

existing buildings for determining if existing building on adjacent lots exceed thirty (30) feet.

- D. Projects utilizing criteria under Section 17.42.100(B) – ~~State Affordable Housing - Density Bonus and incentive program~~ – may exceed the height limit per designated criteria.

17.16.100 Building Design Guidelines

All new development shall be subject to Section 17.42.250.

Chapter 17.20 R-P Residential Professional

17.20.100 Building and Design Guidelines

All new development shall be subject to Section 17.42.250.

Chapter 17.26 C1, C2 and C3 Commercial Zones

17.26.020 Specific purposes.

- A. In addition to the general purposes listed in Chapter 17.02 the specific purposes of the commercial zones are to:

1. Provide appropriately located areas consistent with the general plan for a full range of office, retail commercial, and service commercial uses needed by residents of, and visitors to, the city and region;
2. Strengthen the city's economic base, and also protect small businesses that serve city residents;
3. Create suitable environments for various types of commercial and compatible residential uses, and protect them from the adverse effects of inharmonious uses;
4. Minimize the impact of commercial development on adjacent residential districts;
5. Ensure that the appearance and effects of commercial building and uses are harmonious with the character of the area in which they are located;
6. Ensure the provision of adequate off-street parking and loading facilities;
7. Provide sites for public and semi-public uses needed to complement commercial development or compatible with a commercial environment;

- B. The additional purposes of each zone are as follows:

1. C-1 Neighborhood Commercial Zone. To provide sites for a mix of small local businesses appropriate for, and serving the daily needs of nearby residential neighborhoods; while establishing land use regulations that prevent significant adverse effects on abutting residential uses.
2. C-2 Downtown Commercial Zone. To provide opportunities for a limited pedestrian-oriented range of office, retail, and service commercial uses specifically appropriate for the scale and character of the downtown, along with mixed-use opportunities including residential development, to form a resident

- c. For sites on the Sites Inventory with a capacity of 1 or 2 units
 - 1. Projects constructing to minimum density and consisting of ~~1~~ affordable unit (very low, low, or moderate) s in the Housing Element assigned income category are exempt from the fee.
 - 2. Other projects are subject to the fee.
- B. The fee amounts for the Land Value Recapture Program for Affordable Housing shall be set by City Council resolution.

17.39.060 Short term vacation rentals prohibited.

For any unit constructed on a (--HE) site after [date of Housing Element certification], it shall be unlawful for any person to offer or make available for rent or to rent (by way of a rental agreement, lease, license or any other means, whether oral or written) for compensation or consideration a residential dwelling, a dwelling unit or a room in a dwelling for less than thirty (30) consecutive days. It shall be unlawful for any person to occupy a residential dwelling, a dwelling unit or a room in a dwelling for less than thirty (30) consecutive days pursuant to a rental agreement, lease, license or any other means, whether oral or written, for compensation or consideration. All developments must be accompanied by a restrictive covenant prohibiting short term vacation rentals.

17.40.010 General Intent and purpose.

The lists of conditions found within this chapter for various uses are intended to be standard conditions imposed on all such proposed uses as specified. These conditions are not intended to be the only conditions imposed, and each specific use noted may have additional conditions imposed by the ~~planning commission and/or city council~~ decision-making body.

Any additional conditions may be based on criteria found within this article for all uses requiring a conditional use permit and/or factors related to the specific use and location.

~~17.40.020 General criteria for all uses.~~ [Moved to 17.56.020]

~~In considering the granting of any conditional use permit for any use, the following criteria for granting said permit shall be considered:~~

- ~~A. Distance from existing residential uses;~~
- ~~B. The amount of existing or proposed off-street parking facilities, and its distance from the proposed use;~~
- ~~C. Location of and distance to churches, schools, hospitals and public playgrounds;~~
- ~~D. The combination of uses proposed;~~
- ~~E. Precautions taken by the owner or operator of the proposed establishment to assure the compatibility of the use with surrounding uses;~~
- ~~F. The relationship of the proposed business-generated traffic volume and the size of streets serving the area;~~
- ~~G. The proposed exterior signs and decor, and the compatibility thereof with existing establishments in the area;~~

shall be limited where appropriate so that residents are not exposed to offensive noise or activity.

