

**ORDINANCE NO. 2004-10**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AMERICAN CANYON  
APPROVING ZONING ORDINANCE AMENDMENTS 03-02**

**WHEREAS**, pursuant to Section 65850 of the State Planning and Zoning Law, the City of American Canyon adopted a Zoning Ordinance in 1996 to regulate the use of buildings, structures, and land; the location, height, bulk, number of stories, and size of buildings and structure; the size and use of lots; and the intensity of land uses; and to establish requirements for off-street parking and loading and building setback lines; and,

**WHEREAS**, the Planning Commission initiated amendments to Title 19, Zoning Ordinance intended to restore omitted provisions, correct conflicting provisions, and implement the General Plan's Housing Element and state law regarding housing, among other goals; and,

**WHEREAS**, Zoning Ordinance Chapter 19.48 provides that the City Council may amend the Zoning Ordinance after the amendments are referred to the Planning Commission for review and recommendations; and,

**WHEREAS**, the Planning Commission adopted PC Resolution 2004-01 recommending approval of the subject amendments following duly-noticed public hearings on December 16, 2003 and January 22, 2004; and,

**WHEREAS**, the amendments are exempt from review under the California Environmental Quality Act per CEQA Guidelines Section 15061 (b)(3) because there is no possibility that the type and extent of the amendments proposed may have a significant effect on the environment; and,

**WHEREAS**, duly-noticed public hearings were held by the City Council on March 4, 2004, March 18, 2004, May 6, 2004 and July 1, 2004 for the proposed amendments, at which time all those in attendance were given the opportunity to speak; and,

**WHEREAS**, the City Council considered all of the written and oral testimony presented at the hearings in making its decision.

**NOW, THEREFORE, BE IT RESOLVED**, that the City Council does hereby find, based on the following evidence and as required by Zoning Ordinance Section 19.48.040 C, that:

1. *The amendments are consistent with the City of American Canyon General Plan.*

One of the subject Zoning Ordinance amendments will create incentives for moderate-income housing, consistent with the goals and policies of the Housing Element. No other General Plan goals and policies apply to the amendments

2. *The amendments are consistent with the purposes of this [Zoning] Title, as set forth in Chapter 19.01, Authority, Purposes, and Effects of the Zoning Ordinance.*

These amendments are consistent with the following objectives of the Zoning Ordinance as set forth in Section 19.01.030; furthermore, they do not conflict with any purposes or objectives of the Zoning Ordinance:

1. [not applicable]
2. To establish clear, understandable and applicable land use regulations and guidelines consistent with the City's police powers.
3. To provide implementing standards and procedures that will individually and collectively ensure consistency of development with the General Plan.

4. To foster a harmonious, convenient, and workable relationship among land uses.
5. To promote the stability of existing land uses that conform with the General Plan and to protect them from inharmonious influences and harmful intrusions.
6. To foster the provision of adequate off-street parking and off-street loading facilities.
7. To protect and enhance real property values.
8. [not applicable]
9. To safeguard and enhance the appearance of the City.
10. To ensure quality development, consistent with the General Plan's design and development principles, and an attractive and functional community appearance.

**NOW, THEREFORE, BE IT FURTHER RESOLVED** that the City Council of the City of American Canyon does hereby adopt Ordinance No. 2004-\_\_, based on the findings outlined herein, to amend the Zoning Ordinance as set forth in attached Exhibits 1 through 5, where additions are represented by underlining and deletions are represented by strikeouts.

**SECTION I. Effective Date**


This ordinance shall take effect thirty (30) days after its adoption.

**SECTION II. Severability**

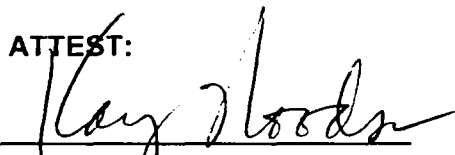
The provisions of this Ordinance shall be severable. If any portion is found to be unconstitutional, illegal or invalid, the remainder shall survive and remain effective and enforceable.

The foregoing Zoning Ordinance and Official Zoning Map Amendments were introduced and read at a regular meeting of the City Council of the City of American Canyon, State of California, held on the 1<sup>st</sup> day of July 2004, and was passed and adopted at a regular meeting of the City Council of the City of American Canyon, State of California, held on the 15th day of July 2004, by the following vote:

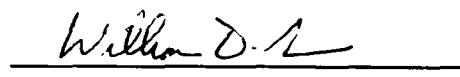
<b>AYES:</b>	<b>Luporini, Shaver, Anderson, Colcleaser, Garcia</b>
<b>NOES:</b>	<b>None</b>
<b>ABSTAIN:</b>	<b>None</b>
<b>ABSENT:</b>	<b>None</b>

  
 Lori Luporini, Mayor

**ATTEST:**

  
 Kay Woodson, City Clerk

**APPROVED AS TO FORM:**

  
 William D. Ross, City Attorney

## Exhibit 1

### **Revisions to Chapter 19.10, Residential Districts**

#### **19.10.100 Parking Requirements.**

Parking requirements for residential uses are contained in Chapter 19.21, Parking and Loading Standards.

