

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY COUNCIL OF HUNTINGTON PARK, CALIFORNIA, AMENDING IN PART TITLE 6 “SANITATION AND HEALTH,” AND TITLE 9 “ZONING,” AND ADDING TITLE 9 “ZONING,” CHAPTER 4 “ZONING DISTRICTS,” ARTICLE 5 “OVERLAY DISTRICTS,” “TRANSIT ORIENTED DEVELOPMENT OVERLAY ZONE;” AND TITLE 9 “ZONING,” CHAPTER 3 “GENERAL REGULATIONS,” “LOW BARRIER NAVIGATION CENTERS” TO THE CITY OF HUNTINGTON PARK’S MUNICIPAL CODE FOR CONSISTENCY WITH THE GENERAL PLAN HOUSING ELEMENT.

WHEREAS, the City of Huntington Park (“City”) is a general law city, incorporated under the laws of the State of California, and has the power to make and enforce within its jurisdictional limits all local, police, sanitary, and other ordinances, resolutions, and regulations not in conflict with general laws of the state;

WHEREAS, the Planning Commission recommends approval of the Zoning Ordinance Amendments and Zoning Map Amendments with TOD Overlay Zones to the Huntington Park Municipal Code for the associated general plan amendments and to implement the 2021-2029 Housing Element Updates;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF HUNTINGTON PARK DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1: That Title 6 “Sanitation and Health,” Chapter 2 “Solid Waste,” Article 1 “Collection of Solid Waste” of this Code is hereby amended to read as follows:

6-2.100 Definitions.

(u) “Single-family dwelling” means a building or lot containing one dwelling unit, and includes buildings and lots with more than one dwelling unit where such dwelling units are determined by the City to be reasonably able to receive individualized solid waste collection service by an automated process utilizing carts. While for ease of interpretation the definitions of single-family dwelling and multi-family dwelling, when read together, have been drafted to include a general default so as to allow for bins rather than carts at premises having four (4) or more dwelling units, it is intended that carts will be used for solid waste collection service, rather than bins, wherever reasonable to do so. Any ambiguity as to whether a premises qualifies as a single-family dwelling or multi-family dwelling shall be resolved by the City Manager. This definition includes manufactured housing (when placed on a foundation for permanent residency) and mobile homes.

SECTION 2: That Title 9 “Zoning,” Chapter 2 “General Provisions,” Article 2 “Definitions” of this Code is hereby amended to read as follows:

9-1.203 Definitions.

Dwelling, Single-Family. “Single-family dwelling” means a residential structure containing not more than one dwelling unit entirely surrounded by open area on a single parcel. This definition includes manufactured housing (when placed on a foundation for permanent residency) and mobile homes.

Employee Housing. Employee housing providing accommodations for six or fewer employees, pursuant to Health and Safety Code Section 17021.5(b), shall be deemed a single-family dwelling. Qualified employee housing is subject to all Municipal Codes, regulations, and other standards generally applicable to single-family dwellings in the same zone.

Low-Barrier Navigation Centers. A housing-first, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. “Low barrier” means best practices to reduce barriers to entry, and may include, but is not limited to, the following:

1. The presence of partners if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth.
2. Pets.
3. The storage of possessions.
4. Privacy, such as partitions around beds in a dormitory setting or in larger rooms containing more than two beds, or private rooms.

SECTION 3: That Title 9 “Zoning,” Chapter 3 “General Regulations,” Article 8 “Off-Street Parking Standards” of this Code is hereby amended to read as follows:

9-3.804 Number of parking spaces required.

The following minimum number of parking spaces shall be provided for each use (where “sf.” refers to square foot and “Gfa.” refers to gross floor area):

USE	NUMBER OF REQUIRED SPACES
1. Residential	
Single-family detached dwellings	2 spaces within a garage, plus 1 parking space (covered or uncovered) for every bedroom after the first 2 bedrooms, and 1 uncovered guest space for every unit.
Single-family attached dwellings	2 spaces within a garage, plus 1 parking space (covered or uncovered) for every bedroom after the first 2 bedrooms, and 1 uncovered guest space for every unit.
Mobile home parks	1.5 covered spaces, plus 1 uncovered guest space for every 3 units

Multi-family residential	2 covered spaces per unit, plus 1 parking space (covered or uncovered) for every bedroom after the first 2 bedrooms, plus 1 uncovered guest space for every unit.
Small family child day care home	No additional spaces required.
Large family child day care home	2 spaces for the primary residence, plus one for loading/unloading passengers.
Residential clubs, fraternity/sorority houses, rooming houses and similar facilities with guest rooms	1 space for each 2 guest rooms.
Retirement homes, senior housing, congregate care	1 space for each 2 guest rooms.
Second dwelling	2 spaces within a garage or carport located at the rear half of the parcel, plus 1 uncovered guest parking space.
Single room occupancy	1 space for each 4 guest rooms.
Transitional and/or supportive housing	2 covered per unit, plus 1 uncovered guest space for every 3 units <u>No parking is required if located within ½ mile of public transit</u>
2. Commercial/office	
Commercial, retail and service uses	1 space for each 400 sf. gfa.
Multi-tenant general	1 space for each 400 sf. gfa.

The above requirements apply for all commercial centers; however, whenever delineation of individual uses is required, the following standards shall apply:

USE	NUMBER OF REQUIRED SPACES
Arcade (games/pool)	1 space for each 300 sf. of gfa.
Art/dance studio	1 space for each 300 sf. of gfa.
Automobile service, repair, painting	1 space for each service bay and 1 space for each 3,000 square feet of lot area.
Automobile sales	1 space for each 400 sf. of indoor sales area; plus 1 space for each 4,000 sf. of outdoor sales area, plus 2 spaces for each service bay.
Automobile washing (self-service)	2.5 spaces per washing stall.
Automobile washing	1 space for each 250 sf. of floor area, plus 10 spaces for each wash lane.
Banks, savings and loans	1 space for each 400 sf. of gfa.
Barber shop, beauty salon	1 spaces for each 600 sf. of gfa.
Card rooms, poker clubs	1 space for each 50 square feet of public area.
Hotels/motels	1.2 spaces for each guest room, plus requirements for any related commercial uses.
Laundry-coin operated	1 space for each 400 sf. of gfa.
Lube-n-tune shops	3 spaces for each service bay.
Lumber yards	1 space for each 800 sf. of gfa.
Mini-warehouse/storage	5 spaces adjacent to the office/ manager's unit and a 9-foot wide loading/parking aisle within any driveway adjacent to structure walls containing storage access doors in addition to the required aisle width for circulation and Fire Department access. In addition, 2 spaces adjacent to all ground level entrances in multi-story facilities.
Mortuaries and funeral homes	1 space for every 100 sf. of assembly room or floor area used for that purpose plus 1/400 for nonassembly.

USE	NUMBER OF REQUIRED SPACES
Offices (general)	1 space for each 400 sf. of gfa.
Restaurants, cafes, bars, night clubs, dance halls, banquet halls and similar establishments with or without entertainment	1 space/100 sf. of seating/assembly gfa.; 1 space/400 sf. of nonseating gfa.; 1 space/100 sf. of outdoor seating area greater than 400 sf. For establishments with more than 10,000 sf of assembly area, 1 space for each 50 sf. over 10,000 sf.
Retail commercial	1 space for each 400 sf. of gfa.
Retail nursery, garden shop	1 space for each 400 sf. of indoor display area, plus 1 space for each 1000 sf. of outdoor display area.
Service stations	3 spaces plus 2 spaces for each service bay.
Storage yard, salvage yard	1 space for each 2 employees on the junk yard, automobile largest shift, plus 1 space for wrecking yard each 1,500 sf. of lot area.
3. Commercial recreation uses.	
Bowling alley	3 spaces per lane, plus as required for incidental uses (pro shop, restaurant, bar).
Driving range	3 spaces, plus 1 space per tee.
Family fun center	1 space for each 1,000 sf. of outdoor area, plus one space for each employee, and additional spaces for incidental uses (restaurant, gift shop).
Golf course	8 spaces per hole, plus as required for incidental uses (i.e., pro shop, bar, banquet room, etc.).
Golf course, miniature	3 spaces per hole, plus as required for incidental uses (i.e., game room, food service, etc.).
Health clubs	1 space for each 150 sf. of gfa., plus as required for incidental uses.
Skating rinks	1 space for each 100 sf. of skating area, plus as required for incidental uses.
Swimming pools	1 space for each 500 sf. area related to pool and incidental facilities, plus 1 space for each 200 sf. of pool area.
Tennis/racquetball	2 spaces per court, plus as facilities required for incidental uses.
4. Educational uses.	
High-intensity educational institutions	1 space for each 35 square feet of instructional area, plus 1 space for every 400 square feet of non-instructional area, plus 1 space for every full-time and part-time employee, faculty member, and administrative staff.
Martial arts school	1 space for each 400 sf. of gfa.
Low-intensity educational institutions	1 space for each 3 students based on maximum occupancy load of each classroom, plus 1 space for each full-time and part-time employee, faculty member, and administrative staff.
5. Health related uses.	
Convalescent/nursing homes	1 space for each 6 beds, plus 1 space for each employee.
Hospitals	1.5 spaces for each bed.
Medical offices/clinics, dental offices/clinics, veterinary clinics	1 space for each 300 sf. of gfa.
6. Industrial uses.	
Industrial (general)	1 space for each 800 sf. of gfa., plus 1 space for each vehicle used in connection with the use. Additional spaces required for office and retail uses exceeding 10 percent of gfa., to be calculated using standard office/retail parking ratios.
Public utility facilities	1 space for each 2 employees on the largest shift, plus 1 space for each vehicle used in connection with the use.