2. Security: ~~Separate and secured entrances~~ Entrances for residences shall be separate from non-residential uses and be independently—directly accessible to ~~pedestrians sidewalk or walkway~~ and parking areas.
3. Lighting: Outdoor lighting and lighting for signs associated with commercial uses designed so as not to adversely impact residences. No flashing, blinking or high intensity lighting. Adequate lighting to illuminate parking areas and corridors to access parking and public sidewalk. Lighting for signs may only be illuminated during business hours.
- E. Signs. Signs shall be limited to the commercial ~~space building~~ frontage pursuant to the requirements of Chapter 17.50.
- F. ~~Limitation on~~ Allowed Commercial Uses. Permitted commercial uses within a mixed use development shall be as permitted in the underlying commercial zone with the following exceptions which shall not be permitted:
 1. Late-night restaurants and bars;
 2. Laundry and dry-cleaning businesses;
 3. Parking lots and/or structures.
- G. Limitations on hours of operation. The hours of operation for any commercial use shall be limited to 8:00 a.m. to 10:00 p.m.
- H. Parking and Transportation Storage
 1. Vehicle parking shall be in accordance with Chapter 17.44.
 - a. Reduced vehicle parking may be planned in accordance with Section 17.44.210 Parking Plans. Application fees for Parking Plans that accompany a development for affordable housing may be waived; all other application fees apply.
 2. Bicycle Parking Standards.
 - a. Spaces Required.
 1. Residential Uses. A minimum of one bicycle parking space shall be provided for every five units for Residential, Group Residential, and Single Room Occupancy.
 2. Other Uses. Any establishment with 25 or more full time equivalent employees shall provide bicycle parking at a minimum ratio of one space per 25 vehicle spaces.
 - b. Location. Bicycle parking must be located on the same lot as the use it serves. In parking garages, long-term bicycle parking must be located near an entrance to the facility.
 - c. Covered Spaces. At least 50 percent of required bicycle parking must be covered. Covered parking can be provided inside buildings, under roof overhangs or awnings, in bicycle lockers, or within or under other structures.
 - c. Security. Long-term bicycle parking must be in:
 1. An enclosed bicycle locker; or

2. A fenced, covered, locked or guarded bicycle storage area; or
3. A rack or stand inside a building that is within view of an attendant or security guard or visible from employee work areas or within secure/restricted bicycle storage room; or
4. Other secure area approved by the Director.

d. Size and Accessibility.

1. Each bicycle parking space shall accommodate a variety of bicycle types, but generally be a minimum of two feet in width and six feet in length.
2. Bicycles shall be accessible without moving another bicycle.
3. Access to a bicycle parking area shall not ~~be through within~~ vehicle parking ~~spaces.~~ areas. be a minimum of two feet in width and six feet in length and shall be accessible without moving another bicycle. Two feet of clearance shall be provided between bicycle parking spaces and adjacent walls, poles, landscaping, street furniture, drive aisles, and pedestrian ways and at least five feet from vehicle parking spaces.

e. Bicycle Parking Reductions and Modifications. A modification for a reduction in the number of required bicycle parking spaces or to other standards of this Section may be granted pursuant to Section 17.44.210, Parking Plans, Chapter TBD, Modifications, if the review authority finds that:

1. Adequate site space is not available on an existing development to provide bicycle parking; or
2. Reduced bicycle parking is justified by reasonably anticipated demand; or
Other criteria based on unusual or specific circumstances of the particular case as deemed appropriate by the review authority.

- I. Owner shall disclose separately and in writing upon sale or rental of the subject property that it is mixed use development and permits commercial and residential uses within the building.

17.42.100 Affordable ~~h~~Housing density bonus and incentive program.

A. General Provisions.

1. **Compliance with State Law.** The provisions of this section shall be governed by the requirements of Government Code Section 65915, as that statute is amended from time-to-time. Where conflict occurs between the provisions of this chapter and state law, the state law provisions shall govern, unless otherwise specified.
2. **Median Income Levels.** For the purpose of determining the income levels for households under this section, the city shall use the Los Angeles County income limits found in Title 25, Section 6932 of the California Code of Regulations, as regularly updated and published by the State Department of Housing and Community Development, or other income limits set forth in the

