

Part 3

Site Planning and Development Standards

Table of Contents

Chapter 20.30 – Property Development Standards	5
20.30.010 – Purpose and Applicability.....	5
20.30.020 – Buffering and Screening [New]	5
20.30.030 – Fences, Hedges, and Walls	7
20.30.040 – Grade Establishment [New]	10
20.30.050 – Height Limits and Exceptions [Revised].....	13
20.30.060 – Outdoor Lighting [New]	18
20.30.070 – Noise [New].....	19
20.30.080 – Public View Protection [New]	20
20.30.090 – Setback Regulations and Exceptions.....	22
20.30.100 – Solid Waste and Recyclable Materials Storage [New]	29
20.30.110 – Traffic Safety Visibility Area	32
Chapter 20.32 – Density Bonus [New]	35
20.32.010 – Purpose.....	35
20.32.020 – Eligibility for Density Bonus and Incentives.....	35
20.32.030 – Allowed Density Bonuses.....	36
20.32.040 – Parking Requirements in Density Bonus Projects.....	41
20.32.050 – Allowed Incentives	41
20.32.060 – Incentives for Housing with Child Care Facilities	43
20.32.070 – Design and Distribution of Affordable Units.	43
20.32.080 – Continued Availability.....	44
20.32.090 – Occupancy and Resale of Common Interest Units.	44
20.32.100 – Affordable Housing Agreement.....	45
Chapter 20.34 – Inclusionary Housing.....	47
20.34.010 – Purpose.....	47
20.34.020 – Applicability.	47
20.34.030 – Regulations	47
20.34.040 – In Lieu Fees	49
20.34.050 – Affordable Housing Implementation Plan (AHIP).....	49
20.34.060 – Alternatives to On-Site Construction	50
20.34.070 – Affordable Housing Agreement.....	51
20.34.080 – Affordable Housing Trust Fund	52
20.34.090 – Adjustments, Waivers	53
Chapter 20.36 – Conversion or Demolition of Affordable Housing.....	55
20.36.010 – Purpose.....	55
20.36.020 – Applicability	55
20.36.030 – Exemptions	55

20.36.040 – Review Authority	56
20.36.050 – Replacement of Affordable Housing	57
20.36.060 – Determining Requirements for Replacement Units.....	57
20.36.070 – Feasibility Analysis.....	58
20.36.080 – Administration and Feasibility Analysis Fees.....	59
20.36.090 – Findings to Conclude that Replacement of Units is Not Feasible.	59
20.36.100 – Affordable Housing Agreement.....	59
Chapter 20.38 – Bluff, Canyon, and Shoreline Protection in the Coastal Zone [New].....	61
20.38.010 – Purpose.....	61
20.38.020 – Applicability	61
20.38.030 – Development Subject to Bluff and Canyon Setback Line.....	62
20.38.040 – Development Standards.....	63
20.38.050 – Permit Requirements	65
Chapter 20.40 – Bluff and Canyon Protection Outside the Coastal Zone [New].....	69
20.40.010 – Purpose.....	69
20.40.020 – Applicability	69
20.40.030 – Development Subject to Bluff and Canyon Setback Line.....	69
20.40.040 – Development Standards.....	70
20.40.050 – Permit Requirements	72
Chapter 20.42 – Cultural Resource Protection Standards [New]	75
20.42.010 – Purpose.....	75
20.42.020 – Archaeological/Palaeontological Resources	75
20.42.030 – Historical and Architectural Resources	77
Chapter 20.44 – Resource Protection in the Coastal Zone [New]	79
20.44.010 – Purpose.....	79
20.44.020 – Applicability	79
20.44.030 – Determination of Sensitive Areas and Buffer Areas.....	79
20.44.040 – Allowed Activities and Uses	81
20.44.050 – Development Standards.....	84
20.44.060 – Permit Requirements	85
Chapter 20.46 – Resource Protection Outside the Coastal Zone [New]	89
20.46.010 – Purpose.....	89
20.46.020 – Applicability	89
20.46.030 – Determination of Sensitive Areas and Buffer Areas.....	89
20.46.040 – Allowed Activities and Uses	90
20.46.050 – Development Standards.....	91
20.46.060 – Permit Requirements	93
Chapter 20.48 – Landscaping Standards [New].....	95
20.48.010 – Purpose.....	95
20.48.020 – Applicability	95
20.48.030 – Alternatives to requirements.	95
20.48.040 – Exempt projects.	95
20.48.050 – General Landscape Standards	96
20.48.060 – Landscape and Irrigation Plans.....	97
20.48.070 – Landscape and Irrigation Plan Standards.....	97
20.48.080 – Fuel Modification	100
Chapter 20.50 – Nonconforming Uses and Structures.....	101