~~The requirements of this Section shall apply to all new residential construction and any residential building proposed for alteration or additions except as provided herein. These requirements shall be considered minimum standards. The decision-making authority for a project may require more parking than is required when it finds that due to the characteristics of a project, the application of the above standards may lead to traffic congestion or parking violations in adjacent streets as well as unauthorized parking in nearby private lots. Fractional space requirements of .5 or more shall be counted as the next largest whole space.~~

#### ~~A. Number of Spaces Required.~~

- ~~1. For each single-family unit, either detached or attached in a condominium or similar project, there shall be at least two enclosed garage spaces.~~
- ~~2. In attached multi-family condominium projects, there shall be at least one guest parking space for each four units.~~
- ~~3. For each apartment unit with one or more bedrooms in a rental multi-family complex of two or more units, there shall be at least two covered parking spaces per unit, one of which must be an enclosed garage, the other may be a covered carport.~~
- ~~4. For each four units in a rental multi-family complex, there shall be at least one guest parking space.~~
- ~~5. For each studio unit in a multi-family rental complex, there shall be at least one covered parking space.~~

#### ~~B. Dimensional Requirements.~~

- ~~1. Required minimum two-car garages for single-family residences shall be 20 feet wide and 20 feet deep.~~
- ~~2. Each enclosed single garage space shall be a minimum of 10 feet wide by 20 feet deep.~~
- ~~3. Each carport space shall be a minimum of 10 feet wide and 20 feet deep.~~
- ~~4. The required clear height for garages and carports shall be no less than seven feet, six inches.~~

~~C. Parking Lot Entries. All parking lot or common parking area entries shall have the minimum widths specified in the City's Engineering Standards and Specifications.~~

~~D. Landscaping. Surface parking areas of ten or more spaces shall have a landscaped area equal to a minimum of 10% of the parking and circulation area.~~

~~E. Screening. Surface parking areas of ten or more spaces adjacent to a public or private street shall have a solid wall, opaque fence, berm, or compact evergreen hedge with a maximum height of 42 inches, measured from the finished surface of the parking area.~~

F. ~~Location of Parking Spaces.~~

1. ~~Required parking for single-family dwellings and secondary units shall be located on the same lot as the dwelling served, and shall not be located within a required front or street side setback area.~~
2. ~~Required parking for multifamily dwellings shall be located on the same lot as the dwelling served, or in the case of parking being located in a common area, not more than 150 feet from the dwelling served, and shall not be located within a required front or street side setback area.~~

G. ~~Tandem Parking.~~ Tandem parking may be allowed for single and two-family dwelling units when the tandem space is behind the covered space serving the same unit.

H. ~~Carports.~~ Any carport or open parking area for five or more cars serving a residential use shall be screened by a solid wall or fence six feet in height, except that the height of a wall or fence adjoining a required front yard or within a front yard setback, shall be not less than two feet or more than forty-two (42") inches.

I. ~~Garages.~~

1. ~~Garages shall provide adequate interior area for standard parking spaces.~~
2. ~~Garage door openings shall have a minimum height of seven feet and shall be covered by a solid or sectional overhead door which shall be constructed of wood, metal or fiberglass, and painted, stained or treated to be harmonious with the exterior of the residential structure.~~
3. ~~For all new construction or remodels and additions where a residence is required to be brought up to current Uniform Codes, all garage interior surfaces shall be finished with gypsum board or equivalent, nailed and taped in accordance with the minimum standards of the Uniform Building Code as adopted by the City. On walls or the ceiling where fire protection or fire rating is required, a minimum of 5/8" gypsum board or equivalent shall be used. On walls or ceilings where fire protection or fire rating is not required, a minimum of 1/2" gypsum board shall be used.~~
4. ~~For all garages and carports that may have been previously converted to a habitable space without securing Building Permits, the following conditions shall apply:~~
  - a. ~~Building Permits may be issued for the following cosmetic improvements without requiring any previously converted carports or garages to be updated to current Uniform Codes and inspected:~~
    - i. ~~A re-roof where no structural changes to the roof are required or proposed and where no chimneys or fireplace or heater vents penetrate the roof;~~
    - ii. ~~Changing windows and doors except in the converted area;~~
    - iii. ~~Interior remodels where no changes are proposed to the converted area or walls contiguous to the converted area.~~
  - b. ~~Building Permits may be issued for minor additions to existing rooms, interior and exterior remodel, re-roofing, upgrading windows and doors, and other similar improvements to an existing residence without requiring a previously converted garage or carport to be restored to its original use~~

