

# RESOLUTION No. 25-09

## EXHIBIT “B”

### Title 11 SECTIONS TO BE AMENDED

#### 11.1.05.030 Designation of Base and Overlay Districts.

The city shall be classified into districts or zones, the designation and the regulations of which are set forth in this zoning code and as follows:

A. **Base and Overlay Zoning Districts.** The city's base zoning districts and overlay zoning districts are set forth in Table 11.1.05.030: Zoning Districts.

**Table 11.1.05.030**

#### Zoning Districts

Zoning Map Symbol	Zoning District Name	General Plan Designation Implemented by Zoning Designation
<b>Base Residential Zoning Districts</b>		
RLD-9	Residential Low Density - 9	Residential Low Density
RLD-15	Residential Low Density - 15	Residential Low Density
RMD - 18	Residential Medium Density - 18	Residential Medium Density
RHD - 20	Residential High Density - 20	Residential High Density
RHD - 33	Residential High Density - 33	Residential High Density
RHD - 46	Residential High Density - 46	Residential High Density
<b>Base Mixed Use, Commercial, and Industrial Districts</b>		
L-C/RMD	Limited Commercial/Residential Medium Density	Mixed Use
<u>MC-RHD</u>	<u>Mixed Commercial/Residential High Density</u>	<u>Mixed Use</u>
MSSP	Main Street Specific Plan	Main Street Specific Plan
PO	Professional Office	Professional Office
SC	Service Commercial	Service Commercial
GC	General Commercial	General Commercial
LM	Light Manufacturing	Light Manufacturing
OE	Oil Extraction	Oil Extraction
<b>Base Public and Semi-Public Districts</b>		
PS	Public and Semi-Public Facilities	Community Facility and School
RG	Recreation/Golf	Open Space - Golf
<b>Base Military, Open Space, and Park Districts</b>		
MIL	Military	Military

BEA	Beach	Beach
OS-N	Open Space Natural	Open Space
OS-PR	Open Space Parks and Recreation	Park
<b>Overlay District and Specific Plan Zone Regulations</b>		
RC-O	Residential Conservation - Overlay	All
PUD	Planned Unit Development Overlay	All
C/P	Commercial/Park	All
CZ	Coastal Zone	All
SPR	Specific Plan Regulations	All

(Ord. 1598)

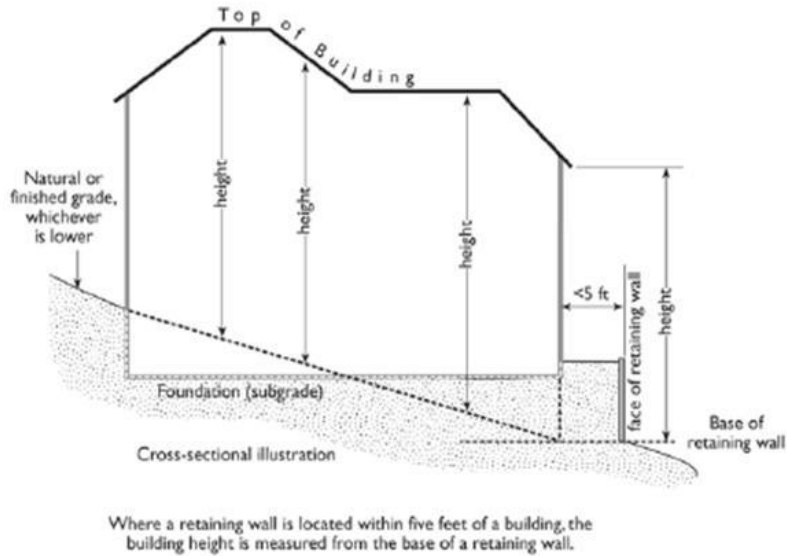
### 11.1.15.025 Measuring Height.

A. **General.** The height of a structure shall be measured vertically from the average level of the highest and lowest ~~elevation~~finished grade of the ground covered by the structure to the highest point of the structure or to the peak of a gable, pitched, mansard or hipped roof or to the finished roofline of a flat roof or top of a parapet required by California Building Code.

1. Exceptions for Accessory Building Features. The following listed building features may be erected to a maximum height as follows:
  - a. Chimneys. Two feet above roofline as per California Building Code.
  - b. Flagpole. Up to 20 feet (10 feet above roofline maximum).
  - c. Antennae. Up to 10 feet above roofline. Ground antennae to a maximum of 40 feet if located in the rear yard adjacent to the main structure.
2. Exception for Surfside. Maximum building height for residential structures, including accessory dwelling units, shall be measured pursuant to Section 11.2.05.015.A.3: Building Height Limit.

B. **Measuring the Height of Buildings Located Near Retaining Walls.** If any portion of a building lies within 5 horizontal feet of an above-ground retaining wall, and the base of the retaining wall is at a lower elevation than the building, the height of the building shall be calculated from the base of the retaining wall (at the lower of natural or finished grade) rather than from the base of the building wall. See Figure 11.1.15.025.B: Measuring the Height of Buildings Near Retaining Walls.

**Figure 11.1.15.025.B**  
**Measuring the Height of Buildings Near Retaining Walls**

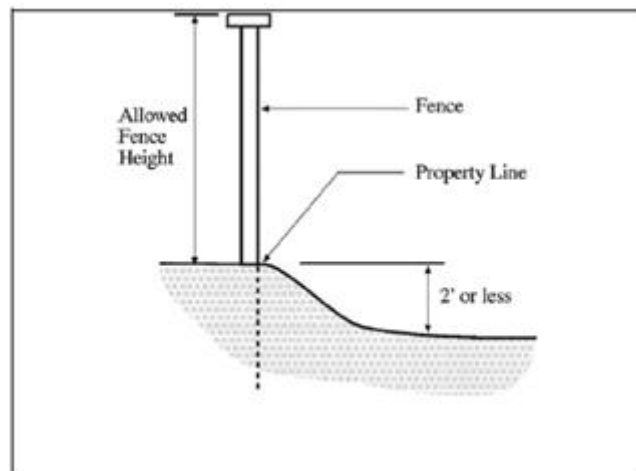


### C. Measurement of Fence or Wall Height.

1. Determination of Height. The height at the property line shall be measured from the owner's side of the fence or wall. A joint fence or wall on the property line may be measured from either side of the fence or wall. In the case of a joint fence or wall where there is a difference in the ground level between 2 adjoining parcels of less than 2 feet, the height of a fence or wall constructed along the property line shall be determined by using the finished grade at the base of the fence or wall on the highest parcel.

**Figure 11.1.15.025.C**

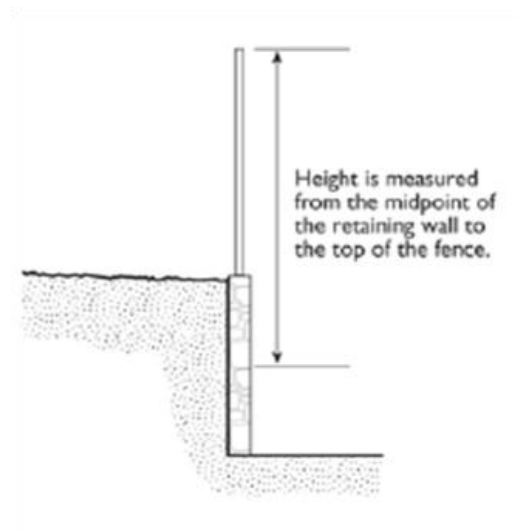
#### **Determination of Property Line Fence Height**



2. Determination—Ground Level Difference More than 2 Feet. When there is a difference in the ground level between 2 adjoining parcels of 2 feet or more, the height of a fence or wall shall be determined by the provisions of subsection D, Measuring the Height of Combined Fences and Retaining Walls.

D. **Measuring the Height of Combined Fences and Retaining Walls.** When a fence is constructed on top of or within 1 foot of the face of an above-ground retaining wall greater than 2 feet in height, and located in a required yard, the height of the fence shall be measured from the top of the fence to the midpoint height of the retaining wall, excluding the uppermost 2 feet of the retaining wall.

**Figure 11.1.15.025.D**  
**Fences on Top of Retaining Walls**



E. **Measuring the Height of Decks.** Deck height is measured from grade to the top of the floor of the deck if there is no rail or if the rail walls are more than 50% open, and from the ground to the top of the rails for all other situations. (Ord. 1699; Ord. 1598)

## Chapter 11.2.10 COMMERCIAL AND MIXED-USE DISTRICTS

(All Content Displayed)

- 11.2.10.005 Applicability.
- 11.2.10.010 Land Use Regulations.
- 11.2.10.015 Development Standards.
- 11.2.10.020 Review of Plans.

### 11.2.10.005 Applicability.

The provisions of this chapter are applicable to the following zoning code district designations:

**LC-RMD: Limited Commercial/Residential Medium Density Zone.** To allow limited commercial and office uses in conjunction with residential uses.

**MC-RHD: Mixed Commercial/Residential High Density Zone.** To allow resident-serving, visitor serving, commercial, and office uses in conjunction with high-density residential uses.

**PO: Professional Office.** To allow office, medical and related uses that may also serve as a buffer area between residential areas and more intensive commercial areas.

**MSSP: Main Street Specific Plan.** To allow visitor-serving and resident-serving office, retail, restaurant, and personal service uses with upper floors devoted to office uses along Main Street.

**SC: Service Commercial.** To allow neighborhood-serving commercial areas that provide retail, restaurant, and personal service uses.

**GC: General Commercial.** To allow sub-regional and regional centers of commercial activity and may include both pedestrian- and auto-oriented development. Other typical uses are auto service stations, auto repair, and sales. (Ord. 1598)

### 11.2.10.010 Land Use Regulations.

Table 11.2.10.010: Use Regulations—Commercial and Mixed-Use Districts prescribes the land use regulations for commercial and mixed-use districts. The regulations for each district are established by letter designations as follows:

**“P”** Uses permitted as-of-right that require no discretionary review if in compliance with all standards.

**“L”** Uses permitted as-of-right subject to limitations restricting location, size, or other characteristics to ensure compatibility with surrounding uses. Limitations are referenced by number designations listed at the end of Table 11.2.10.010: Use Regulations— Commercial and Mixed-Use Districts.

**“M”** Uses subject to a minor use permit following discretionary review by the planning commission pursuant to Chapter 11.5.20: Development Permits.

**“C”** Uses subject to a conditional use permit following discretionary review and public hearing by the planning commission pursuant to Chapter 11.5.20: Development Permits.

**“—”** Uses that are not permitted.

The “Additional Regulations” column includes specific regulations applicable to the use classification, that are located elsewhere in this zoning code. Use classifications are defined in Chapter 11.4.85: Use Classifications. Use classifications not listed in Table 11.2.10.010: Use Regulations—Commercial and Mixed-Use Districts are prohibited

**Table 11.2.10.010**

#### USE REGULATIONS— COMMERCIAL AND MIXED-USE DISTRICTS

	LC/R MD	MC- RHD	PO	MSSP	SC	GC	Additional Regulations
<b>Residential Use Types</b>							
Single Unit Residential	P	—	—	L-1	—	—	See Section 11.2.10.015 and Section 11.4.05.060
Second Unit	—	—	—	—	—	—	
Two-Unit Residential (Duplex)	P	—	—		L-1	—	—

	LC/R MD	MC- RHD	PO	MSSP	SC	GC	Additional Regulations
Multiple Unit Residential	P	<u>P</u>	—	<u>L-48</u>	—	—	
Family Day Care							
Small Family	P	<u>P</u>	—	—	—	—	
Large Family	C	<u>C</u>	C	—	C	C	See Section 11.4.05.045
<u>Emergency Shelter</u>	<u>—</u>	<u>P</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	
Group Housing	—	<u>P</u>	C	—	—	—	
Senior Citizen Housing	—	<u>P</u>	—	—	—	—	
Commercial Marijuana Uses	—	<u>—</u>	—	—	—	—	See Section 11.4.100.010.A and C; and Section 5.70.025
Marijuana—Outdoor Cultivation	—	<u>—</u>	—	—	—	—	See Section 11.4.100.010.B; and Section 5.70.025
Marijuana—Indoor Cultivation at Private Residence (legally nonconforming private residence)	L-7	<u>L-7</u>	L-7	L-7	L-7	L-7	See Section 11.4.100.010.C.1 and C; and Section 5.70.025
<b>Public, Semi-Public, and Service Use Types</b>							
Clubs and Lodges	—	<u>C</u>	—	—	C	C	See Section 11.4.05.080
Community Center	C	<u>C</u>	C	—	C	C	
Community Social Service Facilities	—	<u>C</u>	C	—	C	C	
Cultural Institutions	—	<u>C</u>	C	—	C	C	See Section 11.4.05.080
Day Care Center	C	<u>C</u>	C	—	C	C	See Section 11.4.05.045
Government Offices	M	<u>M</u>	M	M	M	M	
Hospitals and Clinics							
Hospitals	<u>—</u>	<u>—</u>	C	—	C	C	
Clinics	<u>—</u>	<u>C</u>	C	—	C	C	
Park and Recreation Facilities	P	<u>P</u>	P	P	P	P	
Parking Facilities, Public	C	<u>C</u>	C	C	C	C	See Chapter 11.4.20
Public Safety Facilities	M	<u>M</u>	M	M	M	M	
Religious Facilities	—	<u>—</u>	C	—	C	C	
Residential Care Facilities							See Section 11.4.05.105
Residential Care, General	—	<u>P</u>	C	—	C	C	
Residential Care, Limited	P	<u>P</u>	C	—	C	C	
Residential Care, Senior	—	<u>P</u>	C	—	C	C	
Schools, Private	C	<u>C</u>	C	—	C	C	See Section 11.4.05.080
Commercial Marijuana Uses	—	<u>—</u>	—	—	—	—	See Section 11.4.100.010.A and C; and Section 5.70.025
Marijuana—Outdoor Cultivation	—	<u>—</u>	—	—	—	—	See Section 11.4.100.010.B; and Section 5.70.025