USE	NUMBER OF REQUIRED SPACES
Warehouse	1 space for each 800 sf. of gfa. up to 10,000 sf. of gfa.; over 10,000 sf. of gfa., 1 space for each 1,000 sf. of gfa. Additional spaces required for office and retail uses exceeding 10 percent of gfa., to be calculated using standard office/retail parking ratios.
7. Places of assembly and institutional uses.	
Churches, conference/meeting facilities, auditoriums, clubs, lodges, union halls	1 space for each 4 seats, plus 1 space for each 100 sf. of gfa. planned for assembly purposes. For benches, 18 inches equals a seat.
Emergency shelters	1 space for every 6 adult beds, plus 1 space for each manager/assistant.
Museums, art galleries	1 space for each 400 sf. of gfa.
Theaters, movies	1 space for each 10 seats, plus 5 spaces (single screen) for employees. Add 2 spaces for each additional screen.
Wedding chapel	1 space for each 10 seats used for assembly purposes, plus 1 space for each 100 sf. of gfa. planned for assembly purposes. For benches, 18 inches equals a seat.

SECTION 4: That Title 9 “Zoning,” Chapter 3 “General Regulations,” Article 19 “Reasonable Accommodation” of this Code is hereby amended to read as follows:

9-3.1901 Purpose.

It is the City’s policy, pursuant to federal Fair Housing Amendments Act of 1988 and the California Fair Employment and Housing Act (hereafter “fair housing laws”), to provide individuals with disabilities reasonable accommodation in regulations and procedures to ensure equal access to housing, and to facilitate the development of housing for individuals with disabilities. The purpose of this Article is to establish provide a procedure under which a disabled person may request a reasonable accommodation in land use, zoning and building regulations, policies, practices and procedures of the jurisdiction to comply fully with the intent and purpose of fair housing laws the application of zoning requirements. This Article ~~is based on requirements of the federal and state fair housing laws, and implements the Housing Element of the City’s General Plan.~~ It is distinct from the requirements for a variance as set forth in Government Code Section 65906 and Huntington Park Municipal Code Section 9-2.901, Variances.

9-3.1902 Applicability.

Reasonable accommodation in the land use and zoning context means:

1. Providing flexibility in the application of land use, zoning, and building regulations or policies, practices, and procedures for individuals with disabilities or developers of housing for people with disabilities; and
2. Waiving certain requirements when it is necessary to eliminate barriers to housing opportunities.

An individual with a disability is someone who has a physical or mental impairment that limits one or more major life activities; anyone who is regarded as having such impairment; or anyone with a record of such impairment.

A request for reasonable accommodation may be made by any individual with a disability, his or her representative, or a developer or provider of housing for individuals with disabilities, when the application of a land use, zoning or building regulation, policy, practice or procedure acts as a barrier to fair housing opportunities.

9-3.1903 Notice to the Public of Availability of Accommodation Process.

Notice of the availability of reasonable accommodation shall be prominently displayed at public information counters in the planning, zoning, and building departments, advising the public of the availability of the procedure for eligible individuals. Forms for requesting reasonable accommodation shall be available to the public in the Planning and Building departments.

9-3.1904 Definitions.

Unless it is plainly evident from the content that a different meaning is intended, certain words and phrases used in this Article are defined as follows:

“Director” means the Director of Community Development or designee.

“Disabled person” means a person who has a medical, physical or mental condition that limits a major life activity, as those terms are defined in California [Government Code](#) Section 12926, anyone who is regarded as having such a condition, or anyone who has record of having such a condition. It includes a person or persons, or an authorized representative of a disabled person. The term “disabled person” does not include a person who is currently using illegal substances.

“Fair Housing Law” means the Federal Fair Housing Act and the California Fair Employment and Housing Act, including amendments to them.

“Reasonable accommodation” means providing disabled persons flexibility in the application of land use and zoning regulations and procedures, or even waiving certain requirements, when necessary to eliminate barriers to housing opportunities. It may include such things as yard area modifications for ramps, handrails or other such accessibility improvements; hardscape additions, such as widened driveways, parking area or walkways; building additions for accessibility; tree removal; or reduced off-street parking where the disability clearly limits the number of people operating vehicles. Reasonable accommodation does not include an accommodation which would (1) impose an undue financial or administrative burden on the City or (2) require a fundamental alteration in the nature of the City’s land use and zoning regulations.

9-3.1905 Requesting reasonable accommodation.

A. Request. In order to make housing available to an individual with a disability, any eligible person as defined in Section 9-3.1902 may request a reasonable accommodation in land use, zoning and building regulations, policies, practices, and procedures. ~~A disabled person may request a reasonable accommodation in the application of the City’s land use and zoning regulations.~~ Such a request may include a modification or exception to the requirements for the siting, development and use of housing or housing-related facilities that would eliminate regulatory barriers. A reasonable accommodation cannot waive a requirement for an entitlement (e.g., Conditional Use Permit, Development Permit, General Plan Amendment, Zoning Amendment, Subdivision Map) when otherwise required or result in approval of uses otherwise

prohibited by the City's land use and zoning regulations. Requests for group homes consisting of more than six (6) clients and/or convalescent homes as defined in Section 9-1.203 of the Huntington Park Municipal Code shall require Planning Commission review and a public hearing.

~~B. Availability of Information. Information regarding this reasonable accommodation procedure shall be made available to the public within the Planning Division and shall be made available in any other manner as determined by the Director.~~

BC. Balancing Rights and Requirements. The City will attempt to balance the privacy rights and reasonable accommodation of an applicant for confidentiality, with the land use requirements for notice and public hearing, factual findings and right to appeal, in the City's requests for information, considering an application, preparing written findings and maintaining records for a request for reasonable accommodation.

9-3.19064 Application requirements.

A. ~~Requests for reasonable accommodation shall be in writing and provide Application. The application shall include~~ the following information:

1. The ~~applicant's~~ name, address, and telephone number of the individual(s) requesting reasonable accommodation;
2. Address of the property for which the request is being made;
3. The name and address of the property owner, and the owner's written consent to the application;
4. The current use of the property;
- ~~5. The basis for the claim that the individual is considered disabled under the fair housing laws; identification and description of disability and its effects on the person's medical, physical or mental limitations;~~
- ~~6. The City's policy and procedure for reasonable accommodation;~~
- ~~7. The type of accommodation being requested;~~
- ~~8. The reason(s) why the accommodation is reasonable and necessary for the needs of the disabled person(s). Where appropriate, include a summary of any potential means and alternatives considered in evaluating the need for the accommodation;~~
- ~~9. Plans for reasonable accommodation shall be submitted and shall include site plan and elevation drawings indicating the proposed accommodation. The plans shall be subject to the approval of the Director or designee;~~
- ~~10. Copies of memoranda, correspondence, pictures, or background information reasonably necessary to reach a decision regarding the need for the accommodation; and~~

~~11. Other supportive information deemed necessary by the Planning Division to facilitate proper consideration of the request, consistent with fair housing laws.~~

5. Description of the requested accommodation and the regulation(s), policy or procedure for which accommodation is sought; and

6. Reason that the requested accommodation may be necessary for the individual(s) with the disability to use and enjoy the dwelling.

B. Any information identified by an applicant as confidential shall be retained in a manner so as to respect the privacy rights of the applicant and shall not be made available for public inspection.

C. A request for reasonable accommodation in regulations, policies, practices, and procedures may be filed at any time that the accommodation may be necessary to ensure equal access to housing. A reasonable accommodation does not affect an individual's obligations to comply with other applicable regulations not at issue in the requested accommodation.

D. If an individual needs assistance in making the request for reasonable accommodation, the jurisdiction will provide assistance to ensure that the process is accessible.

~~B. Review with Other Land Use Applications. If the project for which the reasonable accommodation is being requested also requires other entitlements (e.g., Conditional Use Permit, Development Permit, General Plan Amendment, Zoning Amendment, Subdivision Map), then the applicant shall submit the reasonable accommodation application first for a determination by the Director, before proceeding with the other applications.~~

~~C. Fee. The fee for an application for reasonable accommodation shall be established by a resolution of the City Council.~~

9-3.19075 Project review.

~~A. Approval to Review.~~

~~1. The Director or designee has the authority to review and decide upon requests for reasonable accommodation, including whether the applicant is a disabled person within the meaning of this chapter, except as noted in Section 9-3.1905(A)(2). The Director may refer the matter to the Planning Commission as deemed appropriate.~~

~~2. The Planning Commission has the authority to review and decide upon requests for reasonable accommodation, including whether the applicant is a disabled person within the meaning of this chapter, when referred by the Director or when a reasonable accommodation request includes any encroachment into any required setback area, results in building size increase above what is allowed in the applicable zoning district with respect to height, lot coverage and floor area ratio maximums, or whenever a reduction in required parking is requested.~~

9-3.1908~~6~~ Hearings and notice.

~~A. A notice or public hearing shall not be required for reasonable accommodation requests subject to the Director's review.~~

~~B. Upon receipt in proper form of a reasonable accommodation application and with the City's CEQA guidelines, a hearing shall be set and notice of the hearing given in compliance with Article 17 of Chapter 2 of Title 9 of the Huntington Park Municipal Code for all applications subject to the Planning Commission's review.~~

~~9-3.1907 Decision.~~

~~A. The Director shall render a decision or refer the matter to the Planning Commission within thirty (30) days after the application is complete, and shall approve, approve with conditions, or deny the application, based on the findings set forth in Section 9-3.1908. The decision shall be in writing and mailed to the applicant and shall specify the grounds for any denial of the application. The applicant shall be informed of the right to appeal a decision within fifteen (15) days after the decision was made in accordance with Section 9-2.2312 of the Huntington Park Municipal Code.~~

~~B. If the application for reasonable accommodation involves another discretionary decision, the reviewing body for that decision shall accept as final the determination regarding reasonable accommodation by the Director, unless the reasonable accommodation request has been referred by the Director to the Planning Commission for consideration.~~

~~C. If the application for reasonable accommodation is referred to or reviewed by the Planning Commission, a decision to approve, approve with conditions or deny the application shall be rendered within fifteen (15) working days after the close of the public hearing, based on the findings set forth in Section 9-3.1908.~~

9-3.1908 Required findings and other requirements.