~~and configuration so long as that portion of the building that was converted to another use without benefit or building permits or inspections is brought up to the standards of the Uniform Building Codes adopted by Ordinance of the City Council in effect at the time Building Permits are issued for the additional or new work.~~

- ~~7. Where a Building Permit is requested for the addition of one or more bedrooms or the addition of a second floor, the converted area shall be brought into compliance with the Uniform Codes in effect at the time of the Building Permits are issued, and a garage with space for two vehicles shall be provided. Where a two-car garage may not be constructed due to practical difficulties or unusual circumstances such as lot size, lot configuration, or topography, a Variance application may be submitted to the Planning Commission for consideration.~~

#### **19.10.050 Lot Area, Yard Setbacks, and Building Coverage Standards.**

##### **D. Parking in Required Front Yards:**

- ~~1. In front of any required garage there shall be a permanently surfaced area measuring no less than one foot greater in width on each side of the overhead door and no less than 20 feet in depth.~~
- ~~2. No vehicular parking shall be permitted in a required front yard in any Residential District except on an area permanently surfaced (with continuous surfacing to point of access from a public or private street) for parking by paving, gravel, brick, grasscrete, concrete pavers or similar materials. No more than 50% of the required front yard for lots with 60 feet or more of street frontage may be paved and used for vehicular parking. An increased percentage of paved area may be permitted by the Planning Director on lots with lesser frontage to allow up to a 30-foot wide driveway including flag lots where the entire flag access corridor may be paved.~~
- ~~3. Access to a parking space may only be from an approved driveway approach constructed to City Standards unless otherwise approved by the City Engineer. Handicapped access ramps in City sidewalks shall not be used for access to either a parking space in a front yard or access to a side or rear yard.~~

**Exhibit 2**

**Revisions to Chapter 19.11, Commercial Districts**

**Table 1**

**Permitted and Conditionally-Permitted Uses in CN and CC Districts**

Use Classification	Zoning District		Related Provisions
	CN	CC	
<u>Farm Employee Housing</u>	-	<u>C</u>	
Bank, Savings and Loan	P	P	
• <del>Drive-Up Service</del>	-	P	
• <del>Walk-Up Service</del>	P	P	
Eating and Drinking Establishments	P	P	
• <u>Adjacent to residential use or zoning district</u>	<u>C</u>	<u>C</u>	
Lodging Services	-	C P	
• <del>Bed and Breakfast</del>	-	C	
Restaurant	C	C	
• <del>Night Use</del>	C	C	
Restaurant, Take Out	C	C	
• <del>Night Use</del>	C	C	
Public Safety Facility	<u>C</u>	P	

**Table 2**

**Development Standards in CN and CC Districts**

Development Standard	Zoning District	
	CN	CC
Minimum width per lot	200 <u>100</u> feet	200 feet
<u>Maximum building coverage for stand-alone residential uses</u>	n/a	<u>50%</u>

Exhibit 3

**Revisions to Chapter 19.21 (Parking and Loading Standards)**

Sections:

- 19.21.010 Purpose
- 19.21.020 Applicability
- 19.21.030 Vehicle Parking Requirements
- 19.21.040 Loading Requirements
- 19.21.050 Bicycle Parking Requirements

**19.21.010 Purpose.** These regulations are intended to achieve the following:

- A. To provide parking and loading facilities in proportion to the needs generated by various types of land uses.
- B. To provide accessible, attractive, secure, properly-lighted, and well-maintained and screened off-street parking and loading facilities.
- C. To reduce traffic congestion and hazards.

**19.21.020 Applicability.**

- A. The requirements of this Chapter shall apply to the establishment, alteration, or change in any use or structure, except as provided herein. Parking required by this Chapter shall be provided at the time any building or structure is erected or enlarged, or a use is established, changed, or expanded. The word "use" shall mean both the type and intensity of the use.
- B. When a change in use or expansion in floor area within an existing development increases by 20 percent or more the amount of off-street parking or loading required by the previous use, parking or loading spaces shall be provided for the increased demand. The number of new spaces provided shall be in addition to the number existing prior to the change in use or enlargement, unless the pre-existing number is greater than the number required by this Chapter for the previous use, in which case the number in excess of the prescribed minimum may be deducted from the number required to be provided to serve the change in use or enlargement.