	LC/R MD	MC- RHD	PO	MSSP	SC	GC	Additional Regulations
Marijuana—Indoor Cultivation at Private Residence (legally nonconforming private residence)	L-7	<u>L-7</u>	L-7	L-7	L-7	L-7	See Section 11.4.100.010.C.1 and C; and Section 5.70.025
<b>Commercial Use Types</b>							
Adult Business Establishments	—	<u>=</u>	—	—	—	P	See Chapter 11.4.50
Animal Sales and Services	—	<u>M</u>	—	M	M	M	
Artists' Studios	P	<u>P</u>	P	P	P	P	
Automobile/Vehicle Sales and Services							
Automobile Rentals	—	<u>=</u>	—	—	M	M	
Automobile/Vehicle Sales and Leasing	—	<u>=</u>	—	—	—	P	
Automobile/Vehicle Service and Repair, Major	—	<u>=</u>	—	—	C	C	See Section 11.4.05.040
Automobile Service Stations/Vehicle Service and Repair, Minor	—	<u>=</u>	—	—	C	C	See Section 11.4.05.035
Automobile Washing	—	<u>=</u>	—	—	M	M	
Large Vehicle Sales, Services and Rental	—	<u>=</u>	—	—	—	A	
Bakery	L-4	<u>L-4</u>	—	L-4	L-4	L-4	
Banks and Other Financial Institutions	—	<u>P</u>	P	P	P	P	
With Drive-Through Facilities	—	<u>=</u>	C	C	C	C	See Section 11.4.05.050
Automated Teller Machines (ATMs)	—	<u>M</u>	M	M	M	M	See Section 11.4.05.030
Building Materials and Services	—	<u>=</u>	—	—	—	C	
Business Services	P	<u>P</u>	P	L-2, L-3	P	P	
Commercial Recreation							
Large-scale	—	<u>C</u>	—	—	C	C	
Small-scale	—	<u>M</u>	—	—	M	M	
Eating and Drinking Establishments							
Bars	—	<u>C</u>	—	C	C	C	
Coffee House/ Dessert Shop	—	<u>P</u>	—	P; L-5; L-6	P	P	
Restaurants, Fast Food	—	<u>C</u>	—	—	C	C	See Section 11.4.05.050

	LC/R MD	MC- RHD	PO	MSSP	SC	GC	Additional Regulations
Restaurants, Full Service	—	<u>C</u>	—	P, C	P, C	P, C	See Section 11.4.05.015
Restaurants, Limited Service	—	<u>P</u>	—	P	P	P	See Section 11.4.05.015
Restaurants, Take Out Only	—	<u>P</u>	—	P	M	M	
With Drive-Through Facilities	—	<u>=</u>	—	—	C	C	See Section 11.4.05.050
With Outdoor Eating Areas	—	<u>M</u>	—	M, C	M, C	M, C	See Section 11.4.05.090
Extended Hour Business	C	<u>C</u>	—	—	C	C	See Section 11.4.05.055
Food and Beverage Sales							
Catering Services	—	<u>P</u>	—	—	—	P	
Convenience Market	—	<u>P</u>	—	—	P, C	P, C	See Section 11.4.05.015
General Market	—	<u>P</u>	—	P, C	P, C	P, C	See Section 11.4.05.015
Liquor Stores	—	<u>C</u>	—	C	C	C	See Section 11.4.05.070
Funeral Parlors and Mortuaries	—	<u>=</u>	—	—	—	P	
Home Improvement Sales and Services	—	<u>=</u>	—	—	—	C	See Sections 11.4.05.090 and 11.4.05.140
Hotels and Motels	—	<u>=</u>	—	—	—	C	
Kennel	—	<u>=</u>	—	—	C	C	
Kiosks	—	<u>=</u>	—	—	M	M	See Section 11.4.05.065
Laboratories	—	<u>=</u>	P	L-2, L-3	P	P	
Maintenance and Repair Services	P	<u>P</u>	—	—	P	P	
Massage Establishment	P	<u>P</u>	P	L-2, L-3	P	P	See Chapter 5.45, Massage and Massage Establishments
Commercial Marijuana Uses	—	<u>=</u>	—	—	—	—	See Section 11.4.100.010.A and C; and Section 5.70.025
Marijuana—Outdoor Cultivation	—	<u>=</u>	—	—	—	—	See Section 11.4.100.010.B; and Section 5.70.025
Marijuana—Indoor Cultivation at Private Residence (legally nonconforming private residence)	L-7	<u>L-7</u>	L-7	L-7	L-7	L-7	See Section 11.4.100.010.C.1 and C; and Section 5.70.025
Offices, Business and Professional	P	<u>P</u>	P	L-2, L-3	P	P	
Walk-in Clientele	P	<u>P</u>	P	L-2, L-3	P	P	
Offices, Medical and Dental	P	<u>P</u>	P	L-2, L-3	P	P	
Parking Facilities, Commercial	—	<u>=</u>	—	C	—	C	See Chapter 11.4.20



	LC/R MD	MC- RHD	PO	MSSP	SC	GC	Additional Regulations
Personal Services	P	<u>P</u>	P	P	P	P	
Retail Sales	P	<u>P</u>	—	P	P	P	See Section 11.4.05.090
Large Format	—	<u>—</u>	—	—	P	P	See Section 11.4.05.140
Smoke Shop	—	<u>—</u>	—	—	C	C	See Chapter 5.75
Tattoo Establishments	—	<u>—</u>	—	—	—	C	See Chapter 11.4.65
Theaters	—	<u>—</u>	—	C	—	C	
<b>Light Manufacturing Use Types</b>							
Contractors' Yards	—	<u>—</u>	—	—	—	—	
Handicraft/Custom Manufacturing	P	<u>P</u>	P	P	P	P	
Industry, Limited	—	<u>—</u>	—	—	—	—	
Industry, General	—	<u>—</u>	—	—	—	—	
Warehousing and Storage	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	
Commercial Marijuana Uses	—	<u>—</u>	—	—	—	—	See Section 11.4.100.010.A and C; and Section 5.70.025
Marijuana—Outdoor Cultivation	—	<u>—</u>	—	—	—	—	See Section 11.4.100.010.B; and Section 5.70.025
Marijuana—Indoor Cultivation at Private Residence (legally nonconforming private residence)	L-7	<u>L-7</u>	L-7	L-7	L-7	L-7	See Section 11.4.100.010.C.1 and C; and Section 5.70.025
Indoor Commercial Storage	—	<u>—</u>	—	—	—	—	
Outdoor Storage	—	<u>—</u>	—	—	—	—	
Personal Storage	—	<u>—</u>	—	—	—	—	
<b>Transportation, Communication, and Utility Use Types</b>							
Wireless Communication Facilities							See Chapter 11.4.70
Antennae and Transmission Towers	C	<u>C</u>	C	C	C	C	
Satellite dishes less than 79" in diameter	P	<u>P</u>	P	P	P	P	
Recycling Facilities							See Section 11.4.10.025
Recycling Collection Point	—	<u>—</u>	—	—	C	C	
Recycling Processing Facility	—	<u>—</u>	—	—	—	C	
Reverse Vending Machines	P	<u>P</u>	P	P	P	P	
Utilities, Major							
Hazardous Waste Facility	—	<u>—</u>	—	—	—	C	See Chapter 11.4.60
Utilities, Minor	P	<u>P</u>	P	P	P	P	

	LC/R MD	MC- RHD	PO	MSSP	SC	GC	Additional Regulations
<b>Agriculture Use Types</b>							
Nurseries	—	—	—	P	P	P	
Commercial Marijuana Uses	—	—	—	—	—	—	See Section 11.4.100.010.A and C; and Section 5.70.025
Marijuana—Outdoor Cultivation	—	—	—	—	—	—	See Section 11.4.100.010.B; and Section 5.70.025
Marijuana—Indoor Cultivation at Private Residence (legally nonconforming private residence)	L-7	L-7	L-7	L-7	L-7	L-7	See Section 11.4.100.010.C.1 and C; and Section 5.70.025
<b>Other Applicable Use Regulations</b>							
Accessory Use	See Section 11.4.05.010: Accessory Business Uses and Activities						
Nonconforming Use	See Chapter 11.4.40: Nonconforming Uses, Structures, and Lots						
Temporary Use	See Chapter 11.5.25: Director Determinations						

L-1 Permitted if an existing use; new uses are prohibited. See Chapter 11.4.40: Nonconforming Uses, Structures, and Lots.

L-2 Not allowed on the ground floor along Main Street without a conditional use permit; allowed on side streets as a permitted use.

L-3 If on the ground floor along Main Street permitted if an existing use; new uses are prohibited. See Chapter 11.4.40: Nonconforming Uses, Structures, and Lots.

L-4 Bakery production sold at retail on-premises.

L-5 Permitted use if less than 1,000 square feet and less than 10 seats.

L-6 Minor use permit required if 1,000 square feet or more and 10 seats or more.

L-7 Limited to indoor marijuana cultivation of no more than 6 live marijuana plants for personal use, to be planted, cultivated, harvested, dried, or processed within a single private residence or inside an accessory structure located upon the grounds of a private residence that is fully enclosed and secured and conducted in accordance with Section 5.70.025 of Chapter 5.70.

L-8 Permitted, second floor only when street facing, unless previously permitted and existing. See Chapter 11.4.40: Nonconforming Uses, Structures, and Lots.

(Ord. 1664; Ord. 1638; Ord. 1630; Ord. 1617; Ord. 1598)

### 11.2.10.015 Development Standards.

Table 11.2.10.015: Development Standards— Commercial and Mixed-Use Districts prescribes the development standards for the commercial and mixed use districts. The “Additional Regulations” column indicates more detailed explanations or regulations that follow the table (by letter designation) or that are located elsewhere in this zoning code.

