

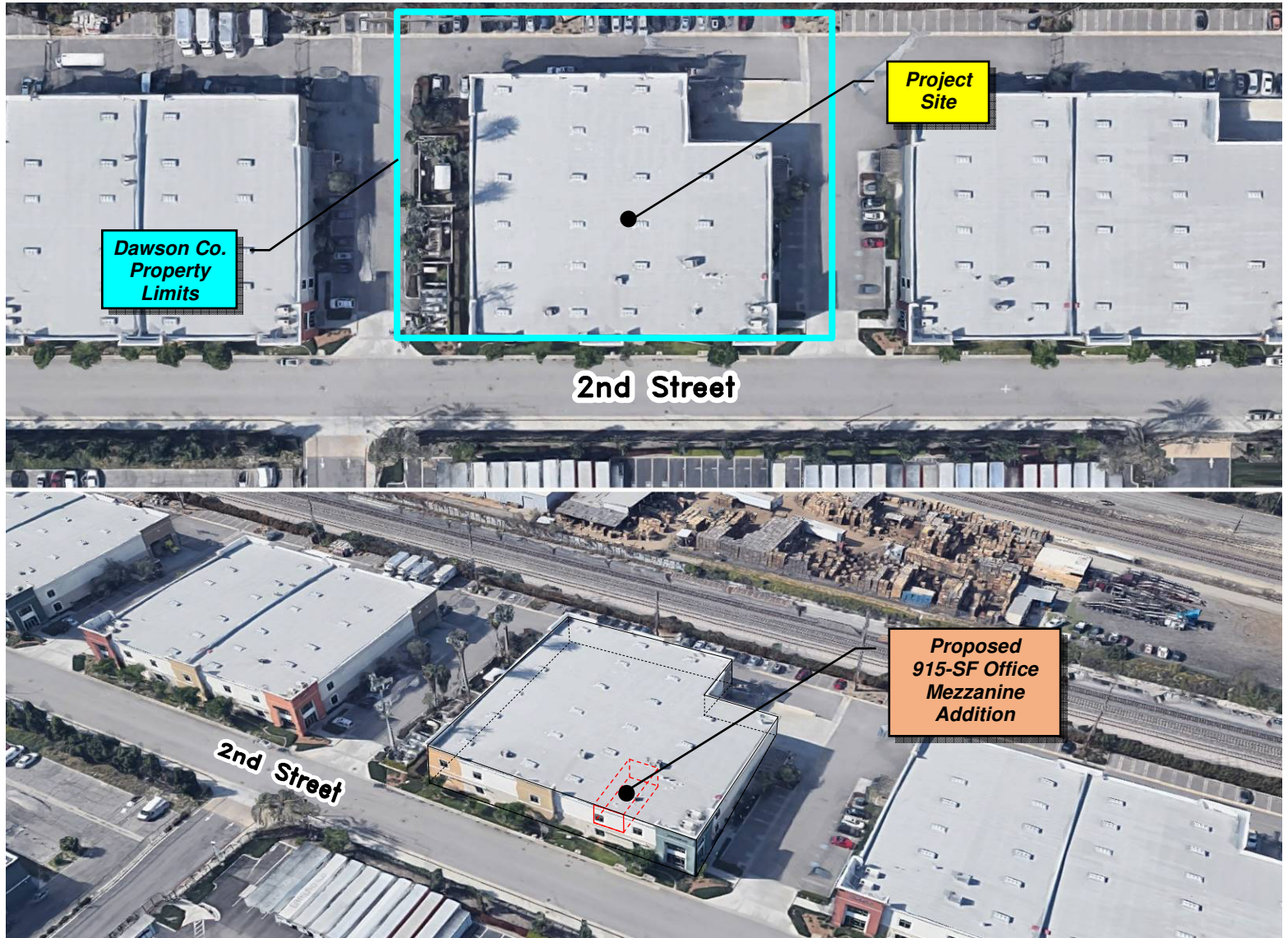
Parking Study

for the

**Proposed 915-SF Addition to Dawson Co. Warehouse at
1681 W. Second Street, Building "G"**

in the

City of Pomona, CA



PREPARED FOR:



City of Pomona
Planning Division
505 S. Garey Avenue
Pomona, CA 91766



PREPARED BY:



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26 Years of Excellence

Rev. June 6, 2019

TECHNICAL MEMORANDUM

To: Eunice Im
Assistant Planner, Planning Division, City of Pomona

From: Fred Minagar, MS, PE, RCE, FITE

Date: June 6, 2019

Re: Parking Study for the Proposed 915-SF Addition to Dawson Co. Warehouse at
1681 W. Second Street, Building "G", in Pomona, Calif.

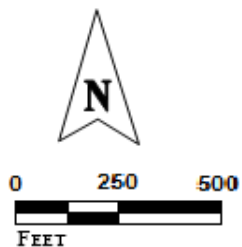
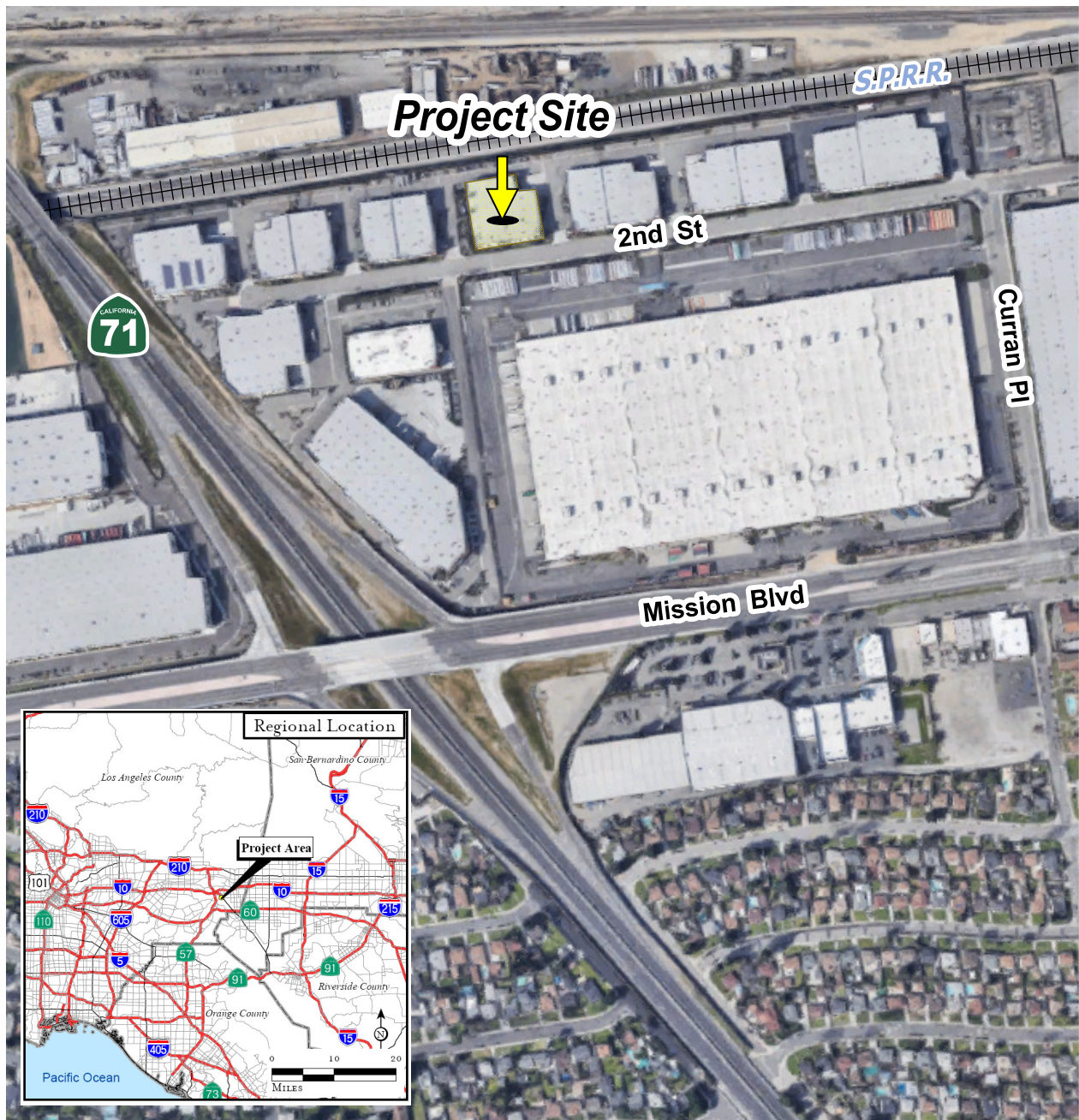
Introduction

At the request of the City of Pomona, Minagar & Associates, Inc. undertook a parking study for the subject project for Dawson Company located at 1681 W. 2nd Street, Building "G" in Pomona, California. The project location, with respect to the surrounding area, is shown in **Figure 1**. The parking area layout is shown on the Site Plan in **Figure 2**. The City has indicated the need to provide a parking study to verify that no adverse parking issues would occur as a result of the proposed site improvements. It is our understanding that the private owner is proposing to maintain the existing building on-site and add a new 915 square-foot (SF) mezzanine office use. Currently, there is a single, one-story building composed of 35,576 SF gross floor area, including a 26,750 SF warehouse area and 8,826 SF of designated office use (4,650 SF on the 1st Floor + 4,176 SF on an existing mezzanine level).

There is a total of 36 off-street parking stalls within the property's own site limits. The City of Pomona's Code of Ordinances details the parking requirements for various land uses. The existing site is located in an Industrial Zone within the Mission-71 Specific Plan. As proposed, the property will continue to have a warehouse use with auxiliary office space, with thirty-six (36) parking spaces. In accordance with the parking standards of the Mission 71 Specific Plan, the current warehouse requires 20 spaces plus 1 space per each additional 2,000 SF over 20,000 SF; plus 4 parking spaces per 1,000 square feet (i.e., 1 space per 250 SF) of designated office space.

Based on City Code the current site thus requires 60 parking spaces, but only provides thirty-six (36). Under the proposed condition, the Code-based parking requirement with the additional 915 SF of office is a total of 63 spaces. Therefore, per Section 503-H of the Pomona Zoning Code, the Applicant is seeking approval for a Minor Deviation Variance for a reduced parking requirement to continue providing the existing and previously-approved 36 parking spaces on-site, with the addition of the new 915-SF mezzanine office, justified on the basis of this parking utilization study.

This memorandum serves to demonstrate that if the proposed 915-SF of additional office space is developed within the existing building, the available on-site/off-street parking would be able to accommodate the required parking demand that the Pomona Zoning Ordinance calls for.



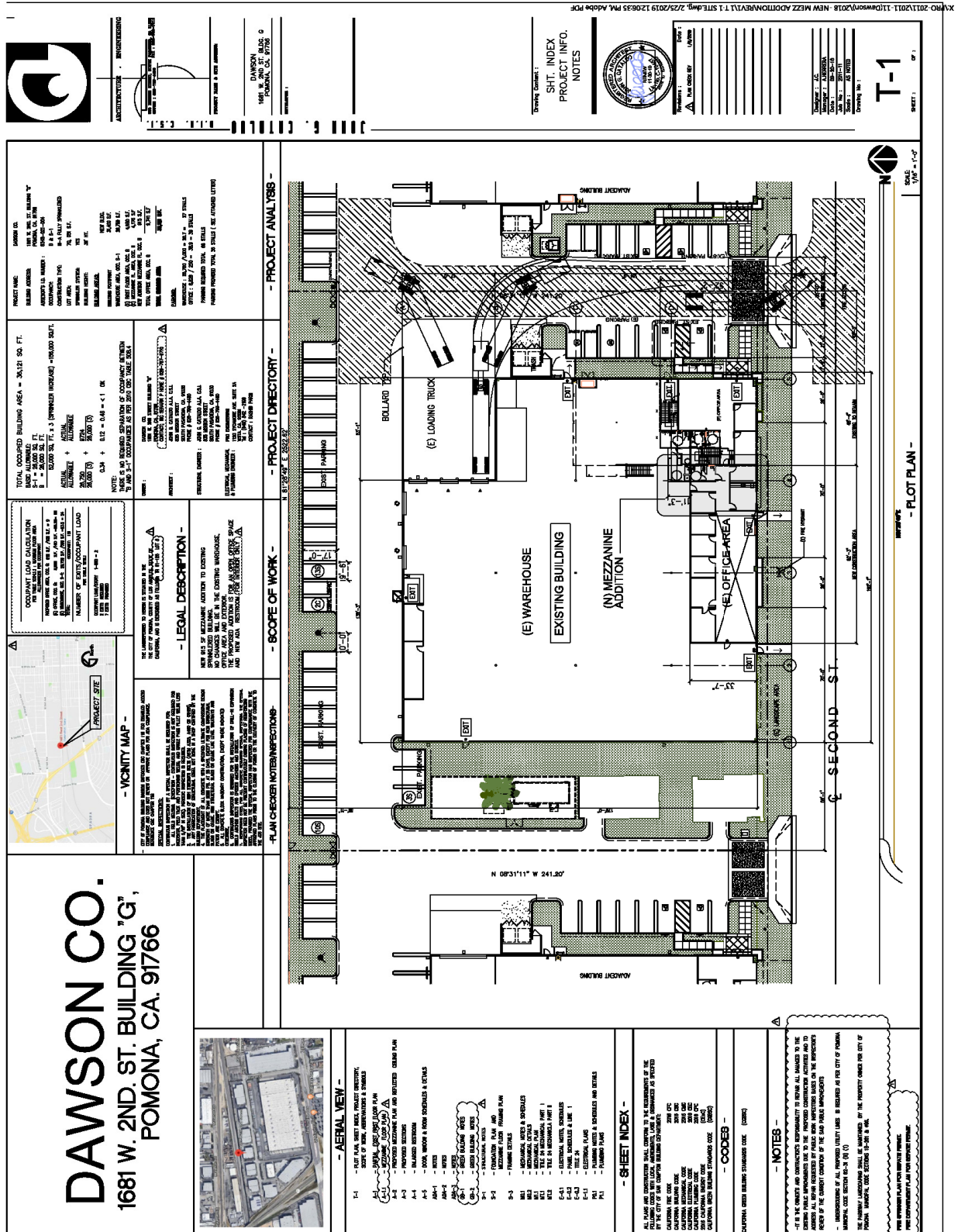
SOURCE: Google Earth, 2019

FIGURE 1

*Dawson Co. Improvements at 1681 W. 2nd St., Blvd. G
Parking Study*

Regional and Project Location

Site Plan and Parking Layout



Minimum Parking Requirement Rates
Per City Zoning Code (Mission-71 Specific Plan)

- Based on the above parking rate requirements, the Code-based minimum number of parking spaces to be provided by the existing site is shown below in **Table 1**. This represents the prima facie parking supply requirement based on the City of Pomona's warehouse and office parking supply rates, excluding considerations for actual site conditions or parking demands.

TABLE 1
Project Parking Requirement per City Zoning Code (Mission-71 Specific Plan)

- Building Area Totals:**
Existing = 26,750 SF warehouse + 8,826 SF office (1st Floor=4,650 SF + Mezzanine=4,176 SF)
 = 35,576 SFGFA Total
Proposed = 26,750 SF warehouse + 9,741 SF office (1st Floor=4,650 SF + Mezzanine=5,091 SF)
 = 36,491 SFGFA Total
- Parking Requirement (Code-Based):**
Existing
 Warehouse = 20 spaces + (1 space / [(26,750 SF – 20,000 SF) ÷ 2,000 SF])
 = 20 spaces + 3.375 spaces = 23.375 spaces → 24 spaces
Office = 8,826 SF * (4/1,000 spaces per SF) = 35.304 → 36 spaces
Total = 24 + 36 = 60 spaces required by City Code
Proposed
 Warehouse = 24 spaces (no change)
Office = 9,741 SF * (4/1,000 spaces per SF) = 38.964 → 39 spaces
Total = 24 + 39 = 63 spaces required by City Code
- Parking Supply/Balance (Code-Based):**
Existing = 36 supplied – 60 required by Code = **-24** parking space shortage
Proposed = 36 supplied – 63 required by Code = **-27** parking space shortage

Existing On-Site Parking Utilization

Minagar performed a one-day, 12-hour field parking occupancy survey of all on-site parking spaces to determine the existing parking demand generated by the site, and the subsequent rate of hourly utilization based on a comparison of the demand versus available number of stalls provided on-site. The survey boundary includes the private property limits of the Dawson Co. warehouse site, in addition to the observed parking activity immediately adjacent to the site both on and off of the street. While the parking occupancy counts collected outside of the property owner's premises were not counted toward the generated parking demand of the site, the data has been included on the parking survey sheets (see attachments) for additional reference.

Minagar recorded the number of available parking spaces provided on-site as 36 total parking stalls, including four (4) compact spaces, two (2) handicap accessible spaces, and thirty (30) standard parking spaces. In addition to the 36 marked stalls for passenger cars, the site also provides three (3) oversized parking bays (not included in the parking supply) for truck loading purposes at the warehouse's loading dock located at the northeast corner of the building. The parking occupancy data was surveyed during a typical Tuesday, on March 19th, 2019, as agreed upon with the City of Pomona. The parking data was collected at the top of each hour from 8:00AM to 7:00PM, as shown in **Table 2**. The maximum number of parked vehicles during this 12-hour period was recorded at 28 cars during both the 10:00AM and 11:00AM hours, correlating to a peak parking utilization rate of $28 / 36 = 78\%$. The average parking utilization rate between 8:00AM and 5:00PM was 59%, and no cars were observed to be parked on-site after 5:00PM. As shown in Table 2, on-site parking is under-utilized all throughout the day. The existing site exhibits an average parking utilization of 59% (surplus of 15 spaces, or 41%), with a peak parking utilization of 78% (surplus of 8 spaces, or 22%) between the hours of 9AM and 11AM.

Proposed Conditions On-Site Parking Utilization

The projected parking utilization is calculated from the existing observed parking demand, plus an added parking demand based on the City's parking rate requirement for the proposed new building area (i.e., additional 915 SF office space \times [1/250 spaces per SFGFA] = 3.66 \rightarrow +4 additional spaces). On average, this calculated projected parking utilization would be approximately 71% over the course of a normal business day, which reveals a largely underutilized parking lot throughout most of the day. In terms of the anticipated *peak-hour* parking utilization under the proposed conditions, taking the existing site's peak hour period of parking utilization—which is 78% (28 spaces) between 9:00 and 11:00AM—as the “baseline” condition, the projected parking demand is calculated as 32 spaces (28 peak + 4 additional), yielding a **projected peak parking utilization of 89% during the busiest single hour of the day** with the added 915-SF of office space. Factoring in an additional 10% overage to serve as a “buffer” for the proposed condition, it is demonstrated that during the peak hour period the buffered peak parking demand (35 spaces) would not exceed the available parking supply (36 spaces).

As shown in **Table 3**, the projected on-site parking would not exceed 90% at any time throughout the day with the additional parking demand generated by the 915-SF office space. In addition, the projection conservatively assumes an added code-based parking requirement of 4 additional spaces that is generated uniformly during each hour throughout the day, both assumptions of which likely overstate the actual daily parking demand of the proposed office addition. This is mainly evidenced in comparing the Code-based parking requirements with the actual observed parking generation of the site, which shows the empirical parking demand to be significantly lower than that required by City Code by an order of approximately 43% ($[(63 \text{ Code-Based} - 36 \text{ Actual}) / 63] \times 100\% = 42.9 \rightarrow 43\%$). Therefore, the added 915-SF office would likely generate a new parking demand for only 2 or 3 additional spaces during any given hour throughout the day, as opposed to 4 parking spaces at all times.