A. Findings. The written decision to grant, grant with modifications, or deny a request for reasonable accommodation shall be consistent with fair housing laws and based on the following factors: ~~The reviewing authority shall approve the application, with or without conditions, if it can make the following findings:~~

- ~~1. The housing, which is the subject of the request for reasonable accommodation, will be used by an individual with disabilities protected under fair housing laws a disabled person;~~
- ~~2. The requested accommodation is necessary to make specific housing available to an individual with disabilities protected under the fair housing laws a disabled person;~~
3. The requested accommodation would not impose an undue financial or administrative burden on the City; and
4. The requested accommodation would not require a fundamental alteration in the nature of a City regulation or law, including land use and zoning.

B. Other Requirements.

1. An approved request for reasonable accommodation is subject to the applicant's compliance with all other applicable zoning regulations.
2. A modification approved under this chapter is considered a personal accommodation for the individual applicant and does not run with the land.
3. Where appropriate, the reviewing authority may condition its approval on any or all of the following:
 - a. Inspection of the property periodically, as specified, to verify compliance with this section and any conditions of approval;
 - b. Removal of the improvements, where removal would not constitute an unreasonable financial burden, when the need for which the accommodation was granted no longer exists;
 - c. Time limits and/or expiration of the approval if the need for which the accommodation was granted no longer exists;
 - d. Recordation of a deed restriction requiring removal of the accommodating feature once the need for it no longer exists;
 - e. Measures to reduce the impact on surrounding uses;
 - f. Measures in consideration of the physical attributes of the property and structures;
 - g. Other reasonable accommodation that may provide an equivalent level of benefit and/or that will not result in an encroachment into required setbacks, exceedance of maximum height, lot coverage or floor area ratio, requirements specified for the zone district; and
 - h. Other conditions necessary to protect the public health, safety and welfare.

9-3.1906 Written Decision on the Request for Reasonable Accommodation.

A. The written decision on the request for reasonable accommodation shall explain in detail the basis of the decision, including the reviewing authority's findings on the criteria set forth in Section 9-3-1908. All written decisions shall give notice of the applicant's right to appeal and to request reasonable accommodation in the appeals process as set forth below. The notice of decision shall be sent to the applicant by certified mail.

B. The written decision of the reviewing authority shall be final unless an applicant appeals it to the Planning Commission, per Section 9-3.1907, Appeals.

C. If the reviewing authority fails to render a written decision on the request for reasonable accommodation within the 30-day time period allotted by Section 9-3.1907(A), the request shall be deemed granted.

D. While a request for reasonable accommodation is pending, all laws and regulations otherwise applicable to the property that is the subject of the request shall remain in full force and effect.

9-3.1907 Appeals.

A. Within 30 days of the date of the reviewing authority's written decision, an applicant may appeal an adverse decision. Appeals from the adverse decision shall be made in writing.

B. If an individual needs assistance in filing an appeal on an adverse decision, the jurisdiction will provide assistance to ensure that the appeals process is accessible.

C. All appeals shall contain a statement of the grounds for the appeal. Any information identified by an applicant as confidential shall be retained in a manner so as to respect the privacy rights of the applicant and shall not be made available for public inspection.

D. Nothing in this procedure shall preclude an aggrieved individual from seeking any other state or federal remedy available.

SECTION 5: That Title 9 "Zoning," Chapter 3 "General Regulations," Article 20 "Emergency Shelters" of this Code is hereby amended to read as follows:

9-3.2001 Purpose.

The purpose of this Article is to ensure that the development of emergency shelters do not adversely impact adjacent parcels or surrounding neighborhood and that they are developed in a manner which protects the health, safety, and general welfare of the nearby residents and businesses, while providing for the housing needs of the community.

9-3.2002 Applicability.

Emergency shelters are allowed in compliance with Table IV-5 and Table IV-8 (Allowed Land Uses). ~~A Development Permit is required prior to establishment of any emergency shelter. The permit shall be a ministerial action without discretionary review or a hearing. A Conditional Use Permit (CUP) is required for a shelter that does not meet the minimum development standards of this section or that would provide more beds than allowed by this section.~~

A. Location. An "emergency shelter" may be established in the C-G (General Commercial), ~~subject to the approval of a CUP, or in the principally permitted~~ and the MPD (Manufactured Planning Development) Zone provided that the property boundaries are located more than 500 feet from a residential zone, public park, or school and 300 feet from any other shelter from the nearest point of any property.

~~**B. Maximum Number of Beds.** A maximum of thirty (30) beds may be provided.~~

~~B.C.~~ **Length of Stay.** Temporary shelter shall be available to residents for no more than 180 days in any twelve (12)-month period.

~~C.D.~~ **Hours of Operation.** Emergency shelters shall establish and maintain set hours for client intake/discharge, which must be prominently posted on-site.

~~D.E.~~ **Required Amenities.** Emergency shelters shall provide the following facilities:

1. Indoor client intake/waiting area of at least 100 square feet if client intake is to occur on-site. If an exterior waiting area is provided, it shall be enclosed or screened and designed to prevent queuing in the public right-of-way;

2. Secure areas for personal property;

~~3. Laundry facilities adequate for the number of residents;~~

~~4. Telephone(s) for use by clients;~~

~~35.~~ Interior and/or exterior common space for clients to congregate shall be provided on the property at a ratio of not less than fifteen (15) square feet per client, with a minimum overall area of 100 square feet. Common spaces do not include intake areas;

~~6. Other amenities as recommended by the Director of Community Development.~~

F. **Optional Facilities/Services.** Emergency shelters may provide one or more of the following types of common facilities for the exclusive use of the residents:

1. Central cooking and dining room(s);

2. Recreation room;

3. Counseling center;

4. Child-care facilities;

5. Other support services;

6. Laundry facilities adequate for the number of residents;

7. Telephone(s) for use by clients;

G. **Management.** At least one facility manager shall be on-site at all hours that the facility is open. Additional support staff shall be provided, as necessary, to ensure that at least one staff member is provided in all segregated sleeping areas, as appropriate.

~~H. Emergency Shelter Provider. The provider shall demonstrate, to the satisfaction of the Director, that they currently operate a shelter within the State of California or have done so within the past two (2) years.~~

H. **Operation Plan.** An Operational Plan (Plan) shall be provided for the review and approval of the Director. The approved Plan shall remain active throughout the life of the facility, and all operational requirements covered by the Plan shall be complied with at all times. At a minimum, said Plan shall contain provisions addressing the areas outlined below:

1. **Security and Safety.** Addressing both on-site and off-site needs, including provisions to ensure the security and separation of male and female sleeping areas, as well as any family areas within the facility.
2. **Loitering/Noise Control.** With specific measures regarding operational controls to minimize the congregation of clients in the vicinity of the facility during hours that clients are not allowed on-site and/or services are not provided. Outdoor activities may only be conducted between the hours of 8:00 a.m. to 10:00 p.m.
3. **Management of Outdoor Areas.** Including a system for daily admittance and discharge procedures and monitoring of waiting areas with a goal to minimize negative impacts to adjacent property.
4. **Staff Training Programs.** To provide adequate knowledge and skills to assist clients in obtaining permanent shelter.
5. **Communication and Outreach.** With objectives to maintain effective, ongoing communication and response to operational issues which may arise within the neighborhood as may be identified by the general public or City staff.
6. **Adequate and Effective Screening.** With the objective of determining admittance eligibility of clients.
7. **Litter Control.** With the objective of providing for the regular daily removal of litter attributable to clients within the vicinity of the facility.

~~J. **Transit Accessibility.** Emergency shelter facilities must either be located within one half mile of a designated transit corridor or existing bus route; or, if a facility is not within one half mile of a transit corridor or bus route, submit evidence to the Director that transportation will be provided between the facility and a transit corridor or bus line.~~

I. **Lighting.** Adequate external lighting shall be provided for security purposes. The lighting shall be stationary, directed away from adjacent properties and public rights-of-way.

J. **Landscaping.** On-site landscaping shall be installed and maintained pursuant to the standards outlined in Title 9, Chapter 3, Article 4, Landscaping Standards.

SECTION 6: That Title 9 “Zoning,” Chapter 3 “General Regulations,” Article 25 “Low-Barrier Navigation Centers” of this Code is hereby added to read as follows:

Section 9-3.2510 Purpose.

The purpose of this chapter is to establish development standards for low-barrier navigation centers and to ensure this use is constructed and operated in a manner that is consistent with the requirements and allowances of state law, specifically Article 12 of Chapter 3 of Division 1 of Planning and Zoning Law commencing with California Government Code Section 65660.

Section 9-3.2520 Applicability.

Low-barrier navigation centers are allowed in compliance with Sections 9-4.102, 9-4.103, and 9-4.302.

Section 9-3.2530 Permit Required.

A Development Permit is required prior to establishment of any low-barrier navigation center project meeting either of the following criteria. The permit shall be a ministerial action without discretionary review or a hearing. The City shall notify a developer whether the developer’s application is complete within 30 days, pursuant to California Government Code Section 65943. Action shall be taken within 60 days of a complete application being filed.

Section 9-3.2540 Development and Operational Standards.

A low-barrier navigation center development is a use by right in areas zoned for mixed-use and nonresidential zones permitting multifamily uses, if it meets the following requirements:

A. **Connected Services.** It offers services to connect people to permanent housing through a services plan that identifies services staffing.

B. **Coordinated Entry System.** It is linked to a coordinated entry system, so that staff in the interim facility or staff who co-locate in the facility may conduct assessments and provide services to connect people to permanent housing. “Coordinated entry system” means a centralized or coordinated assessment system developed pursuant to Section 576.400(d) or Section 578.7(a)(8), as applicable, of Title 24 of the Code of Federal Regulations, as those sections read on January 1, 2020, and any related requirements, designed to coordinate program participant intake, assessment, and referrals.