**Table 11.2.10.015**

## DEVELOPMENT STANDARDS— COMMERCIAL AND MIXED-USE DISTRICTS

	LC/RMD	MC-RHD	PO	MSSP	SC	GC	Additional Regulations
Lot Size and Density							
Minimum Lot Size (sq. ft.)	2,500	5,000	7,000	2,750	7,000	10,000	
Maximum Floor Area Ratio	0.90	0.90	—	—	—	—	
Residential Density (du/ac)	=	Min. 40, Max. 46	=	=	=	=	(A)
Maximum Residential Density - lot area per unit (sq. ft.)							
Base Density	2,500	=	—	—	—	—	(A)
Density for Mixed Use Development	2,000	=	—	—	—	—	(A)
Density - Affordable Housing Bonus	See Additional Regulations						See Chapter 11.4.55: Affordable Housing Bonus
Building Form and Location							
Maximum Building Height (ft.)	35	Max. 5 stories	35	25, max. 2 stories	35	35	(B)
Building Setback on Street Frontages	varies	varies	varies	varies	varies	varies	(C)
Minimum Yard Requirements							
Interior Side	varies	varies	varies	varies	varies	varies	(C)(L)
Rear	varies	varies	varies	varies	varies	varies	(C)(L)
Building Transition Zone Adjacent to R Districts	Yes	Yes					(D)
Landscaping and Public Open Space							
Public Open Space	Yes	Yes					(E)
Minimum lot area to be landscaped	5%	10%	10%	0%	10%	10%	See Chapter 11.4.30: Landscaping and Buffer Yards
Minimum required front yard area to be landscaped	60%	25%	—	—	—	—	
Limitations - Location of Parking	Yes						(F)
Limitations on Curb Cuts	Yes						(G)
Limitations - Location of Truck Docks; Loading and Service Areas	Yes						(H)
Off-Street Parking and Loading	Yes						See Chapter 11.4.20: Off-Street Parking and Loading
Reduced Parking Requirements	Yes						See Chapter 11.4.20: Off-Street Parking and Loading
Building Design							
Building Orientation	Yes						(I)

	LC/RMD	MC-RHD	PO	MSSP	SC	GC	Additional Regulations
Design Provisions	—	Yes	—	Yes	—	—	(J),(P)
<b>Special Requirements for Residential Development</b>							
Open Space (sq. ft. per unit)	100	=	=	=	=	=	(K)
Private Open Space (sq ft per unit)	=	Min. 48	=	=	=	=	(K)
Common Open Space (sq-ft per unit)	<del>100</del> =	Min. 15 per unit or 400 total, whichever is greater	—	—	—	—	(K)
Side and Rear Yard Setbacks	Yes	Yes	—	—	—	—	(L)
<b>Other Applicable Development Standards</b>							
Consistency with Council Adopted Design Guidelines, Area Plans, or Specific Plans	(M)						
Pedestrian Access to Buildings Setback from the Street	(N)						
Projections into Required Yards	(O)						
General Site Standards	See Chapter 11.4.10: General Site Standards						
Fencing	See Chapter 11.4.15: Fences, Hedges, and Walls						
Parking and Loading	See Chapter 11.4.20: Off-Street Parking and Loading						
Signs	See Chapter 11.4.25: Sign Regulations						
Landscaping and Buffer Yards	See Chapter 11.4.30: Landscaping and Buffer Yards						
Coastal Development Permit	See Chapter 11.4.35: Coastal Development Permit						
Nonconforming Structures and Lots	See Chapter 11.4.40: Nonconforming Uses, Structures, and Lots						

**A. Maximum Residential Density/Development Standards.**

1. Calculation of Residential Density and FARs for Mixed Use Projects. Permitted residential densities for mixed-use projects shall be in addition to floor area ratios permitted for commercial uses in Table 11.2.10.015, above, within the limits of all required yard, height and other developments standards.

a. FAR for Nonresidential Development. The FAR for nonresidential development in the LC-RMD District is set forth in Table 11.2.10.015.A: Nonresidential FAR— LC-RMD District.

**Table 11.2.10.015.A**

## NONRESIDENTIAL FAR— LC-RMD DISTRICT

Lot Size	Maximum FAR
5,000 sq. ft. or less	0.90
More than 5,000 sq. ft.	0.75 - minimum 4,500 sq. ft.

2. Density Bonus for Mixed Use Projects. See Chapter 11.4.55: Affordable Housing Bonus regarding allowable density bonus programs.
3. Residential Development Standards. The residential development standards for the LC-RMD district are as follows.
  - a. Mixed Use Project. May only be located on the second floor in compliance with all applicable requirements of this chapter.
  - b. Residential Project. A residential development shall comply with all other applicable development standards for the RHD-20 district.

B. **Building Height.** Building height requirements are set forth in Table 11.2.10.015.B: Building Height—Commercial and Mixed-Use Districts.

**Table 11.2.10.015.B**

### BUILDING HEIGHT— COMMERCIAL AND MIXED-USE DISTRICTS

Commercial District	Height
<b>LC-RMD District</b>	
Lots less than 37.5 feet in width	30 feet
Lots greater than 37.5 feet in width	
Front ½ of lot	25 feet, 2-story maximum
Rear ½ of lot	35 feet, 3-story maximum
<b>MC-RHD</b>	
<u>Within Coastal Zone</u>	<u>50 feet; 4 stories maximum</u>
<u>Outside Coastal Zone</u>	<u>65 feet; 5 stories maximum</u>
<b>PO District</b>	
District I	30 feet
District II	35 feet
<b>MSSP District</b>	25 feet, 2-story maximum
<b>SC District</b>	
District I	30 feet, 3-story maximum
District II	35 feet, 3-story maximum

1. Additional Height. Additional height may be allowed at specific locations designated in design guidelines, planned unit developments, or specific plans adopted by the city council.
2. Accessory Commercial Structures. Accessory commercial structures shall not exceed 15 feet in height. See also Section 11.4.05.010: Accessory Business Uses and Activities.
3. Flood Zone Heights. In special flood hazard zones as defined in Title 9: Public Property, Public Works and Building Regulations, Chapter 9.45: Floodplain Management, the maximum

building height is increased by the increase in elevation required to reach the base flood elevation.

C. **Building Setbacks.** Building Setbacks from street and alley frontages and interior lot lines are set forth in Table 11.2.10.015.C.1: Building Setbacks from Street Frontages— Commercial and Mixed-Use Districts, Table 11.2.10.015.C.2: Building Setbacks from Alleys— Commercial and Mixed-Use Districts, and Table 11.2.10.015.C.3: Building Setbacks from Interior Lot Lines— Commercial and Mixed-Use Districts.

**Table 11.2.10.015.C.1**

**BUILDING SETBACKS FROM STREET FRONTAGES— COMMERCIAL AND MIXED-USE DISTRICTS**

<b>Commercial District</b>	<b>Street Frontage Building Setback</b>
<b>LC-RMD District</b>	
Commercial Use	6 foot average; 3 foot minimum
Side Street	10% lot width; 5 foot maximum
Residential Use	12 foot average; 6 foot minimum
Side Street	10% lot width; 8 foot maximum
<b>MC-RHD</b>	
<u>Street-facing</u>	<u>10 ft minimum; 15 ft maximum</u>
<u>Street-facing where directly across from an RLD-9 district</u>	<u>15 ft minimum</u>
<b>PO District</b>	
District I	10 feet minimum
Side Street	15% lot width; 3 foot minimum; 10 foot maximum
District II	18 feet minimum
Side Street	15% lot width; 5 foot minimum; 15 foot maximum
<b>MSSP District</b>	<b>0 feet</b>
<b>SC District</b>	
District I	0 feet
District II	35 feet, 3 story maximum
Side Street	15% lot width; 6 foot maximum
Rear Street	6 feet minimum
<b>GC District</b>	
District I	0 feet
District II	35 feet, 3 story maximum
Side Street	15% lot width; 6 foot maximum
Rear Street	6 feet minimum
District VI	18 feet minimum

**Table 11.2.10.015.C.2**

**MINIMUM BUILDING SETBACKS FROM ALLEYS— COMMERCIAL AND MIXED-USE DISTRICTS**

<b>Commercial District</b>	<b>Minimum Setback Distance from Alley</b>
<b>LC-RMD District</b>	
<b>Commercial Structure</b>	

Rear Alley	22 feet
Side Alley	4 feet
<b>Residential Structure (includes garage)</b>	
15 foot wide alley	9 feet
12 foot wide alley	12 feet
13 foot wide alley	11 feet
Second Story and Above	May encroach ½ the required first floor setback
<b>PO District</b>	
<b>District I</b>	
15 foot wide rear alley	9 feet
12 foot wide rear alley	12 feet
13 foot wide rear alley	11 feet
Side alley	4 feet
<b>District II</b>	
Rear alley	0 feet
Side alley	0 feet
<b>MSSP District</b>	
Rear Alley	22 feet
Side Alley	4 feet
<b>SC District</b>	
<b>District I</b>	
Rear alley	22 feet
Side alley	4 feet
<b>District II</b>	
Rear alley	4 feet
Side alley	4 feet
<b>GC District</b>	
<b>District I</b>	
Rear alley	22 feet
Side alley	4 feet
<b>District II</b>	
Rear alley	4 feet
Side alley	4 feet
<b>District VI</b>	
Rear alley	4 feet
Side alley	4 feet

**Table 11.2.10.015.C.3**

**BUILDING SETBACKS FROM INTERIOR LOT LINES— COMMERCIAL AND MIXED-USE DISTRICTS**

Commercial District	Setback Distance from Interior Lot Lines
<b>LC-RMD District</b>	
<b>Commercial Structure</b>	0 feet
<b>Residential Structure (includes garage)</b>	3 feet minimum, 10 feet maximum
<b>MC-RHD District</b>	
Side yard	3 feet minimum; 15 feet maximum
Rear yard	6 feet minimum

<b>PO District</b>	
<b><i>District I</i></b>	
Side yard	10% lot width; 10 feet maximum
Rear yard	10 feet minimum
<b><i>District II</i></b>	
Side yard	10% lot width; 15 feet maximum
Rear yard	18 feet minimum
<b>MSSP District</b>	
Side yard	0 feet
Rear yard	10% lot width; 10 feet maximum
<b>SC District</b>	
<b><i>District I</i></b>	
Side yard	0 feet
Rear yard	10% lot width; 5 feet minimum, 10 feet maximum
<b><i>District II</i></b>	
Side yard	0 feet
Rear yard	6 feet minimum
<b>GC District</b>	
<b><i>District I</i></b>	
Side yard	0 feet
Rear yard	0 feet
<b><i>District II</i></b>	
Side yard	0 feet
Rear yard	6 feet minimum
<b><i>District VI</i></b>	
Side yard	10% lot width; 10 feet maximum
Rear yard	18 feet minimum

1. Building Setbacks and Landscaping Adjacent to Front Property Line.

a. LC-RMD and MSSP Districts. Buildings in the LC-RMD and MSSP districts shall be located between zero and 10 feet from property lines facing a street, for at least 80% of the linear street frontage of the property. See Figure 11.2.10.015.C.1.a: Building Setback on Streets— LC-RMD and MSSP Districts. Up to 25% of the area between the property line and the building may be landscaped, subject to the following standards; all other setback areas shall be paved for public use.

- i. Landscaping along the building frontage shall not exceed a depth that prevents pedestrian access up to building windows or detracts from a pedestrian street frontage, generally 2 feet.
- ii. All landscaping shall be integrated into the building; the use of planter boxes at windows is encouraged.

bPOb. MC-RHD District. Buildings in the MC-RHD district shall be located between zero and 10 feet from property lines facing a street, for at least 80% of the linear street frontage



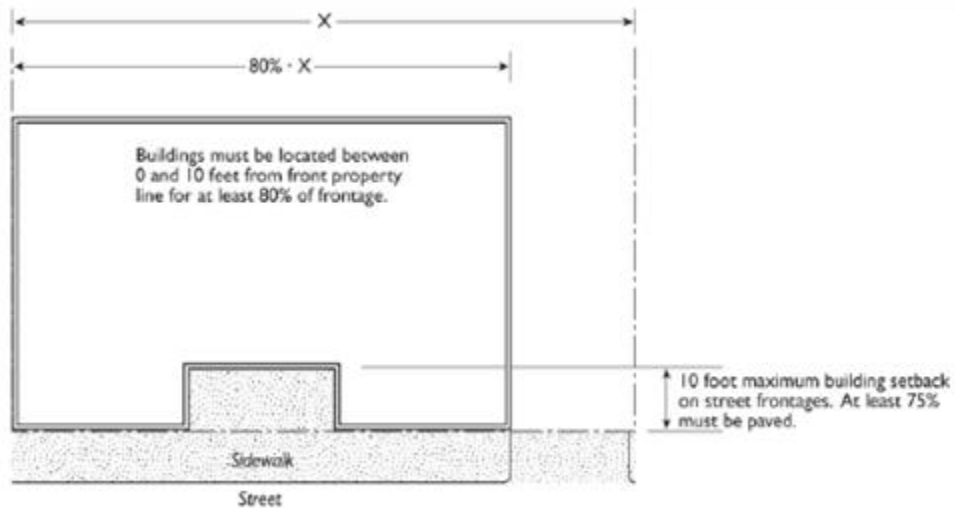
of the property. The entire front yard (required setback plus any additional open area) not including areas used for exit and entry shall be landscaped, subject to the following standards:

- i. Native trees 15-gallon in size shall be planted no more than 25 feet on center. Where possible, trees shall be planted in the same configuration as the street trees to create a colonnade along the sidewalk.
- ii. Shrubs at least 5-gallon in size shall cover at minimum 30% of required landscape area.
- iii. At-grade landscaping and landscaping in raised planters shall be designed and located to punctuate building entrances and ground level windows and to create strong edges for plazas, patios, courtyards, and pathways.
- iv. Tree species shall be selected to minimize shedding of flowers, fruit, or other debris over the right-of-way. Where trees do shed debris, the area must be maintained and kept clear of hazards.
- v. All paving in required setback areas shall be either permeable or pervious.

c. PO District. Buildings in the PO district shall be located between zero and 10 feet from property lines facing a street and for at least 70% of the linear street frontage of the property. See Figure 11.2.10.015.C.1.b: Building Setback on Streets— PO District. In the PO district, the area between the property line and the building shall be landscaped, except for pedestrian access walkways.