TABLE 2
Existing On-Site Parking Utilization Summary
(Tuesday, 8AM – 7PM)

Time	On-Site			Off-Site/ Nearby
	Cars		Trucks	
	Occupancy	Utilization	Occupancy	
8:00AM	9	25%	0	2
9:00AM	28	78%	0	14
10:00AM	28	78%	1	17
11:00AM	28	78%	1	15
12:00PM	25	69%	0	16
1:00PM	21	58%	0	14
2:00PM	25	69%	0	13
3:00PM	23	64%	0	13
4:00PM	23	64%	0	7
5:00PM	4	11%	0	5
6:00PM	0	0%	0	4
7:00PM	0	0%	0	4
Low	4	11%	0	2
Average	21	59%	0	12
High	28	78%	1	17

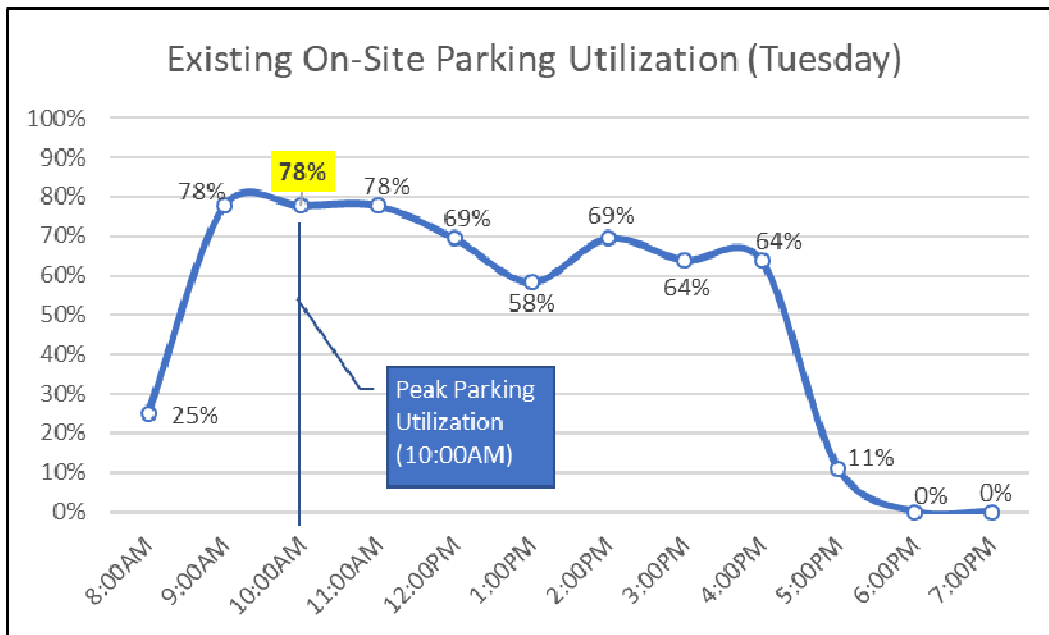
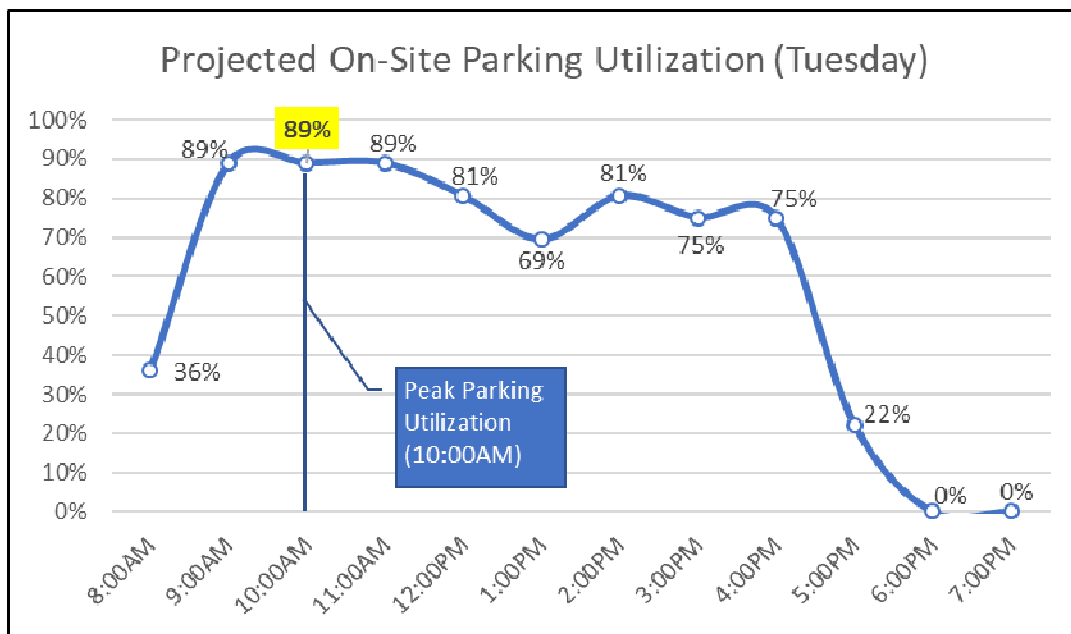


TABLE 3
Projected On-Site Parking Utilization Summary
(with additional 915-SF Office)

Time	On-Site				Off-Site/ Nearby
	Cars			Trucks	
	Existing	Proposed 915-SF Office	Projected Occupancy	Projected Utilization	Occupancy
8:00AM	9	+4	13	36%	0
9:00AM	28	+4	32	89%	0
10:00AM	28	+4	32	89%	1
11:00AM	28	+4	32	89%	1
12:00PM	25	+4	29	81%	0
1:00PM	21	+4	25	69%	0
2:00PM	25	+4	29	81%	0
3:00PM	23	+4	27	75%	0
4:00PM	23	+4	27	75%	0
5:00PM	4	+4	8	22%	0
6:00PM	0	+0	0	0%	0
7:00PM	0	+0	0	0%	0
Low	8			22%	0
Average	25			71%	0
High	32			89%	1



Conclusion

Based on the above parking analysis, the empirically observed parking utilization was found to not exceed 78% during any hour of the typical weekday. Notwithstanding the Code-based parking shortage based on the Mission-71 Business Park minimum parking space requirements, the current site and parking configuration does allow for a sufficient supply of parking for the existing warehouse and office users, with an observed average parking surplus of 15 spaces, or 41%, throughout the day. Subsequently, the addition of 915 square feet of office space on the mezzanine level would generate a Code-based additional parking demand of +4 parking spaces, yielding a peak parking demand of 89% during the highest hour of the day which is still within the acceptable range (i.e., less than 90%).

With the addition of the proposed additional office use, the average parking utilization on-site would be approximately 71% during normal business hours from 8:00AM to 5:00PM. Furthermore, as shown from the empirical parking occupancy observations there is a significant abundance of off-street parking along the adjacent parking aisles to the east of the Dawson Co. site, associated with the neighboring automotive sales warehouse (Excellence Opto, Inc.). Therefore, should there arise any unexpected future on-site parking challenges, then a reciprocal access of shared parking agreement with the neighboring site would be a viable pursuit at that time.

If you have any questions regarding the above parking study, you may reach me at (949) 707-1199 x2#, or via e-mail at minagarf@minagarinc.com.

Respectfully submitted,

MINAGAR & ASSOCIATES, INC.

A California Corporation



Fred Minagar, M.S., P.E., R.C.E., FITE
Principal

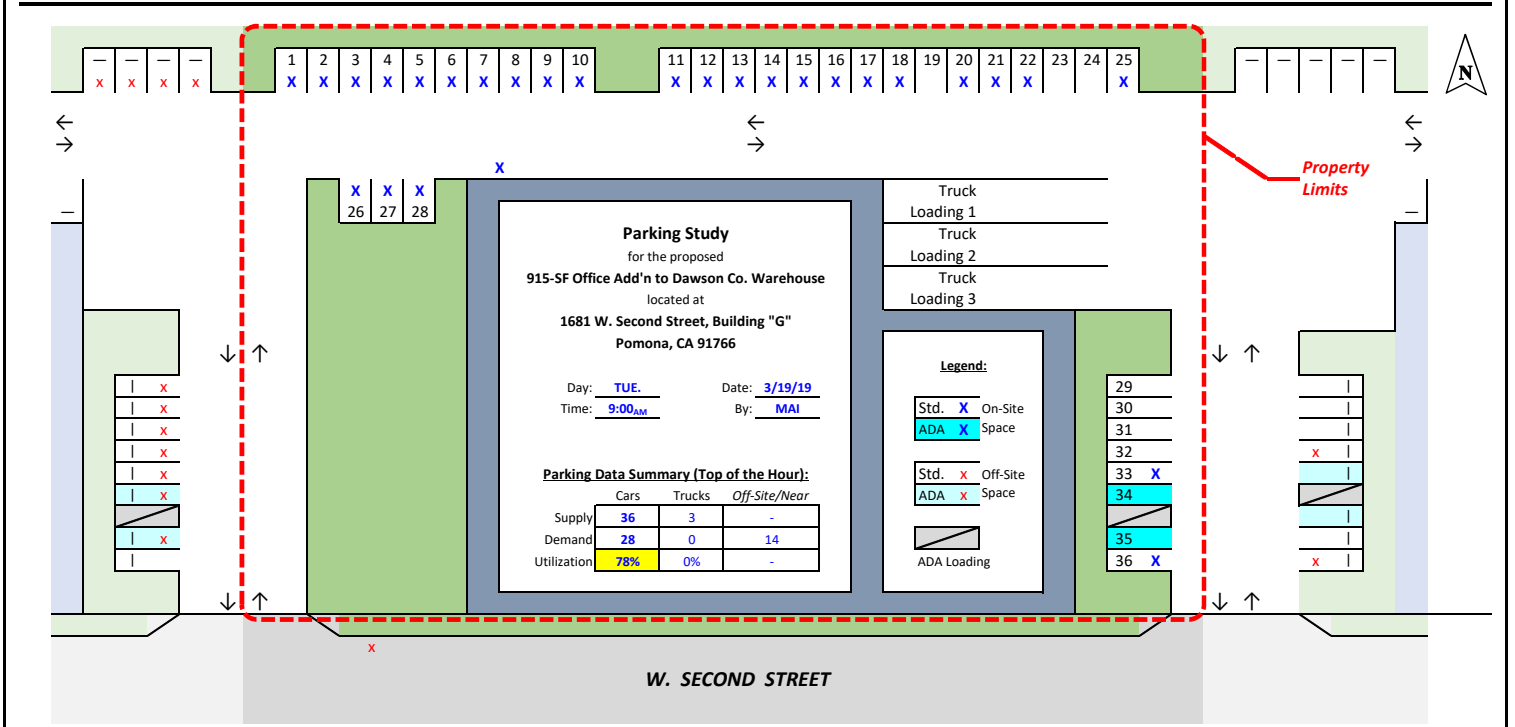
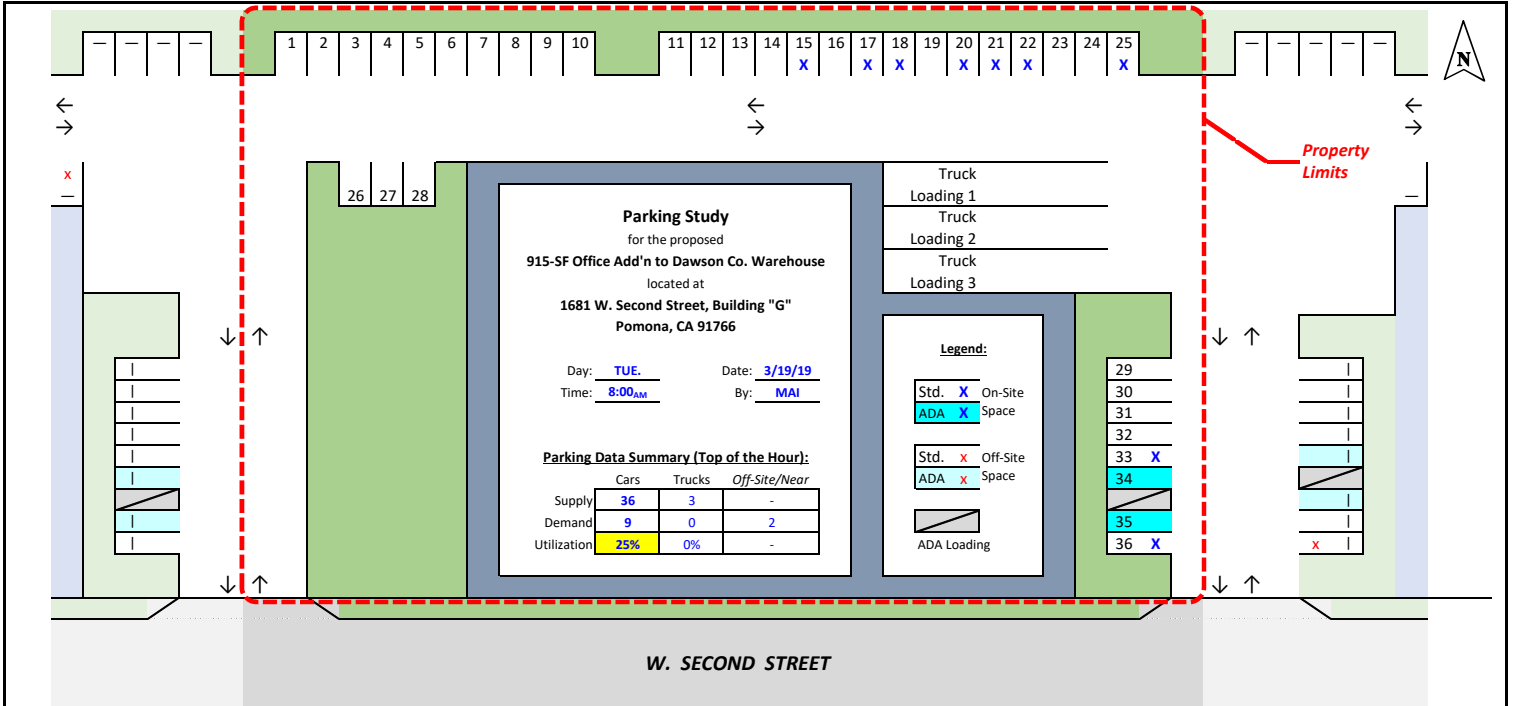
Attachments:

Att.1 – Parking Survey Sheets

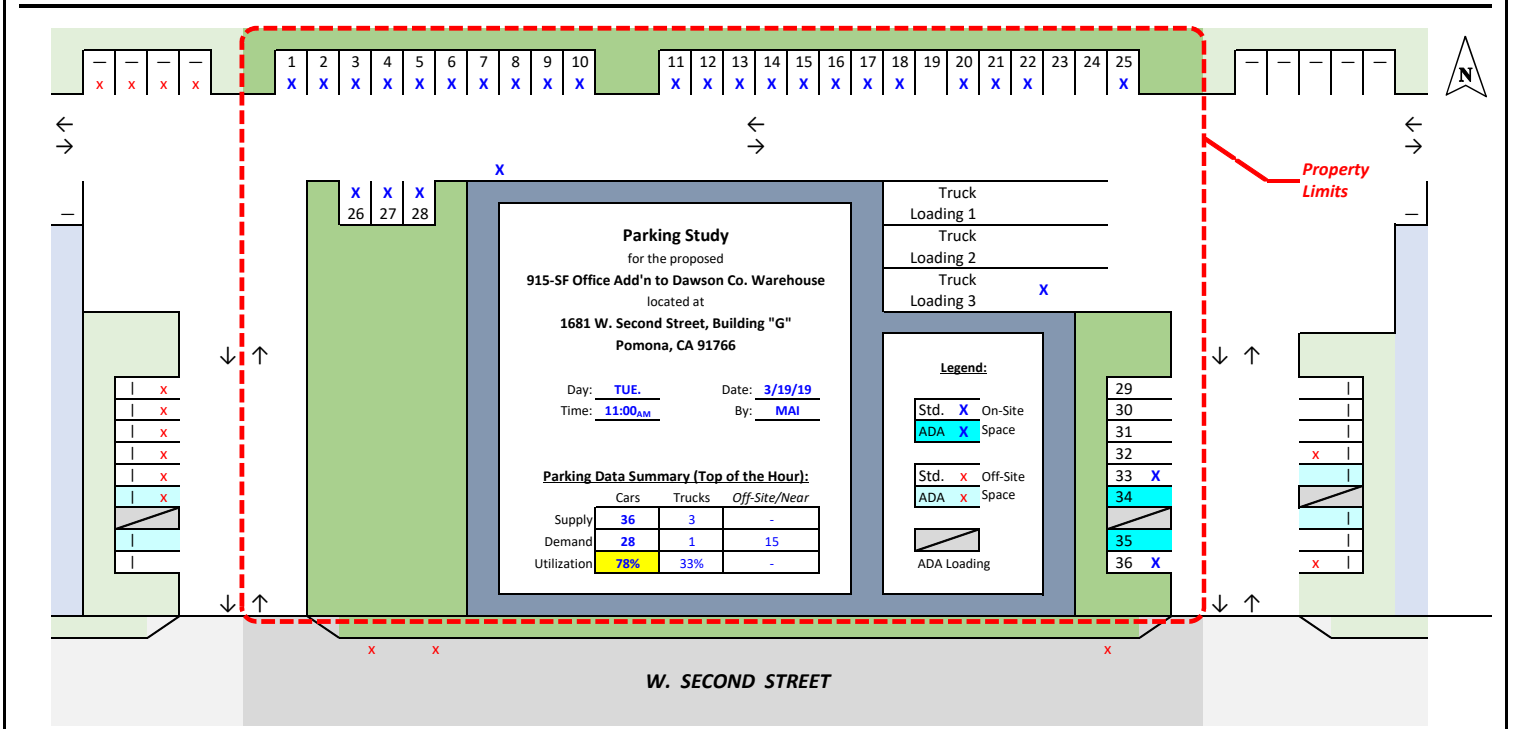
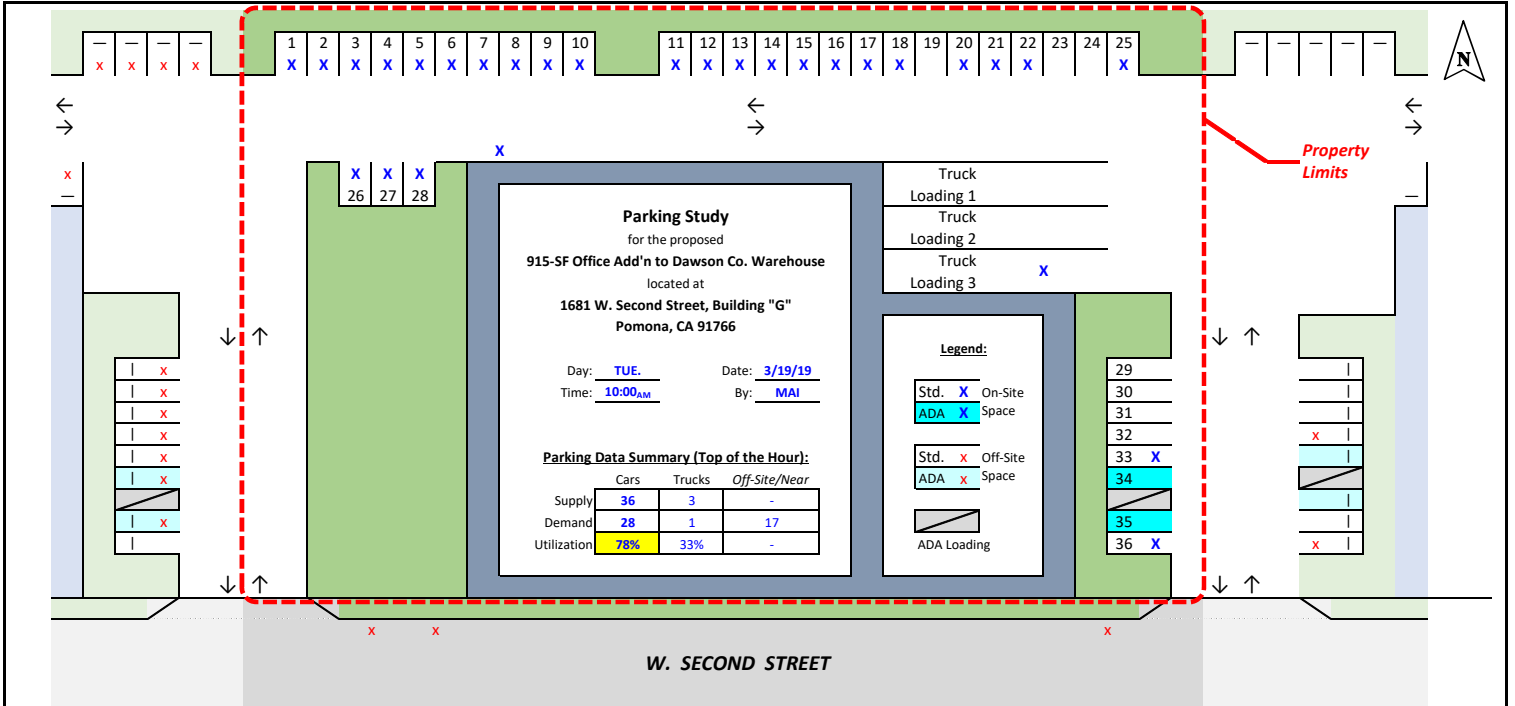
Att.2 – Mission-71 Business Park Specific Plan Tiered Parking Standards

