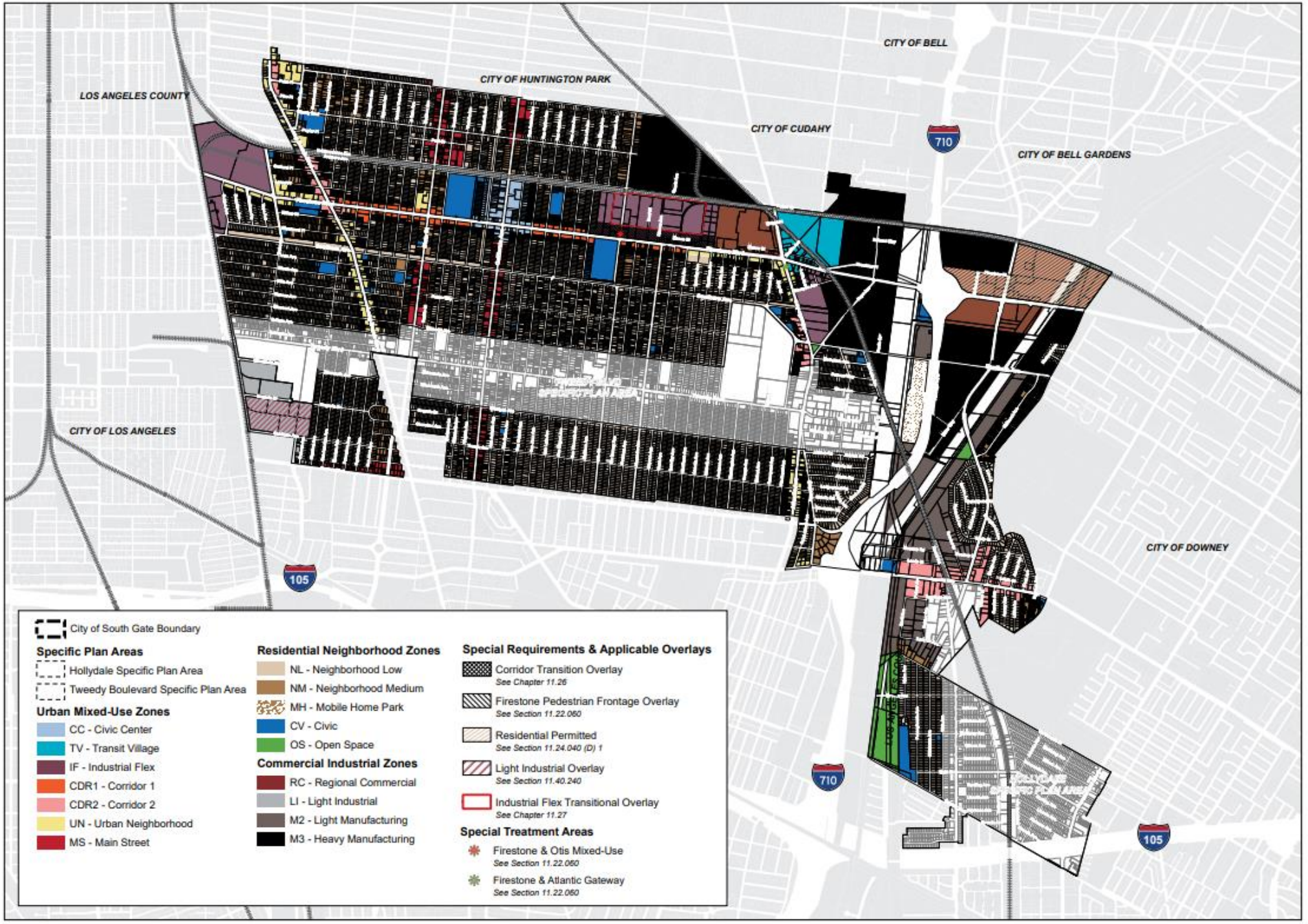
Attachment 2

Study Session – Proposed Amendment to the Zoning Code

Community Development Department
Planning Division

City of South Gate

March 17, 2026


CITY OF BELL
CITY OF HUNTINGTON PARK
LOS ANGELES COUNTY
CITY OF CUDAHY
710
CITY OF BELL GARDENS
CITY OF LOS ANGELES
CITY OF DOWNEY
105
710
105
City of South Gate Boundary
Specific Plan Areas
Hollydale Specific Plan Area
Tweedy Boulevard Specific Plan Area
Urban Mixed-Use Zones
CC - Civic Center
TV - Transit Village
IF - Industrial Flex
CDR1 - Corridor 1
CDR2 - Corridor 2
UN - Urban Neighborhood
MS - Main Street
Residential Neighborhood Zones
NL - Neighborhood Low
NM - Neighborhood Medium
MH - Mobile Home Park
CV - Civic
OS - Open Space
Commercial Industrial Zones
RC - Regional Commercial
LI - Light Industrial
M2 - Light Manufacturing
M3 - Heavy Manufacturing
Special Requirements & Applicable Overlays
Corridor Transition Overlay
See Chapter 11.26
Firestone Pedestrian Frontage Overlay
See Section 11.22.060
Residential Permitted
See Section 11.24.040 (D) 1
Light Industrial Overlay
See Section 11.40.240
Industrial Flex Transitional Overlay
See Chapter 11.27
Special Treatment Areas
Firestone & Otis Mixed-Use
See Section 11.22.060
Firestone & Atlantic Gateway
See Section 11.22.060

Chapter 11.50 - Administration

Chapter 11.21 Land Use Types

Table 11.21-4 - Commercial Industrial Zones Allowed Land Uses

- Cement Manufacturing allowed by CUP in M2, M3 zones.