20.50.010 – Purpose.....	101
20.50.020 – Applicability	101
20.50.030 – Determination of Nonconformity.....	101
20.50.040 – Nonconforming Structures	102
20.50.050 – Nonconforming Uses.....	103
20.50.060 – Nonconforming Parking.....	104
20.50.070 – Landmark Structures.....	105
20.50.080 – Repair of Damaged or Partially Destroyed Nonconformities.....	107
20.50.090 – Termination of Nonconforming Status.....	108
20.50.100 – Abatement Periods	109
Chapter 20.52 – Off-Street Parking and Loading Standards.....	115
20.52.010 – Purpose.....	115
20.52.020 – Applicability	115
20.52.030 – Requirements for Off-Street Parking.....	116
20.52.040 – Off-Street Parking Spaces Required.....	117
20.52.050 – Development Standards for Parking Areas.....	121
20.52.060 – Parking for Nonresidential Uses in Residential Zoning Districts [New].....	126
20.52.070 – Parking Standards for Residential Uses	127
20.52.080 – Off-Site Parking.....	128
20.52.090 – Adjustments to Off-Street Parking Requirements	129
20.52.100 – Parking Management Districts	131
20.52.110 – Off-Street Loading Requirements	131
Chapter 20.54 – Sign Standards	133
20.54.010 – Purpose.....	133
20.54.020 – Effect of Chapter	134
20.54.030 – General Provisions.....	135
20.54.040 – Definitions	136
20.54.050 – Prohibited Signs	143
20.54.060 – Provisions Applying to All Sign Types.....	144
20.54.070 – Standards for Permanent Signs	147
20.54.080 – Standards for Specific Types of Permanent Signs.....	157
20.54.090 – Standards for Temporary Signs	168
20.54.100 – Procedures for Sign Approval, Exemptions, and Revocations.....	172
20.54.110 – Modification Permit.....	176
20.54.120 – Comprehensive Sign Program	176
20.54.130 – Innovative Sign Program.....	177
20.54.140 – Nonconforming Signs.....	179
20.54.150 – Abandoned Signs.....	180
20.54.160 – Illegal Signs.....	180
20.54.170 – Maintenance Requirements	181
20.54.180 – Heritage Signs	182
Chapter 20.56 – Transportation Demand Management Requirements	185
20.56.010 – Purpose.....	185
20.56.020 – Applicability	185
20.56.030 – Transportation Demand Management Program.....	185
20.56.040 – Employment Generation Factors	186
20.56.050 – Site Development Requirements	186
20.56.060 – Equivalent Facilities or Measures.	187
20.56.070 – Enforcement and Penalties.....	187
Chapter 20.58 – Transfer of Development Rights	189
20.58.010 – Purpose.....	189
20.58.020 – Applicability	189

20.58.030 – General Requirements	189
20.58.040 – Procedures	189
20.58.050 – Findings	190
Chapter 20.59 – Public Access in the Coastal Zone [New]	193
20.59.010 – Purpose	193
20.59.020 – Applicability	193
20.59.030 – Protection or Provision of Public Access Required	194
20.59.040 – Determination of Public Access	195
20.59.050 – Development Standards	196
20.59.060 – Permit Requirements	200

Tables

Table 3-1 Maximum Height of Fences, Hedges, and Walls	7
Table 3-2 Significant Noise Increase	20
Table 3-3 Encroachment	28
Table 3-4 Multi-Unit Development Minimum Common Storage Areas Required (Sq. Ft.)..	30
Table 3-5 Nonresidential Structures Minimum Storage Areas Required (Sq. Ft)	31
Table 3-6 Very Low-Income.....	36
Table 3-7 Low-Income	37
Table 3-8 Moderate-Income.....	38
Table 3-9 Very Low-Income.....	39
Table 3-10 Habitats Presumed to be Environmentally Sensitive Habitat Areas	81
Table 3-11 Off-Street Parking Requirements.....	117
Table 3-12 Parking Setback from Alley	121
Table 3-13 Minimum Standard Parking Space Size	122
Table 3-14 Standard Vehicle Space Requirements.....	122
Table 3-15 Required Loading Spaces	131