Att.3 – City of Pomona General Parking Code Requirements – Zoning Code 503-H

PARKING OCCUPANCY SURVEY: 8:00AM, 9:00AM

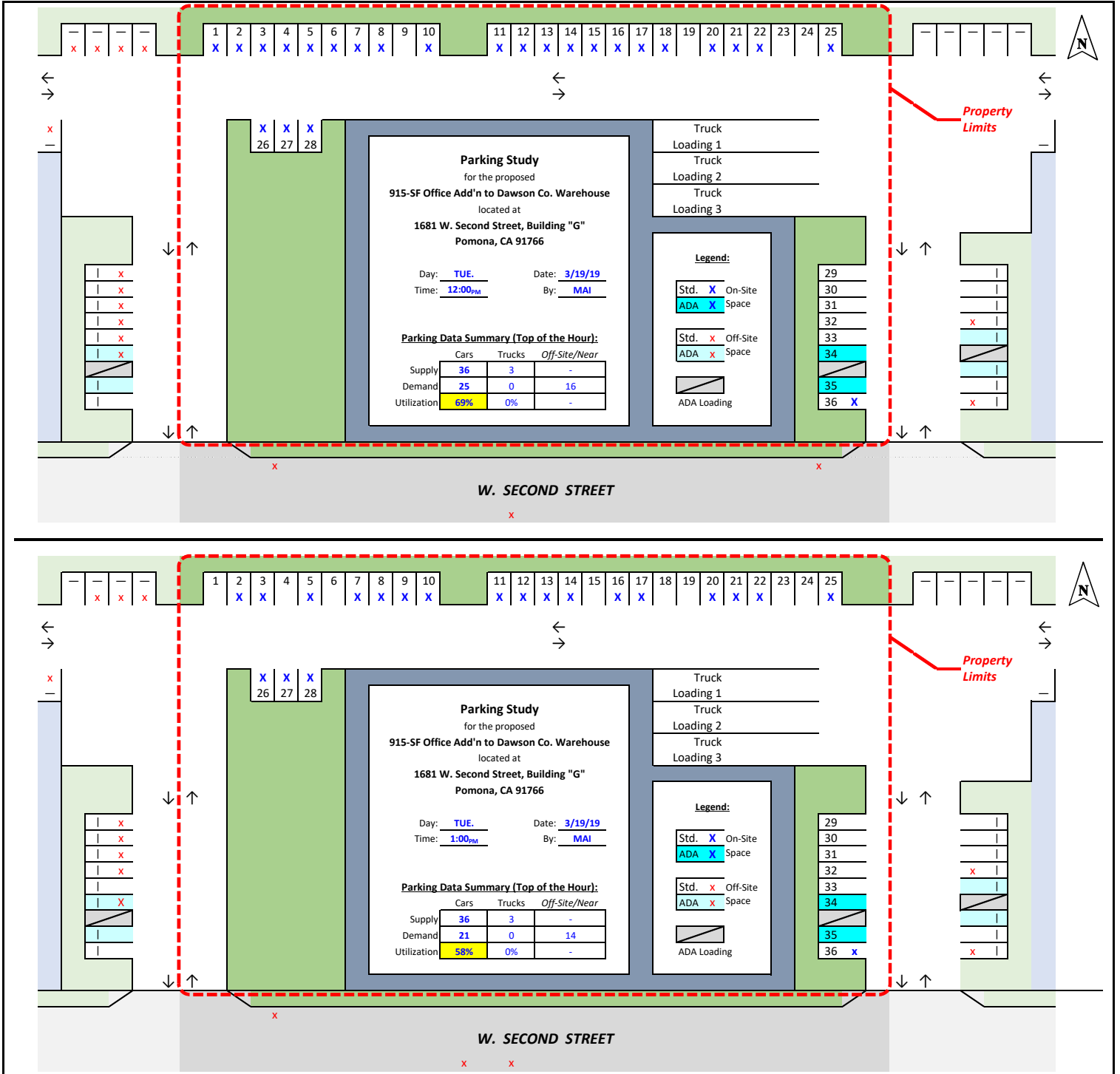


PARKING OCCUPANCY SURVEY: 10:00AM, 11:00AM

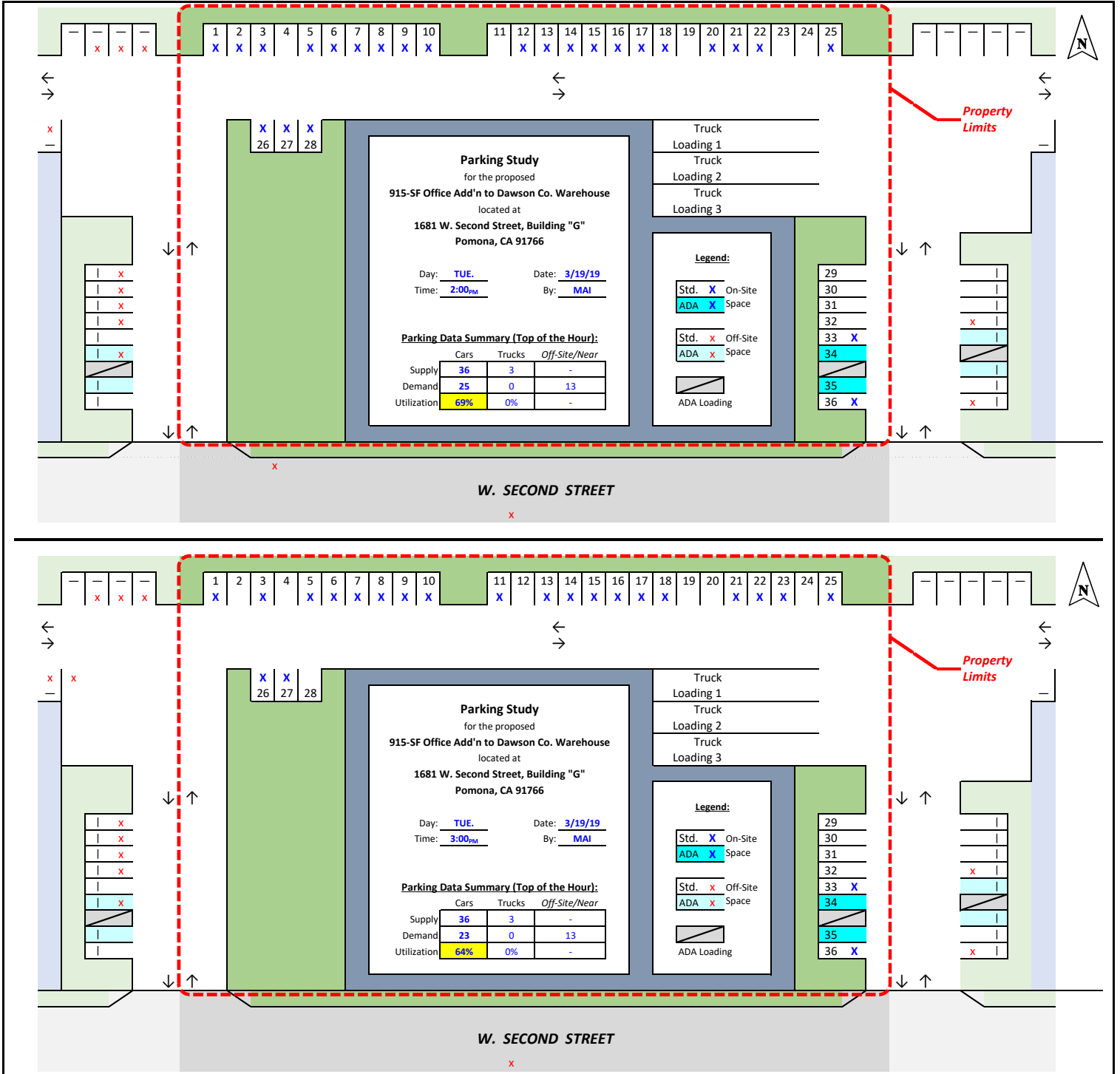


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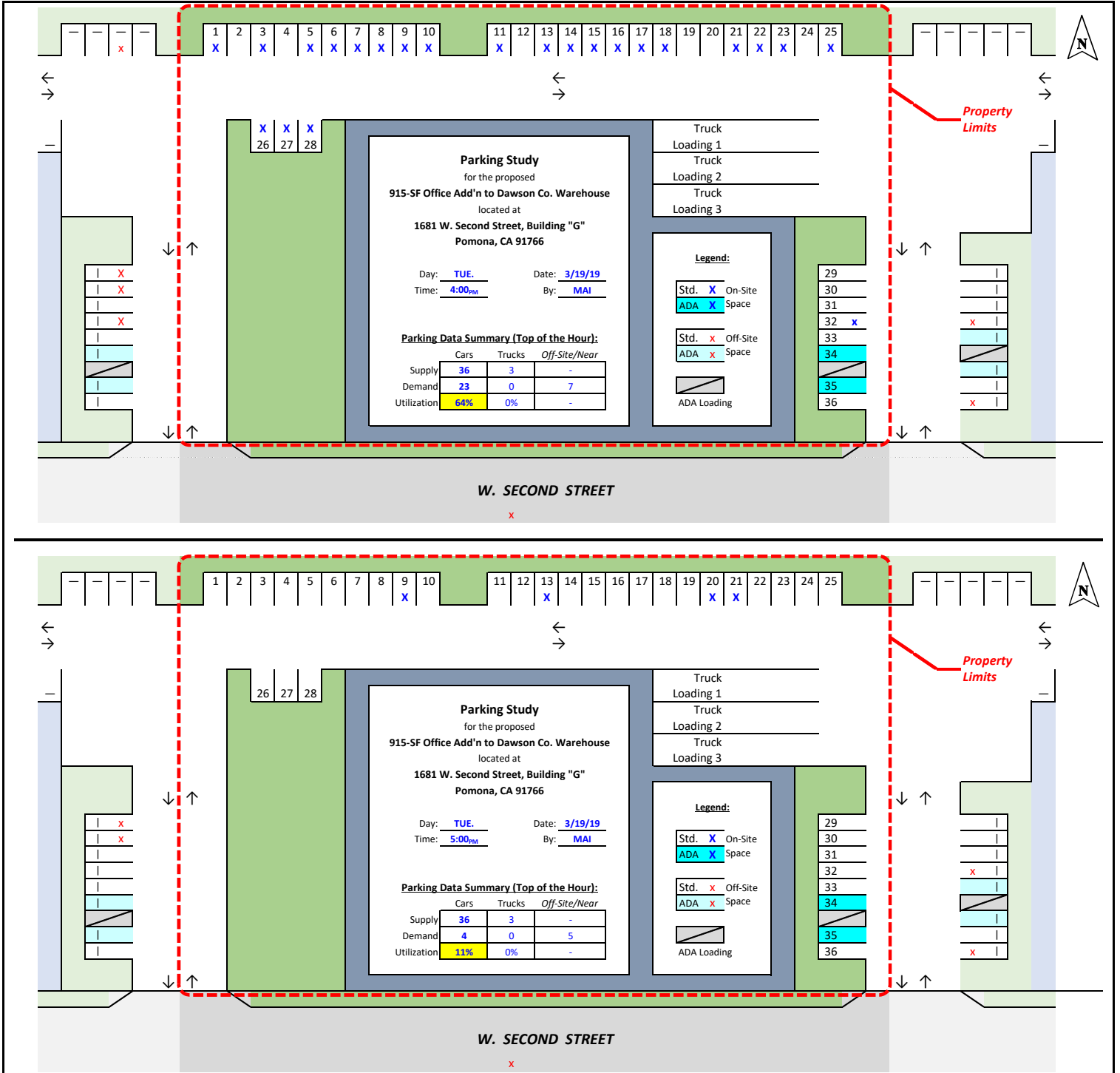
12:00PM, 1:00PM



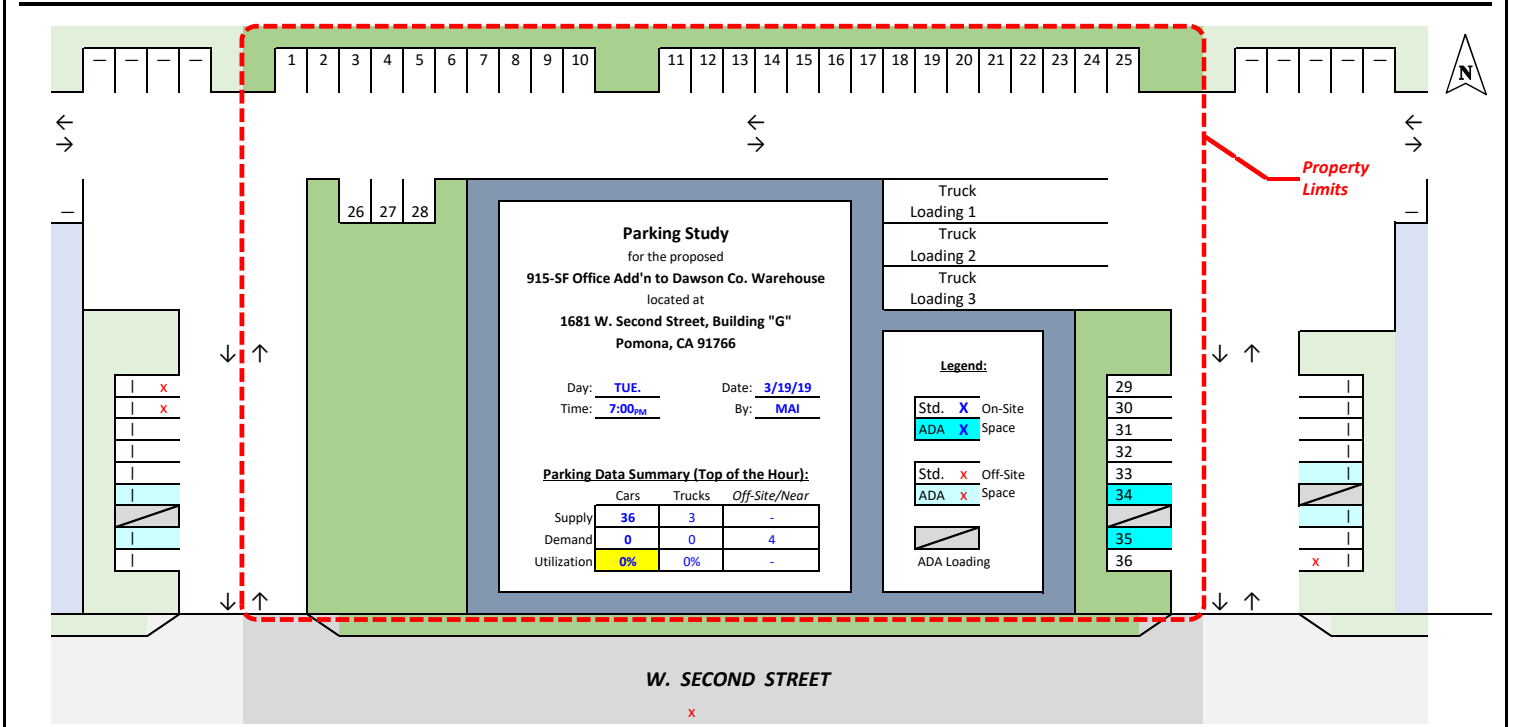
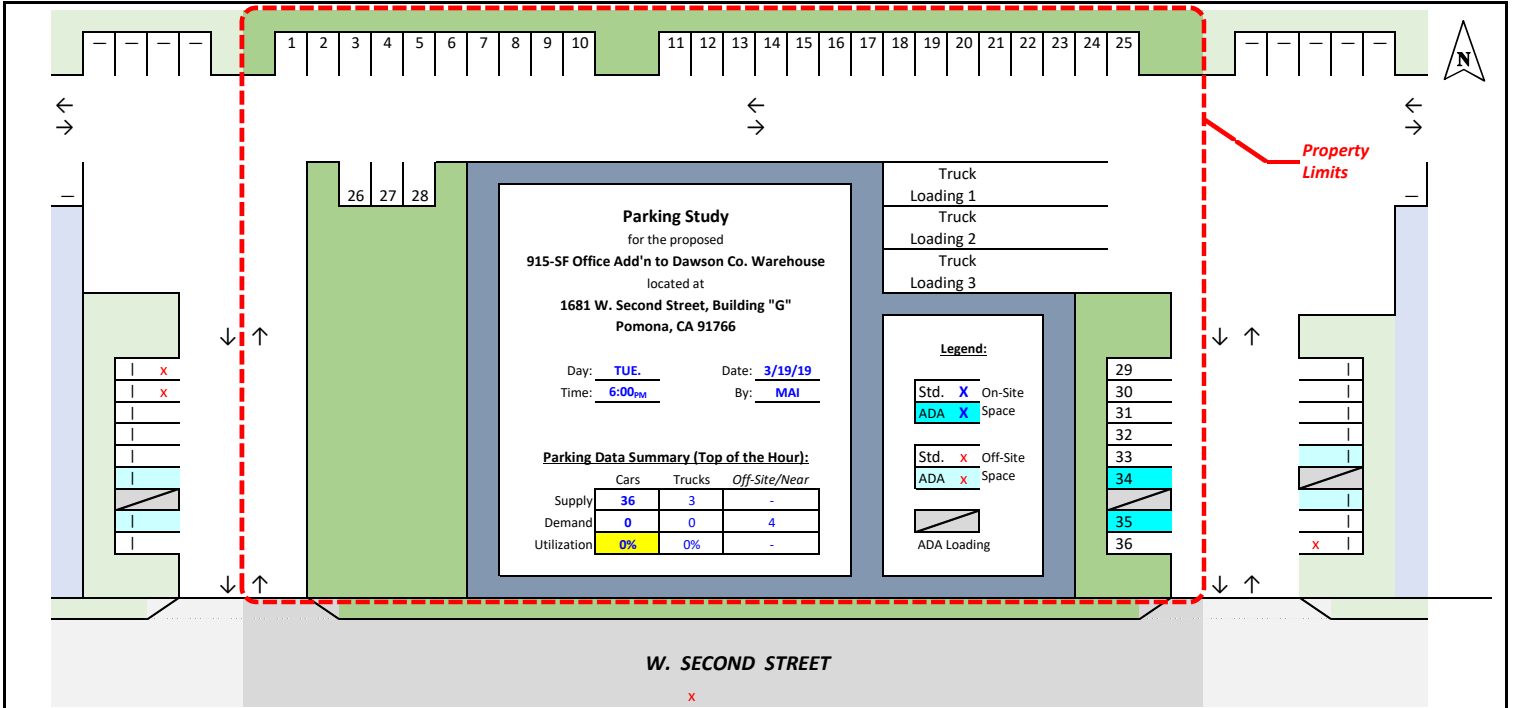
PARKING OCCUPANCY SURVEY: 2:00PM, 3:00PM



PARKING OCCUPANCY SURVEY: 4:00PM, 5:00PM



PARKING OCCUPANCY SURVEY: 6:00PM, 7:00PM



SECTION FIVE

SITE STANDARDS

V.C PARKING STANDARDS

Current City of Pomona parking standards do not provide for the tiered parking needs for large-area distribution Tenants. The Specific Plan proposes to rectify this by creating a tiered parking standard consistent with those used by the City of Chino, a neighboring City to the south of Pomona that is the home of a large inventory of distribution warehouses. The City of Chino's parking standards for distribution uses have proven to be successful and are used as the model for these standards, but similar tiered standards for warehouse and distribution uses are found in many southern California cities. The office requirement reflects a similar allowance for limited office space included in the main building requirements, up to designated limits. The Specific Plan parking standards are:

AUTOMOBILES:

Offices:	Same as current City standards:	4 per 1,000 s.f.
Manufacturing:	Same as current City standards:	2 per 1,000 s.f.
Warehouse:	0 s.f. to 20,000 s.f.	1 per 1,000 s.f.
	20,001 s.f. to 40,000 s.f.	20 spaces plus 1 space per each additional 2,000 s.f. over 20,000 s.f.
	40,000 s.f. and up:	30 spaces plus 1 space per each additional 4,000 s.f. over 40,000 s.f.
Other uses:	Same as current City standards.	

Sec. .503. - Property development standards.

.503-A. LOT AREA.

Except as hereinafter provided, no building or structure shall be hereafter erected or located on a lot unless such building, structure or enlargement conforms with the area regulations of the district in which it is located.

1. Every individual parcel of land existing on the effective date of this ordinance shall be deemed to be one (1) lot, and not more than one (1) main building shall be permitted on said parcel of land unless all regulations herein established are complied with or a subdivision tract map or a record of survey map is recorded with the recorder of the county, and is filed with and approved by the commission and council, or where a subparceling map is approved by the city engineer and the director of planning.
2. No parcel of land held under separate ownership at the time of the effective date of this ordinance may be reduced in any manner below the minimum standards established by this ordinance for the district within which the lot is located.
3. No lot area may be so reduced or diminished that the yards or other open spaces will be smaller than prescribed by this ordinance nor may the occupancy be increased in any manner except in conformity with the regulations herein established.
4. No required yard or other open space around an existing building, or which is hereafter provided around any building for the purpose of complying with the provisions of this ordinance may be considered as providing a yard or open space for any other building, nor may any yard or other required open space on an adjoining lot be considered as providing a yard or open space on a lot whereon a building is to be erected.
5. No parking area, parking space, or loading space which is provided for the purpose of complying with the provisions of this ordinance shall hereafter be relinquished or reduced in any manner below the requirements established in this ordinance, unless equivalent facilities are provided elsewhere, the location of which is approved by the commission.
6. In blocks where more than forty (40) percent of the frontage in said block is already subdivided to lot area standards less than those prescribed by the requirements of this ordinance for the district within which said lots are located and when lots with an area of one (1) acre or larger are divided or subdivided, adjustments may be made in the newly defined lot areas to accommodate the area required for streets that directly serve said lots. In no case, however, may the affected lots be reduced by an amount in excess of ten (10) percent of the required lot area in the zoning district in which the subject lots are located, and then only after review and approval by the commission of a site plan which defines the proposed development.

.503-B. LOT DIMENSIONS

1. Every lot shall have a minimum width and/or depth not less than that prescribed in the district under consideration.
2. Where a lot has a minimum width and/or depth less than that prescribed by this ordinance, and said lot was of record under one (1) ownership at the effective date of this ordinance, said lot may be used subject to the provisions of Section .050.

(Ord. No. 1529 § 7; Ord. No. 1716 § 8.)

.503-C. RECYCLING AND SOLID WASTE DISPOSAL REQUIREMENTS

A. Purpose and Intent.

1. Ensure the provision of adequate locations and compatible surrounding land uses for the collection, separation, processing and shipping of recyclable materials including but not limited to newspapers, plastic, glass and aluminum;
2. Regulate the location of recycling and trash containers and enclosures in order to provide adequate, convenient space for the collection, storage, and loading of recycled materials as a part of new multifamily residential, commercial, industrial, institutional and publicly owned development projects;
3. Increase the recycling of reusable materials consistent with statewide goals to reduce solid waste disposal;
4. Decrease the impact of the consumption of renewable and nonrenewable resources on the environment; and
5. Reduce litter.

B. Definitions.

1. "Commercial waste" means waste which originates in retail or private sector service establishments (e.g., financial and insurance offices, retail establishments, theaters, etc.).
2. "Heavy industrial waste" means waste derived from industrial or manufacturing operations such as ship building, construction, and demolition operations.
3. "Light industrial waste" means waste derived from research and development facilities and light manufacturing operations such as semiconductor and computer manufacturers.
4. "Recyclable materials" means any one or more of the following categories of materials collected and recycled or salvaged from within the City of Pomona:

Paper	Metals	Plastics
Newspaper Junk Mail Envelopes Computer paper Cereal boxes Telephone books Magazines Cardboard	Aluminum Tin cans	PET—Soda bottles HDPE—Milk jugs, colored plastic jugs, detergent bottles Film plastics—Clear grocery store bags/vegetable bags Other hard plastics (HDPE and PET have a 1 or a 2 triangle on the bottom of the bottle)
Glass Clear Brown Green		
Beverage Containers All glass, plastic, aluminum California redemption beverage containers		

5. "Residential waste" means waste materials generated in single-family and multifamily households.
 6. Retail/service. This term refers to the waste generated in wholesale, retail, or service establishments. Examples include offices, markets, stores and other such business institutions.
 7. "Solid waste" means any nonliquid, nongaseous waste. Includes agricultural, residential, and commercial waste.
 8. "Development project" means any of the following:
 - (A) A project for which a building permit is required for a commercial, industrial, or institutional building, marina, or residential building having two or more dwelling units, where solid waste is collected and loaded.
 - (B) Any new public facility where solid waste is collected and loaded and any improvements for areas of a public facility used for collecting and loading solid waste.
 9. "Recycling area (areas for recycling)" means space allocated for collecting and loading of recyclable materials.
- C. General Provisions. General recycling and solid waste requirements as defined herein shall apply to new development projects requiring a building permit and any modification which adds twenty-five (25) percent or more to the existing gross floor area in all zones as follows:

Zoning District	Applicability
Residential	two or more multifamily dwellings
Commercial	All development
Industrial	All development

Specific plan areas and publicly owned land	All development

D. Materials, Construction, Design and Location.

1. The walls of each recycling and trash enclosure shall be constructed of solid masonry material with an exterior surface finish compatible with the main structure(s).
2. Each recycling and trash enclosure shall have decorative, solid, heavy gauge metal gates. The gate shall incorporate a locking device during closing hours of industrial or commercial uses.
3. Each recycling and trash enclosure shall be six (6) feet in height.
4. Each recycling and trash enclosure shall be designed to allow walk-in access without having to open the main enclosure gate for residential projects.
5. Maintenance of each recycling and trash enclosure shall be the responsibility of the property owner.
6. The recycling collection area shall be located within the trash enclosure area.
7. If feasible, the trash enclosure area shall be located adjacent to a building.

E. Instructional Signs. Signs shall be conspicuously posted on each recycling and trash enclosure giving instructions on the use of the recycling bins and containers.

F. Landscaping. The perimeter of the recycling and trash enclosure shall be planted, if feasible, with drought resistant landscaping, including a combination of shrubs and/or climbing evergreen vines.

G. Lighting. All trash collection areas shall be well lit with a minimum one foot candle, subject to approval of the city planner or designee.

H. Setbacks. Recycling or trash enclosures shall be prohibited in any front or street side yard setback.

I. Use of Parking Spaces. Recycling or trash enclosures shall not be located in any required parking space, except as provided in this section.

J. Existing Trash Enclosures. If an existing development project has a trash enclosure, the required recycling containers shall be located inside such trash enclosure. If it is not feasible to locate the required recycling containers within the trash enclosure, such recycling containers shall be located adjacent to the trash enclosure and shall be appropriately screened, subject to approval by the city planner or designee.