C. **Code Compliant.** It complies with Chapter 6.5 (commencing with Section 8255) of Division 8 of the Welfare and Institutions Code.

D. **Homeless Management Information System.** It has a system for entering information regarding client stays, client demographics, client income, and exit destination through the local Homeless Management Information System, as defined by Section 578.3 of Title 24 of the Code of Federal Regulations.

Section 9-3.2550 Definitions.

Use by Right. For the purposes of this section, “use by right” has the meaning defined in subdivision (i) of Section 65583.2. Division 13 (commencing with Section 21000) of the California Public Resources Code shall not apply to actions taken by a public agency to lease, convey, or encumber land owned by a public agency, or to facilitate the lease, conveyance, or encumbrance of land owned by a public agency, or to provide financial assistance to, or otherwise approve, a Low-Barrier Navigation Center constructed or allowed by this section.

SECTION 7: That Title 9 “Zoning,” Chapter 4 “Zoning Districts,” Article 1 “Residential Zones” of this Code is hereby amended to read as follows:

9-4.102 Allowed uses.

Any structure/use designated as “Permitted” (P) by the following list shall comply with the provisions of this Code. Any permitted use which will occupy an existing structure (with no structural alteration/enlargement) shall comply with the operational standards contained in this chapter as well as Article III (General Property Development Standards). Additionally, any permitted use which will occupy an existing structure that is to be altered, enlarged, or requires construction or installation (i.e., manufactured housing) of a structure(s) shall require the approval of a Development Permit (D) in compliance with Chapter 2, Article 10.

The following list (Table IV-1) represents those uses in the residential zoning districts that are Permitted (P), subject to a Development Permit (D), subject to a Large Family Child Care Home Permit (LCC) or a Conditional Use Permit (C):

**Table IV-1
ALLOWED LAND USES**

LAND ACTIVITY		R-L	R-M	R-H
1.	Residential Uses			
A.	Condominiums	D	D	D
B.	Convalescent Homes	-	C	C
C.	Child Day Care Facility			
	Small Family Child Day Care Home	P	P	P
	Large Family Child Day Care Home	LCC	LCC	LCC
D.	Density Bonus/Affordable Housing	P	P	P
E.	Manufactured Housing	D	D	D
F.	Multi-Family Dwellings	-	D	D
G.	Second Dwelling Unit/“Granny” Housing/Guest House	P	-	-
H.	Senior Citizen/Congregate Care Housing	-	-	C
I.	Single-Family Dwellings	P	P	P
J.	Single Room Occupancy Facilities	-	-	D
K.	Group Homes			
	6 or less clients	P	P	P
	7 or more clients	C	C	C

L.	Transitional Housing [‡]	<u>P</u> *	P	P
M.	Supportive Housing [‡]	<u>P</u> *	P	P
N.	Zero Lot Line/Small Lot Residential Developments	-	D	D
<u>O.</u>	<u>Employee and Farmworker Housing</u>			
	<u>Providing accommodations for 6 or fewer employees</u>	<u>P</u>	<u>P</u>	<u>P</u>
	<u>Providing accommodations for more than 6 employees</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>P.</u>	<u>Low-Barrier Navigation Centers</u>	<u>D</u>	<u>D</u>	<u>D</u>
2.	Recreational Accessory Uses			
A.	Swimming Pool, Private	P	P	P
B.	Tennis Court, Private	D	D	D
C.	Tree “Play” House	P	P	P
3.	Accessory Uses			
A.	Fences and Walls	P	P	P
B.	Garage	P	P	P
C.	Keeping of Domestic Animals/Household Pets	P	P	P
D.	Laundry Facilities (Washer and Dryer)	P**	P**	P**
E.	Outdoor Play/Athletic Equipment	P	P	P
F.	Patio (with or without cover)/Gazebo	P	P	P
G.	Satellite Dish Antenna	D	D	D
H.	Storage	D	D	D
I.	Vehicle Repair (Property owner/tenant vehicle only and only within enclosed garage/yard)	P	P	P
J.	Vertical Antenna			
	12 feet or less in height	P	P	P
	12+ feet in height	D	D	D
4.	Other			
A.	Churches	-	C	C
B.	Educational Institutions, Low-Intensity	C	C	C
C.	Public Utilities/Facilities	D	D	D
5.	Home Enterprises	Subject to Home Enterprise Permit		
6.	Temporary Uses	Subject to Temporary Use Permit		

~~* Note: Assumes transitional and supportive housing is configured as a multi-family residential use, and is therefore subject to a Development Permit. If such housing were configured as a single-family use, it would be permitted by right within the R-M and R-H zones.~~

9-4.103 Zoning District Development Standards

1. General Standards. The development standards contained in Table IV-2 (Zoning District Development Standards) relating to density, lot area and configuration, structure setbacks, structural lot coverage and height, accessory structure height, distance between structures, private outdoor useable space, and common useable open space apply to all residential zoning districts, and shall be determined to be minimum requirements, unless stated as maximum by this

Code or otherwise excepted (e.g., zero lot line development or density bonus development). All setbacks shall be measured from the applicable property line.

**Table IV-2
ZONING DISTRICT DEVELOPMENT STANDARDS**

STANDARD	R-L	R-M	R-H
Maximum Units/Acre	8.712	17.424	20.0
Lot Area (square feet)	5,000*	5,000*	15,000*
Lot Width (feet)	45*	45*	100*
Lot Depth (feet)	80*	100*	100*
Front Setback (feet)	201	151	101
Rear Setback (feet)	10	10	10
Side Setback (each)	4 feet plus 1 foot for each story over 1 story		
Side Setback (street side)	10 feet plus 1 foot for each story over 1 story		
Lot Coverage (Building Footprint) (percent, maximum)	45%	55%	65%
Distance Between Structures (feet)	6	102	102
Structure Height (feet, maximum)	35, 2 stories	35	45
Private Outdoor Useable Space (square feet per unit) ³	450	250/200	200/150
Common Useable Open Space (square feet per unit) ⁴	0	200	200
Main Structure Height (maximum)	35 feet, 2 stories	35 feet	45 feet
Accessory Structure Height (maximum)	20 feet or 1 story whichever is less	20 feet or 1 story whichever is less	20 feet or 1 story whichever is less
Antennae, Vertical	(Refer to Chapter 3 Article 1 Property Development Standards)		
Fences, Walls, and Hedges	(Refer to Chapter 3 Article 1 Property Development Standards)		
Satellite Dish Antennae	(Refer to Chapter 3 Article 1 Property Development Standards)		

* Lots created before *January 1, 2019* containing no more than one dwelling unit are exempt from the minimum lot size standards. ~~Properties falling under this exemption shall maintain a maximum of one dwelling unit and are subject to compliance with all other applicable development standards.~~

¹ Garage door setback for single-family uses shall be a minimum of twenty (20) feet from the front property line.

² When two (2) walls face each other and neither has a window opening they shall be separated by at least six (6) feet. If one or more of the walls has a window opening, they shall be separated by at least ten (10) feet.

³ Each ground floor dwelling unit shall be provided with 250/200 (R-M/R-H) square feet of private outdoor useable space while each upper story unit shall be provided with 200/150 (R-M/R-H) square feet of private outdoor area. Private outdoor space for condominium developments/conversions shall be in compliance with Section 9-3.1507 of the Huntington Park Municipal Code. The Director shall have the authority to adjust/average these minimum standards when doing so would result in an improved design and an enhanced overall provision of private outdoor space.

⁴ All multi-family residential developments shall provide common useable open space in compliance with Subsection 9-4.103(2)(C), below. Common open space for condominium developments/conversions shall be in compliance with Section 9-3.1507 of the Huntington Park Municipal Code.

9-4.103 Zoning District Development Standards.

J. Mobile Home and Manufactured Housing Development Standards. Mobile or manufactured homes ~~are subject to the approval of a Development Permit and~~ shall be installed/operated in the following manner:

(1) Mobile or manufactured homes may be used as single-family dwellings if the home is certified under the National Mobile Home Construction and Safety Standards Act of 1974, or as amended;

(2) Mobile or manufactured homes which are used as single-family residences shall be installed on/secured to an approved permanent foundation in compliance with this Code;

~~(3) Prior to the installation of any mobile or manufactured home, the Director shall determine that the subject parcel together with the proposed mobile or manufactured home is compatible with surrounding development. This determination shall include an assessment of on-site design and development standards and materials, architectural aesthetics, setbacks, structure height, accessory structures, access, off-street parking and minimum square footage requirements, and any other criteria determined appropriate by the Director; and~~

~~(4) The following development standards shall govern the installation and construction of mobile and manufactured homes. The Director may modify any of the following standards during the Development Permit process upon finding(s) that to do so would enhance architectural compatibility and the protection of health and safety:~~

~~a. All homes shall have a minimum eave projection of two (2) feet on at least two (2) opposite sides, with at least one foot on any one side;~~

~~b. All roofs shall have a minimum pitch of 1:4 and shall be constructed of non-reflective/non-metallic roofing material;~~

~~c. All exterior siding shall be non-reflective/non-metallic and shall be installed from the ground up to the roof; and~~

~~d. All homes shall have a minimum width (across the narrowest portion) of twenty (20) feet, unless part of an approved modular style.~~

S. Employee Housing. Standards for employee housing are as follows:

(1) Employee housing is permitted in residential zones.

(2) Employee housing shall comply with all applicable state laws including, when applicable, the California Mobilehome Parks Act.

SECTION 8: That Title 9 “Zoning,” Chapter 4 “Zoning Districts,” Article 4 “Commercial/Office/Mixed Use Zones” of this Code is hereby amended to read as follows:

9-4.202 Allowed uses.

Any use designated as “Permitted” by the following list shall comply with the provisions of this Code. Any permitted use which will occupy an existing structure (with no structural alteration/enlargement) shall comply with the operational standards contained in this article as

well as Chapter 3 (General Regulations). Additionally, any permitted use which will occupy an existing structure that is to be altered, enlarged, or requires construction of a new structure(s) shall require the approval of a Development Permit in compliance with Chapter 2, Article 10.