- ~~b. One (1) incentive or concession for senior citizen housing developments; or~~
 - ~~c. Two (2) incentives or concessions for projects that include at least twenty (20) percent of the total units for lower income households, at least ten (10) percent for very low income households, or at least twenty (20) percent for persons and families of moderate income in a condominium or planned development; or~~
 - ~~d. Three (3) incentives or concessions for projects that include at least thirty (30) percent of the total units for lower income households, at least fifteen (15) percent for very low income households, or at least thirty (30) percent for persons and families of moderate income in a condominium or planned development.~~
- 2. Proposal of Incentives and Findings. An applicant may propose specific incentives or concessions that would contribute significantly to the economic feasibility of providing affordable units pursuant to this chapter and state law. In addition to any increase in density to which an applicant is entitled, the city shall grant one or more incentives or concessions that an applicant requests, up to the maximum number of incentives and concessions required pursuant to subsection (~~C~~~~D~~)(1) of this section, unless the city makes a written finding that either:
 - a. The concession or incentive is not necessary in order to provide the proposed targeted units; or
 - b. The concession or incentive would have a specific adverse impact that can not be feasibly mitigated on public health and safety or the physical environment or any property that is listed in the California Register of Historical Resources.
- 3. Types of Affordable Housing Incentives. Affordable housing incentives may be requested in accordance with Government Code Section 65915. consist of any combination of the items listed below. In addition to the incentives listed, ~~t~~he city may allow for fast-track and priority processing for a project with affordable housing.
 - ~~a. Modification of Development Standards. Up to twenty (20) percent in modification of site development standards or zoning code requirements that exceed minimum building code standards and fire code standards, including, but not limited to:~~
 - ~~i. Reduced minimum lot sizes and/or dimensions.~~
 - ~~ii. Reduced minimum building setbacks and building separation requirements.~~
 - ~~iii. Reduced minimum outdoor and/or private outdoor living area requirements.~~
 - ~~iv. Increased maximum lot coverage.~~
 - ~~v. Increased maximum building height.~~
 - ~~b. Reduced Parking.~~

- ~~i. Upon the applicant's request, the City shall allow a reduction in required parking, excluding handicapped parking. Notwithstanding the foregoing, the parking must satisfy at least the following minimum ratios:~~
- ~~ii. One (1) on-site space for zero (0) to one (1) bedroom units;~~
- ~~iii. Two (2) on-site spaces for two (2) to three (3) bedrooms; or~~
- ~~iv. Two and one-half (2.5) spaces for four (4) or more bedrooms.~~
- ~~v. If the total number of parking spaces required for a development is other than a whole number, the number shall be rounded up to the next whole number.~~
- ~~vi. At the applicant's request, tandem parking may be counted toward meeting these parking requirements.~~

~~Mixed Use Zoning. Approval of mixed use zoning in conjunction with the housing project if commercial, office, industrial or other land uses will reduce the cost of the housing development and such uses are compatible with the housing project and the surrounding area.~~

- a. Other Incentives. Other regulatory incentives or concessions proposed by the developer or the City that result in identifiable cost reductions or avoidance.
- 4. Additional Affordable Housing Incentives. The city may allow for additional affordable housing incentives to be granted on a case-by-case basis, when requested by an applicant when more than fifty (50) percent of the affordable housing units provided contain three (3) or more bedrooms to meet the needs of large families.
- 5. Lot Consolidation Bonus. [MOVED FROM 17.42.170 – MINOR CHANGES]
 - a. Multifamily residential developments proposed on lots zoned R-3, C-1, PF, SPA-11 or the Housing Element Sites Inventory Overlay (--HE) or allowing an equivalent or higher density meeting the minimum requirements for a density bonus pursuant to Section 17.42.100 shall be granted an additional density bonus as an incentive to acquire and combine two (2) or more parcels into a single building site according to the following formula:

Combined Parcel Size	Base Density Increase
Less than 0.50 acre	No increase
0.50 Acre to 0.99 Acre	5% Increase
1.00 Acre or More	10% Increase

This lot consolidation bonus incentive shall be calculated prior to determining any density bonus pursuant to Section 17.42.100. Such projects shall be restricted in compliance with Section 17.42.100(E).

- b. Multifamily residential developments with less than five (5) units or a senior citizen housing development of less than thirty-five (35) units on lots zoned R-3, C-1, PF, SPA 11, or on the Housing Element Sites Inventory Overlay (--HE) or allowing an equivalent or higher density that otherwise meet the minimum requirements for a density bonus pursuant to Section 17.42.100 shall be granted reduced parking and lot development standards in Section 17.42.100(D)(3) as an incentive to acquire and combine two (2) or more parcels into a single building site. Such projects shall be restricted in compliance with Section 17.42.100(E).
- c. Applications for lot consolidations pursuant to this section processed concurrently with other land use entitlements shall be granted expedited processing of planning and building entitlements and no additional fee shall be charged for such expedited processing.

D. Administration.

- 1. Application and Review Process. A preliminary review of development projects proposed pursuant to this section is encouraged to discuss and identify potential application issues, including proposed modifications to development standards. The applicant shall request in the application the incentives the applicant wishes to obtain. The application shall include financial data showing how the incentives are necessary to make the affordable units feasible. Applications shall be reviewed and processed according to the provisions of Chapter 17.58, Precise Development Plans.
- 2. Duration of Affordability of Rental Units. All lower income and very low income housing units shall be kept affordable for a minimum period of thirty fifty-five (55) (30) years or a longer period of time if required by the construction or mortgage financing assistance program, mortgage insurance program, or rental subsidy program, consistent with state law.
- 3. Definition of Affordability. Those units targeted for lower income households ~~as defined in subsection (B) of this section, State Affordable Housing Density Bonus,~~ shall be affordable at a rent that does not exceed thirty (30) percent of sixty (60) percent of the area median income. Units targeted for very low income households shall be affordable at a rent that does not exceed thirty (30) percent of fifty (50) percent of area median income. Units targeted for moderate income households shall be affordable at a rent that does not exceed thirty-five (35) percent of one hundred ten (110) percent of area median income. Median income levels shall be the income limits for Los Angeles County households as provided for in subsection (A)(3) of this section, Median Income Levels.
- 4. Affordable Housing Agreement Required. An affordable housing agreement ~~shall be made a condition of the discretionary planning permits for~~ is required for all projects with affordable housing units, including those granted a density bonus, pursuant to this section. All affordable housing projects ~~granted a~~