K. Nonresidential Uses and Projects. Nonresidential uses and projects within all zones of the city shall provide exterior trash and recyclable material storage areas as herein specified. The following are minimum exterior trash and recycling storage requirements. The following requirements shall apply:

1. Dimensions of the storage area shall accommodate containers consistent with current methods of collection. The exterior storage area shall not be located within any required front yard, street side yard, any required parking and landscaped areas, or any other area required by the Pomona City Code to be constructed or maintained unencumbered according to fire and other applicable building and public safety codes. The storage area shall be accessible to all occupants and haulers. In all cases where a lot or premises is served by an alley, all exterior storage areas shall be directly accessible to such alley. If the exterior storage area is located outside or on the exterior of any structure it shall be screened with a six (6) foot high solid wood, metal or masonry enclosure. A sign identifying each exterior trash and recycling storage area shall be displayed. Each sign shall not exceed four (4) square feet in area and shall be posted on the exterior of the storage area adjacent to the access point.
2. Any new development projects or any modifications to existing developments located in the Central Business District (CBD) area which add twenty-five (25) percent or more to the gross floor area shall be required to be in compliance with this section. The owner(s) of a property which has an existing "off-site" trash enclosure prior to the adoption of the ordinance codified in this subsection shall be required to make any and all necessary modifications to the "off-site" trash enclosure in order to be in compliance with the provisions stated herein.
3. There shall be at least one (1) trash facility for every commercial or industrial lot, except as permitted above. Additional trash facilities may be required, subject to approval by the city planner or designee.

L. Residential Projects. Multiple-family residential projects within all zones of the city shall provide trash and recycling storage

areas as follows:

1. Dimensions of the storage area shall accommodate containers consistent with current methods of collection. Exterior storage area shall not be located in any required front yard, street side yard, any required parking and landscaped areas, or any other area required by the Pomona City Code to be constructed or maintained unencumbered according to fire and other applicable building and public safety codes. The storage area shall be accessible to residents and haulers. If the exterior storage area is located outside or on the exterior of any structure/building, the storage area for five (5) or more dwelling units shall be screened with a six (6) foot high solid material (wood, masonry, etc.) enclosure. In all cases where a lot or premises is served by an alley, all exterior storage areas shall be directly accessible to such alley. One sign identifying each exterior trash and recycling storage area shall be displayed. Each sign shall not exceed four (4) square feet in area and shall be posted on the exterior of the storage area adjacent to the access point.
2. A minimum of one (1) recycling and one (1) solid waste disposal container shall be provided for every fifteen (15) units.
3. Trash and recycling storage areas shall be located a maximum of one hundred fifty (150) feet from the residential unit(s) they serve.
4. Projects with two (2) and three (3) dwellings on a lot need not provide a trash enclosure but must provide trash containers for both recyclable and solid waste disposal, subject to approval of the public works department.

M. Severability. All provisions of this subsection are severable and, if for any reason any sentence, paragraph, or section of this subsection shall be held invalid, such decision shall not affect the validity of the remaining parts of the subsection.

(Ord. No. 3737, § 3.)

.503-D YARDS

In the "A" district, the several single-family "R" districts, and the "AP" district, each lot shall have a minimum front, side, and rear yard. Said yards shall be not less than those prescribed within the district in which said lot is located with the following exceptions:

(a) Front:

- (1) Where lots comprising fifty (50) percent or more of the frontage on one side of the street between intersecting or intercepting streets are developed with a front yard either greater or lesser in depth than that prescribed herein, the average of such existing front yards shall establish the front yard for the remaining lots in the block frontage; provided, however, that in no case shall said front yard be less than fifteen (15) feet. Distances over forty (40) feet from the front property line shall be included as forty (40) feet in calculating the average.

In no case shall a main residential building in the R-1-7500, R-1-7200, and R-1-6000 zone districts be set back a distance greater than forty (40) feet from any front property line, unless provision is made for a future street or street widening, alleys or alley widening, in which case the distance shall be not more than forty (40) feet from the future property line as determined by the master plan of highways. Deed restrictions existing on the effective date, if requiring a greater setback than forty (40) feet, shall take precedence over this section.

(Ord. No. 1901, § 1.)

- (2) On key lots the minimum front yard shall be the average of the front yard for the adjoining interior lot and the side yard required for the reversed corner lot. When buildings on the adjoining interior lot may be closer to the property line than the distance prescribed for such front yard by this ordinance, the location of the existing building shall determine the front yard on said interior lot, but in no case shall the key lot front yard be less than fifteen (15) feet.
- (3) Irrespective of the foregoing provisions of this ordinance, any lot having a grade or slope of more than twenty-five (25) percent, measured from the curb line to a point midway between the side lot lines and a distance of fifty (50) feet from the front lot line, may have a front yard which is not less than fifty (50) percent of the depth required in which said lot is located, and a private garage may be erected in said front yard when said garage is located not less than five (5) feet from the front lot line; and further provided, that said garage shall have no doors or other openings equipped in such a manner that when open or being opened will project beyond said front lot line.
- (4) Where the entire frontage in a residential block is designed and developed as a unit the front yard requirements may be varied by not more than five (5) feet in either direction; provided, that the average front yard for the entire frontage is not less than that required in the district.

(b) Side:

- (1) On corner lots, side yard abutting the side street shall be twenty (20) percent of the width of the lot, but need not exceed fifteen (15) feet nor shall it be less than ten (10) feet.
- (2) On a reversed corner lot, the side yard abutting the street shall be not less than one-half (½) of the distance required for front yards on interior lots on the street upon which the reversed corner lot sides; provided, however, that this side yard shall not be less than fifteen (15) feet. Private garages located in the side yard shall be at least eighteen (18) feet from property line on the side street.
- (3) Every main building shall be set back not less than five feet from the toe or top of the slope after grading. For slopes over fifty feet in vertical height, the setback shall be a minimum of ten feet. Where the vertical distance between the top and toe of the slope of twelve feet or greater and where the side yard setback is less than two-fifths of the height at the adjacent slope, a slough wall shall be constructed to the approval and standards of the public works department at the toe of the slope.

(Ord. No. 2252, § 1 (part); Ord. No. 2566, § 1.)

- (4) An accessory building located seventy-five (75) feet or less from the front property line shall have the same side yard as that required for the main building, regardless of whether said accessory building is attached to the main building.
- (5) A garage or accessory building (except those with a dwelling occupancy) may be located on a side property line when said building is:
 - (a) Located seventy-five (75) feet or more from the front property line; and
 - (b) Constructed of one (1) hour fire resistant material; and
 - (c) Constructed so that all roof drainage is taken care of on the subject lot; and
 - (d) Constructed so that there are no openings on the side of the building which is on the side property line; and
 - (e) Not abutting an existing or proposed alley.

If a garage or accessory building (except those with a dwelling occupancy) cannot comply with all of the conditions set forth in this subsection above, a side yard of three (3) feet shall be required. Roof eaves on the building may project into the required side yard for a distance not to exceed one (1) foot, and the eaves shall not be closer than two (2) feet from the side property line.

(Ord. No. 1549, § 8.)

- (6) When a garage or accessory building (except those with a dwelling occupancy) abuts and has garage doors opening onto an existing or proposed alley, said garage or accessory building shall be located not less than twenty-five (25) feet from the side of the alley opposite the subject property.
- (7) A private garage, or carport where permitted, regardless of the side yard setback, may be attached to the main building providing that such private garage or carport is situated on the rear half of the lot or a minimum of 75 feet from the front lot line, and providing that all requirements for property development standards of this ordinance are complied with. When a private garage or carport is located on the lot, as set forth above, no future use of such private garage or carport shall be for dwelling occupancy, such as living quarters or residential use.

(Ord. No. 1643, § 2.)

- (7.5) No private garage or carport shall be used for dwelling occupancy such as living quarters or residential use.

(Ord. No. 3154, § 1.)

- (8) Where an accessory building (with a dwelling occupancy) is detached, a part of, or is over an accessory building or garage, the entire structure shall be considered a main building and no portion of said building shall be closer to any property line than is permitted for any other main building on the subject lot.
- (9) When abutting an existing or proposed alley, a main building shall be located not less than thirty (30) feet from the side of the alley opposite the subject property.
- (10) The substructure of swimming pools shall be located not less than five feet from any side property line.

(Ord. No. 1549, § 8; Ord. No. 3385, § 31.)

(c) Rear:

- (1) A garage or accessory building (except those with a dwelling occupancy), including temporary structures, may be located on the rear property line when the building is:

(Ord. No. 3988, § 9.)

- (a) Constructed of one (1) hour fire resistant materials; and
- (b) Constructed so that all roof drainage is taken care of on the subject lot; and
- (c) Constructed so that there are no openings on the side of the building which is on the rear property line; and
- (d) Not abutting an existing or proposed alley.

If a garage or accessory building (except those with a dwelling occupancy) cannot comply with all of the conditions set forth in this subsection above, a rear yard of three (3) feet shall be required. Roof eaves on the building may project into the required rear yard for a distance not to exceed one (1) foot, and the eaves shall not be closer than two (2) feet from the rear property line.

(Ord. No. 1549, § 9.)

- (2) Paragraphs (6), (7) and (8) of Section .503-D-(b) side yards above also apply to the rear yard requirements.

(Ord. No. 1549, § 10; Ord. No. 1643, § 3.)

- (3) In hillside areas, every main building shall be set back not less than twenty-five feet from the toe or top of a slope after grading. Said setback shall be increased in five-foot increments for every ten feet difference in vertical elevation so as not to be less than the amounts set forth in the following table:

Vertical Elevation of Slope in or Abutting Rear Yard	Minimum Level Yard Set- back Area Required
0 feet to 10 feet	25 feet
Over 10 feet to 20 feet	30 feet
Over 20 feet to 30 feet	35 feet
Over 30 feet	40 feet

The maximum rear yard setback requirement under this section need not exceed forty feet.

(Ord. No. 2252, § 1 (part).)

- (4) Swimming pools, same as side yard, see Section .503-D-I-(b)-(10).
- (5) When abutting a dedicated alley, the required rear yard shall be measured from the centerline of the alley; provided, however, that no residential building shall be located closer than fifteen (15) feet from any rear property line.

(Ord. No. 1591, § 1.)

- (6) Porches and open roofed structures attached to the main dwelling may be constructed in required rear yards providing that the following is complied with:
 - (a) The maximum coverage of the lot by all existing and proposed structures shall not exceed that permitted by the zoning district in which the lot is located.
 - (b) The maximum coverage of the required rear yard by all existing and proposed structures shall not exceed fifty (50%) percent.
 - (c) Ten (10) feet shall be required between structural supports and the rear property line, and five (5) feet shall be required between structural supports and the side property line. Eaves and other similar architectural features may extend into the space between the structural supports and the rear or side property lines a maximum distance of two and one-half (2½) feet.
 - (d) Porches and open-roofed structures as set forth in this subsection shall be constructed, and remain thereafter, open a minimum of seventy-five percent, on two or more sides.

(Ord. No. 1741, § 1.)

- (d) Repealed by Ordinance No. 4114.
- (e) Exceptions, projections into yards:
 - (1) A porte-cochere may be placed over a driveway in a side yard provided such structure is not more than one story in height, is unenclosed on at least three sides and is entirely open except for the necessary supporting columns, and provided a regular garage is available, also such porte-cochere shall be subject to (6) below.
 - (2) Cornices, belt courses, sills, or other similar architectural features, and chimneys may project into a required front yard not more than four feet, and may extend into a required side yard or required rear yard no more than four inches for each one foot of the width of such required side yard or required rear yard, provided, however, that said projection shall be not closer than three feet and four inches from any side or rear property line.

(Ord. No. 1741, § 2.)

- (3) Fire escapes may extend or project into any yard not more than four feet.
- (4) Open, unenclosed stairways or balconies not covered by a roof or canopy may extend or project into a required front yard not more than thirty inches.
- (5) Uncovered porches, platforms or landing places which do not extend above the level of the first floor of the building may extend into any front yard a distance of not more than six feet, and such features may not extend into a court more than twenty percent of the width of said court and in no case more than six feet, and may extend into any side or rear yard not more than three feet; provided, however, that an open work railing, nor more than thirty inches in height, may be installed or constructed on any such porch, platform or landing place. Open work fences, hedges, landscape architectural features including patios, open air grills and similar features, or guard railings for safety protection around depressed ramps, not more than three and one-half feet in height, may be located in any front, side or rear yard.
- (6) In the several single-family residential "R-1" and "A-P" districts the following shall be required:
 - (a) Eaves of all main buildings and eaves of all accessory buildings that are located less than seventy-five feet from the front property line, may project into a required side yard a distance not greater than two and one-half feet, and in no case shall such eaves be less than two and one-half feet from the side property line.
 - (b) Eaves of all main buildings and eaves of all accessory buildings may project into a required front yard not more than four feet.
 - (c) Eaves of all main buildings may project into a required rear yard not more than four inches for each one foot of width of such required rear yard, provided, however, that such projection shall be not closer than seven and one-half feet from any rear property line.
 - (d) Eaves of all main buildings and eaves of all accessory buildings may project into a passageway or other open space not more than two and one-half feet. Chimneys and other similar architectural features may project into a passageway or other open spaces not more than two and one-half feet.

(Ord. No. 1741, § 3; Ord. No. 3385, § 32.)

- (7) See Section .503-D-1-(c)-(1).

(Ord. No. 3385, § 30.)

.503-E. COVERAGE

All buildings hereafter designed or erected and existing buildings which may be reconstructed, altered, moved or maintained, or enlarged, shall not exceed the maximum building coverage regulations of the district in which they may be located.

.503-F. BUILDING HEIGHT LIMIT—EXCEPTIONS

All buildings hereafter designed or erected and existing buildings which may be reconstructed, altered, moved or maintained, or enlarged, shall comply with the height regulations of the district in which they may be located, with the following exceptions:

1. Penthouses or roof structures for the housing of elevators, stairways, tanks, ventilating fans or similar equipment required to operate and maintain the building, and fire or parapet walls, skylights, towers, church steeples, roof signs,

flagpoles, chimneys, smokestacks, silos, water tanks or wireless masts or similar structures may be erected above the height limits herein prescribed: provided, that the same may be safely erected and maintained at such height in view of the surrounding conditions and circumstances, but no penthouse or roof structures, or any space above the height limit shall be allowed for the purpose of providing additional floor space.

2. On property located in downhill slopes having a twenty-five percent or greater slope (measured in the general direction of the side lot lines) an additional story may be construed on the main building: providing, however, that the ceiling of the lowest story shall be not more than two feet above the curb level, measured at the center of the lot frontage.

.503-G. MINIMUM DISTANCE BETWEEN BUILDINGS

1. In the "A" district, the several "R-I" districts and the "T" districts (when used for single-family residential purposes), the minimum distance between buildings shall be as follows:
 - a. Minimum distances involving main building and accessory building without a dwelling occupancy.
 - (1) Seven feet shall be required between a main building and an accessory building (except those with a dwelling occupancy) unless said buildings have a common wall. Where vehicular access to a garage falls more than twenty-five percent within the area defined by a projection of the side lines of another building, twenty-five feet (for turning radius) shall be required between the buildings in the projected area.
 - (2) Six feet shall be required between accessory buildings (except those with a dwelling occupancy) unless said buildings have a common wall.
 - (3) In the R-I-E district, thirty-five feet shall be required between the exterior walls of main buildings and/or dwelling units.
 - b. The minimum distances between a main building and an accessory building with a dwelling occupancy or two or more accessory buildings with dwelling occupancy and the minimum dimensions of courts created by such buildings shall be as follows:
 - (1) Ten feet shall be required for any space between such buildings except when such space is a court.
 - (2) Ten feet shall be required when there is no access to a dwelling occupancy from a court.
 - (3) Fifteen feet shall be required when there is access to one dwelling occupancy from a court.
 - (4) Twenty feet shall be required when there is access to more than one dwelling occupancy from a court.
 - (5) Seven feet shall be required between an accessory building with a dwelling occupancy and an accessory building without a dwelling occupancy.
2. Space between buildings for structures over two stories in height:

Space between buildings (court) shall be increased by two and one-half feet for each story of building height above the second story for each building.

(Ord. No. 1930, § 5; Ord. No. 3385, § 33.)

.503-H. OFF-STREET PARKING

Purpose and Intent. These regulations are established to ensure that sufficient off-street parking facilities are provided and are properly designed and located in order to meet the parking needs created by specific uses and to protect the public safety and welfare.

- A. Regulations for Off-street Parking.
 1. Off-street parking shall be provided according to the provisions of this chapter for:
 - a. Any new building constructed.
 - b. Any new use established.
 - c. Any addition to, or enlargement of, an existing building or use and for any change in the use of a building which would result in the requirement for additional off-street parking, provided, however, that the additional parking shall be required only for such addition, enlargement or change of use and not for the entire building or use. When the addition to, or enlargement of an existing building or use expands the original area by

twenty-five percent or more and the existing parking area does not conform to the development standards for parking lots required by this section, the entire parking lot shall be brought into conformance with this chapter.

- d. Single-family residential dwelling unit(s) enlarged or increased in floor area by fifty percent (50%) or more shall provide off-street parking in conformance with this chapter;

(Ord. No. 3661, § 3.)

2. The required off-street parking shall be provided on the same site as the building or use for which the parking is required, except parking provided within 500 feet of the use or parking within a Vehicle Parking District lot per Section .363-E;

(Ord. No. 3711, § 3.)

3. All off-street parking required by this chapter shall be maintained in accordance with the requirements of this chapter for the duration of use;
4. Required off-street parking areas shall be used exclusively for the temporary parking of vehicles and shall not be used for the sale, lease, display, repair or storage of vehicles, trailers, boats, campers, mobile homes, merchandise or equipment, or for any other use, unless specifically authorized by another provision of this code.

(Ord. No. 3661 § 4.)

B. Development Standards.

The following standards for off-street parking shall apply:

1. Size of Parking Spaces. The width and length of required parking spaces shall be as follows:

Type	Dimensions
Covered Parking (Carports and Garages)	10 feet by 20 feet per space inside dimension
Open Parking	9½ feet by 18 feet
Parallel Parking	10 feet by 25 feet
Compact Parking	8 feet by 16 feet
Handicapped Parking	14 feet by 18 feet

(Ord. No. 3661, § 5.)

2. Compact Car Parking. For any use that provides more than ten open parking spaces, a maximum of twenty-five percent of the spaces in excess of ten may be compact spaces. All compact spaces shall be clearly marked: "Compact cars only";
3. Handicapped Parking. Automobile parking spaces for the handicapped shall be provided for all nonresidential uses in accordance with the following:

Total Parking in Lot	Required Minimum Number of Handicapped Accessible Spaces
1 to 25	1
25 to 50	2
51 to 75	3

76to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	2 percent of total 20 plus 1 for each100 over 1000

In addition, all requirements of the Federal Accessibility Guidelines shall be met.

(Ord. No. 3661, § 6.)

4. Tandem Parking. Tandem parking spaces shall not be permitted unless otherwise approved by the planning commission;
5. Location of Spaces. No parking spaces may be developed in any required front or side yard setback when the yard fronts onto a public street or highway;
6. Paving. All parking spaces and driveways shall be paved and maintained with asphaltic concrete or other nonimpervious surface approved by the director of community development;
7. Landscaping.
 - a. A minimum of six percent of the total off-street parking area shall be landscaped with at least one fifteen-gallon minimum size tree per each five parking stalls (which may be clustered or grouped) and appropriate shrubs and ground cover. Setback areas required to be landscaped by other sections of this code shall not be considered part of the required parking lot landscaping.
 - b. A minimum of a ten-foot-wide planter area shall be provided between the parking area and all property lines adjacent to a public street.
 - c. All landscaping shall be protected with a minimum six-inch PCC curb.
 - d. All landscaping shall be continuously maintained free of weeds, debris, litter, or temporary signage.
 - e. All landscaped areas shall be provided with an automatic sprinkler system.

(Ord. No. 3661, § 7.)

8. Screening. Open off-street parking area shall be screened from view from public streets and adjacent more restrictive land use. Screening may consist of one or any combination of the following methods:
 - a. Walls. Low profile walls, not exceeding three feet in height, shall consist of concrete, stone, or decorative masonry materials,
 - b. Fences, Open. A tubular steel or wrought iron fence not to exceed three feet in height shall be combined with plant materials to form an opaque screen.
 - c. Planting. Plant materials, when used as a screen, shall consist of compact evergreen plants. They shall be of a kind, or used in such a manner, so as to provide screening. They shall have a minimum height of two feet within eighteen months after initial installation.
 - d. Berms. Berms, including grass or plant materials;



9. **Parking Lot Striping.** All parking stalls shall be clearly outlined with striping, and all aisles, approach lanes, and turning areas shall be clearly marked with directional arrows and lines as necessary to provide for safe traffic movement;
10. **Lighting.** Parking lot lighting shall, to the maximum extent feasible, be designed and installed so that light and glare is not directed onto residential use areas or adjacent public right-of-way;
11. **Noise.** Parking lot areas, including driveways and loading areas, used for primary circulation and for frequent idling of vehicles' engines shall be designed and located to minimize the impact of noise on adjacent properties;
12. **Maintenance.** Parking lots, including landscaped areas, driveways and loading areas shall be maintained free of refuse, debris or other accumulated matter and shall be kept in good repair at all times;
13. **Safety Features.** Parking lots shall meet the following standards:
 - a. Safety barriers, protective bumpers or curbing, concrete wheel stops and directional markings shall be provided to assure pedestrian/vehicular safety, efficient utilization, protection of landscaping, and to prevent encroachment onto adjoining public or private property. In lieu of concrete wheel stops, a three-foot landscaped planter, with a six-inch-high concrete curb, may be utilized. This shall not be construed to allow any parking spaces to encroach into any required setback area or the additional landscape to be considered as part of the six percent landscape requirement.
 - b. Visibility of pedestrians, bicyclists, and motorists shall be assured when entering individual parking spaces, when circulating within a parking facility, and when entering or leaving a parking facility.
 - c. Internal circulation patterns, and the location and traffic direction of all access drives, shall be designed and maintained in accordance with accepted principles of traffic engineering and traffic safety;
14. **Aisle Width.** The minimum aisle width shall be as follows:

Angle of Parking (In Degrees)	Width of Aisle	
	One-way	Two-way
0-45	16	20
46-60	20	20
61-90	25	25

C. **Single-Family Residential Standards.**

1. **Dwelling Unit Parking.** For each residence there shall be a minimum of two covered parking spaces located within a garage with ingress from and egress to a street, alley, or highway. Additional covered parking may be located within a garage or carport;
2. **Location of Parking Spaces.**
 - a. Garages, whether attached or detached, shall conform to the same front setback requirements as main

structures.

- b. Carports, when permitted, shall be located no closer than seventy-five feet from the front property line;
- 3. Driveways.
 - a. Each single-family dwelling shall provide a paved driveway continuous from the street or other public right-of-way providing access to the property, to the garage, and/or carport. Each driveway shall have an overhead clearance of ten feet and shall have a minimum width of ten feet.
- 4. Second dwelling units shall provide one open or covered parking space per the development standards contained in this section.

(Ord. No. 3804, § 2.)

D. Multifamily Residential Standards.

Dwelling unit parking shall be maintained for the exclusive use of the tenants for the units for which they were provided.