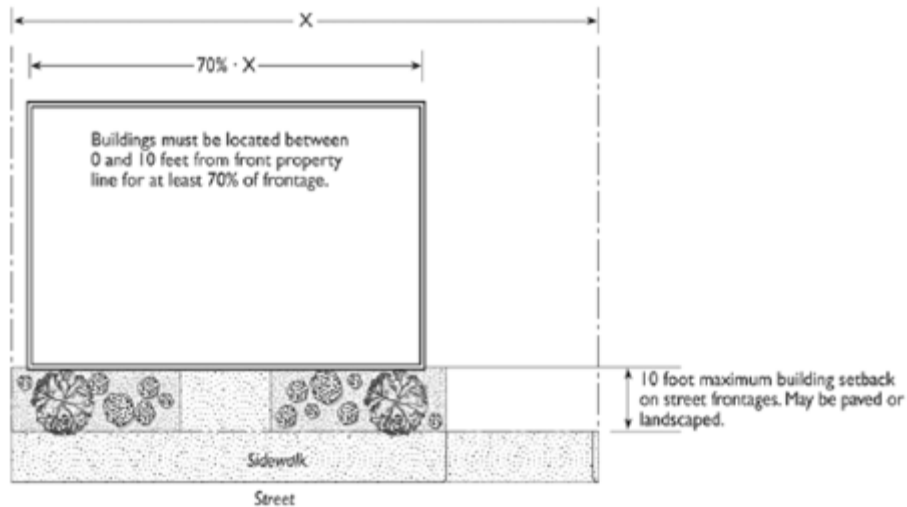
**Figure 11.2.10.015.C.1.a**

**Building Setback on Streets— LC-RMD and MSSP Districts**



**Figure 11.2.10.015.C.1.b**

**Building Setback on Streets—PO District**



d. Cross-Visibility Area in all districts.

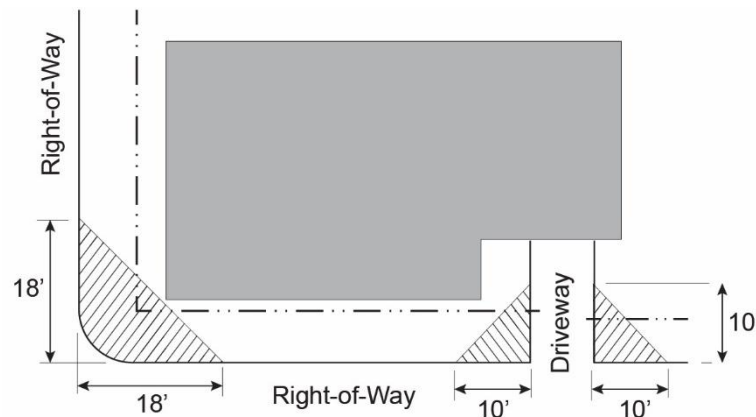
i. Intersection of Driveways and Public Rights-of-Way. The cross-visibility area at the intersection of a driveway and a public right-of-way is a triangle having two sides 10 feet long and running along the driveway and public right-of-way, with the two 10-foot sides beginning at the intersection and the third side formed by a line connecting the

two ends. All measurements shall be from the edge of the curb, or the edge of the vehicular travel area if no curb exists.

ii. Intersection of Two Public Rights-of-Way. The cross-visibility area at the intersection of two public rights-of-way is a triangle having two sides 18 feet long and running along each public right-of-way, with the sides beginning at their intersection and the third side formed by a line connecting the two ends. All measurements shall be from the edge of the curb, or the edge of the vehicular travel area if no curb exists.

**Figure 11.2.10.015.C.1.c**

**Cross-Visibility Areas**



**D. Minimum Yard Requirements: Building Transition Zone Adjacent to Residential Districts.**

1. Residential Setback Shall Apply. For any portion of a structure adjacent to an adjoining residential district boundary along a common side yard boundary the minimum required setbacks of the residential district shall apply.
2. Daylight Plane Requirements. To protect privacy and minimize sunlight blockage, structures shall not intercept a 45-degree daylight plane inclined inward starting from 35 feet above existing grade at the setback line the following heights:
  - a. 35 feet above existing grade at the setback line in the MC-RHD district along CA-1.
  - b. 50 feet above existing grade at the setback line in the MC-RHD district along all other rights-of-way.
  - c. 35 feet above existing grade at the setback line in all other commercial and mixed-use districts.
3. Exceptions for Parking Structures. Exceptions to the above requirements are permitted for a one-story parking or garage structure that does not exceed 10 feet in height in a side or rear yard that does not front on a street.

**E. Public Open Space.** For buildings over 25,000 square feet in all districts and mixed-use buildings over 10,000 square feet in the MC-RHD district, outdoor open space which is accessible to the public during daytime hours shall be provided at a ratio of 25 square feet per 1,000 non-residential square feet of building. An open space area shall only be counted toward meeting the

public open space requirement if it is possible to inscribe a rectangle within such area that has no side less than 15 feet in dimension. Open space(s) shall be visible from a public street and shall be located within 40 feet of the street-facing property line.

1. Exceptions:

a. Minor Use Permit Required. A minor use permit is required pursuant to Chapter 11.5.20: Development Permits for a public open space that is not visible from a public street and not located within 40 feet of the street-facing property line.

b. In the MC-RHD district, residential-only projects are exempt from this requirement.

**F. Limitations on Location of Parking.**

1. Parking Location Generally. Commercial and mixed-use buildings shall be placed as close to the street as possible, with parking located either behind habitable space, on the interior side or rear of the site, underground, or in parking structures. See Figure 11.2.10.015.FG: Limitations on Parking and Curb Cuts.

2. Parking Location—LC-RMD, MC-RHD, PO, and MSSP Districts. Above ground parking may not be located within 40 feet of a street facing property line in the LC-RMD, MC-RHD, PO, and MSSP districts.

a. Exceptions. Exceptions may be granted with the approval of a minor use permit pursuant to Chapter 11.5.20: Development Permits for projects that do not meet this standard, including projects with parking on upper levels.

b. Additional Findings. Additional findings for approval of a minor use permit for exceptions to this regulation are as follows:

i. The design incorporates habitable space built close to the public sidewalk to the maximum extent feasible; and any parking within 40 feet of the street facing property line is well screened with a wall, hedge, trellis, and/or landscaping.

ii. The site is small and constrained such that underground parking or surface parking located more than 40 feet from street frontages is not feasible.

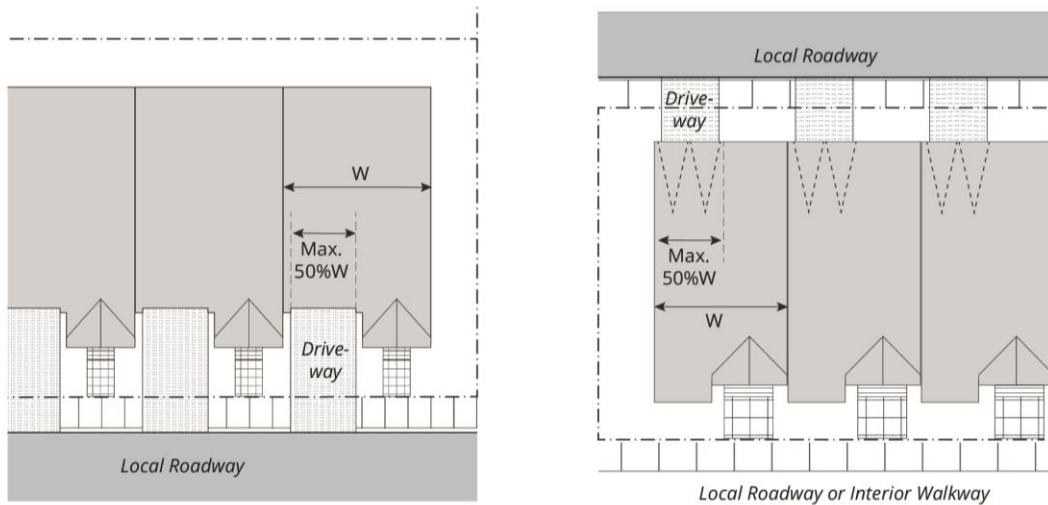
3. Additional Parking Facility Requirements. See Chapter 11.4.20: Off-Street Parking and Loading for additional parking facility requirements.

4. Parking and Driveway Design in the MC-RHD District.

a. Parking Design. Parking may be located in individually secured “tuck-under” garages; a shared garage (podium or underground); or an above-ground structure “wrapped” with habitable spaces. Detached garages and carports are not allowed. All parking spaces, whether individual or shared, shall be secured.

b. Individually secured garages shall be accessed from a shared rear or side drive aisle where such abuts the property. Where individual garages are accessed from the right-of-way, garages shall occupy no more than 50% of the frontage of each unit.

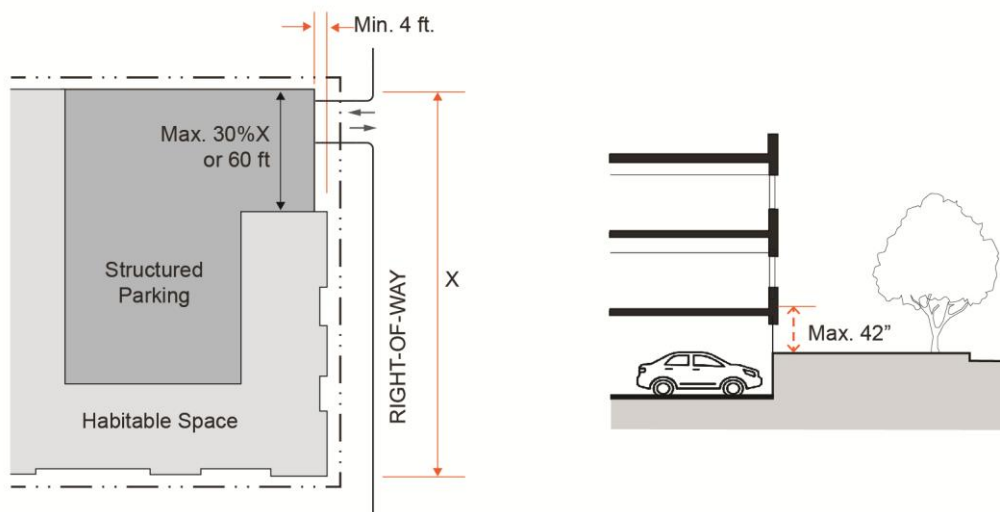
**Figure 11.2.10.015.F.4.b: Individual Garages**



c. Parking Visibility. Where structured parking faces the street frontage, the structure must be either:

- i. A maximum of 30% of the building frontage or 60 feet in length (whichever is greater);
- ii. Recessed a minimum of four feet from the rest of the building façade and screened with a living wall or textured or decorative screening; and
- iii. Designed such that the parking area is located in a basement, where the vertical distance from grade to the finished floor directly above the parking area is a maximum of 42 inches.

**Figure 11.2.10.015.F.4.c: Parking Visibility**



d. Upper-level visibility. All upper-level street-facing structured parking must be screened from view from the right-of-way by at least one of the following features:

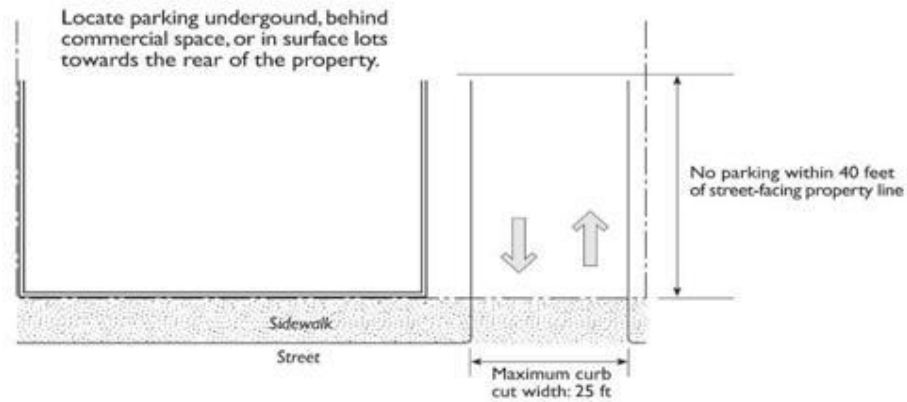
- i. Regular openings designed to resemble windows of habitable spaces;
- ii. A trellis or living wall; or

iii. Textured or decorative screening.