The following list of Allowed Land Uses, Table IV-5, establishes the primary land uses in the C-P, C-N and C-G zoning district which are Permitted (P) or subject to a Development Permit (D) or a Conditional Use Permit (C). In accordance with Section 9-1.106, uses that are not listed shall be expressly prohibited, unless the Director determines the use to be similar in nature and class to other uses listed.

**Table IV-5
ALLOWED LAND USES**

Land Use Activity		C-P	C-N	C-G
Administrative and Professional Offices:				
1.	Administrative, Business, Service, and Public Utilities	P	P	P
2.	Accounting, Consulting, Counseling, Design, and Legal	P	P	P
3.	Headquarters (Business, Corporate, and Government)	P	P	P
4.	Medical/Dental Uses	P	P	P
General Commercial Uses:				
1.	Auditoriums/Concert/Convention Halls	-	-	C
2.	Alcoholic Beverage Sales/Serving Establishments [see regulations in Section 9-4.203(2)(A) and Table IV-7]			
3.	Amusement/Video Arcades	-	-	C
4.	Antique Shops	-	P	P
5.	Apparel/Shoe Stores	-	P	P
6.	Appliance Stores	-	P	P
7.	Art/Photography Shops, Studios, Galleries	P	P	P
8.	Auction Sales	-	-	D
9.	Automobile, Motorcycle, and Truck Dealerships	-	-	C
10.	Automobile Parts Supply (retail only, no auto repair or installation)	-	-	P
11.	Automobile Rental Agencies	-	-	D
12.	Automobile Repair Specialty Shops	-	-	C
13.	Automobile Service Centers	-	-	C
14.	Bakeries (retail only)	-	P	P
15.	Banks/Financial Offices	P	P	P
16.	Banquet Halls, Lodges, and Conference Halls	-	-	C
17.	Barber/Beauty/Nail Shops	P	P	P
18.	Bars, Cocktail Lounges, Taverns	-	-	C
19.	Bicycle Shops (sales/service, non-motorized)	-	P	P
20.	Billiard/Pool Centers	-	-	C
21.	Book Stores (new/used)	-	P	P
22.	Book Stores/Adult Business [see regulations in Chapter 5-20]	-	-	P

23.	Bowling Alley	-	-	C
24.	Camera Film Drop Off/Express Developing	P	P	P
25.	Camera Shop (new/used)	-	P	P
26.	Candy, Confectionery/Ice Cream Stores	-	P	P
27.	Car Washes	-	-	C
28.	Catering Establishments	-	-	P
29.	Check Cashing	-	C	C
30.	Churches	C	C	C
31.	Communication Equipment Buildings	P	P	P
32.	Commuter Bus Stations	-	-	C
33.	Convenience Stores, Mini-Markets	-	D	D
34.	Cultural/Community Facilities	P	P	P
35.	Currency Exchanges	-	-	C
36.	Dance Hall/Club	-	-	C
37.	Dance School/Studios	-	C	P
38.	Delicatessens, Sandwich Shops, Donut Shop, Coffee Houses, Juice Bars under 2,000 square feet	C	P	P
	over 2,000 square feet	-	C	C
39.	Department Stores	-	P	P
40.	Discount/Club Membership Stores	-	-	P
41.	Drug Stores	-	P	P
42.	Dry Cleaning/Dyeing (retail only)	-	P	P
43.	Electronic/Computer Stores	-	P	P
44.	Escort Bureau/Introductory Service	C	-	C
45.	Figure Model Studio (non-nude)	-	-	C
46.	Floor Covering/Draperies Store	-	-	P
47.	Florist Shops	P	P	P
48.	Furniture Stores	-	-	P
49.	Gift/Stationery Stores	-	P	P
50.	Glass Shop (sales/service)	-	-	P
51.	Grocery Stores (including supermarkets)	-	P	P
52.	Gun Shops	-	-	C
53.	Hardware Stores (up to 10,000 square feet)	-	P	P
54.	Health/Athletic Clubs (excluding massage parlors)	P	P	P
55.	Hobby Shops	-	P	P
56.	Home Improvement Centers (over 10,000 square feet)	-	-	C
57.	Hospitals	C	C	C
58.	Hotels/Motels	-	-	C
59.	Ice Cream Parlors	-	P	P
60.	Interior Decorating Shop	-	P	P
61.	Jewelry Sales/Repair Stores	-	P	P

62.	Laboratories (including film, medical, and dental)	-	P	P
63.	Laundromat (retail only)	-	P	P
64.	Lighting Fixture Stores	-	-	P
65.	Locksmith Shops	-	P	C
66.	Marine Sales/Service	-	-	P
67.	Massage Parlors (acupressure)	-	-	-
68.	Mini-Malls	-	D	D
69.	Money Advance	-	C	C
70.	Money Transfer	-	C	C
71.	Mortuaries	-	C	C
72.	Multiple Tenant Merchandise Mart	-	-	C
73.	Museums	P	P	P
74.	Music Stores	-	P	P
75.	Newspaper/Magazine Stores	-	P	P
76.	Nightclubs (with entertainment/dancing)	-	-	C
77.	Nurseries/Garden Supply Store	-	P	P
78.	Office Supplies/Equipment (retail only)	P	-	P
79.	Optical Shop	P	P	P
80.	Paint/Wallpaper Stores (retail only)	-	P	P
81.	Parcel Shipping/Copy/Fax Centers	P	P	P
82.	Parking Structures	C	C	C
83.	Pawn Shop/Brokers	-	-	C
84.	Pet Shops	-	P	P
85.	Plumbing Fixture Stores	-	P	P
86.	Pool Supply (retail only)	-	P	P
87.	Post Office Substation	P	P	P
88.	Printing/Blueprinting Shops	P	P	P
89.	Radio/Television Broadcasting Studios (no transmitting)	P	-	C
90.	Recording Studios	P	C	P
91.	Recycling Facilities	-	C	C
92.	Restaurants (less than 4,000 square feet, excluding drive-thrus)	-	D	D
93.	Restaurants (greater than 4,000 square feet, excluding drive-thrus)	-	C	C
94.	Restaurants (with drive-thru facilities)	-	-	C
95.	Restaurants (where outdoor eating facilities are larger than 400 square feet)	-	C	C
96.	Saving and Loans	P	P	P
97.	Secondhand Stores	-	-	P
98.	Service Stations (including gas stations)	-	C	C
99.	Shoe Repair	-	P	P
100.	Shuttle Stations	-	-	C
101.	Sign/Lettering Shops (with retail sales area)	P	P	P ²

102.	Skating Rinks	-	C	C
103.	Sporting Goods Stores	-	P	P
104.	Stamp/Coin Shops	P	P	P
105.	Tailor Shops	P	P	P
106.	Tattoo or Body Piercing Parlor	-	-	C
107.	Tennis Court, Commercial	D	D	D
108.	Theaters, Movie (excluding drive-ins)	-	-	C
109.	Ticket Sales	P	P	P
110.	Tobacco/Smoke Shops [see regulations in Section 4-19.03]	-	P	P
111.	Toy Stores	-	P	P
112.	Travel Agencies	P	P	P
113.	Variety Stores	-	P	P
114.	Vending Machines (outside, accessory use only)	C	C	C
115.	Veterinary Offices/Animal Hospitals	C	C	C
116.	Video Machines (up to 5)	P	P	P
117.	Video Stores (up to a maximum net display area of 25% of total video displays devoted to adult videos)	-	P	P
118.	Wedding Chapels	C	C	C
Other Uses:				
1.	Antennae (accessory only)	C	C	C
2.	Condominiums	-	-	-
3.	Convalescent Homes	C	C	C
4.	Drive-Thru Establishments (accessory only)	-	-	C
5.	Emergency Shelters	D	D	C
6.	Residential Developments (20 du/acre) ¹	D	D	-
7.	Outdoor Storage (accessory only)	-	C	C
8.	Wireless Communications Facilities	C	C	C
9.	Senior Citizen Housing (only in Senior Citizen Housing Overlay District)	-	-	-
10.	Single Room Occupancy	-	-	-
<u>11.</u>	<u>Low-Barrier Navigation Centers</u>	<u>P</u>	<u>P</u>	<u>-</u>

¹ Exceptions for mixed use if within 0.5 miles of a Transit Center, or 0.25 miles of a Transit Node or a Transit Corridor, as defined by the Metropolitan Transportation Authority Congestion Management Plan, or if other transit improvement measures are provided as determined by the review authority.

SECTION 9: That Title 9 “Zoning”, Chapter 3 “General Regulations,” Article 25 “Development Permits” of this Code is hereby added to read as follows:

9-2.1001 Purpose.

The following provisions are intended to provide flexibility in site planning/property development while protecting the integrity and character of the residential, commercial, and industrial areas of the City and ensuring consistency with the General Plan. At the time of application submittal, a review of the configuration, design, location, and impact of the proposed

use shall be conducted by comparing the use to established development/site standards. This review shall determine whether the permit should be approved by weighing the public need for and the benefit(s) to be derived from the proposed use, against the potential negative impacts it may cause.

9-2.1002 Application.

An application for a Development Permit shall be filed in compliance with Article 22 of this Chapter (Applications and Fees).

9-2.1003 Applicability.

Approval of a Development Permit shall be required under the following circumstances:

1. For a new structure or use listed as subject to a “Development Permit” (D) in the applicable zoning district;
2. For a new single-family structure;
3. For the expansion or conversion of an existing structure or use, affecting or involving a minimum of twenty-five (25) percent of the total gross floor area of the structure;
4. For the enlargement or exterior alteration of an existing structure, affecting or involving a minimum of twenty-five (25) percent of the total gross floor area of the structure, for which a Development Permit has not been issued, excluding an existing single-family structure;
5. For the movement and/or relocation of any structure, including factory-built and manufactured housing, to any parcel within the City;
6. For the expansion of a legal nonconforming structure, affecting or involving a minimum of twenty-five (25) percent of the total gross floor area of the structure, for which a Development Permit has not been issued in compliance with Chapter 3 Article 6 (Nonconforming structures and uses); and
7. For the rebuilding/replacement of a destroyed/demolished legal nonconforming structure for which a Development Permit has not been issued in compliance with Chapter 3, Article 6 (Nonconforming structures and uses).