- 1. "R-2" and "R-3" Multiple Family Zones.
 - a. Covered Parking. There shall be at least two parking spaces in a private garage, having minimum interior dimensions of twenty feet by twenty feet for every dwelling unit. These spaces shall be within one hundred feet to the structure they are intended to serve;
 - b. Guest Parking. There shall be one guest parking space for every four dwelling units. These spaces shall be dispersed throughout the development site. All guest parking spaces shall be provided with permanent signs identifying them as guest parking spaces and shall be maintained at all times for guest parking. Permanent signs shall also be provided to direct visitors to the guest parking spaces.
- 2. "R-4" Multiple Family Zone.
 - a. In the "R-4" multiple family zone, the following minimum parking requirements shall be provided:

Bachelor Unit:	One space for each unit.
One Bedroom:	One and one-half spaces for each unit.
Two Bedroom:	Two spaces for each unit

For each additional bedroom, one-half space per unit shall be provided.

At least one space shown above shall be provided within a garage or carport;

- b. Guest Parking. There shall be one guest parking space for every four dwelling units. All guest parking spaces shall be provided with permanent signs identifying them as guest parking spaces and shall be maintained at all times for guest parking. Permanent signs shall also be provided to direct visitors to the guest parking spaces.
- 3. Physically Handicapped Parking. For each dwelling unit required to be designed to accommodate the physically handicapped or required to be made adaptable for the physically handicapped, the required covered parking shall be designed to permit use by the physically handicapped as required by Part 2, Title 24, California Administrative Code.
- 4. Driveways. The minimum width of driveways shall be as follows:

Number of Units	Width (In Feet)
1—15 Dwelling Units	20
16 or more Dwelling Units	25

Each driveway shall have an overhead clearance of at least eight feet. Driveways that provide access to garages or parking spaces laid out at ninety degrees to its center line shall be as follows:

Garages or parking on one side:	twenty-five feet
Garages on both sides:	thirty feet

Driveways that function as parking area aisles shall be a minimum of twenty-five feet wide.

E. Mobile Home Park Standards.

1. Dwelling Unit Parking. For each mobile home where there shall be a minimum of two covered parking spaces which may be on tandem.
2. Guest Parking. There shall be one guest parking space for every two dwelling units. These spaces shall be dispersed throughout the development site. All guest parking spaces shall be provided with permanent signs identifying them as guest parking spaces and shall be maintained at all times for guest parking. Permanent signs shall be provided to direct visitors to the guest parking spaces.
3. Recreation Vehicle Parking. There shall be one parking space designed for parking of recreation vehicle parking for every five dwelling units.

F. Commercial, Institutional, Recreational and Industrial Use Standards.

For each of the uses specified below there shall be a minimum number of open parking spaces computed according to the use and parking space standards set forth herein. For mixed uses, the total parking space requirement shall be the sum of the number of spaces required for the individual uses computed separately. Whenever the computation of the number of off-street parking spaces required by this chapter results in a fraction, the next whole number shall be the number of spaces required for the use.

1.

	Uses	Number of Spaces
a.	Animal care facilities, including kennels and animal hospitals	One space for each three hundred fifty square feet of gross floor area
b.	Automotive services, including full-service and self-service stations, automobile repair, public garages and car washes	One space for each three hundred square feet of gross floor area (Ord. No. 3661, § 8.)

c.	Automobile sales, rentals and leasing	One space for each three hundred fifty square feet of gross floor area or a minimum of three spaces, whichever is greater (Ord. No. 3661, § 9; Ord. No. 3878, § 7.)
d.	Board and care homes, group home care facilities, and in-patient drug treatment facilities, and roominghouse	One space for each bed or sleeping room (board and care homes and roominghouses); one space for each three beds (group home care facilities and in-patient drug treatment facilities) (Ord. No. 3661, § 10; Ord. No. 3704, § 6; Ord. No. 3787, § 9; Ord. No. 4051, § 7.)
e.	Child care facilities	One space for each employee plus one space for each five children
f.	Clubs (civic and private), banquet halls, dance halls, night clubs, religious facilities, theaters and auditoriums, pursuant to Section .062	One space for every thirty-five (35) square feet of assembly area (Ord. No. 3597, § 2; Ord. No. 3661, § 11; Ord. No. 4114, § 3.)
g.	Convalescent hospital sanitarium	One space for each bed (Ord. No. 3661, § 12.)
h.	Convention centers and conference centers, pursuant to Section .062	The number of parking spaces may be provided in accordance with Section .503-H.F.4 (Parking Study) (Ord. No. 4114, § 3.)
i.	Educational institution	Elementary (kindergarten through eighth grade): 1.5 spaces per classroom; High School (ninth through twelfth grade): .2 spaces per student plus 1 space per employee; Trade School: 1 space per student; College: ½ spaces per student plus 1 space per employee (Ord. No. 3619, § 2 (part); Ord. No. 3661, § 13.)

j.	Hospitals	Three spaces for each 1.5 patient beds (Ord. No. 3661, § 14.)
k.	Hotels and motels	One space for each guest room, plus two spaces for the resident manager or owner (Ord. No. 3661, § 15.)
l.	Libraries, museums, and art galleries	One space for each three hundred square feet of gross floor area (Ord. No. 3661, § 16.)
m.	Manufacturing industrial and wholesale uses	One space for each five hundred square feet of gross floor area
n.	Mini-storage warehouse facilities	one (1) space for every two hundred and fifty (250) square feet of office facilities but not less than six spaces, plus two spaces for the resident owner or manager. (Ord. No. 3661, § 17; Ord. No. 3942, § 2.)
o.	Office	One space for each two hundred fifty square feet of gross floor area (Ord. No. 3661, § 19.)
	—Medical associated	One space for each two hundred square feet of gross floor area (Ord. No. 3661, § 19.)
p.	Recreational buildings and facilities, games of skill including video game arcades and billiard parlors, and cyber cafes	One space per two hundred square feet of gross floor area (Ord. No. 3661, § 19; Ord. No. 4010, § 5.)

q.	Restaurants, cocktail bars, and all other places where food or beverages are served including drive-through, fast food, or take-out facilities	One space for each one hundred square feet of gross floor area, with a minimum of ten spaces (Ord. No. 3661, § 20; Ord. No. 3698, § 6.)
r.	Research and development uses	One space for each three hundred square feet of gross floor area
s.	Retail sales and services	One space for each two hundred fifty square feet of gross floor area, but not less than two spaces per unit
t.	Shopping centers and other retail uses with over fifty thousand feet of gross floor area	The number of parking spaces may be provided in accordance with Section 503-H.F.4 in lieu of providing the number of parking spaces required by this subsection
u.	Warehousing (not including mini-storage for personal use)	One space for each one thousand feet of gross floor area (Ord. No. 3661, § 21.)
v.	Uses not otherwise specified in this subsection	Where the parking requirements for a use are not specifically contained herein, the Community Development Director shall determine the parking requirements based upon the most similar use specified herein (Ord. No. 3661, § 22.)

2. Drive-through Windows. For any use that provides drive-through window service to occupants of vehicles there shall be a queuing line of not less than one hundred feet in length and twelve feet in width. The queuing line shall not block any parking space or any portion of a traffic lane.
3. Driveways. The minimum width of driveways shall be twenty-five feet.

4. Parking Study.
 - a. A parking study in accordance with this chapter herein shall be submitted to the planning director for review and approval by the planning commission. When in the opinion of the planning director or the planning commission the proposed development does not adequately provide for on-site parking needs or may adversely affect off-site traffic patterns, as they exist or as they are outlined in the general plan;
 - b. The parking study, including a parking plan drawn to scale shall be prepared by a registered traffic engineer. The study and plan shall identify and describe all individual uses proposed to utilize the proposed parking and shall show the recommended number and layout of the parking spaces including:
 - (1) Spaces for the handicapped,
 - (2) Aisles, circulation patterns,
 - (3) Landscaped areas,
 - (4) Identification signs and such other information as the planning director may deem necessary to adequately and completely describe the plan,
 - (5) The plan shall include the basis for the recommended number of parking spaces proposed.
5. The planning commission shall approve, deny, or conditionally approve the plan. The plan shall be approved as submitted or with conditions if the following findings are made:
 - a. The parking plan proposed will adequately provide for the parking needs of the development;
 - b. The parking plan proposed will not adversely affect traffic patterns, as they exist or as they are outlined in the general plan; and
 - c. The parking plan will not be detrimental to the public health, safety or welfare, but will be consistent therewith.
6. Properties located within a Vehicle Parking District.
 - a. "Vehicle parking district lots (VPD lots)," as defined herein, shall mean those parking lots, properties and facilities established pursuant to the Vehicle Parking District Law of 1943 and those pertinent provisions of the Pomona City Code.
 - b. Properties located within the boundaries of a vehicle parking district shall be presumed to have sufficient off-street parking available for uses permitted by applicable zoning and permitted to develop to the standards set forth in Section .363.E.
 - c. The presumption set forth in subsection 6b of this section shall be subject to a public hearing before the board of commissioners of the vehicle parking district when a proposed use requires a conditional use permit. After said hearing, the board of commissioners of the vehicle parking district shall have the authority to make findings in contradiction to the presumption set forth in Subsection 6b above. Said public hearing shall be duly noticed by mail to the owner and tenant of the affected property and noticed by mail to all owners and/or tenants of properties within 300 feet of the affected property and published pursuant to Government Code Section 6061.
 - d. The decision of the board of commissioners of the vehicle parking district, resulting from a public hearing conducted pursuant to subsection 6c above, may be appealed to the city council by the owner/tenant of the affected property or by the owner or tenant of any property. Any appeal must be reviewed by the city council within thirty (30) days from the date of filing a "Request for Review of Board of Parking Place Commissioners Decision." The appeal must be reviewed in a public hearing duly noticed as set forth in subsection 6c above. Upon review, the city council may uphold, overturn or otherwise modify the decision of the board of commissioners of the vehicle parking district.
 - e. All existing conforming or nonconforming uses, which are located within the boundaries of a vehicle parking district, are presumed, as of the date of the enactment of this ordinance, to have sufficient off-street parking and are further presumed to have met the off-street parking requirements for such use as established in this section.
 - f. Notwithstanding any other provisions of this code or any other law, there shall be no requirement to record

with the county recorder's office any document setting forth compliance with the parking requirements set forth under this code.

- g. In the event of a partial or total destruction of a conforming or nonconforming existing use, the owner/tenant upon repair, remodel or reconstruction of the property and premises for property located within the boundaries of a vehicle parking district shall be presumed to have adequate off-street parking; provided, that the repair, remodel or reconstruction does not increase the area of the premises or does not involve a use which, if located outside vehicle parking district boundaries, would require additional off-street parking than that required for the prior use at the property and premises. All increases in building area and/or use changes which increase the parking requirements from a prior use as set forth in this subsection shall be subject to the review and public hearing and appeal process established by this section.
- h. The presumption set forth in subsection 6b above shall be subject to the maintenance of all assessments and parking levies when due and payable. Should said payments not be current, parking rights may be suspended and the use of the property may be determined to be nonconforming and, thus, subject to revocation of business license and/or land use entitlement.

(Ord. No. 3385, § 34; Ord. No. 3711, § 4.)

.503-I FENCES, HEDGES AND WALLS.

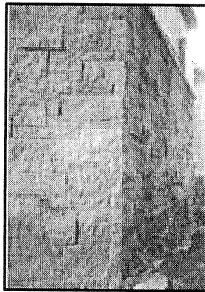
Intent and purpose.

This section is intended to regulate the location, height, materials, and appearance of fences, hedges and walls so as to permit the maximum of the property, and the maximum safety for persons using the sidewalks and streets related thereto, and to enhancement city aesthetics.

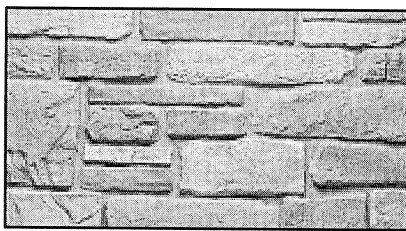
1. Definitions.

Arbor. A structure that is freestanding or connected to a fence or wall that has a roof and walls that are substantially open.

Decorative masonry wall. A wall constructed of masonry material other than plain concrete block that has a decorative surface treatment such as split-faced block or stucco covering or that is constructed using patterned blocks, or constructed of river rock or similar rock material fitted together with mortar, or that has other similar surface treatment or construction technique that provides an overall decorative appearance to the satisfaction of the Planning Manager.



Split-faced block wall



Patterned block wall



River rock wall

Fence, open. Any structural device forming a physical barrier which is so constructed that not less than fifty percent of the vertical surface is open to permit the transmission of light, air and vision through said surface in a horizontal plane. This shall include wire mesh, steel mesh, chain link, louvered, stake and other similar materials. Planting shall be regulated to maintain the required open areas in said fence structure.

Fence, solid. Any structural device forming a physical barrier that is constructed so that more than fifty percent of the vertical surface is closed to prevent the passage of light, air and vision through the fence and that is constructed of solid materials, such as wood, chain-link with screening inserts, vinyl, or composite material, that form a barrier.

Hedge. A plant or series of plants, shrubs or other landscape material, so arranged as to form a physical barrier or enclosure.

Historic district. Any historic district listed on a local, state or national historic register.

Historic fences and walls. Any fence or wall that was constructed during the period of significance of the historic district in which it is located, or that was constructed during the period of significance of the historic landmark property on which it is located or that is more than 50 years old.

Historic landmark. Any improvement or natural feature listed on a local, state or national register.

Junk material. Any worn-out, cast-off, or discarded articles or materials including, but not limited to, garage doors, windows, corrugated metal, inoperable motor vehicles and parts, construction material, household wastes including discarded appliances, and yard debris.

Nonconforming fences and walls. Any fence or wall legally existing as of the effective date of the ordinance enacting this section and as a result of said ordinance that does not meet height, location, material or other applicable restrictions of this section.

Retaining wall. A properly engineered, where required, wall built or designed to hold the soil on the up-hillside from slumping, sliding or falling.

Security Fencing:

Barbed Wire is a strand of twisted wire armed with barbs or sharp points.

Coiled Barbed Wire is a strand of barbed wire that is used in a coiled looping form.

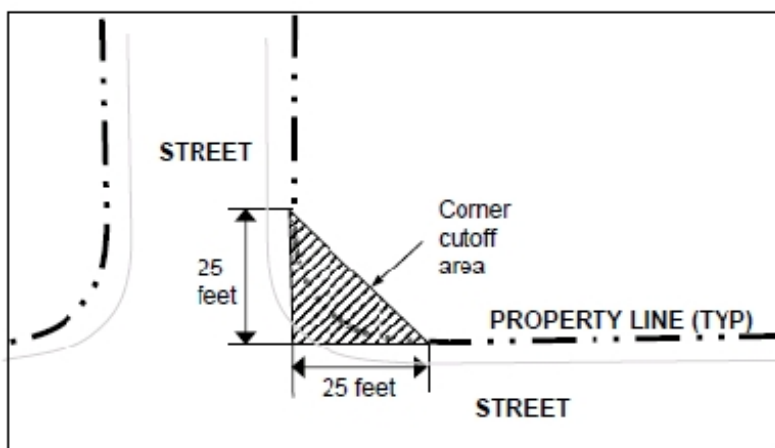
Razor Wire is a continuous coil of stainless steel ribbon with razor type barbs.

Concertina fencing is a type of razor wire or barbed wire in which pairs of loops are clipped together in a coil configuration.

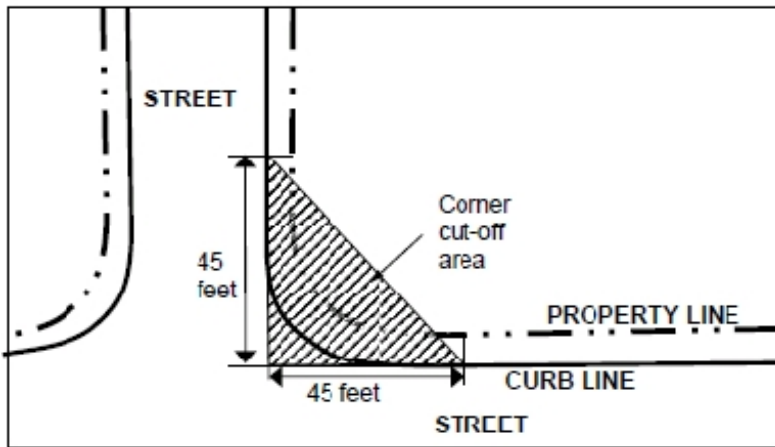
2. Protection of intersection visibility.

- (a) The following regulations shall apply to the intersection of streets: There shall be a corner cut-off on all lots formed by intersecting streets. The corner cut-off and visibility provisions shall be determined as set forth by Pomona City Code Section 46-12 and shall be as follows:

Corner cutoff for intersecting streets without curbs



Corner cutoff for intersecting streets with curbs

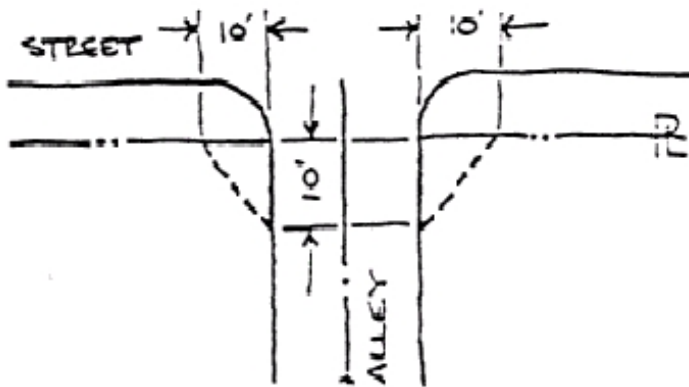


The height limit of any objects, be they signs, plants, walls, fences, etc., in the corner cutoff area shall be three feet measured from the flow line of the adjacent gutter. (With an eight-inch curb, there would be a height limit of two feet four inches above sidewalk or parking level.) This limit does not apply to utility poles, trees trimmed at the drip line to eight feet above the intersection, traffic safety devices and other devices as described in Pomona City Code Section 46-12.

- (b) The following regulations shall apply to the intersection of a street with an alley in all "R," "A-P," "C," "C-IND" and "M" zones:

There shall be a corner cut-off on all lots which abut an alley where the alley intersects a street. This corner cut-off shall be determined by points located on and measured ten feet from the intersection of the property line along the street and the property line along the alley.

No obstruction of any nature shall be permitted in this corner cut-off area which limits the visibility of persons.



3. Permitted fences, hedges and walls:

The following regulations shall apply to "R," "A-P," and all "C," and "M" zones, except as set forth for corner cut-off areas in Section 2 of this ordinance. (The following provisions shall also apply to all Specific Plan areas where the Specific Plan is silent regarding these regulations.):

- (a) Fences, hedges and walls not to exceed six feet in height shall be permitted on or within all rear and side property lines, and to the rear of all front yard setback lines.
- (b) No open fence over four feet in height, or retaining wall over four feet in height as measured from the outside of the wall, nor any wall, solid fence or hedge over three feet in height shall be permitted in any required front yard. It is not the intent of this subsection to regulate the placing of plant material parallel to and immediately abutting the exterior walls of buildings that are adjacent to the front yard setback line. If two or more retaining walls are constructed in a front yard with a separation of three feet or less between the faces of the structures, the height of

the respective structures shall be combined to determine the total retaining wall height as measured from the outside portion of the wall. If the retaining walls are separated by a horizontal distance greater than three feet, the heights of the retaining walls shall be calculated separately.

- (c) Fences around tennis, badminton, basketball or volleyball courts and similar play areas may be up to 12 feet in height provided that they are located within the rear half of the lot and that all parts of the fence which exceed six feet above the finished surface of the court shall be open, mesh, chain-link type fencing. Such fences shall be permitted on a property line, or within 10 feet of a property line, subject to the obtaining of a conditional use permit, which may be granted on the finding that such an enclosure will not constitute a nuisance to an abutting property.
- (d) A fence so constructed that no less than 75 percent of the surface is open to permit the transmission of light, air and vision and not exceeding six feet in height shall be permitted in the required front yard within the all zones except Single-Family Residential and Open Space zones and Single-Family Districts and Mixed Use Districts within the Downtown Pomona Specific Plan area consistent with all other requirements of this section.
- (e) Fences and walls in any "M" Manufacturing zone, or within an Industrial Mixed Use district (MU-LI) within the Downtown Pomona Specific Plan area, shall not exceed eight feet in height in rear and side yards to the rear of the front yard setback.

4. Required fences and walls:

The following standards shall apply to property at the time of the erection of any main building or where an existing main building is enlarged more than 50 percent of the original floor area, or rebuilt involving more than 50 percent of the original floor area, or moved onto said property:

- (a) In the "R" zones (The following provisions shall also apply to all residential land use districts within Specific Plan areas).

In all areas, a six foot high fence or wall shall be constructed at the tops of slopes when all of the following conditions apply:

- (1) Where the top of the slope is a property line between adjoining lots held under separate ownerships;
- (2) Where the difference in vertical elevation between the top and the toe of the slope is six feet or more; and
- (3) Where the grade of the slope between the property line and the toe of said slope is two to one (2:1) or greater.
- (b) In the "C-1," "C-2," "C-3," "C-4," "C-C," "A-P," "C-IND," "M," "M-1," and "M-2" Zones (The following provisions shall also apply to all commercial, industrial and commercial and industrial mixed use districts within Specific Plan areas).

A six foot high solid decorative masonry wall shall be erected along the side and rear property lines where such property lines are boundaries separating commercial and industrial zones and/or uses from abutting residential zones as follows:

- (1) Where the zone boundary is at a rear lot line, which is not on a street, the wall shall be on that line;
- (2) Where the zone boundary is a side lot line, the required wall shall be on and parallel to the lot line. The wall shall be reduced in height to three feet within the area defined by a line which is the prolongation of the front yard required in the abutting residential zone;
- (3) Where the zone boundary is a street, the wall constructed along the street shall be set back from the property line a distance of five feet; the space between the wall and the property line is to be landscaped and maintained;
- (4) Where the zone boundary is an alley, the wall shall be on the property line along the alley.

A three foot high solid decorative masonry wall shall be erected on the commercial or industrial property parallel to and five feet from the front property line where a street is a boundary separating commercial and industrial zones and/or uses from abutting residential zones. The area between the wall and City right-of-way shall be landscaped and maintained.

Nothing in this section shall be deemed to set aside or reduce the requirements established for security fencing by local, state or federal law, or by safety requirements of the Board of Education.

- (c) Outdoor Storage Areas/Yards.

A six foot high solid decorative masonry wall shall be erected along the street frontage and along the district boundaries between an outdoor storage area, where permitted by the zone in which is located, and any residential zone. However, providing if yard setback areas are required, the wall shall be along the setback line. In addition to the above walls, there shall be a six foot high fence or wall enclosing the storage yard on all of its other property lines.

(d) Public Assembly Uses

A six foot high solid decorative masonry wall shall be constructed on the property line of any site containing a public assembly use, pursuant to Section .062, that abuts a residential district or use. Said wall need not be constructed within the required front yard or any side yard facing a public street unless necessary to screen an off-street parking area visible from a public street; in such case, a maximum three foot high wall shall be provided. If abutting a required landscape area, said wall shall be placed on the interior line of such landscaping.