- Recommend: Prohibit concrete and cement manufacturing in all zones.

Table 11.21-4 Commercial Industrial Zones Allowed Land Uses

Land Use Type	Zones				Additional Use Regulations
	RC	LI	M2	M3	
Building Materials Storage Yard (A-P) (3)	X (10)	X	P	P	
Caretaker Unit	X	P	P	P	11.24.060(J)(8)
Concrete or Cement Manufacturing	X	X	~~CUP~~ x	~~CUP~~ x	
Contractor Office and Services, Full	X	X	P	P	
Contractor Office and Services, Limited	X	P	P	P	
Digital Arts, Media, Film, Video, TV and Radio Production	X	P	P	P	
Drop Forge, Drop Hammer, Industrial Press	X	X	CUP	P	
Electrical Generating Plant/Peaker Plants (D)	X	CUP	P	P	
Food/Creamery Manufacture	X	CUP	P	P	
Food Processing	X	P	P	P	



Table 11.21-3 – Allowed Land Uses, Urban Mixed-Use Zones

- Laundromats currently not listed. Previously listed as a CUP in previous Code (pre-2015)
- Recommend: Allow Laundromats by CUP in Urban Mixed-Use Zones with a 500 ft separation requirement.

Table 11.21-3 Allowed Land Uses, Urban Mixed-Use Zones

Land Use Type	TV	IF	CC	CD R1	CD R2	UN	MS	Additional Use Regulations
E-Cigarettes/Vapor/Smoke Shops/Hookah	X	P	X	X	P	P	X	11.40.130
Laundromat	CUP	CUP	CUP	CUP	CUP	X	X	2,500 foot minimum separation from existing laundromats.

Table 11.21-4 - Commercial Industrial Zones Allowed Land Uses

- Storage as defined in vehicle services could be considered a primary use and therefore allowed by right in M2, M3 zones.
- Recommend: Prohibit vehicle storage as an independent use.