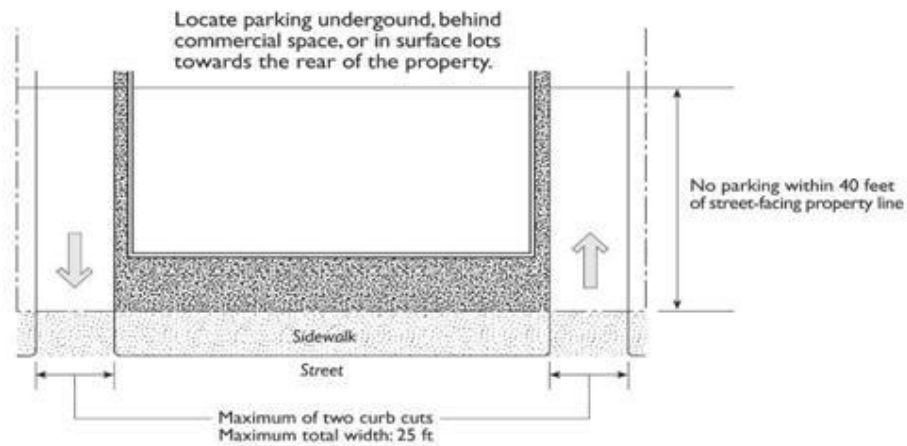
**Figure 11.2.10.015.G**

### Limitations on Parking and Curb Cuts

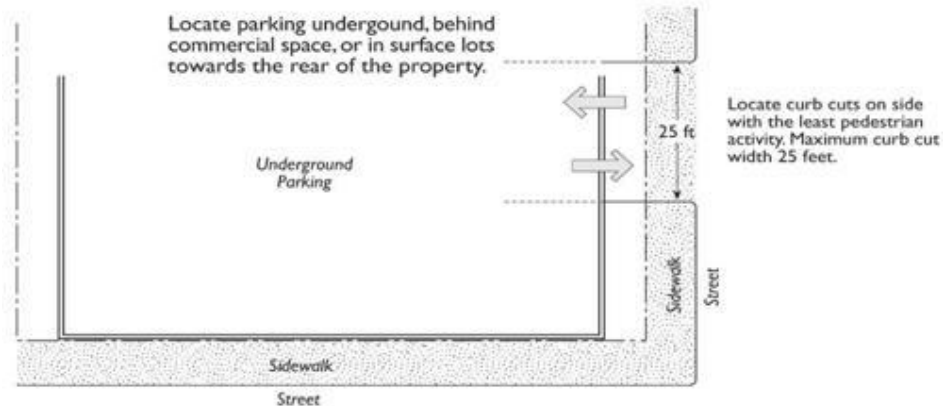
#### Maximum Curb Cut Width



#### Maximum Number of Curb Cuts



#### Curb Cuts on Corner Properties



e. Parking garages shall be designed to accommodate large vehicles. The structure shall have a height clearance of a minimum of 8.5 feet.

**G. Limitations on Curb Cuts.**

1. Curb cuts are limited to a maximum of 25 feet of linear frontage for property that does not exceed 10,000 square feet in area. This may be achieved through a combination of 1 or 2 separate curb cuts. See Figure 11.2.10.015.F: Limitations on Parking and Curb Cuts. Curb cut width is measured to include the vehicular access area only, excluding any transition or "wing" sections outside of the area intended for vehicular access.

2. Curb cuts are not allowed on lots that have alley access.

3. Curb cuts shall be located in the location least likely to impede pedestrian circulation and vehicular traffic flow.

4. Additional areas for curb cuts are allowed for properties over 10,000 square feet where it can be demonstrated that additional cuts are necessary to protect pedestrian safety or accommodate total vehicular traffic.

5. Sites abutting an existing or proposed alley. For new developments, proposed new street curb openings or retention of existing street curb openings shall not be permitted for residential property which abuts an alley. All vehicle access shall be from the alley.

An exception may be made in the case of corner lots where the street on which the proposed new or existing curb opening is not located on an arterial street and the street frontage is available for the full depth of the lot, subject to the one of the following conditions:

1. A new curb opening from the street shall be permitted where existing utility conditions, that cannot be removed/relocated, prevent alley access and one (1) additional covered non-tandem off-street parking space beyond code required amount is being provided. The proposed new curb opening shall be located to maximize the remaining on-street parking; or

2. An existing curb opening can be maintained or relocated when one (1) additional covered non-tandem off-street parking spaces beyond code required amount is being provided and no loss of on-street parking is proposed.

In no case shall there be more than one (1) street curb opening on a residential property that abuts an alley.

**H. Limitations on Location of Truck Docks, Loading, and Service Areas.** Truck docks, loading, and service areas shall not be located within 50 feet of any residential district boundary or within 40 feet of a street-facing property line. These facilities shall be located at the interior side of buildings or on the rear of the site and be screened so as not to be visible from public streets. Facilities within 150 feet of a residential district shall provide screen walls and sounds attenuation to comply with a noise level of 55 CNEL at the residential district boundary. Exceptions may be granted with approval of a minor use permit pursuant to Chapter 11.5.20: Development Permits, if an alternative location for the truck dock, loading and/or service area better protects the pedestrian environment of the commercial district and/or better shields adjoining residential neighborhoods from noise and visual impacts.

1. Exception—MSSP District. Truck docks are not permitted in the MSSP District. All loading and service shall be accomplished from either Main Street or the alleyways in such a manner as to not impede traffic to the maximum extent practicable.

**I. Building Orientation.**

1. Primary Entrance Toward Public Street. All buildings located along a public street shall be oriented toward, and have their primary entrances toward, the public street.

Exception: Minor Use Permit Required. A minor use permit is required pursuant to Chapter 11.5.20: Development Permits for a building located along a public street that is not oriented toward, and does not have their primary entrances toward, the public street.

2. Interior Buildings— Entrance from Sidewalk. All buildings and dwelling units located in the interior of a site shall have entrances from sidewalks that are designed as an extension of the public sidewalk and connect to a public sidewalk.

**J. Design Provisions— Main Street Specific Plan District.** All buildings in the Main Street Specific Plan District shall meet the following criteria:

1. Transparency. At sidewalk level, buildings shall be primarily transparent. A minimum of 50% of all first floor façades with street frontage shall consist of pedestrian entrances, display windows or windows affording views into retail, offices, gallery or lobby space. The building wall subject to transparency requirements shall include the portion between 3 feet and 10 feet above the sidewalk. Blank walls should be avoided and lively façades encouraged.

2. Glass. All glass in windows and doorways shall be clear for maximizing visibility into stores. A minimal amount of neutral tinting of glass to achieve some sun control is acceptable if the glass appears essentially transparent when viewed from the outside. Opaque and reflecting glass shall not be used.

3. Window Security Bars. Window security bars shall only be allowed if installed on the interior of the window area.

4. Façade Set-Back. Buildings shall be located on or within 4 feet of the street property line. Exceptions shall be: (a) outdoor restaurant seating areas or (b) areas where abutting buildings are, as of the effective date of this title, set back creating in effect continuous store frontages with a wider sidewalk. In the latter case, the abutting buildings' set back shall be considered the equivalent of the property line.

5. Façade Continuity. Building street façades shall be continuous from lot line to lot line. Parking or loading areas shall not abut Main Street or Ocean Avenue frontages.

6. Façade Width. Façades of interconnecting buildings should retain their individual identity. Buildings should not be remodeled or painted to give the appearance of a single building. Any street side building façade exceeding 50 feet in width shall be segmented into individual designs not exceeding 50 feet in width.

7. Trademark Buildings. Trademark buildings used to house a franchise operation shall be prohibited.

**K. Open Space Requirements for Residential Uses.** ~~A minimum of 100 square feet of open space is required per residential unit and may be provided as common or private open space.~~



1. Required Open Space in the MC-RMD District. A minimum of 100 square feet of open space is required per residential unit and may be provided as common or private open space.

2. Residential Open Space in the MC-RHD District. Residential open space in the MC-RHD district must comply with the standards of Table 11.2.10.015, Development Standards—Commercial and Mixed-Use Districts as well as the following standards.

a. Private Open Space Design. The minimum dimension of any private open space is eight feet for ground-level units or units directly over podium parking, and six feet for any upper-level units.

b. Common Open Space Design.

i. The minimum dimension of any common open space shall be 15 feet.

ii. Common open spaces may be at-grade, elevated, on parking podiums, or on rooftops, provided they are accessible to all living units on the development site by a stairway or other accessway qualifying as an egress facility from a habitable room.

iii. Common open space may be designed as landscaped areas, walks, patios, swimming pools, barbeque areas, playgrounds, turf, parklets, dog parks, or other such improvements that enhance the outdoor environment of the development.

iv. Surfaces of common open spaces may be any combination of lawn, garden, flagstone, wood planking, concrete, or other dust-free surfacing. No more than 70percent of common open area may be hardscaped.

v. The slope of common open space shall not exceed 10%.

3. All required roof deck railings in accordance with the provisions of the California Building Code shall not exceed the height limit provisions of Table 11.2.10.015. The provisions of Section 11.2.10.015.O: Projections, are not applicable to roof decks.

**L. Required Side and Rear Yards for Residential Uses.** In order to provide light and air for residential units, the following minimum setbacks apply for any side or rear yard not fronting a street. When the site is adjacent to a residential district, the standards of subsection 11.2.10.015.D—Minimum Yard Requirements: Building Transition Zone Adjacent to Residential Districts, above also apply, and the project must comply with whichever standard is stricter. The length of the required setbacks must be at least the width of the window plus 3 feet on either side and never less than 10 feet:

1. 5 feet for any wall with windows.

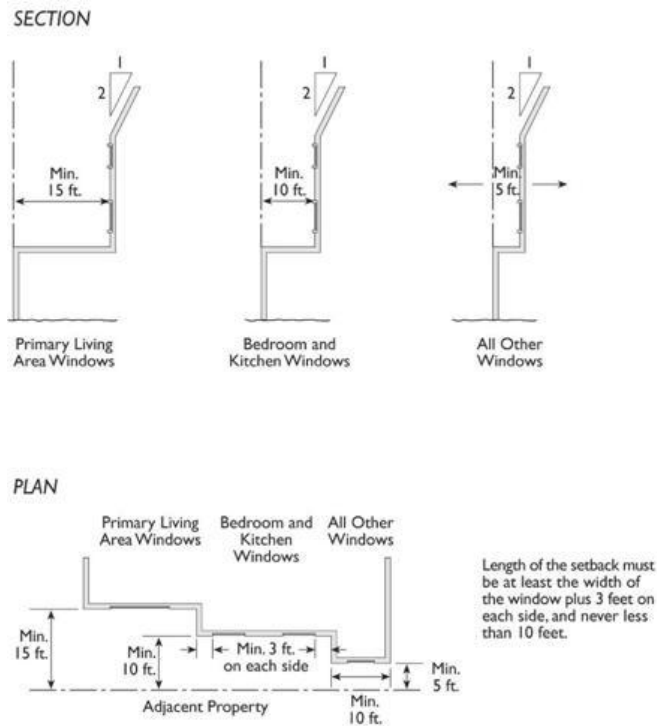
2. 10 feet for any wall with bedroom or kitchen windows.

3. 15 feet for any wall with living room or other primary windows.

4. The building shall be set back 1 foot for every 2 feet of height above 50 feet in the MC-RHD district and above 35 feet in all other commercial and mixed-use districts. See Figure 11.2.10.015.L: Required Side and Rear Yards for Residential Uses in Mixed Use Zones.

Figure 11.2.10.015.L

**Required Side and Rear Yards for Residential Uses in Mixed Use Zones**



**M. Consistency with Design Guidelines, Specific Plans, or Area Plans Adopted by the City Council.** All projects shall be consistent with any design guidelines, planned unit developments, specific plans, or other similar documents that give specific guidance for development on private property and public improvements.

**N. Pedestrian Access to Buildings Set Back from the Street.**

If a minor use permit is approved for buildings in the LC/RMD, [MSSP](#), or [MSSPMC-RHD](#) Districts set back farther than the minimum 10-foot setback requirement, the following standards shall apply:

1. To Neighbors. Direct and convenient access shall be provided from commercial and mixed-use projects to adjoining neighborhood residential and commercial areas. These connections shall remain accessible at all times and not be gated.
2. To Street Network. Pedestrian access from the public right-of-way to the primary uses on the site shall occur as often as necessary to connect the on-site walkways and the public sidewalk. Landscape strips shall be crossed for pedestrian access at regular intervals. When pedestrian access to a site is in the same location as automobile entries (i.e., at driveways), the auto and pedestrian paths shall be separated from each other by a curb. The pedestrian access shall be integrated with the parking lot landscaping so as to provide a shaded walkway.
3. To Transit. Safe and convenient pedestrian connections shall be provided from transit stops to building entrances with public sidewalk and pedestrian walkways. Sidewalk "bulb-outs" or bus "pull-outs" may be required at potential bus stops.
4. Pedestrian Walkway Design.

- a. Primary pedestrian routes and access points shall be specially treated and include trees at regular intervals, adequate lighting, and paving that distinguishes pedestrian from automobile areas. A minimum 5-foot wide clear walkway is required to ensure pedestrian safety.
- b. All dedicated pedestrian routes, including those through parking areas, shall be separated from automobile routes by a curb.