- (e) Chain link and other wire mesh fencing as required under Sections .600 A.9 and .600 C.3, and as permitted under Section .503-I (8) (a) of the Zoning Ordinance shall be constructed of not less than nine gauge wire and not greater than two-inch mesh. Posts shall be installed supporting such fences that shall be set 36 inches in a concrete base and shall be spaced a maximum of 10 feet apart. Tension wires of at least No. 9 gauge coil spring wire or equivalent shall be stretched at the top and bottom of the fence fabric and fastened to the fabric at 24-inch intervals. Gates shall be constructed substantially the same as the required fence and shall be kept locked when not attended by an adult. The maximum clear spacing allowed at the bottom of the fence is 2 inches.

5. Required fence and wall setbacks.

The following setbacks standards shall apply to fences and walls constructed or erected in all zones:

- (a) Fences and walls shall be setback at least 2 feet as measured from the centerline of water utility boxes or 3 feet as measured from the outside circumference of public fire hydrants.
- (b) Fences and walls shall be setback at least 7' 6" as measured from the centerline of sewer manhole covers.
- (c) A clearance of at least 3 feet shall be maintained around any City utility, such as a meter box or manhole cover, regardless of whether the meter box or manhole cover is within the public right-of-way or on private property.

6. Security Fencing.

The following standards shall apply to security fencing for properties in the "R," "C," "A-P," "C-IND," and "M" zones and within all residential, commercial, industrial and mixed use districts within Specific Plan areas except where there is a conflict, in which case the Specific Plan provision shall prevail. Security Fencing refers to barbed wire, razor wire, coiled barbed wire, concertina, and/or similar products. Sections .503-I. 3 and 4 pertaining to maximum allowed fence or wall heights shall not apply to security fencing.

(a) General Provisions.

- (1) A warning sign shall be posted visible to the public when security fencing such as barbed wire, razor wire, coiled barbed wire, concertina wire, or other similar products are used;
- (2) Security fencing shall be maintained at all times by the property owner to ensure the public health, safety and welfare. The property owner shall repair any security fencing within twenty-four hours from the time that the City issues the property owner a notice of correction;
- (3) Barbed wire, razor wire, coiled barbed wire, concertina wire, or similar types of fencing materials existing on Arterial or Major Collector Streets which are not in compliance with the provisions of this section have one year from the date of adoption of this ordinance to be brought into compliance.
- (b) All security fencing shall be prohibited in the "R" districts and all residential, and residential mixed use districts within Specific Plan areas and the MU-CDB district of the Downtown Pomona Specific Plan area.
- (c) Security fencing in "C," "A-P," "C-IND," and "M" zones. Barbed wire, razor wire, coiled barbed wire, concertina wire, and/or similar products may be used in all "C," "A-P," "C-IND" and "M" zones and within the commercial (MU-AR) and industrial mixed use (MU-LI) districts within the Downtown Pomona Specific Plan area, " zones in the following situations:
 - (1) Security fencing shall be prohibited within all front yards and any street facing side and rear yards. For properties where there is no front or side yard required by the zone in which it is located, security fencing shall

be prohibited between any main building and the front property line and street facing side and street facing rear property lines on the same property.

- (2) Fences or walls shall be a minimum of six feet in height prior to the use of barbed wire or coiled barbed wire and shall not exceed eight feet in height, including the barbed wire or coiled barbed wire;
- (3) Razor wire, concertina wire or similar products shall be permitted when the fence or wall has a minimum height of eight feet and shall not exceed ten feet in height with the concertina wire or razor wire;
- (4) All barbed wire, razor wire, coiled barbed wire, concertina wire, and/or similar products shall be screened from public view;
- (5) Razor wire, concertina wire and/or similar products shall be prohibited in the C-1, C-2, C-3, C-C, C-4 and A-P zones and the entire Downtown Pomona Specific Plan area;
- (6) Plans for the use of barbed wire, razor wire, coiled barbed wire, concertina wire or similar products shall be approved by the Planning Division, and a building permit shall be obtained prior to installation of the security fencing;
- (7) The installation of the barbed wire, razor wire, or coiled barbed wire, concertina wire and/or similar products shall be installed and maintained at a ninety degree angle to forty-five degree angle into the property measured from the vertical axis representing the fence. Such fencing shall not protrude or extend over adjacent private or public property.

7. Height Measurement.

The height of a fence, wall, or hedge shall be measured upward from the lowest finished ground level beneath it. Where a fence or wall is built upon a retaining wall, the height shall be measured from the highest adjacent finished ground level.

8. Prohibited Materials.

- (a) Except for temporary fencing associated with construction activity that has an active building permit on file with the Building and Safety Division, vacant lots, and temporary fencing in accordance with Sec. .600 A.9 and C.3, the use of chain link, metal slat and wire fencing shall be prohibited within front yards or street-facing side or rear yards in all zones and for all retail/commercial and residential development within the Downtown Pomona Specific Plan area.
- (b) The use of fences or walls made of debris, junk, tarps or other types of fabric, except for mesh fabric specifically designed as windscreens to be used for tennis courts, rolled plastic, sheet metal, plywood, or waste materials shall be prohibited in all zones, unless such materials have been recycled and reprocessed into building materials marketed to the general public as fencing and/or wall materials and resembling new building materials such as wood.
- (c) The use of glass shards, spikes (other than decorative spikes that are part of an ornamental metal fence), nails or other sharp material installed on the top of any fence or wall is prohibited in all zones.
- (d) Wood fencing is prohibited in all commercial and industrial zones, and all industrial and commercial, and mixed use districts within any Specific Plan area, and for use for perimeter walls for residential subdivisions.

9. Fencing and Walls Design Standards.

Intent. It is the intent of the fencing and walls design standards to provide clear and concise design criteria for the purpose of enhancing the visual appearance of fences and walls visible from the public right-of-way, improving the aesthetic compatibility between fences and walls and buildings located on the same and surrounding properties, and ensuring that fences and walls along highly visible traffic corridors meet high standards of design quality.

Applicability. The design standards provisions of this section are mandatory for all development within any residential, commercial and industrial zones, and Specific Plan areas. (Where the following provisions conflict or are inconsistent with Specific Plan regulations and guidelines, the Specific Plan regulations and guidelines shall prevail.) Exceptions to these design standards may be allowed by the Planning Commission, or other applicable review body, if the Commission or other review body, views the exceptions to be beneficial to the overall appropriateness of the fence or wall.

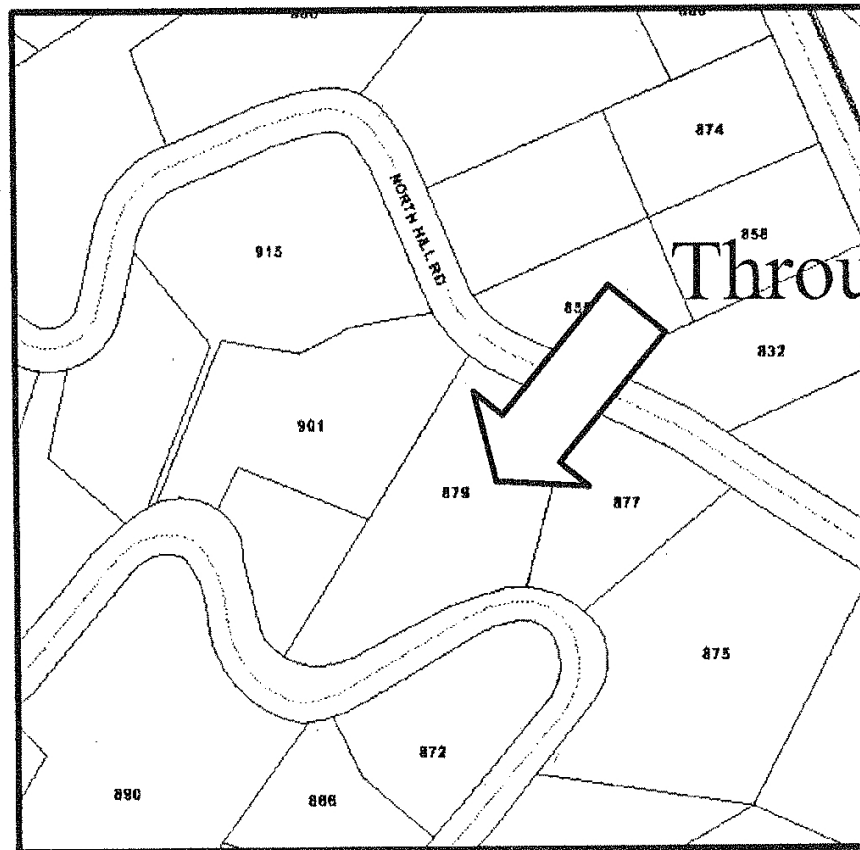
- (a) The following shall apply to all residentially zoned property and residential districts within Specific Plan areas:
 - (1) Any walls constructed within front yard setbacks and along street facing side and rear yard setbacks shall be

decorative masonry and have a decorative cap.



Split-faced decorative block wall with decorative cap along a street facing side property line

- (2) Wood fencing within front yards and street facing side and rear setbacks shall be painted, stained or water sealed and have the front side facing out from the property on which it is located.
- (3) Materials and finish shall be continuous and uniform within a given fence or wall along the same property line.
- (4) For through lots (as defined in Sec. .062 Lot, through), fencing or walls located on a rear property line shall be decorative masonry or painted, stained or water sealed wood with the front side facing out from the property on which it is located. For every one foot in height, the fence or wall shall be setback one foot from the property line. The area between the wall and rear property line shall be maintained with landscaping.



- (b) The following shall apply to all commercial and industrial zones, perimeter walls for new residential subdivisions, and industrial (MU-LI) and commercial (MU-AR) mixed use land use districts within the Downtown Pomona Specific Plan area:
- (1) Block walls 100 feet or more in length located in any front, street-facing side or rear yard shall be decorative masonry with landscaped recesses measuring a minimum of 2 feet by 6 feet every 50 feet of continuous wall or decorative pilasters having caps every 25 feet of continuous wall.
 - (2) All walls adjacent to or visible from any public street shall have a decorative cap.
 - (3) All fencing in commercial and industrial zones shall be constructed of wrought iron, tubular steel or decorative masonry within front yards and street facing side and rear yards.
 - (4) Where fences and walls are located along street facing side and rear yards, except for through lots, they shall be setback from the property line at least 5 feet and planted with low shrubbery in combination with vines and other accent plants on the street side for screening and be maintained with an automated irrigation system as required in Sec. .503-J.J.2. of the Zoning Ordinance.
 - (5) All fences and walls shall be constructed so that the finished side faces outward from the property on which it is located.
 - (6) Materials and finish shall be continuous and uniform within a given fence or wall along the same property line.
 - (7) For through lots (as defined in Sec. .062), fencing or a wall located on the rear property line shall be setback from the rear property line one foot for every one foot in fence or wall height. The area between the wall and rear property line shall be landscaped to screen the wall or fence and be maintained with an automated irrigation system as required in Sec. .503-J. J.2 of the Zoning Ordinance.

10. Fencing and Wall Design Guidelines.

Intent. It is the intent of the fencing and wall design guidelines to provide general direction to the property owner and developer in the design of fences and walls.

Applicability. The design guideline provisions of this section shall apply to all development within residential, commercial and industrial zones. Any project requiring a Conditional Use Permit pursuant to Sec. .580 and/or design review approval shall adhere to these guidelines where applicable. Exceptions to these design guidelines may be allowed by the Planning Commission, or other applicable review body, if the Commission or other review body views the exceptions to be beneficial to the overall appropriateness of the fence or wall.

- (a) The following guidelines apply to residentially zoned property and residential districts in the Downtown Pomona Specific Plan area:
 - (1) Avoid fences and walls in front yard setbacks and street facing side and rear yards in neighborhoods where open yards predominate unless needed for specific screening or safety purposes. Where a fence or wall is needed for screening or safety purposes, the fence or wall in the front yard setback or street facing side yard should be kept open as much as possible.
 - (2) Design fences and walls in front yards and street facing side and rear yards to be consistent with or complement the architectural style of the main building(s) on the same site in terms of color, material and appearance.
 - (3) Walls and fences to be installed along street facing side and rear yards, except for through lots, should be set back at least 3 feet from the property line (if there is a landscaped parkway at least 3 feet in width between the sidewalk and the edge of the public right-of-way, the parkway shall serve as the setback), planted with low shrubbery in combination with vines and other accent plants on the street side for screening, and provided with automatic sprinklers.
- (b) The following guidelines apply to commercial and industrial zones, perimeter walls for new residential subdivisions, and industrial (MU-LI) and commercial (MU-AR) mixed use land use districts within the Downtown Pomona Specific Plan area.
 - (1) Avoid fences and walls adjacent to public sidewalks.
 - (2) Design fences and walls in front yards and street facing side and rear yards to be consistent with or complement the architectural style of the main building(s) on the same site in terms of color, materials and style.
 - (3) Keep front yard fencing as low and open as possible.

11. Fencing and Wall Design Standards for Properties Located in Designated Historic Districts or on Designated Historic Landmark Properties.

Applicability. In addition to all other provisions contained in this Section, the following provisions apply to all properties located in designated historic districts and properties containing designated historic landmarks. All new fences and walls constructed where there are no existing fences or walls and those fences and walls where an existing fence or wall is rebuilt or replaced more than 50 percent of the length of the original fence or wall that are to be located in a front yard, street facing side or rear yard where visible from a public street require approval of a Minor Certificate of Appropriateness (COA) pursuant to Sec. .5809-13 of the Zoning Ordinance and shall adhere to these design standards where applicable. Exceptions to the Design Standards for fences and walls in historic districts and on historic landmark properties may be allowed by the Historic Preservation Commission with the approval of a Major COA if the Commission determines the exceptions to be beneficial to the overall appropriateness of the fence or wall.

Design Standards:

- (a) Existing historic fences and walls shall be preserved and maintained in place.
- (b) Only deteriorated portions of a historic fence or wall shall be replaced rather than the entire fence or wall. Repaired areas shall match the original in location, design, style, dimension, detail, texture, pattern, material and color.
- (c) If a historic fence or wall must be removed, it shall be replaced in kind.
- (d) If fencing or retaining walls did not exist historically in the front yard setbacks, new fencing and walls in these locations shall not be installed except in matters of public safety.
- (e) New features such as arbors or entrance gates located in front yards shall be designed to minimize impacts to the historic building on the site by keeping them open, installed where they will not obstruct view from the street of

prominent historic features of the building, such as front entries and front porches, and compatible in material, color, and design with the main building on the site.

- (f) Fences and walls in front yard setback areas shall be designed to be consistent with the historic architectural style and period of the main building(s) on the site as follows:
1. Simple or elaborate wrought iron fencing is appropriate for Spanish Revival, Queen Anne Victorian and Folk Victorian buildings.
 2. Plain wood picket fencing is appropriate for Colonial Revival, Craftsman, Prairie Style and Period Revival styles such as English and French Tudors.
 3. Low wood railing fencing is appropriate for Minimal Traditional, Contemporary, and Ranch Style architecture.
 4. Simple stucco and masonry walls with stucco cladding are appropriate for Mediterranean, Spanish or Mission Revival architecture.
 5. Other historically appropriate styles not listed above that were found historically with the style of architecture of the main building on the site.
- (g) Combination block and wrought iron/tubular steel style fences shall not be installed in front yards in historic districts or on historic landmark properties.

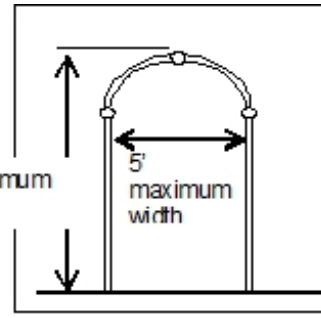
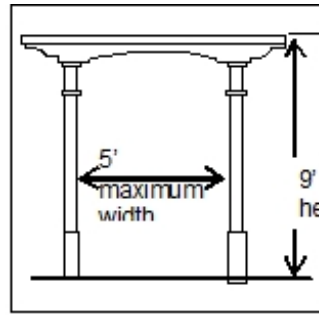
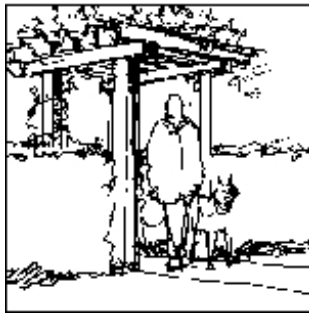


- (h) Fencing in front yards and side yards, outside of the rear yard area, adjacent to a public right-of-way shall be open style such as wrought iron, louvered, lattice, stake and other similar materials with the exception of chain-link fencing, which is prohibited.



- (i) When replacing an existing historic fence or wall of appropriate design in the front yard setback that is deteriorated beyond repair, the new fence or wall shall match the existing in layout, materials, height, and design.
- (j) Retaining walls in front yards and street-facing side and rear yards shall be constructed of natural rock or stone or other material compatible with the historic architectural style of the main building on the same site.
- (k) New retaining walls in front yards shall be the same height as other historic retaining walls located in the same vicinity. If there are no other retaining walls in the vicinity, any new retaining walls shall not be greater than 4 feet in height.
- (l) New vinyl fencing and vinyl arbors shall not be installed in any front yard setback or street facing side or rear yard for properties located in historic districts or on properties containing historic landmarks. New vinyl fencing and vinyl arbors in front yards and street facing side and rear yards are subject to review and approval by the Historic Preservation Commission.

12. Arbors.



Arbors are permitted in the front yard setbacks and street facing side and rear yard setbacks subject to the following requirements:

- (a) Maximum width of 5 feet as measured from the inside edge of the posts;
- (b) Maximum roof area of 25 square feet as measured from the outside edge of the arbor roof or outside edge of posts, whichever is greater.
- (b) Maximum height to the top of the structure of 9 feet;
- (c) Sides and roof substantially open (no solid roof or walls).
- (d) An increase of 2 feet in the maximum permitted width between the inside edge of the posts shall be permitted with a Minor Deviation Variance subject to the requirements contained in Section .560.J. "Minor Deviation Variances"; However, such an increase in post placement shall not increase the roof square footage by more than 10 square feet of the maximum permitted square footage of the roof area.

13. Fence and Wall Permits.

All new fences and walls constructed where there are no existing fences or walls and those fences and walls constructed to replace more than 50 percent of the length an existing fence or wall, or where an existing fence or wall is rebuilt more than 50 percent of the length of the original fence or wall, require the approval of a fence and wall permit from the Planning Division before start of construction and before building permits are issued when required. The permit shall be reviewed for compliance with all height, location, and material requirements and applicable design standards contained in Sec. .503-I. When a Certificate of Appropriateness is required for fences and walls located in designated historic districts and on properties containing designated historic landmarks, a fence and wall permit shall not be required.

14. Maintenance.

All fences and walls, including legally nonconforming fences and walls, shall be maintained in good repair and in a safe condition including, but not limited to, replacement of deteriorated, missing, decayed, or broken structural, and decorative elements, missing fasteners, bent elements, damaged pieces, split wood, rusted metal, loose fasteners, insecure posts, warped materials or pieces that are out-of-plumb, out-of-level, etc. All fences and walls shall receive regular structural maintenance to prevent and address sagging and weathering of surfaces visible from the public right-of-way or from an adjoining property. Any deteriorated, damaged or decayed fence materials shall be promptly repaired, and any fence or wall post or section that leans more than 20 degrees from vertical (plumb) shall be promptly repaired to correct that condition. Notwithstanding the foregoing, in the event of a notice of correction for lack of maintenance, the condition shall be repaired within 30 days. In the event that a notice of correction for deteriorated materials is issued, "promptly repaired" shall mean no later than seven days from time of notice of correction issuance. For posts or sections leaning 20 degrees or more from vertical (plumb), "promptly repaired" shall mean within 48 hours of notice if adjacent to a public right-of-way, or within seven days if in such other location.

15. Nonconforming Fences and Walls.

All fences and walls not in conformance with this Section shall be consistent with the following:

- (a) All fences and walls existing as of the effective date of the ordinance enacting this Section shall be nonconforming and may continue to exist except as otherwise limited by this section;
- (b) A nonconforming fence or wall that is destroyed or damaged less than 50 percent of the original by fire, earthquake or other natural disaster (except for natural aging) or manmade casualty through no fault of the property owner may be replaced or repaired in a manner substantially identical to the material, height, design and location of the

original fence or wall. If 50 percent or more of the fence or wall is destroyed or damaged, any replacement fence or wall shall be constructed or installed in compliance with the requirements of this Section.

- (b) All fences and walls constructed or installed after the effective date of the ordinance enacting this Section shall conform to the requirements of this Section.
- (c) The expansion of a nonconforming fence or wall shall be prohibited.
- (d) Fences and walls constructed of junk material, debris, etc. as described under Section .503-I 8.b. are considered nuisances per Sec. 600 Exterior Property Maintenance of the Zoning Ordinance and subject to the regulations under that section.

(Ord. No. 1549, §§ 12, 13; Ord. No. 1991, § 5; Ord. No. 3817, § 2.)

(Ord. No. 4114, § 3; Ord. No. 4118, § 3.)

503-J LANDSCAPING/IRRIGATION.

- A. Purpose and Intent. It is the purpose and intent of this section to establish landscape standards to mitigate the effects of urbanization on the environment and to provide for an aesthetically pleasing urban setting. This section establishes landscape design standards consisting of plant material percentages, design, quantities, location, species types and combinations of plant types (i.e., shrubs and groundcover). The city recognizes the importance of landscaping to the health and well-being of the community and desires to enhance the overall appearance of development projects in the city. It is the intent of this section to establish a measure of uniformity in landscaping for new projects as well as providing a mechanism to require updating and upgrading of existing landscaping in existing developments when improvements are proposed. It is also the intent of this section to encourage optimum use of drought-tolerant plant materials in conjunction with water-conserving automatic irrigation systems.
- B. Definitions.
 - 1. *Ecological restoration project* means a project where the site is intentionally altered to establish a defined, indigenous, historic ecosystem.
 - 2. *Hydrozone* means a portion of the landscaped area having plants with similar water needs that are served by a valve or set of valves with the same schedule. A hydrozone may be irrigated or nonirrigated. For example, a naturalized area planted with native vegetation that will not need supplemental irrigation once established is a nonirrigated hydrozone.
 - 3. *Infiltration rate* means the rate of water entry into the soil expressed as a depth of water per unit of time (e.g., inches per hour).
 - 4. *Landscaped area* means the entire parcel less the building footprint, driveway, nonirrigated portions of parking lots, hardscapes such as decks and patios and other nonporous areas. Water features are included in the calculation of the landscaped area. Areas dedicated to edible plants, such as orchards or vegetable gardens, are not included.
 - 5. *Mulch* means any material such as leaves, bark, straw, compost, manure or other materials left loose and applied to the soil surface to reduce evaporation.
 - 6. *Overspray* means the water which is delivered beyond the landscaped area and wetting pavements, walks, structures or other nonlandscaped areas.
 - 7. *Rain-sensing device* means a system which automatically shuts off the irrigation system when it rains.
 - 8. *Recreational area* means areas of active play or recreation such as sports fields, schoolyards, picnic grounds or other areas with intense foot traffic.
 - 9. *Rehabilitated landscape* means an relandscaping project that requires or is a component of a required permit, including a grading permit, building permit or use permit.
 - 10. *Runoff* means water which is not absorbed by the soil or landscape to which it is applied and flows from the area. For example, runoff may result from water that is applied at too great a rate (application rate exceeds infiltration rate) or where there is a severe slope.
 - 11. *Soil moisture-sensing device* means a device that measures the amount of water in the soil.
 - 12. *Turf* means a single-bladed grass or sod.