Table 11.21-4 Commercial Industrial Zones Allowed Land Uses

Land Use Type	Zones			
	RC	LI	M2	M3
Vehicle Services, Repair~~/Storage~~ (3)	X	X	P	P

2. "Repair/~~storage~~" means any activity where automotive vehicles, including recreational vehicles, cars, trucks, or motorcycles, are serviced, painted, ~~stored,~~ maintained, or repaired, or associated parts are installed into, on, or attached to these vehicles. These shall include oil change, tune-up, tire installation, brakes, engine overhaul/rebuilding, muffler installation, car washing and detail, and any other use deemed similar by the director. Vehicles storage shall be permitted only as an accessory use for more than fifteen (15) consecutive days to a lawfully established vehicle repair use and shall not constitute a principal use of the property. Outdoor vehicle storage shall be limited to the side and rear areas of a vehicle repair buildings.

Table 11.21-4 - Commercial Industrial Zones Allowed Land Uses

- Towing allowed by right in M2, M3 zones.
- Recommend: Require CUP for Towing Services instead of by right.

Table 11.21-4 Commercial Industrial Zones Allowed Land Uses

Land Use Type	Zones			
	RC	LI	M2	M3
Vehicle Services, Repair~~/Storage~~ (3)	X	X	P	P
Vehicle Services, Washing/Detailing	CUP	CUP	CUP	CUP
Vehicle Parts Store	P	P	CUP	CUP
Vehicle Towing/Impounding	X	X	~~P~~CUP	CUP~~P~~

Table 11.21-4 - Commercial Industrial Zones Allowed Land Uses

- Truck storage/terminals currently allowed by CUP in M2, M3 Zones.
- Recommend: Prohibit truck storage/terminals in all zones.
- Recommend: Identify that Parking Fleets not include truck storage.

Table 11.21-4 Commercial Industrial Zones Allowed Land Uses

Land Use Type	Zones			
	RC	LI	M2	M3
Transit/Transportation Equipment Storage	X	X	CUP	CUP
Technical/Scientific Laboratories	CUP	CUP	A-U	A-U
Truck Repair and Overhauling (3)	X	X	CUP	CUP
Truck Storage/Terminal (D)	X	X	~~CUP~~ X	~~CUP~~ X



Table 11.21-4 Commercial Industrial Zones Allowed Land Uses

Land Use Type	Zones				Additional Use Regulations
	RC	LI	M2	M3	
Machine Shop, Full	X	CUP	P	P	
Manufacturing, Light	X	P	P	P	
Manufacturing, Liquids/Chemical/Mineral	X	X	P	P	
Manufacturing, Fabrication/Welding	X	X	P	P	
Mini-Warehousing	X	X	CUP	CUP	
Outdoor Advertising Display	CUP	CUP	CUP	P	
Parcel Delivery Service	X	X	CUP	CUP	
Parking, Fleets	X	P	P	P	Does not include medium to heavy-duty trucks or delivery vans.

Table 11.21-4 - Commercial Industrial Zones Allowed Land Uses

- Storage facilities permitted in LI, M2 zones with a CUP and in the M3 zone as permitted by right.
- Recommend: Only permit storage facilities as an accessory use.
- Identify storage facilities permitted at 5949 and 5951 Firestone Boulevard only

Table 11.21-4 Commercial Industrial Zones Allowed Land Uses

	Zones			
Land Use Type	**RC**	**LI**	**M2**	**M3**
Production of Experimental Products	X	X	CUP	CUP
Pumping Plant/Pipe Line Booster	X	X	P	P
Punch Press	X	X	P	P
Storage Facilities (13)	X	~~CUP~~ A-U	~~CUP~~ A-U	A U ~~P~~

(11) Limited to maximum building area of fifteen thousand square feet and is not permitted along street frontage (would have to be a rear use).

(12) Indoor cultivation for personal consumption may be permitted per the regulations in Chapter 7.80.

(13) Storage facilities shall be permitted at the properties located at 5949 and 5951 Firestone Boulevard only.