**19.21.030 Vehicle Parking Requirements.**

A. Number of Spaces Required.

- 1. Automobile parking spaces shall be provided in the number set forth in Table P-1. Fractional space requirements of .5 or more shall be counted as the next largest whole space. These requirements shall be considered minimum standards. The decision-making authority for a project may require more parking than is required by Table P-1 when it finds that due to the characteristics of a project, the application of the above standards may lead to traffic congestion or parking violations in adjacent streets as well as unauthorized parking in nearby private lots.
- 2. When two or more use are located in the same building or structure, or are within the same common development, the parking requirements shall be the sum of the separate requirements for each use, except as specifically provided in this Chapter.

**Table P-1  
Required Parking Spaces**

Type of Use	Number of Required Parking Spaces
<b>Residential Uses</b>	
Single-family residential; Two-family residential	2 covered spaces
Multi-family residential; Accessory unit	<u>Studio</u> : 1 covered space <u>1-bedroom unit</u> : 1 covered, plus .5 uncovered spaces <u>Unit with 2 or more bedrooms</u> : 1 covered space plus 1 uncovered space Plus 1 guest space per 4 units
Secondary unit	1 space (covered or uncovered)
Mobile home park	1 covered plus 1 uncovered space per unit, plus .5 guest spaces per unit
Senior citizen housing development	1 per 1.5 units
<b>Public and Quasi-Public Uses</b>	
Elementary school	2 per classroom, plus 1 per 5 fixed seats in an auditorium or per 50 square feet of non-fixed seating area
High school	5 per classroom, plus 1 per 5 fixed seats in an auditorium or per 50 square feet of non-fixed seating area
Pre-schools; day care centers	1 per staff member, plus 1 for each 10 children
<i>Additional parking or designated area for drop-off and pick-up of students for the above uses may be required</i>	
Religious assembly	1 per 4 fixed seats in the principal sanctuary, or 1 per 9 linear feet of fixed benches, or 1 per 50 square feet of non-fixed seating area
<b>Commercial Uses</b>	
Amusement center; nightclub; gaming	1 per 100 square feet of gross floor area
Bank; savings and loan	1 per 200 square feet of gross floor area in public areas (excluding vault), plus 1 per 300 square feet of gross floor area for general office uses
Bowling alley	5 per lane, plus requirements for any related commercial uses



Type of Use	Number of Required Parking Spaces
Car wash, full-serve	1 per 2 employees on the maximum shift, plus vehicle stacking area equal to 3 times the capacity of the enclosed washing operation
Car wash, self-serve	2 spaces for drying and cleaning purposes per stall, plus 2 reservoir spaces in front of each stall
Eating and drinking establishments, including those providing liquor consumption	1 per 100 square feet of gross floor area. A minimum of 5 spaces shall be provided for such use.
Funeral and interment services	1 per 4 fixed seats, or 1 per 9 linear feet of fixed benches, or 1 per 50 square feet of non-fixed seating area, whichever is greater
Game court	3 per court
Golf course	6 per hole, plus 1 per 50 square feet of gross floor area in any public meeting room plus 75% of the requirement for other associated uses
Health club; spa; dance studio	1 per 100 square feet of gross floor area accessible to members or clients, including any pool area
Health services	1 per 200 square feet of gross floor area
Liquor consumption, on-premise, as a primary use	1 per 100 square feet of gross floor area. A minimum of 5 spaces shall be provided for such use.
Lodging services	1 per guest room or unit, plus 1 per 10 rooms or units, plus 1 per 50 square feet of gross floor area in any public meeting room, plus 75% of the requirement for other associated uses
Long-term care facility	1 per 2 beds
Offices, business and professional	1 per 300 square feet of gross floor area
Personal services	1 per 200 square feet of gross floor area
Recreational vehicle park	1 per recreational vehicle site
Retail sales <ul style="list-style-type: none"> <li>• Retail sales, general</li> <li>• Retail sales, food</li> <li>• Bulky merchandise sales, including furniture, household appliances, and building materials</li> </ul>	1 per 300 square feet of gross floor area 1 per 250 square feet of gross floor area 1 per 500 square feet of gross floor area

• Vehicle/equipment sales; nursery	1 per 500 sq. ft. of gross floor area within any showroom, plus 1 per 1,000 sq. ft. of outdoor display or sales area for the first 10,000 square feet; then 1 per 5,000 sq. ft. of outdoor display or sales area thereafter
• Wholesaling, commercial	1 per 500 square feet of gross floor area
Self-storage facilities	1 per employee. A minimum of 5 spaces shall be provided for such use.
Service station	1 per pump island, plus 1 per service bay
Spectator entertainment; auditorium	1 per 4 fixed seats, or 1 per 9 linear feet of fixed benches, or 1 per 50 square feet of non-fixed seating area, whichever is greater
Vehicle repair	4 per repair stall
<b>Industrial Uses</b>	
Company-owned vehicles parked on premises	1 per truck, car or other vehicle
Manufacturing, processing, packaging, research, service	1 per 500 square feet of gross floor area
Research and development	1 per 300 square feet of gross floor area
Warehousing and storage	1 per 1,000 square feet of gross floor area for the first 20,000 square feet of space, plus 1 per each 2,000 square feet of gross floor area thereafter