9-2.1004 Review Authority.

The final Review Authority for Development permits shall be as follows:

Table II-2 REVIEW AUTHORITY FOR DEVELOPMENT PERMITS			
Type of Project	Size of Project	Director ⁽¹⁾	Commission
Residential	1 Dwelling Unit	X	
	2+ Dwelling Units	<u>X</u>	X
Commercial and Industrial ⁽²⁾	1 to 4,999 square feet	X	

Table II-2 REVIEW AUTHORITY FOR DEVELOPMENT PERMITS			
Type of Project	Size of Project	Director ⁽¹⁾	Commission
	An expansion of up to 50% or more of the gross floor area	X	
	5,000 square feet		X
	An expansion of up to 50% or more of the gross floor area		X
Change in use, or alteration. ⁽³⁾	A change in use of up to 50% of the gross floor area	X	
	A change in use of 50% or more of the gross floor area		X
	1 to 4,999 square feet	X	
	5,000+ square feet		X
	Exterior remodel/alterations	X	

(1) ~~For all Director-approved non-residential projects,~~ The Director may instead defer action and refer the application to the Commission for a decision.

(2) The square footage in area or the percent of expansion, whichever is less, shall determine the appropriate Review Authority.

(3) Change in use (except for a change to a less intensive use) or alteration to the structure, including tenant improvements, affecting or involving a minimum of 50 percent of the total gross floor area of the structure. The applicable changes in use include a residential to commercial or industrial use, office or retail to a restaurant or medical use, nonassembly use to an assembly use, or a similar change in use as determined by the Director.

9-2.1005 Project review.

1. Each Development Permit application shall be analyzed to ensure that the application is consistent with the purpose of this Article and the City's CEQA Guidelines.
2. To ensure effective implementation of General Plan policies relating to design, each Development Permit shall be reviewed by the Director. The review shall occur prior to the determination by the Review Authority.
3. Any application which may result in grading shall require the submittal of preliminary grading plans for review and recommendation by the City Engineer and approval by the Review Authority.

9-2.1006 Hearings and notice.

1. Director-Approved Projects. A notice or public hearing shall not be required for all applications subject to the Director's review.
2. Commission-Approved Projects. Upon receipt in proper form of a Development Permit application and compliance with the City's CEQA Guidelines, a hearing shall be set and notice of the hearing given in compliance with Article 23 of this Chapter (Hearings and Appeals) for all applications subject to the Commission's review.

9-2.1007 Findings.

Following a hearing, if required, the Review Authority (as outlined in Table II-1) shall record the decision in writing and shall recite the findings upon which the decision is based. The Review Authority may approve, modify, or deny a Development Permit in whole or in part and shall impose specific development conditions if approved. These conditions shall relate to both on- and off-site improvements that are necessary to accommodate flexibility in site planning/property development, mitigate project-related adverse impacts and to carry out the purpose/intent and requirements of the respective zoning district and General Plan goals and policies.

1. Director-Approved Projects

Approval of Director-Approved Projects shall be ministerial in nature. Projects that comply with the requirements of this and other applicable sections shall be permitted by right. The Review Authority Director may approve a Development Permit, only if all of the following findings are made:

- a1. The proposed development is one permitted within the subject zoning district and complies with all of the applicable provisions of this Code, including prescribed development/site standards;
- b2. The proposed development is consistent with the General Plan;
- ~~3. The proposed development would be harmonious and compatible with existing and planned future developments within the zoning district and general area, as well as with the land uses presently on the subject property;~~
- c4. The approval of the Development Permit for the proposed project is in compliance with the requirements of the California Environmental Quality Act (CEQA) and the City's Guidelines; and
- ~~5. The subject site is physically suitable for the type and density/intensity of use being proposed;~~
- d6. There are adequate provisions for public access, water, sanitation and public utilities and services to ensure that the proposed development would not be detrimental to public health, safety and general welfare; and
- ~~7. The design, location, size and operating characteristics of the proposed development would not be detrimental to the public health, safety, or welfare of the City.~~

2. Commission-Approved Projects

The Commission may approve a Development Permit, only if all of the following findings are made:

- a. The proposed development is one permitted within the subject zoning district and complies with all of the applicable provisions of this Code, including prescribed development/site standards;
- b. The proposed development is consistent with the General Plan;
- c. The proposed development would be harmonious and compatible with existing and planned future developments within the zoning district and general area, as well as with the land uses presently on the subject property;
- d. The approval of the Development Permit for the proposed project is in compliance with the requirements of the California Environmental Quality Act (CEQA) and the City's Guidelines;
- e. The subject site is physically suitable for the type and density/intensity of use being proposed;
- f. There are adequate provisions for public access, water, sanitation and public utilities and services to ensure that the proposed development would not be detrimental to public health, safety and general welfare; and
- g. The design, location, size and operating characteristics of the proposed development would not be detrimental to the public health, safety, or welfare of the City.

9-2.1008 Conditions of approval.

In approving a Development Permit, the Review Authority may impose conditions (e.g., buffers, landscaping and maintenance, lighting, off-site improvements, parking, performance guarantees, property maintenance, signs, surfacing, traffic circulation, etc.) deemed reasonable and necessary to ensure that the approval would be in compliance with the findings required by Section 9-2.1007 (Findings) of this Article.

9-2.1009 Expiration.

Unless otherwise specified, w~~W~~ithin one year of Development Permit approval, exercising the entitlement, in compliance with Section 9-2.2403 (Exercising the Entitlement) shall have occurred or the permit shall become void. Additionally, if after exercising the entitlement, work is discontinued for a period of one year, then the permit shall become void.

If a project is built in pre-approved phases, each subsequent phase shall have one year from the previous phase's date of exercising the entitlement to the next phase's date of exercising the entitlement to have occurred, unless otherwise specified in the permit, or the permit shall become void. If the application for the Development Permit also involves the approval of a tentative map, the phasing shall be consistent with the tentative map and the permit shall be exercised prior to the expiration of the companion tentative map.

9-2.1010 Time extension.

The Review Authority may grant time extensions not to exceed one-year increments. A time extension request shall be filed no later than ninety (90) days after expiration and for good cause. Prior to granting an extension, the Review Authority shall ensure that the Development Permit complies with all current Code provisions. If granted, the Development Permit shall be extended from the date of expiration.

9-2.1011 Use of property before final decision.

No permit shall be issued for any use involved in an application for a Development Permit until, and unless the same shall have become final, in compliance with Section 9-2.2309 (Effective Date).

9-2.1012 Modification/amendment of a Development Permit.

An approved Development Permit may be modified in compliance with Article 22 of this Chapter (Applications and Fees). Minor modifications to an approved permit may be approved by the Director in compliance with Article 6 of this Chapter (Minor Modifications).

9-2.1013 Revocation.

The Review Authority shall hold a hearing to revoke or modify a Development Permit granted in compliance with this chapter. Fifteen (15) days prior to the hearing, notice shall be delivered in writing to the applicant and/or owner of the property for which the Development Permit was granted. Notice shall be deemed delivered two (2) days after being mailed, first class postage paid, to the owner as shown on the current tax rolls of the County of Los Angeles and/or the project applicant.

A Development Permit may be revoked or modified by the Review Authority if any one of the following findings can be made:

1. That circumstances have been changed by the applicant to a degree that one or more of the findings contained in the original permit can no longer be made in a positive manner and the public health, safety and welfare require the revocation;
2. That the Development Permit was issued, in whole or in part, on the basis of a misrepresentation or omission of a material statement in the application, or in the applicant's testimony presented during the public hearing, for the entitlement or permit;
3. That the use for which the Development Permit was granted had ceased or was suspended for six (6) or more months;
4. That one or more of the conditions of the Development Permit have not been met;
5. That the use is in violation of any statute, ordinance, law or regulation; or
6. That the use permitted by the Development Permit is detrimental to the public health, safety or welfare or constitutes a nuisance.

9-2.1014 Performance guarantee.

The development project’s applicant/owner may be required to provide adequate performance security in compliance with Section 9-2.2402 (Performance guarantee requirements) for the faithful performance of any/all conditions of approval imposed by the Review Authority.

9-2.1015 Applicable regulations.

All applications shall be subject to the applicable provisions of this Code, including the procedures outlined in the following Articles:

1.	Article 22 of this Chapter	Applications and Fees.
2.	Article 23 of this Chapter	Hearings and Appeals.

SECTION 10: That Title 9 “Zoning,” Chapter 4 “Zoning Districts,” Article 5 “Overlay Zones,” of this Code is hereby added to read as follows:

9-4.502.8 Transit Oriented Development Overlay Zone.

1. **Purpose and Intent.** The Transit-Oriented Development (TOD) Overlay Zone serves to implement Housing Element programs and address housing needs by allowing a mix of uses, including commercial and high-density residential uses. The TOD Overlay Zone implements Housing Element programs by providing development regulations to support and facilitate housing affordable to lower-income households as well as retail, service, and office uses near high-frequency public transit.
2. **Applicability.**
 - A. The TOD Overlay Zone may be applied to any underlying zone district within a Transit Priority Area, as defined by California Public Resource Code, Section 21099, through a zone text and zone map amendment Zone amendments must be approved in accordance with Section 9-2.2002 of the Huntington Park Municipal Code.
 - B. For any project developed in accordance with this section, these standards shall apply instead of those in the underlying base zone district. A property owner may, however, elect to continue to use the site consistent with the underlying district, in which case the applicable underlying district standards will apply.
 - C. Projects developed in accordance with this section (allowed as permitted uses or with a Development Permit per Table 1 and Table 2) shall be reviewed as Director-Approved Projects as defined by Article 10, Development Permits.
 - (1) No building, grading or other construction permit shall be issued by the responsible department until the approval has been conducted by the Director of Community Development (Director).
 - (2) Compliance with the requirements of this chapter shall not waive any additional requirements for compliance such as an application for a lot line adjustment,

merger of parcels, or subdivision in conjunction with approval of an application. A separate application for the lot line adjustment, merger of parcels, or appropriate subdivision map shall proceed in accordance with the Huntington Park Municipal Code, Title 10, Subdivisions.