11.23.070 Ground-floor retail and pedestrian-oriented uses

- Currently the transparency code is written as a guideline and not a standard
- Recommend:
  - change “should” to “shall”
  - Specify that ground floor windows shall not be opaque or tinted
  - Product displays shall not obscure visibility into the storefront

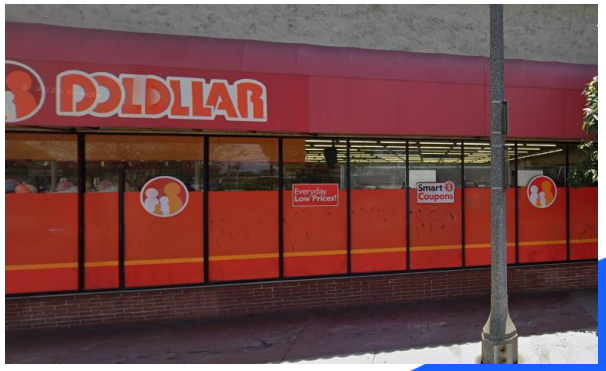
B. Transparency.

1. A minimum of sixty percent of the street-facing façades of pedestrian-oriented uses should be composed of clear non-reflective glass that allows views of the indoor spaces.

2. Interior blinds, drapes, posters, signage, and shelving for product displays visible from the public right-of-way shall~~ould~~ obscure no more than twenty-five percent of the transparent areas of each storefront. Ground-floor windows shall not be opaque or tinted. Product displays visible from the inside of the store shall not obscure visibility into the storefront from outside the building.

3. The maximum height of the bottom sill of required display windows should not exceed thirty inches above the adjacent sidewalk. The minimum head height for storefronts and windows at the ground floor should be eighty inches above the adjacent sidewalk.





Chapter 11.30 General Property Standards

11.30.070 Security Fencing

- Currently barbed wire is listed as prohibited in the LI, M2 or M3 zones
- Recommend:
  - Allow barbed wire in areas not visible from street view only by Director approval.

11.30.070 Security fencing.

Additional wall height and design features for security fencing may be permitted on a case-by-case basis. Where properties can show the permitted land use or adjacency condition of the property warrants additional security fencing in excess of the applicable zone development standards, the following standards shall apply:

A. All additional security fencing beyond six feet may be permitted up to a maximum of eight feet subject to an administrative plan review.

B. Security fencing may be permitted between residential uses along interior or rear property lines subject to an administrative plan review.

C. The property requesting security fencing shall have at least one of the following conditions:

1. Currently maintains or is applying for an industrial land use consistent with the land use permission of the applicable zone;

2. The property is adjacent to an existing LI, M2, or M3 zone property where security is a concern; and/or

3. The property is adjacent to a road, alley, or utility or easement where security is a concern.





Chapter 11.36 Signs – General Policies, Provisions and Procedures

11.36.050 Prohibited Signs

- Currently cabinet/box signs are not referenced in the Sign Ordinance.
- Recommend: prohibit cabinet signs except for logos

18. Helium-Filled Balloons. No large balloons or strings of balloons filled with helium or other lighter-than-air gas are permitted. Inflatable statuary signs, such as a hot air balloon, are strictly prohibited.

19. Cabinet, box, panel or exposed background sign types are prohibited; the only permitted sign elements are the individual logos.







11.36.050 Prohibited Signs

- Currently rooftop signs are prohibited
- Recommend: allow for rooftop signs for major shopping centers when visible from freeway and approved by the planning commission

15. Off-Premises Advertising Signs. Signs used to advertise the availability or sale of goods, property or services at locations other than the premises on which the sign is located are prohibited, except as allowed by this chapter.

16. Any sign not specifically authorized by this chapter is prohibited, unless authorized by specific approval of the director of community development or the city planning commission.

17. Rooftop signs, unless approved by the city planning commission as part of a sign program for a major shopping center visible from the 710 or 105 Freeway and determined to be of a superior architectural design.