*The above requirements for industrial uses may be increased, if necessary, to provide a minimum of 2 spaces per 3 employees on the 2 adjoining shifts having the largest number of employees.*

3. Requirements for uses not specifically listed herein shall be determined by the decision-making authority for a project, based upon the requirements for comparable uses and upon the particular characteristics of the use.
4. Handicapped parking shall be provided according to the latest standards established by the State of California.
5. No area may be utilized and counted both as a required parking space and a required loading space other than for company owned vehicles periodically stored for onsite loading.

**B. Shared Parking.**

1. The number of required parking spaces may be reduced for projects comprised of uses that generate parking needs primarily at different times, and that cooperatively establish and operate shared parking facilities.

2. Shared parking may be approved through a Conditional Use Permit for existing development. Where shared parking is proposed for new development as part of a Site Plan Review or Conditional Use Permit application, the request shall be processed concurrently with said applications. Nothing in this section shall preclude the reviewing authority from placing additional conditions to protect the health, safety and welfare of the residents of the City or to establish the number or percentage of parking spaces to be shared.
  3. Shared parking arrangements may only be approved if the following requirements are met:
    - a. The applicant has provided substantial evidence and documentation (including a description of all uses and operating characteristics) that a sufficient number of spaces are being provided to meet the parking demand of all participating uses at any given time of the day, week or year.
    - b. All shared parking spaces shall be located so as to be reasonably accessible to the uses they serve, and shall not be separated from such uses by any street, unless otherwise approved by the decision-making authority.
    - c. Reasonable pedestrian connections shall be provided from any shared parking spaces to all the uses that they serve.
    - d. Covenants, conditions and restrictions (CC&R's), deed restrictions or other agreements as may be required by the decision-making authority shall be executed and recorded, ensuring that required parking is provided and that the uses and operating characteristics of all participating uses are maintained.
- C. Accessory Dwelling Unit Parking. Parking spaces required for accessory dwelling units (i.e., dwelling units located in a commercial zoning district on the same site as a primary permitted or conditionally-permitted use) shall be specifically designated and reserved by posting, pavement marking and/or physical separation.
- D. Dimensional Requirements.
1. Minimum dimensions. Required minimum parking dimensions are indicated in Table P-3 and depicted in Figure P-1. Minimum dimensions shall not include any landscaped areas.

**Table P-3  
Minimum Parking Dimensions for Standard Stalls**

Parking Angle (PA)	Minimum Stall Dimensions			Minimum Aisle Widths (A)	
	Width (W)	Depth (D)	Length (L)	One-Way	Two-Way
Parallel	8'	n/a	22'	18'6"	20'
30 degrees	9'	16'	18'	12'	20'
45 degrees	9'	19'	18'	14'	20'
60 degrees	9'	20'	18'	20'	20'
90 degrees	9'	18'	18'	25'	25'

2. Compact spaces. Reduced dimensions of 8 feet in width and 16 feet in length (90 degree stalls) may be allowed for uncovered parking spaces for uses shown in Table P-4 that have at least 12 parking spaces. Compact spaces shall be clearly indicated by appropriate markings and signage.

**Table P-4  
Allowable Compact Parking**

<b>Project Type</b>	<b>Max. % Compact Spaces</b>
Multi-Family Residential	40%
Commercial	20%
Industrial - Employee parking	40%

3. Covered residential spaces. Required covered residential parking spaces shall have a minimum unobstructed length of 20 feet, width of 10 feet, and ceiling height of seven feet, six inches.

E. Garages.

1. Garage door openings shall have a minimum height of seven feet and shall be covered by a solid or sectional door which shall be constructed of wood, metal or fiberglass, and painted, stained or treated to be harmonious with the exterior of the residential structure.
2. In front of any required garage there shall be a permanently surfaced area measuring no less than one foot greater in width on each side of the overhead door and no less than 20 feet in depth.
3. For all new construction or remodels and additions where a residence is required to be brought up to current uniform codes, all garage interior surfaces shall be finished with gypsum board or equivalent, nailed and taped in accordance with the minimum standards of the Uniform Building Code as adopted by the City. On walls or the ceiling where fire protection or fire rating is required, a minimum of five-eighths-inch (5/8") gypsum board or equivalent shall be used. On walls or ceilings where fire protection or fire rating is not required, a minimum of one-half-inch (1/2") gypsum board shall be used.
4. For all garages and carports that may have been previously converted to a habitable space without securing building permits, the following conditions shall apply:
  - a. Building permits may be issued for the following cosmetic improvements without requiring any previously-converted carports or garages to be updated to current uniform codes and inspected:
    - i. A re-roof where no structural changes to the roof are required or proposed and where no chimneys or fireplace or heater vents penetrate the roof;
    - ii. Changing windows and doors except in the converted area;
    - iii. Interior remodels where no changes are proposed to the converted area or walls contiguous to the converted area.