- D. **Review Authority.** The Director shall approve any administrative approval if the application complies with all requirements of this Section.
- E. **Expiration.** Within two years of the date of approval by the Director, commencement of construction shall have occurred or the approval shall become null and void. A one-year extension can be granted by the Director if the project is compliant with the original approval.
- F. **Appeals.** Appeals are allowed in accordance with Section 9-2.2311, Appeals and calls for review.

3. Allowed Uses

- A. Any structure/use designated as “Permitted” (P) by the following list shall comply with the provisions of this Code. Any permitted use which will occupy an existing structure (with no structural alteration/enlargement) shall comply with the operational standards contained in this chapter as well as Article III (General Property Development Standards). Additionally, any permitted use which will occupy an existing structure that is to be altered, enlarged, or requires construction or installation (i.e., manufactured housing) of a structure(s) shall require the approval of a Development Permit (D) in compliance with Chapter 2, Article 10.
- B. **Residential Uses.** The following list (Table 1) represents those uses in the TOD Overlay Zone that are Permitted (P), subject to a Development Permit (D), subject to a Large Family Child Care Home Permit (LCC) or a Conditional Use Permit (C), or not allowed (-).

Table 1		
Residential Uses		
Land Use Activity	TOD Overlay District	
Residential Uses		
1	Condominiums	D
2	Convalescent Homes	C
3	Child Day Care Facility	
	Small Family Child Day Care Home	P
	Large Family Child Day Care Home	LCC
4	Density Bonus/Affordable Housing	P
5	Emergency Shelters	D
6	Manufactured Housing	D
7	Mixed-Use Developments in accordance with Section 9-4.502.8(4)(b)	P

Table 1 Residential Uses		
Land Use Activity		TOD Overlay District
8	Multi-Family Dwellings	D
9	Accessory Dwelling Units in accordance with Government Code Section 65852.2	P
10	Senior Citizen/Congregate Care Housing	D
11	Single Room Occupancy Facilities	D
12	Group Homes	P
13	Transitional Housing	P
14	Supportive Housing	P
15	Zero Lot Line/Small Lot Residential Developments	D
Recreational Accessory Uses		
1.	Swimming Pool, Private	P
2.	Tennis Court, Private	D
3.	Tree "Play" House	P
Accessory Uses		
1	Fences and Walls	P
2	Garage	P
3	Keeping of Domestic Animals/Household Pets	P
4	Laundry Facilities (Washer and Dryer)	P*
5	Outdoor Play/Athletic Equipment	P
6	Patio (with or without cover)/Gazebo	P
7	Satellite Dish Antenna	D
8	Storage	D
9	Vehicle Repair (Property owner/tenant vehicle only and only within enclosed garage/yard)	P
10	Vertical antenna 12 feet or less in height	P
11	Vertical antenna greater than 12 feet in height	D
Other		
1	Churches	C
2	Educational Institutions, Low-Intensity	C
3	Public Utilities/Facilities	D
4	Home Enterprises	Subject to Home Enterprise Permit
5	Temporary Uses	Subject to Temporary Use Permit

* Laundry facilities shall be located within the footprint of a dwelling unit. For multi-family properties, common laundry facilities shall be located in a detached or attached enclosed room specifically designated as a laundry facility and shall consist of not less than 1 automatic washer and dryer for every 4 units.

- C. **Mixed Uses.** Projects incorporating non-residential uses are permitted if non-residential uses comprise no more than 50 percent of the total usable floor space of the project. Commercial and retail uses in mixed-use projects are permitted in accordance with Table 2. The following list (Table 2) represents those uses in the TOD Overlay Zone that are Permitted (P), subject to a Development Permit (D), subject to a Large Family Child Care Home Permit (LCC) or a Conditional Use Permit (C), or not allowed (-).

Table 2		
Commercial and Retail Uses Permitted in Mixed-Use Development		
Land Use Activity		TOD Overlay District
1	Assembly, Major	C
2	Assembly, Minor	C
3	Alcoholic Beverage Sales/Serving Establishments	See regulations in Section 9-4.203(2)(A) and Table IV-7
4	Auto-related Uses	-
5	Commercial Storage	-
6	Communication Equipment Buildings	P
7	Cultural/Community Facilities	P
8	Food and Beverage Sales, Major	C
9	Food and Beverage Sales, Minor	P
10	Hospitals	C
11	Hotels/Motels	C
12	Parking Structures (Commercial non-accessory)	C
13	Professional/Administrative Office	P
14	Public Transit Facilities	C
15	Recreation, Commercial	C
16	Recycling Facilities	C
17	Restaurant, Major	C
18	Restaurant, Minor	P
19	Retail, Major	C
20	Retail, Minor	P
21	Service stations	C
22	Services, Major	C
23	Services, Minor	P
24	Sidewalk Vendor Stand	C
Accessory Uses		
1	Antennae	C
2	Drive-Thru	C
3	Vending Machines (Outside)	C
4	Wireless Communications Facilities	C

D. **Definitions.** The following section defines land uses outlined in Table 2.

- (1) Assembly, Major: Includes the following-
 - (I) Group Assembly: An establishment offering entertainment, social exchange, religious services, educational training, or other instructional services to groups of more than 49 people in a single room. Examples include performance venues, movie theaters, religious institutions, community centers, college or university extension programs, group addiction services, social clubs, community centers, or similar uses.
- (2) Assembly, Minor: Includes the following-
 - (I) Group Assembly: An establishment offering entertainment, social exchange, religious services, educational training, or other instructional services to groups of 49 people or less in a single room. Examples include performance venues, movie theaters, religious institutions, community centers, college or university extension programs, group addiction services, social clubs, community centers, or similar uses.
 - (II) Instructional Service: An establishment offering classes or educational training to groups of 29 students or fewer in a single classroom or studio environment. Examples include musical instruction, academic tutoring, and similar uses.
- (3) Auto Related Uses: Establishment offering sales, rental, or repair of vehicles or vehicle accessories or parts including, auto dealerships, auto rental, auto repair, parts supply, car washes, and marine sales and service.
- (4) Commercial Storage: A facility exclusively used for the storage of motor vehicles or personal goods, with or without a fee. Includes self-storage and similar facilities.
- (5) Communication Equipment Building: A building not accessible to the public containing utility equipment necessary for the provision of telecommunications services.
- (6) Cultural and Community Uses: Establishments that provide services or facilities for the general public and include uses such as government offices, civic centers, libraries, and museums.
- (7) Food and Beverage Sales, Major: An establishment that contains more than 5,000 square feet of gross floor area and sells food, beverages primarily for consumption off of the premises and other retail items.
- (8) Food and Beverage Sales, Minor: An establishment that contains 5,000 square feet or less of gross floor area and sells food and beverages primarily for consumption off premises.

- (9) Hospital: A licensed institution designed within an integrated campus setting for the diagnosis, care, and treatment of human illness, including surgery and primary treatment.
- (10) Hotel/Motel: An establishment offering lodging to transient patrons. These establishments may provide additional services, such as conference and meeting rooms, restaurants, bars, or recreation facilities available to guests or to the general public. This classification includes, auto courts motor lodges, motels, hostels, extended-stay hotels, and tourist courts, but does not include rooming hotels, boarding houses, or residential hotels designed or intended to be used for sleeping for a period of thirty consecutive days or longer. This classification also excludes bed and breakfast facilities and similar accommodations that an occupant of single-family housing provides on the same premises incidental to the primary residential use of the property.
- (11) Parking Structure, Commercial: An area or structure, other than a street or other public way, used for the parking of automobiles and available to the public for a fee or free of charge.
- (12) Professional/Administrative Office: An establishment where the managerial, administrative, and clerical functions of a business or industry are conducted, or where members of a profession (e.g., doctors or attorneys) conduct their practice. This includes architectural or engineering firms, computer software consulting, data management, financial services, interior design, graphic design, real estate, insurance, legal offices, medical/dental offices, veterinary clinics, medical clinics, on-site medical or dental testing, travel services, recording studios, and title offices.
- (13) Public Transit Facilities: Physical infrastructure buildings that provide services for public transportation systems, including buses, trains, light rail, and subways. These facilities include transit stations, terminals, stops, shelters, platforms, parking areas for transit vehicles, and related amenities intended to facilitate public transportation services within a community.
- (14) Recreation Facility, Commercial: Establishments providing indoor or outdoor amusement and entertainment services for a fee or admission charge, including bowling alleys, amusement and electronic game arcades, tennis courts, ice skating and roller-skating rinks, pool and billiard rooms as a primary use.
- (15) Recycling Facilities: as defined in chapter Chapter 3 Article 10 of the Huntington Park Municipal Code.
- (16) Restaurant, Major: Includes the following-
 - (I) Restaurant, Major: An establishment greater than 4,000 square feet that sells food and non-alcoholic beverages for consumption on the premises.