11.36.050 Prohibited Signs

- Raceways signs are not defined in the Code.
- Recommend: prohibit exposed raceway signs.





11.36.090 Signs allowed by sign permit in commercial and manufacturing zone

- Currently no requirements for type of sign exist
- Recommend: require channel lettering, push-thru letters, cut-thru letters or halo-lit.

d. Type: Channel letters, push-thru letters, cut-thru, or halo-lit letters are required. Alternative compatible sign materials may be authorized as part of an approved sign program. Painted signs may be authorized when designed in a superior quality and approved by the director of community development.







11.36.090 Signs allowed by sign permit in commercial and manufacturing zone

- Freestanding or Ground sign
- Currently no requirements for type of freestanding signs
- Recommend: require freestanding signs to be of channel lettering, halo-lit or push-thru letters.

iii. Additional sign height may be approved as part of a planned sign design by the city planning commission as part of the sign theme.

d. Location. Shall not be located less than five feet inside the property line.

e. Type: Freestanding Monument Signs shall consist solely of channel, routed, halo-lit or push-thru letters. No monument sign shall display illumination through a translucent sign panel and illumination shall not extend beyond the perimeter of the individual letter or logo.

~~f~~e. Limitations. If the sign is double-faced, each side will be computed as part of the maximum allowable sign area. Ground signs shall be used for identification only and may give the name, address, and/or type of business service, or product provided. All signs shall be erected inside a landscape area or planter equal to the total area of the monument signs.

11.36.090 Signs allowed by sign permit in commercial and manufacturing zone

- Pole Signs
- Currently Pole signs
- Recommend: Prohibit pole signs to eliminate commercial clutter on commercial corridors.







11.40.250 Flag Poles in Nonresidential Zoning Districts

- No standards exist for flag poles citywide
- Recommend: Add standards for flag poles with a maximum height of 35 feet by administrative approval and oversized flag poles above 35 feet by city council approval on developed site of a minimum 10 acres.

Chapter 11.50 Administration

11.50.040 Appeals

Add as follows:

D. "Call-Up" Appeal Procedure. Not later than ten (10) days after the date on which the decision being appealed was rendered, the city council or planning commission may "call-up" an action and decide to hear it on appeal, if it is the next direct level of appeal for a particular matter. "Calling-up" an action for appeal shall not require an application from the applicant, but shall require the written direction of at least two members of the city council or planning commission, whichever is applicable. Upon receipt of such written direction, staff shall process the appeal in the same way as an applicant-filed appeal.

11.52.040 CUP Process

Recommend change:

- 2 year expiration - Set CUP expiration to 2 years following the date on which the conditional use became effective, unless prior to the expiration of 2 years a building permit is issued and construction is commenced and diligently pursued toward completion, or a certificate of occupancy is issued.
- Three 1-year time extensions - by planning commission approval. The Commission could amend conditions upon extension request.

8.12.070 Oversized vehicle parking regulations

- Oversized vehicles for towing or warehousing cause traffic issues on Rayo Avenue.
- Recommend: Prohibit these vehicles from stopping or queuing in active travel lanes for conducting business related activities.

12.02.020 Lot Line Adjustment

- Lot Line Adjustments require approval by the Planning Commission
- Recommend: Allow approval of Lot Line Adjustment by City Engineer with Planning Commission as appeal authority.
- City Engineer approval of LLA – Norwalk, Long Beach, Hawthorne, Lynwood, Paramount, Downey, Bell, Bellflower

Chapter 9.47 - MAINTENANCE AND REHABILITATION OF VACANT AND NEGLECTED BUILDINGS

Defines buildings or structures left vacant for more than 180 days as nuisances unless:

1. Subject to an active building permit for repair or rehab.
2. Is actively being offered for sale, lease or rent
3. Building is actively maintained and monitored including removal of perimeter security fencing and window boards, and maintaining the exterior free of junk, trash and debris.