b. Building permits may be issued for minor additions to existing rooms, interior and exterior remodels, and other similar improvements to an existing residence without requiring a previously-converted garage or carport to be restored to its original use and configuration so long as that portion of the building that was converted to another use without benefit of building permits or inspections is brought up to the standards of the Uniform Building Codes adopted by Ordinance of the City Council in effect at the time building permits are issued for the additional or new work.

c. Where a building permit is requested for the addition of one or more bedrooms or the addition of a second floor, the converted area shall be brought into compliance with the uniform codes in effect at the time the building permits are issued, and a garage with space for two vehicles shall be provided. Where a two-car garage may not be constructed due to practical difficulties or unusual circumstances such as lot size, lot configuration, or topography, a variance application may be submitted to the Planning Commission for consideration.

F. Striping.

1. Parking spaces in parking lots shall be clearly outlined with four-inch wide lines painted on the parking surface.
2. The restriping of any parking space or lot shall require the approval of a restriping plan by the Director.

G. Surfacing.

Parking spaces and maneuvering areas in parking lots shall be paved and permanently maintained with asphalt, concrete or other all-weather surfacing approved by the Director.

~~All parking lots shall be permanently surfaced and striped in accordance with the City's Engineering Standards and Specifications.~~

H. Access to Parking

1. Access to a parking space may only be from an approved driveway approach constructed to city standards unless otherwise approved by the City Engineer.\*
2. Handicapped access ramps in city sidewalks shall not be used for access to a parking space or access to a side or rear yard.

I. Curbing and Walkways

1. Continuous concrete curbing at least six inches high and six inches wide shall be provided at least three feet from any wall, fence, property line, walkway, or structures where parking and/or drive aisles are located adjacent thereto. Curbing may be left out at structure access points.
2. The clear width of a walkway that is adjacent to overhanging parked cars shall be at least four feet.
3. Individual wheel stops shall not be used.

J. Drainage. All required off-street parking areas shall be so designed that surface water will not drain over any sidewalk or adjacent property.

K. Landscaping.

1. Surface parking areas of ten or more spaces shall have a landscaped area equal to a minimum of 10% of the parking and circulation area.
2. Landscaped areas shall be distributed throughout the parking area as evenly as possible. In larger parking areas (two or more maneuvering aisles), interior landscaping shall be used to visually separate the parking area into small spaces. Parking row ends shall be protected by landscaped planters.
3. Landscaped areas shall have a minimum width of five feet.
4. A minimum of one tree shall be provided for every six parking spaces in a double-loaded layout, and one for every three spaces in a single-loaded layout. The trees shall be located so as to visually disrupt long rows of parked vehicles; trees may be clustered. Canopy-type trees should be used to provide a relatively consistent tree cover which will shade the pavement and vehicles.
5. A landscaped strip shall be provided adjacent to any public or private street wherever parking or circulation is generally or immediately located adjacent to such rights-of-way.
6. Defined pedestrian routes shall be incorporated into parking and landscaped areas.
7. Landscape areas shall be bordered by a concrete curb that has a minimum height and width of six inches. Landscaped planters within parking areas may be diamond-shaped in design.

L. Screening.

1. Where vehicles are to be parked immediately adjacent to a public or private street, a solid wall, opaque fence, berm, or compact evergreen hedge with a maximum height of 30 inches, measured from the finished surface of the parking area shall be provided.
2. Where a parking or loading area in a commercial or industrial district is located directly across a street or alley from a residential district, a solid wall, opaque fence, berm, or compact evergreen hedge not less than 6 feet in height shall be located on the property line.

M. Lighting.

1. Public parking areas designed to accommodate three or more vehicles shall have lighting facilities capable of providing sufficient illumination at every point of the parking area. A lighting study demonstrating that a minimum of one-foot candle will be maintained across the surface of the parking area may be required by the Planning Director.
2. Any parking area illumination, including security lighting shall be so arranged as to reflect away from adjoining properties and rights-of-way.

N. Location of Parking Spaces.

1. Except as otherwise set forth in the shared parking section of this chapter, parking spaces required by this Chapter within commercial and industrial zones shall be located on the same lot or parcel of land as the use they serve, and within 300 feet of the use they serve. Such distance shall be computed from the nearest point of a structure's public access to the nearest point of the parking

area. Required parking shall not be located in any required front or street side setback area.