- (II) Any restaurant, bar, night club or social club of any size which serves alcohol as regulated by Section 9-4.203(2)(A) of the Huntington Park Municipal Code.
- (17) Restaurant, Minor: Includes the following-
- (I) Convenience Restaurant: A restaurant or similar establishment offering food and/or beverages for sale for consumption on or off the premises in disposable containers and from a counter.
 - (II) Restaurant: An establishment that sells food and non-alcoholic beverages for consumption on the premises.
- (18) Retail, Major: Includes the following:
- (I) Adult Businesses: As defined and regulated in the Municipal Code section 9-4.303.
 - (II) Animal Sales and Adoption Services: Retail sales and adoption of small animals typically considered pets. Excludes sale of live fish for personal aquariums.
 - (III) Discount/Club Membership Stores (over 10,000 square feet)
 - (IV) Floor Covering/Draperies Store (over 10,000 square feet)
 - (V) Glass Shop (sales/service)
 - (VI) Gun Shops
 - (VII) Home Improvement Centers (over 10,000 square feet)
 - (VIII) Multiple Tenant Merchandise Mart: means an enclosed commercial-sales structure containing multiple permanent tenant spaces/stalls/ booths where new merchandise is sold or service is rendered by five (5) or more separate vendors.
 - (IX) Office Supplies/Equipment (over 10,000 square feet)
- (19) Retail, Minor: An establishment that primarily offers new or used goods for purchase by the consumer of such goods, excluding other such establishments more specifically described herein. This use category includes vehicle sales if such a use is conducted completely within an enclosed building and does not include outdoor display of vehicles.
- (20) Services, Major: Includes the following-
- (I) Fuel Sales: An establishment offering the sale of motor fuel for any motor vehicle. Includes gas stations.

- (II) Dry Cleaning/Dyeing (retail only)
 - (III) Mortuaries
 - (IV) Service, Minor: Includes the following-
 - (V) Animal Service: An establishment offering the provision of boarding associated with veterinary services, grooming, or veterinary services for small common household animals.
 - (VI) Bank, Retail: Financial institutions that provide retail banking services to individuals and businesses. This classification includes only those institutions engaged in the on-site circulation of cash money and includes on or off-site automatic teller machines. Freestanding automatic teller machines (ATMs) kiosks are not permitted.
 - (VII) General Service: An establishment offering the direct provision to the customer of personal services including barber and beauty shops, seamstresses, tailors, shoe repair shops, massage establishments, tattoo parlors, photocopying, mail and packing service centers, self-service laundries, locksmiths, and appliance repair.
 - (VIII) Fitness and Health Establishment: Commercial or nonprofit facilities, such as fitness centers and health and athletic clubs, oriented toward promoting physical health. Such facilities can include any of the following: gymnasium, swimming pool, exercise equipment, indoor sauna, spa or hot tub facilities; indoor tennis, handball, racquetball, and other indoor sports activities.
- (20) Sidewalk Vendor Stand: Any pushcart, stand, display, pedal-driven cart, wagon, showcase, rack, or other nonmotorized conveyance or from one's person, upon a public sidewalk or other pedestrian path for the purposes of vending food, beverages, or other merchandise.

4. **Development Standards.** Projects seeking approval pursuant to this chapter shall be subject to the following development standards:
- A. **Residential density.** New development shall meet a minimum residential density of 30 dwelling units per acre. Maximum density shall be 70 dwelling units per acre. If only a portion of a legal parcel is redeveloped, the density of the project shall be calculated based on the area of the newly developed portion.
 - B. Floor space devoted to each use in mixed-use projects. New mixed-use projects which include a non-residential use component are permitted on the condition that at least 50 percent of the proposed project's total floor area is devoted to residential uses. Floor area of existing commercial uses on the parcel which will remain after construction of the proposed project is not counted towards the total floor area of the project.

- C. **Building height.** Maximum building height shall be 65 feet.
- D. Additional stepbacks adjacent to residential zone. At locations adjacent to RL or RM zones new projects shall maintain a lower profile on facades adjacent to these zones to provide a transition between higher intensity developments and residential uses.
- (1) Where adjacent to an RL or RM zoned property, an additional five-foot stepback from the shared property line is required for each floor above the second story.
- E. **Setbacks.**
- (1) Front yard.
 - (I) Minimum front yard setback shall be 10 feet from the front property line for projects where 100 percent of floor space is devoted to residential uses. Entry features such as stoops, porches, and walled garden spaces may encroach into the required setback up to six feet.
 - (II) For projects with commercial uses on the ground floor, the minimum front yard setback shall be five feet.
 - (2) Side yard. Minimum side yard setback shall be five feet or equal to the required front yard setback, whichever is larger.
 - (3) Rear yard. Minimum rear yard setback shall be five feet or equal to the required front yard setback, whichever is larger.
- F. **Open Space.**
- (1) Private outdoor space. For units not directly facing the RL zone, a minimum of 50 square feet of private outdoor space (as defined in Section 9-3.1502 of the Huntington Park Municipal Code) shall be provided for at least 50 percent of residential units. No dimension of the required private open space may be smaller than five feet. No private open space is required for units facing the RL zone.
 - (2) Common open space. Common open space (as defined in Section 9-3.1502 of the Huntington Park Municipal Code) shall be provided at a rate of 50 square feet per residential unit. Common open space shall average at least 25 feet in width and at no time may be less than 10 feet in width.
 - (3) Driveways, vehicular circulation areas, and parking areas may not be counted towards the required open space.
- G. **Parking.** Projects permitted under this chapter shall be required to provide onsite parking in accordance with Table 3 and all applicable state laws. Parking for proposed projects with deed-restricted units affordable to low- and/or very low-income households shall be required in accordance with Government Code Section 65915(p).

Table 3 Parking Standards	
Bedroom Count	Parking Standards for TOD Overlay Developments
Studio	0.5 spaces/dwelling unit
1 bedroom	1 space/dwelling unit
2-3 bedroom	1.5 spaces/dwelling unit
Senior Housing	0.5 spaces/dwelling unit
Guest spaces ¹	0.2 spaces/dwelling unit ¹
Non-residential Component of Mixed-Use Projects	
Non-residential uses	1 space for each 400 square feet of floor area of non-residential uses

1. Guest parking is only required when the number of required guest spaces is greater than one.

5. Design Standards.

A. Building orientation and articulation.

- (1) Vertical hierarchy. Buildings that are three stories or more in height shall be designed to differentiate between a defined base; a middle or body; and a top, cornice, or parapet cap. Buildings two stories or less shall include a defined base and a top, cornice, or parapet cap. All buildings shall achieve this effect through at least two of the following:
 - (I) Color, texture, or material changes;
 - (II) Variations, projections, or reveals in the wall plane;
 - (III) Variations in fenestration size or pattern; or
 - (IV) Decorative architectural details, such as cornices and columns.

- (2) Building articulation. The wall plane on all façades visible from a public street or other publicly accessible spaces shall include at least two of the following massing changes or architectural elements to break up monolithic building façades:
 - (I) Architectural projections such as balconies covered porches, dormers, or bay windows.
 - (II) A combination of two or more volumes differing in height by at least 8 feet for a width of at least 20 feet between one and five stories as allowed by applicable development standards.
 - (III) Upper story windows inset at least two inches or include headers sills, awnings, or decorative grills with a minimum width of three inches.
 - (IV) Wall plane offsets of at least 18 inches.

- (V) Other features that serve the purpose of façade articulation at the discretion of the Director.

B. **Corner Lots.** Buildings located on corner lots shall include one or more of the following features on both street-facing facades, located within 25 feet of the corner of the building closest to the intersection:

- (1) An entrance to a ground-floor use or a primary building entrance. A single, corner-facing entrance is permitted.
- (2) A different material application, color, or pattern of windows and doors from the rest of the façade.
- (3) A change in height of at least 18 inches from the height of the abutting façade.

C. **Building and dwelling unit entrances.**

- (1) Primary pedestrian access. Primary pedestrian access to building lobbies shall be provided along the sidewalk or publicly accessible open spaces.
- (2) Architectural treatment of entries. A terrace, forecourt, corner entry, change in the roof line or wall plane, tower element, or architectural projection (three feet minimum depth) or similar treatment are required for all shared residential entrances. Individual entrances to street facing ground floor residential units, if proposed, must incorporate a porch, stoop, terrace, walled patio (42-inch maximum height), or combination thereof.

D. **Ground floor commercial height.** The floor to ceiling height of commercial uses located on the ground floor shall be a minimum of 12 feet.

E. **Windows and transparency requirements.**

- (1) Upper story windows visible from the public right-of-way shall be inset from the wall surface by a minimum of two inches or shall have a header, sills, awnings, or decorative grills with a minimum width of three inches.
- (2) If a proposed project includes a ground floor commercial component, ground floor windows and openings of the commercial component facing the street shall constitute a minimum of 65 percent of the street-level building façade.

F. **Parking facilities.**

- (1) Surface parking lots and garages shall be located to the side or rear of buildings and not adjacent to public roadways. Access to subterranean parking or to structure parking is acceptable provided that surface parking spaces are set back at least 40 feet from the front property line.

- (2) Structured parking shall be screened from the primary frontage with landscaping with vegetation that will grow to a minimum height equivalent to 75 percent of the height of the parking structure or residential or commercial floorspace in a wrap- or podium-style unit configuration.
- (3) To reduce the quantity of curb cuts onto major thoroughfares, primary vehicular access to parking facilities shall be provided via existing alleys or secondary streets where possible.

G. **Mechanical and utility equipment.** Mechanical and utility equipment (e.g., heating, cooling, antennas, satellite dishes, air conditioners, transformers, electric and gas meters, junction boxes, or similar equipment) shall be concealed from public view with landscaping, walls, fencing or, if roof mounted, with roof wells or other architectural features, to the maximum extent feasible and as allowed by the utility service provider.

H. **Privacy.**

- (1) Projects within 15 feet of existing buildings along the interior property lines shall reduce direct views into the adjacent building by offsetting or staggering windows and upper story balconies and decks by a minimum of one foot so there is no direct line of sight into the existing building's windows, balconies, or decks.
- (2) Balconies are not permitted on elevations adjacent to RL zones. Roof decks are permitted adjacent to RL zones provided they are set back a minimum of 10 feet from the building façade.

6. **Landscaping Standards.** Landscaping shall be used for all outdoor areas that are not specifically used for parking, driveways, walkways, or open space. Landscaping must comply with Chapter 9-3.4, Landscaping Standards