O. **Projections.** Projections into yards are permitted subject to the following standards:

1. Projections into Required Yards. Projections into required yards are permitted subject to the following standards:

a. Architectural Features.

a. Architectural Features in the MC-RHD district. Architectural features such as bay windows 8 feet or less in length, cornices, eaves, canopies, and chimneys may not:

- i. Extend closer than 3 feet to any interior side or rear lot line.
- ii. Project more than 3 feet into any required street-facing setback.

b. Architectural Features in all other commercial and mixed-use zones. Architectural features, such as bay windows not exceeding 10 feet in length, cornices, eaves, canopies, and chimneys may not extend closer than 3 feet to any side lot line or more than 4 feet into any required front or rear setback.

2. Stairs, Decks, and Balconies.

a. Stairs, Decks and Balconies in the MC-RHD district. Open, uncovered stair landings, decks and balconies 12 feet or less in length and less than 6 feet above grade may not be located within 3 feet from any interior side or rear lot line, nor project more than 3 feet into any required street-facing setback.

b. Stairs, Decks and Balconies in all other commercial and mixed-use zones. Open uncovered stair landings, decks, and balconies 12 feet or less in length and less than 6 feet above grade may not extend closer than 3 feet to any side lot line or more than 4 feet into any required front or rear setback. (Ord. 1658; Ord. 1598)

P. **Design Standards in the Mixed Commercial/Residential High Density (MC-RHD) Zone.** All buildings in the MC-RHD district shall meet the following criteria:

1. Block Standards. The maximum block length of new blocks is 500 feet or 800 feet long when an alley is provided through the block.

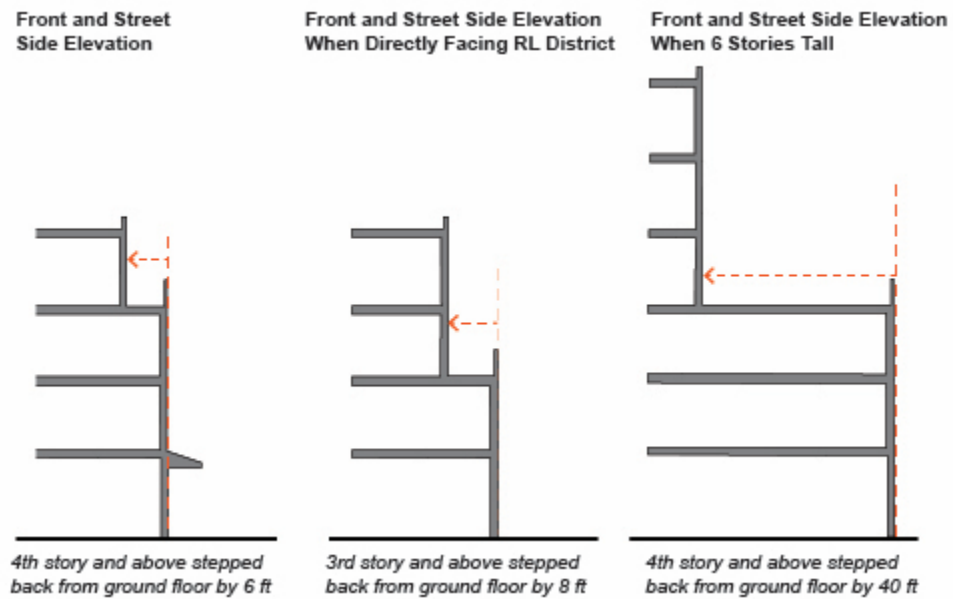
- a. The new through streets may become dedicated rights-of-way or remain private roads so long as the streets are publicly accessible.
- b. All new streets must include continuous sidewalks and bike lanes.

2. Building Separation. The minimum distance between buildings walls with front doors or primary living room windows shall be 20 feet.

3. Street-Facing Building Step-backs.

- a. All street-facing building facades must be stepped-back at the fourth story and above by a minimum six horizontal feet from the ground floor façade.
- b. Where facing an RL district on the opposite site of the right-of-way, the third story and above zone must be stepped back a minimum eight feet from the ground floor façade.
- c. A sixth story may be allowed provided that the top three stories contain a minimum step-back of 40 feet from the ground floor façade and that the elevated space provided by the step-back is usable and landscaped.

**Figure 11.2.10.015.P.2: Street-Facing Step-backs**

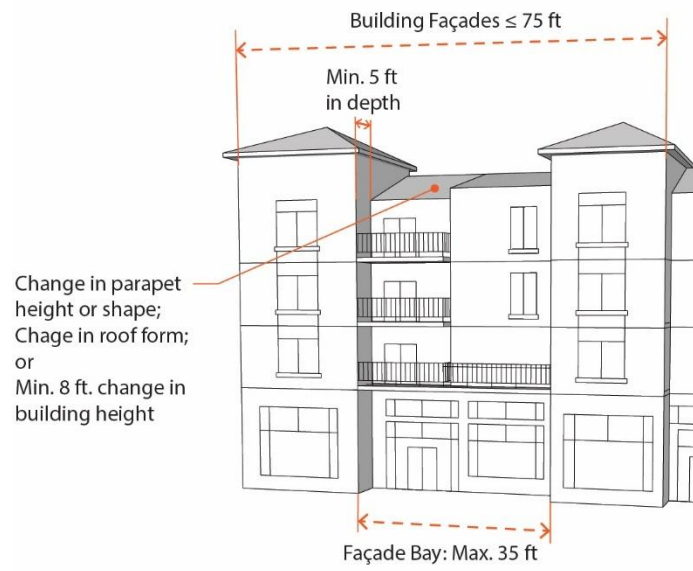


**4. Vertical Articulation.**

a. Building facades up to 75 feet in length along a right-of-way must be separated into façade bays no greater than 35 feet in width defined by a recess a minimum of 5 feet in depth and two or more of the following:

- i. A change in roof parapet height or shape;
- ii. A change in roof form and slope; or
- iii. A change in building height with a minimum difference of 8 vertical feet.

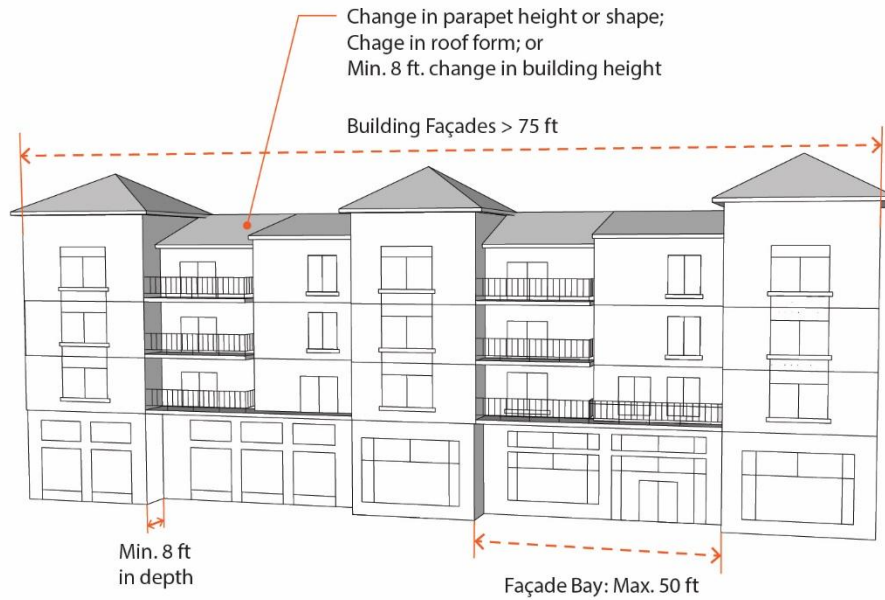
**Figure 11.2.10.015.P.3.a: Vertical Articulation – Facades up to 75 Feet in Length**



b. When a building facade exceeds 75 feet in length along a right-of-way, it must be separated into façade bays no greater than 50 feet in width defined by a recess a minimum of 8 feet in depth and two or more of the following:

- i. A change in roof parapet height or shape;
- ii. A change in roof form and slope; or
- iii. A change in building height with a minimum difference of 8 vertical feet.

**Figure 11.2.10.015.P.3.b: Vertical Articulation – Facades over 75 Feet in Length**



5. Roof Form and Design.

a. Allowed Roof Forms. Roof forms shall be limited to:

i. Hipped

ii. Gable

iii. Dormers where dormers do not exceed 8 feet in length.

iv. Parapet

(a) Parapet segments may not exceed 25 feet in length without interruption in height or form.

(b) Parapets may take the form of a false gable enclosing a flat roof.

v. Roof-line balustrade.

b. Pitch. The pitch of the roof must be 3:12 to 5:12 ratio. Solar roofs and other Building Integrated Photovoltaic (BIPV) roof designs are exempt if needed to achieve a net zero energy consumption result on site.

c. Eaves. Where eaves exceed 18 inches in depth, exterior brackets or beams are required.

6. Building Entrances.

a. Entry location.

i. Each street-facing building façade must have at least one pedestrian entry into the structure.

ii. All ground floor dwelling units located along public rights-of-way, public open space, or internal pathways must have a primary entrance, either individual or shared, facing a public street, open space, or pathway.

iii. Primary entrances to ground floor dwelling units internal to a site may face an internal drive aisle or pathway. Such units must be designed so that the primary entryway is visible from a pedestrian pathway connected to a street.

iv. Street-facing non-residential building façades must incorporate at least one ground floor Shopfront entrance per 50 linear feet of building frontage (see 11.2.10.015.c.iv below). The Shopfront entrance may be paired with a Terrace entrance (see 11.2.10.015.c.iii below).

b. Entry protection. All building entrances must have a roofed projection or recess with a minimum depth of four feet and a minimum horizontal area of 24 square feet.

c. Entry types. Building entries must take one of the following forms:

i. Stoop.

(1) Width of stoop: Minimum 5 feet, maximum 12 feet

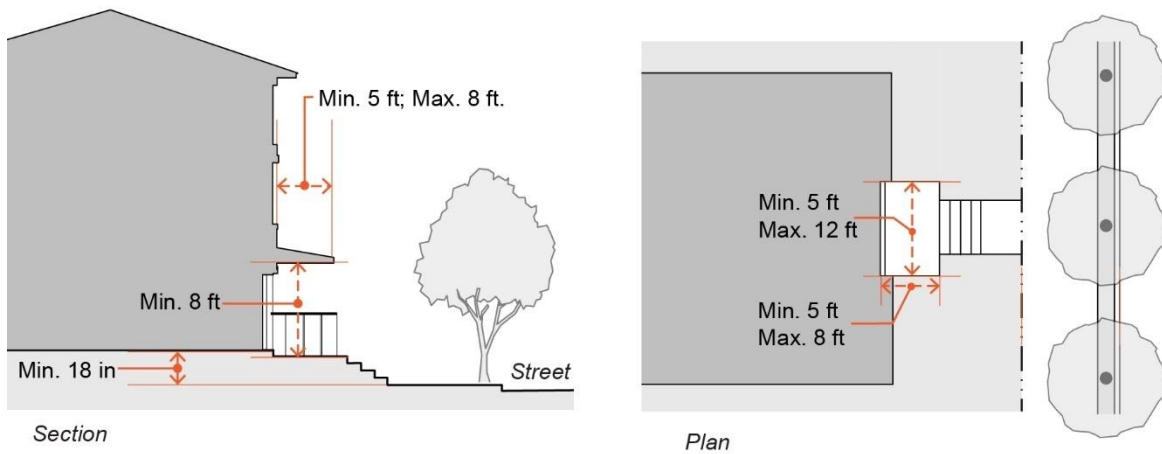
(2) Depth of stoop: Minimum 5 feet, maximum 8 feet

(3) Finish floor level above sidewalk: Minimum 18 inches

(4) Projection depth: Minimum 5 feet, maximum 8 feet

(5) Clear height to projection: Minimum 8 feet

**Figure 11.2.10.015.P.5.c.i: Stoop**



ii. Dooryard.