2. Required parking for single-family dwellings and secondary units shall be located on the same lot as the dwelling served, and shall not be located within a required front or street side setback area.
  3. No vehicular parking shall be permitted in a required front yard in any Residential District except on an area permanently surfaced (with continuous surfacing to point of access from a public or private street) for parking by paving, gravel, brick, grasscrete, concrete pavers or similar materials.
  4. No more than 50% of the required front yard for lots with 60 feet or more of street frontage may be paved and used for vehicular parking. An increased percentage of paved area may be permitted by the Planning Director on lots with lesser frontage to allow up to a 30-foot wide driveway including flag lots where the entire flag access corridor may be paved.
  5. Required parking for multi-family dwellings shall be located on the same lot as the dwelling served, or in the case of parking being located in a common area, not more than 150 feet from the dwelling served, and shall not be located within a required front or street side setback area.
  6. Tandem parking may be allowed for single- and two-family dwelling units when the tandem space is behind the covered space serving the same unit.
  7. Parking shall be designed so that all maneuvering may occur on-site and that all vehicles may enter an abutting street in a forward direction. The Director may approve exceptions for residential projects.
  8. No space in a parking lot shall be located so that a vehicle must maneuver within 20 feet of a vehicular entrance, measured from the property line.
- O. Maintenance. All required parking facilities, including surfacing and striping, shall be permanently maintained in good condition, free of litter and debris.

**19.21.040 Loading Requirements.**

- A. Number Required. Loading spaces shall be provided according to Table P-5 for the specified uses. The decision-making authority may require more loading spaces than are required by Table P-5 to insure that a sufficient off-street loading area will be provided to accommodate routine operations in a safe and convenient manner. Required loading spaces shall be designated as such and restricted to such use.

**Table P-5 Required Loading Spaces**

<b>Use</b>	<b>Gross Floor Area</b>	<b>Min. Loading Spaces</b>
Commercial (non-office)	<5,000 sq. ft.	None
	5,000 - 20,000 sq. ft.	One
Office	<20,000 sq. ft.	None
	20,000 - 40,000 sq. ft.	One
Manufacturing, wholesale, warehousing, industrial	<20,000 sq. ft.	One
All of the above uses	Each additional 20,000 sq. ft.	One additional space

B. Minimum Dimensions. Each loading space shall have an unobstructed minimum dimension of 12 feet in width, 45 feet in length, and 14 feet in height. Larger spaces may be required by the decision-making authority to ensure that a sufficient off-street loading and unloading area will be provided to accommodate routine delivery or shipment operations in a safe and convenient manner.

C. Location of Loading Spaces.

1. Loading spaces required by this Chapter shall be located immediately adjacent to the exterior wall of the building they serve or within the building.
2. Loading spaces shall not be located in any required front or side yard.
3. The location of loading spaces should minimize potential impacts on adjacent uses.
4. Loading spaces should be so located and designed that trucks shall not be required to back into a public street for ingress or egress. Truck maneuvering areas should be provided on-site where necessary to comply with this requirement.
5. Loading spaces should be concealed from off-site view to the maximum extent feasible.
6. Where a loading area in a commercial or industrial district is located directly across a street or alley from a residential district, a solid wall, opaque fence, or compact evergreen hedge not less than 6 feet in height shall be located on the property line.

**19.21.050 Bicycle Parking Requirements.**

A. Bicycle parking shall be provided in commercial and employment areas according to Table P-6.

**Table P-6  
Required Bicycle Parking**

<b>Total Automobile Parking Spaces</b>	<b>Minimum Number of Bicycle Spaces</b>	<b>Total Automobile Parking Spaces</b>	<b>Minimum Number of Bicycle Spaces</b>
1 - 4	0	75 - 99	6
5 - 14	1	100 - 199	7
14 - 29	2	200 - 299	8
30 - 44	3	300 - 399	9
45 - 59	4	400 and greater	10
60 - 74	5		

- B. Bicycle parking should be located in highly-visible locations and should be lockable.
- C. The bicycle parking requirement may be phased for parking areas containing 60 or greater spaces depending on accessibility of the area to bicycle routes.



Exhibit 4

**Revisions to Chapter 19.27, Housing Incentives**

Sections:

19.27.070 Incentives for Moderate-Income Units

**19.27.030 State Density Bonus Program.**

This Section is intended to provide incentives for the production of housing for certain groups in accordance with Sections 65915 and 65917 of the California Government Code.

- A. Applicability. The provisions of this Section shall apply to a housing development whose applicant or developer agrees to provide the following:
  - 4. At least 20 percent of the total dwelling units in a condominium project as defined in subdivision (f) of Section 1351 of the Civil Code, for persons and families of moderate income.