13. *Wind-sensing device* means a system which automatically shuts off the irrigation system when windy conditions exist.

C. General Provisions.

1. General landscaping requirements as defined herein shall be provided in all zones for the following:
 - a. All new and rehabilitated landscaping for private and public development projects that require a grading permit, building permit or use permit;
 - b. Developer shall install landscaping in single-family and multifamily residential projects;
 - c. All landscaping shall be designed according to the latest standards as adopted by the American Society of Landscape Architects.
2. This section shall not apply to:
 - a. Homeowner-provided landscaping at existing single-family and multifamily residential projects of four units or less;
 - b. Cemeteries;
 - c. Ecological restoration projects that do not require a permanent irrigation system;
 - d. Any project with a landscaped area less than two thousand five hundred square feet;
 - e. Existing multifamily parcel(s) which do not increase the existing floor area by twenty-five percent; or
 - f. Registered historical sites.

D. Landscape Requirements.

1. All required landscaped setback areas, including front, rear, side, street side and landscaped areas within parking lots shall meeting the following requirements:
 - a. Area. All landscaped areas that may be counted toward required landscaping must have a minimum width of three feet, not inclusive of curb or wall.
 - b. A minimum of six percent of the total off-street parking area shall be landscaped with at least one fifteen-gallon minimum size tree per each five parking stalls (which may be clustered or grouped) and appropriate shrubs and groundcover. Setback areas required to be landscaped by other sections of this code shall not be considered part of the required parking lot landscaping.
 - c. A minimum of a ten-foot wide planter area shall be provided between the parking area and all property lines adjacent to a public street.
 - d. All landscaping shall be protected with a minimum six-inch high concrete curb.
 - e. All landscaping shall be continuously maintained free of weeds, debris, litter or temporary signage.
 - f. All landscaped areas except designated hydrozones shall be provided with an automatic irrigation system.
 - g. Landscape materials, trees, shrubs, groundcover, turf and other vegetation, and planting symbols shall be clearly drawn and plants labeled by botanical name, common name, container size, spacing and quantities of each group of plants indicated.
 - h. For multifamily projects of five units or more and for new commercial, industrial and institutional projects, a landscaping maintenance bond shall be required and held for a period of one year to ensure the project's compliance with the approved landscaping plan. Amount shall be determined by the community development director or designee.
 - i. The percentage of turf for commercial and industrial development shall not exceed forty-five percent of the required landscaping area and multifamily residential development shall not exceed seventy-five percent of the required landscaping area.

E. Planting Material.

1. Trees.
 - a. No trees shall be planted under any eave, overhang or balcony.
 - b. All trees in landscape planters ten feet in width or less and located closer than five feet from any permanent structure shall be provided with tree root barriers.
 - c. All trees shall be staked as determined by the standards maintained by the community development

department.

- d. Minimum width of all planters shall not be less than three feet clear, interior dimensions, not inclusive of retaining curb or wall. All areas which require twenty-four-inch box trees shall have planters of not less than four feet not inclusive of retaining curb and wall.

- e. Number of trees:

Parking area: One per five spaces.

Street setbacks: One per ten spaces.

Balance of site: One per six hundred square feet (less parking area buildings, and structures).

F. Groundcover and Shrubs.

1. All areas required to be landscaped shall be covered with turf, nondeciduous groundcover, shrubs or other types of plants which are predominantly drought tolerant.
 - a. Shrubs. Minimum of two five-gallon size shrubs shall be provided every six feet of distance along perimeter planter areas.
 - b. Groundcover. Groundcover shall be used throughout and be planted at least six inches on center. No artificial groundcovers shall be accepted.
2. Materials such as crushed rock, redwood chips, pebbles and stone may be allowed up to fifteen percent of the total required landscaping. Artificial plants and synthetic groundcovers are prohibited.

G. Screening.

1. Landscaping shall be required to screen storage areas, trash enclosures, parking areas, public utilities, freeways, highways and other similar land uses or elements that do not contribute to the aesthetic enhancement of the natural environment surrounding area. Where plants are required for screening, such screening shall consist of the use of evergreen shrubs and/or trees closely spaced. Berming shall be encouraged as an effective screening measure for parking lots and where adjacent site areas are contiguous to street frontages. Such berming shall not exceed thirty-six inches above the highest adjacent curb.
2. Where parking areas are adjacent to other properties along the side and rear lot lines, perimeter landscaping with a minimum depth of four feet, not inclusive of retaining curbs and walls, is required.

H. Landscape at Vehicular Intersections.

1. Landscaping at major entry points are considered the focal points for landscaping emphasis and shall contain accent landscaping through a variety of trees, flowers and shrubs with special concern for visibility and safety.
2. Within twenty feet of street/driveway intersections, no landscaping material other than trees shall exceed a maximum height of thirty-six inches above the adjacent concrete curb.
3. No berming at street entrances and parking lot accessway intersections shall exceed a height of thirty-six inches above the highest adjacent curb.
4. All trees, whether singularly placed or placed in clusters shall not inhibit visibility for vehicular and pedestrian movement.
5. Parking may be designed to overhang landscaped areas. Maximum permitted overhang is three feet where planter areas have a minimum dimension of five feet or more. Otherwise, concrete wheel stops shall be installed. Any broken or damaged wheel stops shall be replaced.

I. Landscape Documentation Package.

1. A copy of the landscape documentation package conforming to this section and landscape plan check fee as set forth by the city council shall be submitted to the city. No grading or building permits shall be issued until the city reviews and approves the landscape documentation package.
2. For multifamily developments of five units or more and for all new commercial, industrial or institutional developments, a copy of the approved landscape documentation package shall be provided to the property owner or site manager along with the record drawings and any other information normally forwarded to the property

owner or site manager. All installed landscaping and irrigation systems shall be maintained according to the approved landscape documentation package.

3. Each landscape documentation package shall include the following elements, as describe in this chapter:
 - a. Landscape design plan;
 - b. Irrigation design plan;
 - c. Certificate of substantial completion signed and sealed by licensed landscape architect (to be submitted after installation of the project as a requirement prior to certificate of occupancy);
 - d. Such other information as deemed necessary by the director of community development or designee including, but not limited to, a grading design plan and/or soils analysis.
- J. Elements of Landscape Documentation Package.
 1. Landscape Design Plan. A landscape design plan meeting the following requirements shall be submitted as part of the landscape documentation package:
 - a. Plant Selection and Grouping.
 - i. Plants having similar water use shall be grouped together in distinct hydrozones.
 - ii. Plants shall be selected appropriately based upon their adaptability to the climatic, geological and topographical conditions of the site. Protection and preservation of native species and natural areas is encouraged. The planting of trees is encouraged wherever it is consistent with other provisions of this section.
 - iii. Changes to planting materials appearing on the approved landscaping plans may be permitted during construction of the project, after completion of the project, or during the course of normal landscape maintenance provided that all requested alternate plant materials are contained on the list of acceptable planting materials in this section and provided further, that equivalent size, type, coverage and appearance is approved by the community development director or designee.
 - iv. Fire prevention needs shall be addressed in areas that are fire prone. Fire-resistant landscaping buffers shall be provided between commercial/residential building developments and naturally vegetated but fire-prone areas, as identified by the community development department.
 - b. Water Features.
 - i. Recirculating water shall be used for decorative water features.
 - ii. Pool and spa covers are encouraged.
 - c. Landscape Design Plan Specifications. The landscape design plan shall be drawn on project base sheets at a scale that accurately and clearly identifies the following:
 - i. Designation of hydrozones and a description of water usage within said hydrozones (low, moderate and high irrigation water requirements);
 - ii. Landscape materials, trees, shrubs, groundcover, turf and other vegetation. Planting symbols shall be clearly drawn and plants labeled by botanical name, common name, container size, spacing and quantities of each group of plants indicated;
 - iii. Property lines and street names;
 - iv. Streets, driveways, walkways and other paved areas;
 - v. Pools, ponds, water features, fences and retaining walls;
 - vi. Existing and proposed buildings and structures including pad elevations, if applicable;
 - vii. Natural features including but not limited to rock outcroppings, existing trees and shrubs that will remain;
 - viii. Tree staking, plant installation, soil preparation details and any other applicable planting and installation details;
 - ix. A calculation of the total landscaped area and percentage of turf area;
 - x. Designation of recreational areas.

2. Irrigation Design Plan. All landscaped areas shall be provided with an approved irrigation system that shall include an control with multi-calendar, timer and multi-station capabilities when the project is zoned commercial, institutional or project is multiple-family residential with more than five dwelling units.

Irrigation shall be performed in conformance with city ordinances or with standard water conservation practices.

An irrigation design plan meeting the following requirements shall be submitted as part of the landscape documentation package:

- a. Runoff and Overspray. Soil types and infiltration rate shall be considered when designing irrigation systems. All irrigation system shall be designed to avoid runoff, low head drainage, over-spray or other similar conditions where water flows onto adjacent property, nonirrigated areas, walks, roadways or structures. Proper irrigation equipment and schedules, including features such as repeat cycles, shall be used to closely match application rates to infiltration rates, therefore minimizing runoff.

Special attention shall be given to avoid runoff on slopes and to avoid overspray in planting areas with a width less than ten feet and in median strips.

- b. Equipment.
 - i. Water Meters. Separate landscape water meter shall be installed for all projects except for single family dwellings or any project with a landscaped area of less than five thousand square feet.
 - ii. Controllers. Automatic control systems shall be required for all irrigation systems and must be able to accommodate all aspects of the design.
 - iii. Valves. Plants which require different amounts of water shall be irrigated by separate valves. If one valve is used for a given area, only plants with similar water use shall be used in that area. Anti-drain (check) valves shall be installed in strategic points to minimize or prevent low-head drainage.
 - iv. Sprinkler Heads. Heads and emitters shall have matched precipitation rates within each control valve circuit. Sprinkler heads shall be selected for proper area coverage, application rate, operating pressure, adjustment capability and ease of maintenance.
 - v. Rain-Sensing Override Devices. Rain-sensing override devices shall be required on all irrigation systems.
 - vi. Soil Moisture-Sensing Devices. It is recommended that soil moisture-sensing devices be considered where appropriate.
- c. Irrigation Design Plan Specifications. Irrigation systems shall be designed to be consistent with hydrozones.

The irrigation design plan shall be drawn on project base sheets. It shall be separate from, but use the same format as, the landscape design plan. The scale shall be the same as that used for the landscape design plan described in subsection K(1)(c).

The irrigation design plan shall accurately and clearly identify:

- i. Location and size of separate water meters for the landscape;
 - ii. Location, type and size of all components of the irrigation system including but not limited to automatic controllers, main and lateral lines, valves, sprinkler heads, moisture-sensing devices, rain switches, quick couplers and backflow prevention devices;
 - iii. Static water pressure at the point of connection to the public water supply;
 - iv. Flow rate (gallons per minute), application rate (inches per hour) and design operating pressure (psi) for each station;
 - v. Estimated annual water use expressed in inches per square foot of landscaped area per year;
 3. Certificate of Substantial Completion. Prior to the final of building permits, the developer shall submit a certificate of substantial completion to the city utilizing forms designated for this purpose.
- K. Plant List. Other plant materials not included in this list but suitable in climate zones overlaying the city of Pomona shall be subject to review and approval by the planning division.

Legend:	L - Low water usage plants	
	M - Medium water usage plants	
	H - High water usage plants	
Groundcovers		
Achillea tomentosa	Woolly Yarrow	L
Ajuga reptans	Carpet Bugle	H
Drosanthemum spp.	Ice Plant (Drosanthemum)	L
Mesembryanthemum crystallinum	Ice Plant (Memsembryanthemum)	L
Armeria maritima	Sea Pink	M
Atriplex semibaccata	Australian Saltbrush	L
Carissa macrocarpa (pros. cvs.)	Natal Plum	M
Ceanothus spp.	California Lilac	L
Ceratostigma plumbaginoides	Dwarf Plumbago	M
Cistus spp.	Rockrose	L
Hedera helix	English Ivy	M
Lantana montevidensis	Lantana	L
Phyla nodiflorra	Lippia	L
Potentilla verna	Cinquefoil	M
Rosemarinus "Prostratus"	Trailing Rosemary	L
Santolina spp.	Lavender Cotton	L
Trachelosperum jasminoides	Star Jasmine	M

Verbena peruviana	Peruvian Verbena	L
Vinca minor	Periwinkle	M
Vines		
Bougainvillea spp.	Bougainvillea	L
Cissus antarctica	Kangaroo Treebine	M
Clytostoma callistigioides	Violet Trumpet Vine	M
Distictis buccinatoria	Blood Red Trumpet Vine	M
Ficus pumila	Creeping Fig	M
Gelsemium sempervirens	Carolina Jessamine	M
Hedera helix	English Ivy	M
Lonicera hildebrandiana	Giant Burmese Honeysuckle	L
Lonicera japonica	Japanese Honeysuckle	L
Macfadyena unguis-cati	Cat's Claw	L
Pandorea jasminoides	Bower Vine	M
Parthenocissus quinquefolia	Virginia Creeper	M
Parthenocissus tricuspidata	Boston Ivy	M
Passiflora spp.	Passion Vine	M
Rosa banksiae	Lady Banks Rose	M
Rosa., other climbing spp.	Climbing Roses	M
Solanum jasminoides	Potato Vine	L

Tecomaria capensis	Cape Honeysuckle	M
Trachelospermum jasminoides	Star Jasmine	M
Wisteria spp.	Wisteria	M
Shrubs		
Callistemon citrinus	Bottle Brush	L
Cassia artemisioides	Feathery Cassia	L
Ceanothus spp.	California Lilac	L
Dietes bicolor	Fortnight Lily	M
Elaeagnus angustifolia	Russian Olive	L
Feijoa sellowiana	Pineapple Guava	M
Fremontedendron spp.	Flannel Bush	L
Grevillea spp.	Grevillea	L
Heteromeles arbutifolia	Toyon	L
Mahonia aquifolium	Oregon Grape	M
Nandina domestica	Heavenly Bamboo	M
Nerium oleander	Oleander	L
Phormium tenax	New Zealand Flax	M
Pittosporum tobira	Mock Orange	M
Punica granatum "Nana"	Dwarf Pomegranate	M
Raphiolepis spp.	Indian Hawthorne	M
Ribes sanguineum	Red Flowering Currant	M

Ternstroemia gymnanthera	Ternstroemia	M
Viburnum tinus	Laurustinus	M
Xylosma congestum	Shiny Xylosma	L
Trees		
Acacia longifolia	Sydney Golden Wattle	L
Acacia melanoxylon	Blackwood Acacia	L
Agonis flexuosa	Peppermint Tree	M
Albizia julibrissin	Silk Tree	M
Areccastrum romanzoffianum	Queen Palm	M
Bauhinia variegata	Purple Orchid Tree	M
Brachychiton acerifolius	Flame Tree	L
Brachychiton populneus	Bottle Tree	L
Cedrus deodora	Deodar Cedar	M
Ceratonia siliqua	Carob	L
Cercis occidentalis	Western Redbud	L
Chilopsis linearis	Desert Willow	M
Cinnamomum camphora	Camphor Tree	M
Citrus spp.	Orange, Lemon, etc.	M
Cupaniopsis anacardioides	Carrotwood	M
Eryobotrya japonica	Loquat	M
Eucalyptus ficifolia	Red Flowering Gum	M

Eucalyptus polyanthemos	Silver Dollar Gum	L
Ficus microcarpa	Indian Laurel Fig/Laurel Fig	M
Ficus rubiginosa	Rusty Leaf Fig	M
Fraxinus oxycarpa "Raywood"	Raywood Ash	M
Gleditsia triacanthos	Honey Locust	M
Hymenosporum flavum	Sweet Shade	M
Jacaranda mimosifolia	Jacaranda	M
Koelreuteria paniculata	Golden Rain Tree	L
Lagerstroemia indica	Crape Myrtle	M
Liquidambar styraciflua	Sweet Gum	M
Phoenix Canariensis	Canary Island Date Palm	L
Pinus canariensis	Canarian Island Pine	M
Podocarpus gracilior	Fern Pine	H
Pyrus calleryana cultivars	Callery Pear	M
Quercus ilex	Holly Oak	L
Washington filifera	California Fan Palm	L

L. Water-Efficient Landscape Criteria. Landscape and irrigation plans shall be reviewed for compliance with the water-efficient landscape criteria. These comprise a point system with points awarded for both landscape and irrigation techniques.

A minimum of one hundred points out of one hundred forty available, shall be achieved in each technique category in order for the community development director or designee to approve the plans.

Landscape Techniques	Points
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Water conserving plants, and/or plants native to hot/dry summers, utilized in seventy-five percent of the total plant area of the landscape.	40
Turf limited to forty percent of the total landscape area in residential projects; twenty percent of the total landscape in all other projects. In no case shall turf make up more than fifty percent of the total landscape.	30

Use of creative, thoughtful and diverse hydrozones to enhance the overall landscape design, with plants grouped based on the amount of water needed to sustain them.	30
Mulch utilized in the landscape (two inches minimum, three inches preferred)	20
Hardscape, or nonirrigated surfaces use in at least ten percent of the total landscape.	10
Where turf is utilized, the use of a proven water-conserving turf (e.g., "marathon" or equivalent).	10
	Total <u>140</u>

Irrigation Techniques	Points
The total amount of irrigation water applied to all landscaped areas does not exceed forty-two inches per square foot of landscaped area per year.	40
Low-water volume irrigation system equipped with a multistation and multi-schedule master control panel.	30
Irrigation system designed to water different areas of the landscape based on watering need (drip/trickle for shrubs, separate valves, etc.).	20
Sensitive to slope factors.	20

Soil moisture sensors used in conjunction with the automatic irrigation system.	10
Wind sensors and rain sensors used in conjunction with the automatic irrigation system.	10
Uses of reclaimed or recycled water in accordance with Health and Safety Codes.	10
	Total <u>140</u>

Additional comparable points (not to exceed thirty) may be awarded for the use of any water-conserving method not listed above which the community development director or designee finds to be in accord with the purposes of this chapter.

M. Maintenance. All landscaping shall be maintained. Maintenance of landscaping areas shall include, but not be limited to, the following:

1. Irrigation equipment shall be in working condition at all times.
2. Litter shall be removed from all landscaped areas in a timely fashion.
3. All lawn or turf areas shall be mowed on a regular basis. Sod areas shall at all times be kept green. Accumulation of leaves, twigs, bark and other similar plant materials shall be removed in a timely fashion. Planting areas must be kept in a weed-free fashion.
4. Landscaping maintenance shall include pruning, cultivating, weeding, fertilizing, replacement of plants and watering on a regular basis.
5. Landscape maintenance shall also include pruning or removal of overgrown vegetation, cultivated or uncultivated, that is likely to harbor rats, vermin or other nuisances or that causes detriment to neighboring properties.
6. Landscape maintenance shall also include the removal of dead, decayed, diseased or hazardous trees, weeds and debris constituting unsightly appearance, dangerous to public safety and welfare or detrimental to neighboring properties or property values. Compliance shall be by removal, replacement or maintenance.

Replanting. All trees, shrubs and plants which have been planted and which, due to accident, damage, disease or other cause, fail to show a healthy growth, shall be replaced. Replacement plants shall conform to all standards that govern the original planting installation, approved landscaping plan, or as approved by the planning division.

(Ord. No. 3680, § 4.)

503-K SIGNS.

- A. **Purpose.** The purpose of this section is to promote the orderly display of signs which are necessary for the identification of locations and businesses, and to provide standards in order to maintain and enhance the aesthetic environment of the City, to maintain and enhance the City's ability to attract sources of economic development and growth and to safeguard life, health, property and public welfare by regulating the design, quality of materials, construction, illumination, location and maintenance of signs.
- B. **Definitions.** In addition to the definitions contained elsewhere in the Zoning Ordinance, for the purpose of this chapter, the following words or phrases shall be defined as follows, unless it is apparent from the context that another meaning is intended:

"Abandoned Sign" means any sign remaining in place or not maintained for a period of ninety (90) days which no longer advertises or identifies an ongoing business, product or service available on the business premise where the sign is located.

"Aerial Sign" means any sign or device that is either floating or flying in the air but is secured to a building or to the ground by strings or cables, and is primarily installed to attract attention to or to advertise a business, a business location, a service, a product, or an event.

"Animated Sign" means any sign which uses movement or change of lighting to depict action or create a special effect or scene.

"Area of Sign" means the area included within the outer dimensions of a sign face display area including all portions not part of the necessary supporting structure; a double-faced sign whose faces are parallel or no more than thirty (30) degrees apart shall be deemed to be a single sign for the purposes of determining sign area. In the case of a sign placed on a wall or other building surface, the area shall be computed by enclosing the sign within sets of parallel lines.

"Awning Sign" means any sign painted or otherwise affixed permanently to the exterior surface of any awning. For purposes of this section, "awning" means shelter projecting from and supported by the exterior wall of a building and constructed of a rigid frame covered by a flexible "skin" such as fabric, synthetic material or thin sheet metal.

"Balloon" means an inflatable airtight bag that, when in multiple numbers can be strung together and displayed to attract attention to a business location. A balloon shall not be considered an inflatable sign.

(Ord. No. 3878 § 8 (part).)

"Banner" means a temporary sign made of fabric or any non-rigid material with no enclosing framework.

"Building Frontage" means the linear dimension of a building which faces upon a public street (excluding an alley) or public/private parking lot, if appropriate, and is roughly parallel to it. Where a building has more than one frontage, the sign applicant or business owner may designate the "primary building frontage" and the "secondary building frontage" for the purposes of this section.

"Bunting" means any decoration made out of fabric, synthetic material, sheet metal, or any thin pliable material that is securely attached to at least two ends of a rigid frame attached to a pole or projecting from a building.

"Can Sign" (Box Sign) means any sign on the outside face of a metal box with or without internal illumination.

"Canopy" means a rigid multi-sided structure covered with fabric, metal or other material and supported by columns or posts embedded in the ground, or cantilevered out from the main structure.