(1) Width of usable yard area: Minimum 6 feet

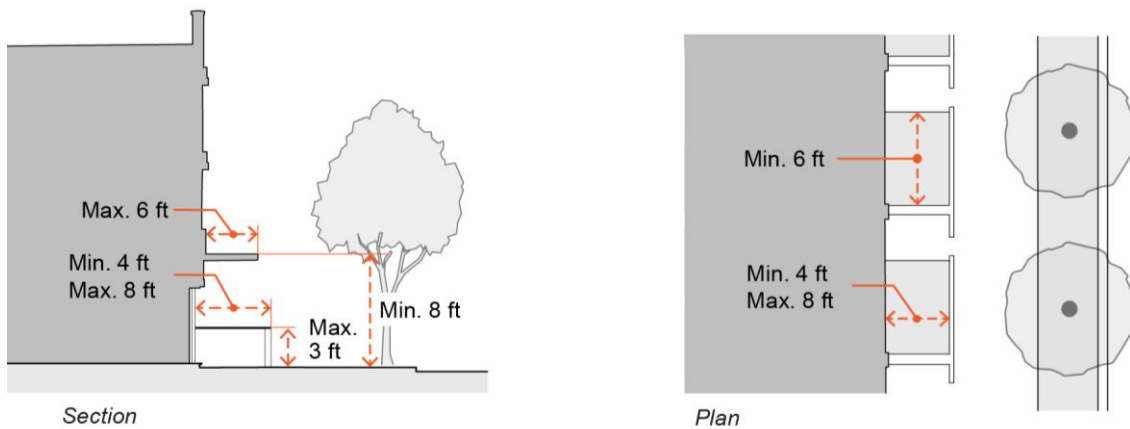
(2) Depth of dooryard from door: Minimum 4 feet, maximum 8 feet

(3) Projection depth: Maximum 6 feet

(4) Height of enclosure: Maximum 3 feet.

(5) Clear height to projection: Minimum 8 feet, maximum 12 feet

**Figure 11.2.10.015.P.5.c.ii: Dooryard**



iii. Terrace.

(1) Width of terrace: Maximum 120 feet

(2) Depth of terrace: Minimum 8 feet

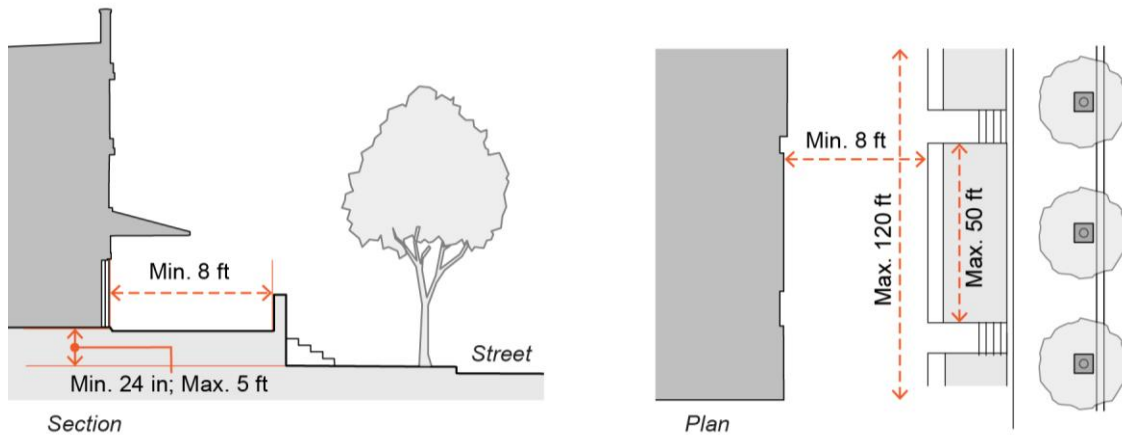
(3) Distance of between entry stairs: Maximum 50 feet

(4) Finish floor level above sidewalk: Minimum 24 inches; maximum 5 feet

(5) The at-grade areas, not including areas used for exit and entry, shall be landscaped.



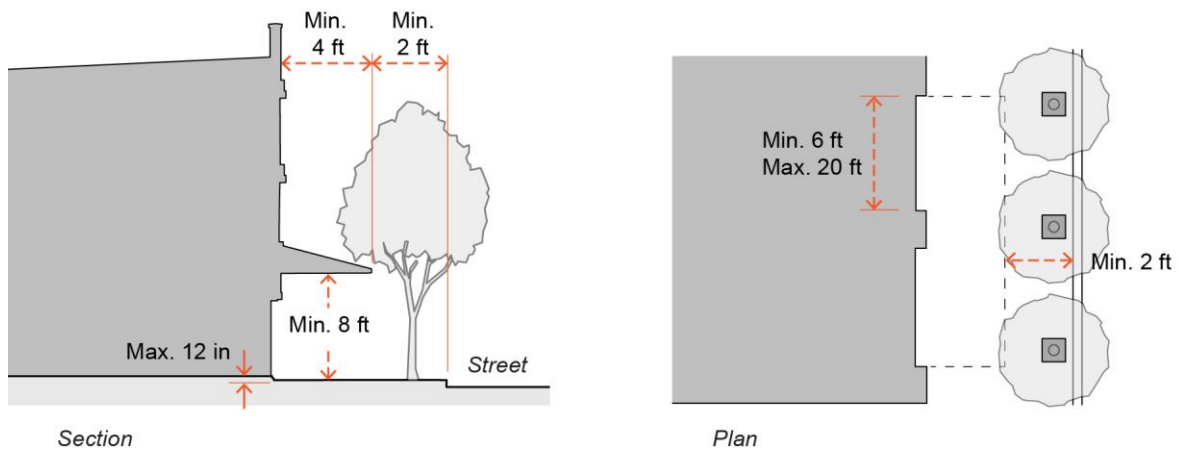
**Figure 11.2.10.015.P.5.c.iii: Terrace**



**iv. Shopfront.**

- (1) Combined recess/projection depth: Minimum 4 feet
- (2) Projection setback from curb: Minimum 2 feet
- (3) Clear height: Minimum 8 feet
- (4) Finish floor level above sidewalk: Maximum 12 inches
- (5) Shopfront width: Minimum 6 feet, maximum 20 feet
- (6) Shopfront entrances are allowed for non-residential uses only.
- (7) On buildings with street frontages exceeding 50 feet in length, shopfront frontages must incorporate:
  - A recess a maximum depth of 4 feet and minimum width of 6 feet to provide additional window display space; and
  - Variations in building base, awnings, materials, and/or color to visually articulate individual shopfronts.

**Figure 11.2.10.015.P.5.c.iv: Shopfront**



c. Separation of Residential and Non-residential Entrances. Entrances to residential units, either shared or common, shall be a minimum 30 horizontal feet from commercial entrances.

d. Upper Floor Entrances. Exterior stairs to upper units are not permitted.

7. Ground Floor Design.

a. Ground Floor Height. The minimum ground floor height for buildings with nonresidential uses at the ground level is 15 feet, with a minimum 12-foot clearance from floor to ceiling. For residential buildings, a ground floor garage may be exempt from this requirement, subject to evaluation by the decision-making authority in the review process.

b. Finished Floor Height for Residential Uses. The maximum finished floor height for ground floor residential uses is five feet above grade.

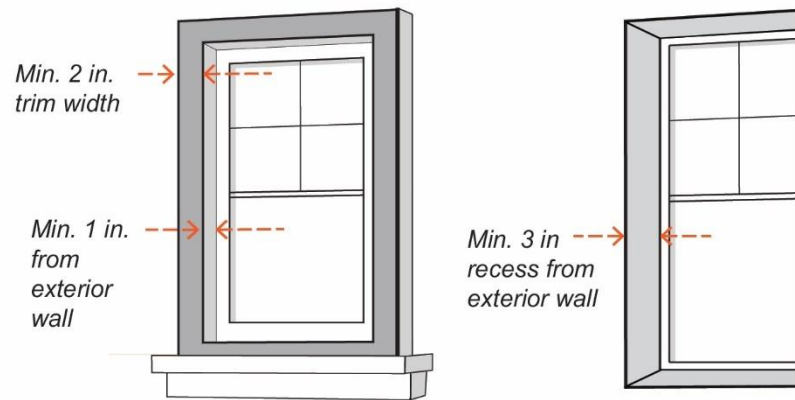
8. Window and Door Design.

a. Window Recess and Trim. All windows must be either:

i. Recessed a minimum of 1 inch from the outer wall surface with trim at least 2 inches in width; or

ii. Recessed a minimum of 3 inches from the outer wall surface.

**Figure 11.2.10.015.P.7.a: Window Design**



b. Exterior Doors. Exterior doors must include raised panels, glass, transom windows, or other forms of details and articulation and must be inset a minimum of 3 inches from the building façade.

9. Residential Unit Design.

a. Affordable Unit Design. Affordable units and market rate units in the same development shall be constructed of the same or similar exterior materials and details such that the units are not distinguishable.

b. Universal Design. For residential projects with at least 10 dwelling units, a minimum 15% of the units must adhere to the following principles of Universal Design. At minimum, this includes:

- i. At least one entrance without steps and a flat threshold.
- ii. Living space on one floor or stair landings big enough to accept lifts.
- iii. Wide interior doors (32-inch clear, typically provided with 36-inch door), hallways, and alcoves with 60 by 60-inch turning space at doors, in kitchens, and dead ends.
- iv. At least one bathroom must be located on the ground level.
- v. A 30 by 48-inch clear space at appliances and fixtures in bathrooms and kitchens.

10. Exterior Lighting.

a. Fixtures. All exterior lighting fixtures shall be a cutoff fixture oriented downward, and certified by the International Dark Sky Association to prevent light intrusion into adjacent building use and sensitive habitat such as riparian habitat, streams, and wetlands.

b. Controls. All exterior lighting must be capable of accepting controls that enable dimmers, timers motion sensors, or networking to avoid unnecessary lighting and energy use, especially in areas adjacent to sensitive habitat, such as riparian habitat, streams, and wetlands.

c. Exterior Building Lighting. Ground-floor building façades, an adjacent four-foot-wide zone, and signage shall be illuminated with lighting fixtures that are placed:

- i. Every 40 feet or less for all building façades to illuminate the sidewalk along primary and secondary streets.
- ii. Every 30 feet or less for all building façades facing public open spaces and pathways.
- iii. Every 20 feet or less for all ground floor blank walls.
- d. Electrical elements such as wires, conduits, and panel boxes shall be concealed from public view or painted to match the background surface color.
- e. Other On-site Lighting.
  - i. Driveways, circulation areas, aisles, passageways, and recesses, shall achieve a minimum one foot-candle of illumination at ground level.
  - ii. Lighting shall be designed and installed so that light and glare is not directed onto residential use areas, adjacent public rights-of-way, or sensitive habitat, such as riparian habitat, streams, and wetlands.
- f. Prohibited Lighting. The following types of exterior lighting are prohibited:
  - a. Mercury vapor luminaires;
  - b. Searchlights;
  - e. Aerial lasers.
  - d. Lighting with a color temperature that exceeds 4000 kelvin.

11. Signage.

- a. All monument signage shall be consistent with the design of the primary building in terms of materials and colors.
- b. Signage in mixed-use areas shall be provided and located to facilitate access to structured parking for all abutting rights-of-way.

12. Design in the Coastal Zone of the MC-RHD District. Development in the Coastal Zones is subject to the requirements of the Seal Beach Local Coastal Program.13. Refuse Areas.

- a. All refuse areas shall be accessible.
- b. Refuse areas shall not be visible from rights-of-ways.
- c. Refuse areas shall be a minimum of 10 feet from all building entrances.

## **11.4.85.015 Residential Use Classifications.**

### **A. Residential Housing Types.**

1. **Single Unit Dwelling.** One dwelling unit, attached or detached, located on a single lot. This use includes manufactured housing but not mobile homes.

2. Accessory Dwelling Unit. An attached or detached accessory residential dwelling unit per state law that provides complete independent living facilities for 1 or more persons and is located on the same lot as a primary, single-family dwelling. It shall include permanent provisions for living, sleeping, eating, cooking and sanitation on the same lot as the primary dwelling. See Section 11.4.05.115: Accessory Dwelling Units in Chapter 11.4.05: Standards for Specific Uses.
3. Two-Unit Dwelling (Duplex). A single building that contains 2 primary dwelling units, or a single lot with 2 freestanding buildings, each of which is designed for occupancy by one household.
4. Multiple Unit Residential. Three or more dwelling units on a single site or lot. Types of multiple-family dwellings include: townhouses, garden apartments, and other apartment buildings.

B.B. **Emergency Shelter.** A temporary, short-term residence providing housing with minimal supportive services for families or individual persons where occupancy is limited to six months or less, as defined in Section 50801 of the California Health and Safety Code. Medical assistance, counseling, and meals may be provided. (See Government Code Section 65583.) Emergency shelter may include other interventions, including, but not limited to, a low-barrier navigation center, transitional housing, and respite or recuperative care.

C. **Family Day Care.** A day-care facility licensed by the California State Department of Social Services that is located in a single-family residence or other dwelling unit where an occupant of the residence provides care and supervision for children.

1. Small Family. A facility which provides care for 8 or fewer children.
2. Large Family. A facility which provides care for 7 to 14 children.

CD. **Group Housing.** Shared living quarters without separate kitchen or bathroom facilities for each room or unit. This classification includes rooming and boarding houses, dormitories, and private residential clubs, offering shared living quarters, but excludes hotels, residential care facilities and transitional housing facilities.