**19.27.070 Incentives for Moderate-Income Units.**

- A. Applicability. The provisions of this section shall apply to a residential project in which a minimum of 25 percent of its units will be sold or rented at prices or rents affordable to moderate-income households ("target units").
- B. Allowable Incentives. When a developer agrees to construct a qualifying project as defined by Subsection (A.), at least one of the following incentives shall be granted, if requested by the developer, provided the findings outlined in Subsection 19.27.080 E are satisfied. Such incentive(s) shall be subject to approval by the City Council.
  - 1. Modifications to Zoning Ordinance development standards such as, but not limited to, minimum area per lot, minimum width per lot, minimum depth per lot, minimum separation between buildings, minimum yards, maximum building coverage, and parking requirements for some or all of the project's units.
  - 2. Direct financial aid (Housing Fund money, Community Development Block Grant Funding) in the form of a loan or a grant to subsidize or provide low-interest financing for on- or off-site improvements, land or construction costs.
  - 3. Other incentives proposed by the developer or the City which result in identifiable cost reductions.
- C. Continued Affordability. Target units shall remain restricted and affordable to moderate-income households for a period of 30 years (or a longer period of time if required by the construction or mortgage financing assistance program, mortgage insurance programs, or rental subsidy program).
- D. Determination of Affordable Rents and Sales Prices. In determining the maximum affordable rent or affordable sales price of target units, the following household and unit size assumptions shall be used, unless the housing development is subject to different assumptions imposed by other governmental regulations:

<u>SRO (residential hotel) unit</u>	<u>75% of 1 person</u>
<u>0 bedroom (studio)</u>	<u>1 person</u>
<u>1 bedroom</u>	<u>2 person</u>
<u>2 bedroom</u>	<u>3 person</u>

<u>3 bedroom</u>	<u>4 person</u>
<u>4 bedroom</u>	<u>6 person</u>

E. Housing Agreement. Execution of a housing agreement pursuant to Section 19.27.090 shall be made a condition of the discretionary planning approval(s) (e.g., subdivision map, design review, conditional use permit) for a housing development receiving one or more incentives pursuant to this Section.

**19.27.080 Housing Incentives Review and Approval.**

A. Conditional Use Permit.

2. The conditional use permit may be applied for in conjunction with a project's application for any discretionary planning approvals ~~an application for development plan or specific plan approval~~, and reviewed and approved in conjunction with the review and approval of such plans.

D. Supplemental Information – Moderate-Income Housing Incentives.

1. An entitlement application for a project that seeks the approval of incentives for moderate-income units shall be accompanied by a written request for the specific incentive(s) sought and the following supporting information sufficient to demonstrate that any requested incentive is necessary to make the affordable units economically feasible and set prices or rents at qualifying levels:
  - a. A development pro forma with the capital costs, operating expenses, return on investment, revenues, loan-to-value ratio and the debt-coverage ratio including the contribution provided by any applicable subsidy programs, and the economic effect created by the 30-year use and income restrictions of the affordable housing units.
  - b. An analysis indicating the value of the requested incentive(s).
2. Determination of the completeness and accuracy of the financial information submitted in support of a request for an incentive and evaluation of this information shall be made by the City, or by a third party agreed to jointly by the City and the developer.

E. Required Findings - Moderate-Income Housing Incentives.

The following findings shall be made in approving one or more incentives for moderate-income housing pursuant to Section 19.27.070:

1. The incentive is required in order to make the affordable housing units economically feasible or to set price or rents at qualifying levels for moderate-income households.
2. If modifications to development standards are granted, the resulting living environment will provide reasonable private open spaces, sufficient separations between buildings to provide light and air, and adequate parking.

Exhibit 5

**Table 2  
Development Standards for the Industrial Districts**

<b>Development Standard</b>	<b>LI</b>	<b>GI</b>
<b>Minimum Area Per Lot</b>	20,000 square feet	40,000 square feet
<b>Minimum Width Per Lot</b>	<del>200</del> <u>100</u> feet	<del>300</del> <u>150</u> feet
<b>Minimum Depth Per Lot</b>	100 feet	150 feet
<b>Minimum Front Yard</b>	20 feet	20 feet
<b>Minimum Side Yard</b>		
One-story	5 feet	10 feet
Two-story	10 feet	10 feet
Street side of corner lot	15 feet	15 feet
<b>Minimum Rear Yard</b>	10 feet	10 feet
<b>Minimum Setback From Hwy 29</b>	40 feet 50 feet average	40 feet 50 feet average
<b>Minimum Setback From Arterial</b>	30 feet	30 feet
<b>Maximum Floor Area Ratio</b>		
Labor-intensive uses	50%	50%
Low-labor uses	70%	70%
<b>Maximum Number of Stories</b>	3	3
<b>Maximum Building Height</b>	40 feet	40 feet