~~density bonus pursuant to this section~~ shall be subject to the approval of an affordable housing agreement conforming to the provisions of Title 7, Division 1, Chapter 4, Article 2.5 of the Government Code, which shall be recorded as a covenant on the title to the parcel or parcels on which the affordable housing units will be constructed. The terms of the agreement shall be reviewed and revised as appropriate by the director and city attorney, ~~who shall formulate a recommendation to the planning commission for final approval.~~ This agreement shall include, but is not limited to, the following:

- a. Number of Units. The total number of units approved for the projects, including the number of affordable housing units.
- b. Target Units. The location, unit sizes (in square feet) and number of bedrooms of the affordable housing units.
- c. Target Group. A description of the household income groups to be accommodated by the project and a calculation of the affordable rent or sales price, or a commitment to provide a senior citizen housing development.
- d. Certification Procedures. The party responsible for certifying rents or sales prices of inclusionary units, and the process that will be used to certify renters or purchasers of such units.
- e. Schedule. A schedule for the completion and occupancy of the affordable housing units.
- f. Remedies for Breach. A description of the remedies for breach of the agreement by either party.
- g. Required Term of Affordability. For moderate income, lower income and very low income units, duration of affordability of the housing units, pursuant to Government Code Section 65915 ~~subsection (E)(2) of this section, Duration of Affordability of Rental Units.~~ Provisions should also cover resale control and deed restrictions on targeted housing units that are binding on property upon sale or transfer.
- h. Expiration of Agreement. Provisions covering the expiration of the agreement, including notice prior to conversion to market rate units and right of first refusal option for the city and/or the distribution of accrued equity for for-sale units.
- i. Other Provisions. Other provisions to ensure implementation and compliance with this chapter.
- j. Condominium and Planned Unit Developments. In the case of condominium and planned unit developments, the affordable housing agreement shall provide for the following conditions governing the initial sale and initial resale and use of affordable housing units:
 1. Target units shall, upon initial sale, be sold to eligible very low, lower, or moderate income households at an affordable sales price and housing cost, or to qualified residents as defined by this chapter.

4. Residential areas are permitted above, or behind the commercial non-residential component, to the side or in the back of the business component, provided that there is internal access between the residential and commercial non-residential unit space.
5. The commercial component as designated on the floor plan approved through the special development permit shall remain commercial and cannot be converted to residential use.
6. The residential component as designated on the floor plan approved through the special development permit shall remain residential and cannot be converted to commercial use.
7. The commercial non-residential component shall be restricted to the unit operated indoors and shall not be conducted in **any required** the yard **or parking area**, garage or any accessory structure.
8. The commercial component shall not detract from, or otherwise be a nuisance to, the residential character or appearance of the dwelling units.
9. Signage intended to promote on-site commercial nonresidential uses shall be restricted to two square foot signs permanently affixed to door or wall of the business; comply with Section 17.50.150.
10. All advertising for on site commercial uses shall clearly state "by appointment only" if the live/work address is used.
11. The total number of occupations at one address is not limited except the cumulative impact of all such commercial uses shall not exceed the limits set forth in this section for a live/work unit.
12. The external access for the commercial non-residential component shall be oriented to the street and should have at least one external entrance/exit separate from the living **non**-residential space. The entrance to the business non-residential component shall be located on the ground level. Access to the commercial component of each live/work unit shall be clearly separate from the common walkways or entrances to the other residential units within the development, or other residential units in adjacent developments.
13. The commercial use shall not generate vehicular traffic, in excess of normal residential traffic, which will interfere with residential traffic circulation or shall not cause more than three vehicles including vehicles used by customers, vendors, or delivery services to visit the premises at any time.
14. The live/work work/live unit shall be required to provide parking in accordance with Chapter 17.443 (off-Street Parking).

No more than one employee (excluding residents of the dwelling unit) shall work or report to work on the premises, and the employment of a person who does not reside in the live/work work/live unit shall comply with all applicable building code requirements.