DE. **Senior Citizen Housing.** Housing that is available only to households occupied by senior citizens, qualifying residents, and permitted health care residents, subject to the limitations of Civil Code Section 51.3 or any successor statute. Notwithstanding the foregoing, residents of senior citizen housing may host guests that are not senior citizens, qualifying residents, or permitted health care residents, for up to 60 days per year.

EE. **Transitional Housing.** Establishments providing temporary housing in a structured living environment and where residents have access to various voluntary support services, such as health, mental health, education and employment/training services to obtain skills necessary for independent living. Living accommodations are shared living quarters with or without separate kitchen or bath facilities for each room or unit. The occupancy period shall be at least 30 days. This category excludes ~~temporary housing that does not include support services and community social service facilities such as emergency shelters.~~

(Ord. 1699; Ord. 1598)

#### 11.4.85.025 Commercial Use Classifications.

A. **Animal Sales and Services.** Retail sales and services of animals, including grooming, and/or veterinary care for animals on a commercial basis. This classification allows 24-hour accommodation of animals receiving medical or grooming services but does not include kennels. This classification also excludes dog walking and similar pet care services not carried out at a fixed location, and retail stores selling pet supplies only.

B. **Kennel.** Facilities for keeping, boarding, training, breeding or maintaining for commercial purposes, 4 or more dogs, cats, or other household pets not owned by the kennel owner or operator. This classification excludes pet shops and animal hospitals that provide 24-hour accommodation of animals receiving medical or grooming services.

C. **Artists' Studios.** Work space for artists and artisans, including individuals practicing one of the fine arts or performing arts, or skilled in an applied art or craft. Incidental retail sales of items produced on the premises is required.

D. **Automobile/Vehicle Sales and Services.**

1. Automobile Rentals. Rental of automobiles, including storage and incidental maintenance.

2. Automobile/Vehicle Sales and Leasing. Sales or leasing of automobiles, motorcycles, trucks, and/or lawn and garden-type tractors, including storage and incidental maintenance.

3. Automobile/Vehicle Service and Repair, Major. Repair of automobiles, trucks, and motorcycles, including the sale, installation, and servicing of related equipment and parts. This classification includes auto repair, body and fender, transmission, tire, muffler, and wheel and brake shops, as well as auto glass services, but excludes vehicle dismantling or salvaging and tire re-treading or recapping.

4. Automobile/Vehicle Service and Repair, Minor. Establishments engaged in the retail sale of gas or diesel fuel, lubricants, parts, and accessories, including gasoline service stations; gas convenience marts; quick-service oil, tune-up; and tire sales and installation, where repairs are made or service provided in enclosed bays and vehicles are not typically stored overnight. This classification excludes establishments providing engine repair, body and fender work, vehicle painting, and repair of heavy trucks or construction vehicles.

5. Automobile Washing. Washing, waxing, or cleaning of automobiles or similar light vehicles.

6. Large Vehicle Sales, Service, and Rental. Sales, servicing, and rental of trucks, motor homes, recreational trailers and equipment, boats, and other similar vehicles.

E. **Banks and Other Financial Institutions.** Financial institutions providing retail banking services. This classification includes only those institutions engaged in the on-site circulation of money, including credit unions, and businesses offering check-cashing facilities.

1. With Drive-Through Facilities. Financial institutions providing retail banking services to patrons remaining in automobiles.
  2. Automated Teller Machines (ATMs). Automated devices that perform banking or financial functions operated by the consumer.
- F. **Bed and Breakfasts.** Establishments providing guest rooms for lodging on a less-than-weekly basis, within a single-family dwelling, with incidental eating and drinking service provided from a single kitchen for lodgers and residents only.
- G. **Building Materials and Services.** Retailing, wholesaling, or rental of building supplies or equipment. This classification includes lumber yards, tool and equipment sales or rental establishments and includes establishments devoted principally to taxable retail sales to individuals for their own use. This definition does not include building contractors' yards, large-scale "warehouse" stores (see Home Improvement Sales and Services), hardware stores with less than 10,000 square feet in floor area, or plant nurseries.
- H. **Business Services.** Establishments that primarily provide goods and services to other businesses on a fee or contract basis, including printing and copying, blueprint services, advertising and mailing, equipment rental and leasing, office security, custodial services, photo finishing, and model building.
- I. **Commercial Recreation.** Provision of participant or spectator recreation to the general public, excluding public park and recreation facilities.
1. Large-Scale. This classification includes large indoor or outdoor facilities including: sports stadiums and arenas; amusement and theme parks; bowling centers; racetracks; amphitheatres; driving ranges not in conjunction with a golf course; large fitness centers, gymnasiums, handball, racquetball, or tennis club facilities greater than 20,000 square feet; ice or roller skating rinks; swimming or wave pools; miniature golf courses; archery or indoor shooting ranges; riding stables; campgrounds; stables, etc. This classification may include restaurants, snack bars, and other incidental food and beverage services to patrons.
  2. Small-Scale. This classification includes small, generally indoor facilities, although some facilities may be outdoor, including: billiard parlors, dance halls, gymnasiums, handball, racquetball, or tennis club facilities less than 20,000 square feet, poolrooms, and amusement arcades. This classification may include restaurants, snack bars, and other incidental food and beverage services to patrons.
- J. **Eating and Drinking Establishments.** Businesses primarily engaged in serving prepared food and/or beverages for consumption on or off the premises.
1. Bars. Businesses serving beverages for consumption on the premises as a primary use and including on-sale service of beer.
  2. Restaurants, Fast Food. Establishments where ready-to-eat prepared foods and beverages are: (a) sold for immediate consumption on- or off-premises; (b) are available upon a short waiting

time; and (c) are packaged and served in or on disposable wrappers, containers, or plates. Fast-food restaurants may also exhibit other design and operating characteristics, including: a limited menu, food is paid for prior to consumption, the facility in which the activity/use is occurring provides a take-out counter space and substantial delineated area for customer queuing, employees generally wear a standard uniform, and the facility has late or long hours of operation.

3. Restaurants, Full Service. Restaurants providing food and beverage services to patrons who order and are served while seated and pay after eating. Takeout service may be provided.

4. Restaurants, Limited Service. ~~Establishments~~An establishment where food and beverages are ~~prepared and may be~~ consumed on the premises, taken out, or delivered, but where ~~no~~limited table service is provided ~~and patrons pay before eating. This classification includes.~~ Includes cafes, cafeterias, delis, coffee shops, and snack bars but excludes delicatessens. fast-food restaurants ~~and take-out only, sandwich shops, limited-service pizza parlors, self-service restaurants, and snack bars with indoor or outdoor seating for customers. This classification includes bakeries that have tables for on-site consumption of products. Excludes drive-through~~ establishments.

5. Restaurants, Take-Out Only. Establishments where food and beverages are prepared and may be taken out or delivered, but may not be consumed on the premises. No seating is provided on the premises.

6. With Drive-Through Facilities. Establishments providing food and beverage services to patrons remaining in automobiles. Includes drive-up service.

7. With Outdoor Eating Areas. Provision of outdoor dining facilities on the same property or in the adjacent public right-of-way.

K. **Food and Beverage Sales.** Retail sales of food and beverages for off-site preparation and consumption. Typical uses include markets, groceries, liquor stores, and retail bakeries.

1. Catering Services. Preparation and delivery of food and beverages for off-site consumption without provision for on-site pickup or consumption.

2. Convenience Market. Retail establishments that sell a limited line of groceries, prepackaged food items, tobacco, magazines, and other household goods, primarily for off-premises consumption and typically found in establishments with long or late hours of operation and a relatively small building. This classification includes small retail stores located on the same parcel as or operated in conjunction with a service station but does not include delicatessens or specialty food shops. It excludes establishments which have a sizeable assortment of fresh fruits and vegetables or fresh cut meat.

3. General Market. Retail markets of food and grocery items for primarily offsite consumption. Typical uses include supermarkets, and specialty food stores such as bakeries, candy, nuts and confectionary stores, meat or produce markets, vitamin and health food stores, cheese stores and delicatessens.



4. **Liquor Stores.** Establishments primarily engaged in selling packaged alcoholic beverages such as ale, beer, wine and liquor.

L. **Funeral Parlors and Mortuaries.** An establishment primarily engaged in the provision of services involving the care, preparation, or disposition of the human dead. Typical uses include a crematory, columbarium, mausoleum, or mortuary.

M. **Home Improvement Sales and Services.** Retail sales, rental, and related services of hardware, plumbing, electrical, heating, air conditioning, building supplies, lumber, tools and equipment, plants and garden products, rocks and soils, patio furniture, swimming pools, spas and hot tubs, lighting fixtures, kitchen and bathroom fixtures and cabinets, paint, carpeting, floor coverings, or wallpaper. This use classification does not include hardware stores with less than 10,000 square feet of area, or plant nurseries. See also subsection W: Retail Sales, of this section.

N. **Hotels and Motels.** Establishments 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 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 30 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.

O. **Laboratories.** Establishments providing medical or dental laboratory services or establishments providing photographic, analytical, research and development or testing services.

P. **Live/Work Unit.** An artist, commercial or industrial unit with incidental residential accommodations that includes adequate working space reserved for artist, commercial or industrial use and regularly used for such purpose by one or more persons residing in the unit and a cooking space and sanitary facilities in conformance with applicable building standards. Up to 50% of the gross floor area may be reserved for and primarily used as living space.

Q. **Maintenance and Repair Services.** Establishments providing appliance repair, office machine repair, janitorial services, or building maintenance services. This classification excludes maintenance and repair of vehicles or boats and pest control services.

R. **Offices, Business and Professional.** Offices of firms or organizations providing professional, executive, management, or administrative services, such as accounting, advertising, architectural, computer software design, engineering, graphic design, insurance, interior design, investment, and legal offices. This classification excludes hospitals, banks, and savings and loan associations.

Walk-in Clientele. Offices of firms or organizations providing services to the public that rely on heavy pedestrian activity and constant visits by clients, including real estate offices, landlord-tenant services, credit counseling, and financial tax services.

S. **Offices, Medical and Dental.** Offices of firms or organizations providing medical or dental services, such as physicians, dentists, chiropractors, optometrists, and similar medical professionals. This classification includes medical/dental laboratories within medical office buildings but excludes clinics or independent research laboratory facilities.

T. **Parking Facilities, Commercial.** Surface lots and structures offering parking to the public for a fee when such use is not incidental to another activity.

U. **Personal Improvement Services.** ~~Provision of instructional services or related facilities, including photography; fine arts; crafts; dance or music studios; driving schools; business and trade schools; diet centers, reducing salons, single-purpose fitness studios such as yoga studios or aerobics studios. This classification is intended for more small-scale storefront locations and is distinguishable from small-scale commercial recreation uses that tend to occupy larger sites and generate more noise. This classification does not include massage except~~An establishment that offers specialized programs in personal growth and development such as music, martial arts, photography, vocal, fitness, yoga, dancing, and academic tutoring. Attendance is typically limited to hourly classes rather than full-day instruction. These establishments do not grant diplomas or degrees, though instruction could provide credits for diplomas or degrees granted by other institutions. Retail sales are permitted as an accessory use.

Massage, Accessory. A use where massages occur as an accessory to a personal improvement services use, either permanently or temporarily, and the area where the massage occurs occupies less than 20% of the gross floor area of the principal personal improvement services use.

V. **Personal Services.** Provision of recurrently needed services of a personal nature. This classification includes barber and beauty shops, seamstresses, tailors, dry cleaning agents (excluding large-scale bulk cleaning plants), shoe repair shops, self-service laundries, and travel agencies. This classification does not include massage except as an accessory use.

Massage, Accessory. A use where massages occur as an accessory to a personal services use, either permanently or temporarily, and the area where the massage occurs occupies less than 20% of the gross floor area of the principal personal services use.

W. **Retail Sales.** The retail sale and rental of merchandise not specifically listed under another use classification. This classification includes drug stores, pharmacies, department stores, clothing stores, furniture stores, pawn shops, pet supply shops, hardware stores, video rental stores, and businesses retailing goods including: toys, hobby materials, handcrafted items, jewelry, cameras, photographic supplies and services (including portraiture and retail photo processing), medical supplies and equipment, electronic equipment, records, sporting goods, kitchen utensils, hardware (under 10,000 square feet of sales area), appliances, antiques, art supplies and services, paint and wallpaper, carpeting and floor covering, office supplies, bicycles, and new automotive parts and accessories (excluding vehicle service and installation). Retail sales may be combined with other services such as office machine, computer, electronics, and similar small-item repairs.

Large Format. Retail establishments having over 20,000 square feet of sales area with a primary façade over 100 feet in length that sells merchandise and bulk goods for individual consumption, including membership warehouse clubs and superstores.

- X. **Tattoo Parlors.** Facilities that apply tattoos to the human body.
- Y. **Theaters.** Live and motion picture theaters. (Ord. 1598)