"Changeable Copy Sign" means a sign whose informational content can be changed or altered by manual, electric, electro-mechanical, electronic or any other artificial energy means.

"Channel Letters" means three (3) dimensional individual letters or figures, with an open back or front, illuminated or non-illuminated, which are affixed to a building or to a freestanding sign structure.

"Directional Sign" means an on-site sign designed to direct or guide pedestrian or vehicular traffic and which is non-advertising in nature, except for a logo and directional information, e.g., "handicapped parking," "one way," "exit," and "entrance."

"Directory Sign" means a freestanding or wall sign which identifies all businesses located within a commercial building, a shopping center, an industrial building or an institutional establishment.

"Fence Sign" means a sign attached to or painted onto any freestanding wall or fence.

"Fin Sign" means a sign applied to or constructed as part of a vertical architectural element projecting from the main building mass and integral to the design and construction of a building facade.

"Flag" means any loose fabric or membrane secured to a pole or rod, which flutters and moves with air or wind movement.

"Freestanding Sign" means a sign which is permanently supported upon the ground by poles or braces and is not attached to any building or other structure.

"Freeway Oriented Sign" means a freestanding sign which is primarily oriented to the traveling public using a freeway or expressway, and installed for the sole purpose of identifying major business locations within certain commercial zones in close proximity to a freeway or expressway.

"Height" means the vertical distance measured from the surface grade beneath the sign to the highest element of the sign. For purposes of this section, all heights specified are measured from the natural grade adjacent to the base of the sign to the highest point of the sign. Grading of a lot solely to increase sign height above natural grade shall not be permitted.

"High-Rise Building Identification Sign" means a sign placed upon the top story wall or parapet of a building which is three (3) or more stories in height and contains the name or symbol of the building or principal tenant of the building to attract attention to or to advertise a business, a business location, a service, or a product.

"Illegal Sign" means a sign which does not meet the requirements of this section or which does not have legal nonconforming status.

"Illuminated Sign" means a sign with an artificial source of light incorporated internally or externally for the purpose of illuminating the sign.

"Inflatable Sign" means any form of inflatable device (e.g., shaped as an animal, a blimp or other object) that is displayed, printed or painted on the surface of an inflatable background, and is primarily installed outside a building to attract attention to or advertise a business, a business location, a service, a product, or an event. An inflatable sign shall not be considered a balloon.

(Ord. No. 3878, § 8 (part).)

"Legal Nonconforming Sign" means a sign which was legally installed under laws or ordinances in effect at the time of its installation, but which does not comply with subsequently enacted laws or ordinances.

"Logo" means a specially designed graphic symbol of a business establishment, a company, or any other legal private or public entity.

"Lot Frontage" means the length of the property line of any one premise along a public right-of-way (except alleys and railroad rights-of-way) on which it borders.

"Major Site Identification Sign" means a freestanding sign, located on sites of two (2) acres and over in size, for the purpose of identifying the development on the subject site.

"Marquee Sign" means any sign advertising an event, performance, service, seminar, conference or show, and displayed on a permanent roof-like structure or canopy made of rigid materials supported by and extending from the facade of a building.

"Master Sign Plan" means a coordinated program of signage for building complexes with four (4) or more tenants.

"Message Center Display Sign" means any display sign which has a changeable message board which remotely controlled by electrical or electronic means.

"Mobile Sign" means any sign mounted, attached, affixed, or painted upon any surface of a motor vehicle, trailer or similar conveyance parked on public or private property for the purpose of advertising a business or a business location within the City or outside the City.

"Monument Sign" means a low-profile freestanding sign erected upon or supported solely by a planter, pedestal base or similar ground structure approximately the same dimension as the height of the sign and which is designed to incorporate the architectural theme and building material of the building on the premises.

"Mural" means a picture on an exterior surface of a structure that does not contain the name of the business, product or service on the premises.

"Neon Sign" means a sign with tubing that is internally illuminated by neon or other electrically charged gas.

"Official Flag" means the official flag of the United States of America, the State of California, other government agencies, civic organizations, corporate organizations, and private or non-profit organizations.

"Off-Site Advertising Sign" means any sign structure or billboard, whether freestanding or mounted on an existing building, built for the purpose of advertising an establishment, product or service which is not available on the property upon which the sign is located at the time the sign structure was erected.

"On-Premise Sign in Redevelopment Areas" means a sign or billboard advertising those businesses and activities developed within the boundary limits of, and as part of, an individual redevelopment project area, which may, with the consent of the redevelopment agency governing the project area, be considered to be on the premises anywhere within the limits of that project area when all of the land is contiguous or is separated only by a public highway or public facilities developed or relocated for inclusion within the project area.

"Painted Sign" means any sign painted or silkscreened onto a building wall or freestanding structure.

"Pennant" means any device made of flexible materials, such as cloth, paper or plastic, which may or may not contain copy, and which is installed for the purpose of attracting attention.

"Pole Sign" means any freestanding sign supported by one or more poles.

"Political Sign" means any temporary sign installed which advertises a political candidate, a political party, or a political issue.

"Portable sign" means any sign not permanently attached to, mounted upon or affixed to a building, structure or the ground. Such signs include, but are not limited to, "A"-frame signs, sandwich board signs and signs on wheels.

"Projecting Sign" means a sign, the sign surface of which is not parallel to the face of the supporting wall and which is supported wholly by such wall. This definition shall include "V" or wing-type signs.

"Project Sign" means a temporary sign advertising a planned future development project on a property. Such sign typically has a rendering of the proposed project in addition to a brief description of it.

"Real Estate Sign" means a temporary sign indicating that the premises on which the sign is located is for sale, lease or rent. Such signs typically include "Rider" Signs that describe amenities such as swimming pools and spas, "Open House" Signs, "Subdivision" Signs and "Off-Site Directional" Signs.

"Roof Sign" means a sign erected, constructed, and attached to and/or maintained upon or above any roof or portion of a roof of any building, including a mansard roof. For the purposes of this section, a mansard roof is any roof or parapet wall with roofing material for siding, that slopes from thirty (30) degrees to ninety (90) degrees and does not have a ridge line.

"Sign" means any object or device which is designed, intended, used or located so as to be visible by the public from outdoors for the purpose of advertising the property, establishment or enterprise, including goods and services.

"Sign Copy" means any words, letters, logos, numbers, figures, design or other symbolic representation incorporated into a sign.

"Snipe Sign" means a temporary sign or poster that advertises shows and events, and which is installed within public or private property on structures such as lampposts, traffic signs, street signs, building walls, fences, and similar structures.

"Temporary Sign" means a sign which is designed or intended to be temporarily mounted or displayed and which is not intended for permanent or long term use.

"Under-Canopy Sign" means any sign suspended under a canopy, marquee or arcaded walk in front of a building.

"Vehicle For-Sale Sign" means any sign painted or affixed onto vehicles for sale, which are kept in vehicle display areas of new and used car dealership lots.

"Wall Sign" means a sign painted or installed on or attached to a wall and which is parallel to the building facade. This definition includes painted, channel letters and can signs.

"Window Sign" means a sign painted or installed on a glass window or located within twelve (12) inches from inside the window in such a manner that it can be viewed from the exterior of a structure.

C. Permit Procedures.

1. **Permit Required.** Except for certain signs exempted herein, no sign shall hereafter be erected, re-erected, constructed or altered (change of copy), except as provided by this section unless a Sign Permit for same has been approved by the Planning Division. Building and/or electrical permits shall also be obtained, as required in accordance with the Uniform Building Code and/or National Electrical Code.
2. **Permit Fee.** No Sign Permit shall be issued until the applicant has paid permit fees as adopted by resolution of the City Council.
3. **Plans Required.** Sign plans shall include a plot plan of the site showing sign(s) location, elevations of buildings and signs, a detailed sign copy, proposed colors, materials and illumination. All plans shall be fully dimensioned and drawn to scale. All Sign Permit applications shall be reviewed for compliance and final approval by the City Planner, or his designee, prior to issuance of any building permits.
4. **Master Sign Plan.** Any new commercial, industrial or manufacturing project with four (4) or more units shall require the submittal and City approval of a Master Sign Plan prior to issuance of any building permits. Any major rehabilitation work that involves the exterior remodeling of any existing commercial, industrial or manufacturing project with four (4) or more units shall also require City approval of a Master Sign Plan prior to issuance of any building permits. For the purposes of this section, major rehabilitation means adding more than 50% onto the total square footage of the building/buildings, or exterior redesign of at least 50% of the length of the building/buildings facade within the development. In approving a Master Sign Plan, the City Planner shall make the following findings regarding signs within the plan:
 - a. The signs are compatible with the design motif of buildings in the project;
 - b. The signs incorporate common design elements such as type of sign, materials, letter style, colors, illumination, size, location and shape;
 - c. The signs promote unity and continuity, and prevent unsightly clutter and disarray within the project;
 - d. The signs comply with the standards contained within this section and with the design policies of the General Plan.

D. General Requirements.

1. **Applicability.** The requirements and development standards contained herein shall apply Citywide except for signs within the Downtown Pomona Specific Plan Zone. Development standards and requirements for signs within said specific plan zone shall be contained in the Downtown Pomona Specific Plan.
2. **Content.** The lettering and advertising matter on all permitted commercial or industrial signs within the City, except as herein provided, shall be restricted to: the business name, business logo, services rendered or goods sold upon such premises, and nature of business. Detailed advertising information such as telephone numbers and prices of the product or services offered are prohibited from permanent sign copy faces. No more than one business may be identified per sign face, except as herein provided. No person shall advertise or display any unlawful act, business or purpose.
3. **Illumination.** On signs where goose neck reflectors and lights are permitted, such gooseneck reflectors and lights shall be provided with proper lenses and guards concentrating the illumination upon the area of the sign so as to prevent glare upon the street or adjacent property. It shall be unlawful to illuminate any sign whether internally or externally where any portion of such illumination creates harmful glare such as excessive radiation, or lights that distract motorists, or cause a nuisance to adjacent property.
4. **Quality/Maintenance/Aesthetics.** All signs shall be maintained in proper working order and in a state of good repair

at all times. The display surfaces of all signs shall be kept clean and legible at all times. The rear of any sign face or cabinet visible to the public shall be provided with a flat-surfaced cover to obscure structural elements from public view. "Angle bars," "metal pipes" or "I-Beams" shall not be used as visible structural supports unless covered with decorative material approved by the City Planner.

- E. Exempted Signs.** The following classes of signs are exempt from the permit requirements of this section, provided they conform with the standards contained herein:
1. **Directional Signs.** On-site directional signs to aid vehicle or pedestrian traffic, provided such signs do not exceed four (4) square feet in area or four (4) feet in height, and provided further that the number and location are approved by the City Planner or designee.
 2. **Official Flags.**
 3. **Political Signs.** No Political Signs shall be installed on fences, walls, light poles, utility poles, or any other structures within the public right-of-way. Such signs may be installed on private property, but only with the property owner's consent. Such signs shall be removed by the subject political candidate or political organization by the Monday following the election pertaining to the candidate/issues advertised by the signs. Signs not removed within seven (7) days of the specified deadline shall be removed by the City at the expense of the political candidate or organization involved.
 4. **Project Signs.** No more than one (1) sign per street frontage. Such signs may be externally illuminated but may not be internally illuminated. For sites less than one (1) acre, maximum sign area: thirty-two (32) square feet; maximum height: eight (8) feet. For sites one (1) acre or larger, maximum sign area: sixty (60) square feet; maximum height: fifteen (15) feet.
 5. **Commercial Real Estate Signs.** Not more than one (1) Commercial Real Estate Sign with a maximum size of thirty two (32) square feet, advertising property for sale, for rent, or for lease shall be allowed per commercial or industrial property of less than one (1) acre in size. Commercial or industrial properties of one (1) acre or more in size shall be allowed a Commercial Real Estate Sign of no more than fifty (50) square feet in size. However, corner commercial or industrial lots of less than one (1) acre in size may have two (2) Commercial Real Estate Signs, one along each street frontage, with a maximum size of thirty two (32) square feet each. Also, corner commercial or industrial lots of one (1) acre or over in size may have two (2) Commercial Real Estate Signs, one along each street frontage, with a maximum size of fifty (50) square feet each. No more than a total of nine (9) square feet of "Rider" Signs advertising features such as conference rooms, number of stores, etc. may be attached to a Commercial Real Estate Sign.
 6. **Residential Real Estate Signs.** All Residential Real Estate, Subdivision and Open House Signs shall be subject to the following requirements:
 - a. **Number and size.** Not more than one (1) Residential Real Estate Sign per property, with a maximum size of nine (9) square feet, advertising property for sale, for rent, or for lease. However, corner lots may have two (2) Real Estate Signs, one along each street frontage, with a maximum size of nine (9) square feet each. No more than a total of nine (9) square feet of "Rider" signs advertising features such as swimming pools, spas, number of bedrooms, etc. may be attached to a Real Estate Sign. One "Open House" sign not exceeding three (3) square feet in size is allowed per property during "Open House" sale periods. In addition, two (2) pennants or flags per property are allowed during "Open House" sale periods.
 - b. **Placement.** Off-Site Directional, Subdivision and Open House Signs may be placed only on private property and only with the consent of the owner(s).
 - c. **Removal.** All Real Estate Off-Site Directional Signs, Subdivision and Open House Signs shall be removed within two (2) hours after sundown.
 7. **Vehicle For Sale Signs.**
 8. **Window Signs.** Window Signs shall cover no more than twenty-five percent (25%) of the glass window area along each building frontage and shall be no more than twelve (12) inches behind the glass window.
 9. **Search Lights and Laser Displays.** All search lights and laser displays shall be allowed only within commercial, industrial, institutional zones, and the Fairgrounds zone, and in commercially designated districts of specific plan

zones. Such devices shall be focused away from ground level areas, residential areas, pedestrian areas, vehicular traffic areas and areas that could cause reflected glare on to surrounding neighborhoods. The level of illumination shall be low enough so as not to cause any unnecessary direct or reflected glare onto surrounding neighborhoods.

F. Prohibited Signs. The following types of signs and devices shall be specifically prohibited:

1. Abandoned Signs.
2. Aerial Signs or Aerial Devices.
3. Animated Signs, except "Message Center Display Signs" and "On-Premise Signs in Redevelopment Areas."
4. Banners, except as permitted herein.
5. Balloons and Blimps, except as permitted herein.

(Ord. No. 3878, § 8 (part).)

6. Fence Signs.
7. Inflatable Signs, except as permitted herein.

(Ord. No. 3878, § 8 (part).)

8. Light Bulb Strings, except for holiday decorations.
9. Mobile Signs.
10. Off-Site Advertising Signs (billboards).
11. Paper or Cloth Signs on the exterior of the building, or any matter or similar material, except only those signs located inside a building as part of window signage which meet all other provisions of this Section.
12. Pennants, except as permitted herein.
13. Portable Signs.
14. Roof or Fin Signs.
15. Signs which simulate in color, size or design, any traffic control sign or signal, or which make use of words, symbols or characters in such a manner as to interfere with, mislead or confuse pedestrian or vehicular traffic.
16. Snipe Signs.
17. Temporary Signs, except as otherwise permitted herein.

G. Permitted Signs. The following signs shall be permitted subject to the requirements contained herein:

1. Freeway Oriented Signs. No signs shall be permitted unless the text, logo, or pictures on said signs are legible to the freeway traveling public, and unless the following requirements are satisfied:
 - a. Conditional Use Permit Required. A Conditional Use Permit shall be required per Section .580 of the Pomona Zoning Ordinance.
 - b. Location. No Freeway Oriented Signs shall be permitted except within the C-2, C-3, and C-4 zones, and such signs shall be located within five hundred (500) feet of a freeway right-of-way, including exit and entrance ramps.
 - c. Size. Maximum face of sign shall be two hundred (200) square feet each side.
 - d. Height. Maximum height of signs shall not exceed forty-five (45) feet.
 - e. Number. One (1) sign for each principal use and premise, for identification purposes only, shall be permitted and shall be placed so as not to obstruct other authorized on-site identification signs. Any site with an existing Off-Site Advertising Sign (billboard) shall be ineligible to also display a Freeway Oriented Sign.
 - f. Sign Copy. Freeway Oriented Signs shall be limited to two (2) sign copy faces. Each sign copy face shall display no more than four (4) major tenant names and the name of the commercial or industrial center, and shall be limited to five (5) copy lines.
2. Major Site Identification Signs. Such signs shall be limited to sites of two (2) acres or larger over in size and shall be located in the C-2, C-3 and C-4 zones.
 - a. Number. One (1) per site.
 - b. Size and height. No more than two hundred (200) square feet in size and thirty (30) feet in height shall be

permitted.

- c. Sign Copy. Major Site Identification Signs shall be limited to two (2) sign copy faces. No more than sixty percent (60%) of the sign face on each side shall be utilized for the sign message. Each sign copy face shall display no more than three (3) major tenant names and the name of the commercial or industrial center, and shall be limited to four (4) copy lines.
3. On-Premise Signs in Redevelopment Project Areas. On-Premise Signs in Redevelopment Project Areas shall only be permitted as Freeway Oriented Signs within redevelopment project areas, with the consent of the Redevelopment Agency.
 - a. Conditional Use Permit Required. A Conditional Use Permit shall be required per Section .580 of the Pomona Zoning Ordinance.
 - b. Repealed by Ord. No. 3959.
 - c. Location. Within five hundred (500) feet of the freeway right-of-way, including on-ramps and off-ramps.
 - d. Distance Separation. Each such sign shall be at least two thousand (2,000) feet apart.
 - e. Size and height. On-Premise Signs in Redevelopment Project Areas shall be limited to two hundred (200) square feet in size and a maximum height of forty-five (45) feet.
 - f. Sign Copy. On-Premise Signs in Redevelopment Project Areas shall be limited to two (2) sign copy faces. Each sign copy face shall display no more than four (4) major tenant names and the name of the commercial or industrial center, and shall be limited to five (5) copy lines.
4. Message Center Display Signs. Such signs shall only be permitted as Freeway Oriented Signs within redevelopment project areas adjacent to a freeway.
 - a. Conditional Use Permit Required. A Conditional Use Permit shall be required per Section .580 of the Pomona Zoning Ordinance.
 - b. Number. One (1) per redevelopment project area, provided that no Freeway Oriented Sign or On-Premise Sign in Redevelopment Project Area is allowed or is already in place on the same site.
 - c. Location. All Message Center Display Signs shall be located within five hundred (500) feet from a freeway right-of-way, including on-ramps and off-ramps.
 - d. Distance Separation. Each such sign shall be at least two thousand (2,000) feet apart.
 - e. Size and height. Message Center Display Signs shall be limited to two hundred (200) square feet in size and a maximum height of forty-five (45) feet.
 - f. Sign Copy. Message Center Display Signs shall be limited to two (2) sign copy faces. The fixed sign copy on each sign face shall be limited to five (5) lines to accommodate a maximum of four (4) major tenant names within the subject site and the name of the commercial center. The changeable message display shall be counted as part of the total sign area.
5. Pole Signs. Such signs shall be limited to the C, M and AP zones, and to commercially designated properties within Specific Plan areas.
 - a. Architectural Treatment. Pole Signs shall be architecturally compatible in style, finish, and color with the subject building or development. Any exposed structural supports or poles such as "angle bars," "iron pipes," "I-beams" or similar structural members shall be architecturally encased with finished metal cladding, stucco, wood or similar material, subject to the City Planner's approval as to proportion and architectural compatibility.
 - b. Number. No more than one (1) Pole Sign shall be permitted per site, provided that such site has at least three hundred (300) feet of continuous frontage along the street where the sign is proposed. A second Pole Sign is permissible along a second street frontage with at least three hundred (300) feet of property frontage.
 - c. Location. No Pole Sign shall be placed within ten (10) feet of a common lot line. Minimum separation between Pole Signs shall be two hundred (200) feet.
 - d. Size and height. No more than one hundred twenty (120) square feet of area per sign face, and a maximum height of twenty (20) feet.

- e. Sign Copy. Pole Signs shall be limited to two (2) sign copy faces. Each sign copy face shall display no more than the name of the commercial or industrial center, and shall be limited to four (4) copy lines. No more than six sign copy faces on each side shall be utilized for the sign copy.
 - f. Projection. No Pole Sign shall project beyond the property line. All Pole Signs shall have a minimum clearance of fourteen (14) feet over parking lots or driveways, and eight (8) feet over pedestrian walkways.
6. Monument Signs. Such signs shall be limited to the C, M and AP zones, and to commercially designated properties within Specific Plan areas. Neon shall be allowed with monument signs.
- a. Location. No Monument Sign shall be placed within ten (10) feet of a common lot line. Minimum separation between Monument Signs shall be one hundred (100) feet.
 - b. Number. No more than one (1) Monument Sign shall be permitted per site, provided such site has at least two hundred (200) feet of continuous frontage along the street where the sign is proposed. A second Monument Sign is permissible along a second street side with at least two hundred (200) feet of property frontage.
 - c. Size and height. No more than one sixty-five (65) square feet of area per sign face, and a maximum height of ten (10) feet.
 - d. Sign Copy. Monument Signs shall be limited to two (2) sign copy faces. No more than sixty percent (60%) of the sign face on each side shall be utilized for the sign message which shall be contained within a maximum of three (3) lines. No more than three (3) major tenants shall be permitted to be advertised on any Monument Sign.
7. High Rise Building Identification Signs. Such signs shall be limited to buildings of at least three (3) stories high located in the AP and C zones and in commercially designated properties within Specific Plan areas.
- a. Number. Two (2) per building.
 - b. Location. On the upper-most story, provided the building is at least three (3) stories high.
 - c. Size. No more than one (1) square foot of sign area for every lineal foot of building frontage where the sign is proposed.
 - d. Sign Type. Internally illuminated channel letters.
 - e. Sign Copy. Each sign copy shall be limited to one (1) line.
8. Directory Signs. Such signs shall be limited to the A-P, C and M zones, except for properties with institutional uses within the R zones.
- a. Number. Sites having more than six hundred (600) feet of frontage along a single street may either have one (1) freestanding Directory Sign or one (1) wall-mounted Directory Sign. No freestanding Directory Sign may be located on any residentially-zoned lot that has less than one hundred (100) feet of street frontage.
 - b. Size and Height. Freestanding Directory Signs shall be limited to one hundred (100) square feet in size and fifteen (15) feet in height. Wall-mounted Directory Signs shall be limited to fifty (50) square feet in size.
 - c. Sign Copy. No more than sixty percent (60%) of the sign face shall be utilized for the sign message. Freestanding Directory Signs shall be limited to two (2) sign copy faces.
9. Wall Signs. Such signs shall be permitted in all zones except on lots with a single family use within Residential zones. Channel letters, can signs and neon signs shall be permitted.
- a. Number. A business with only one (1) building frontage may have one (1) primary wall sign, a business with two (2) building frontages may have one (1) primary wall sign and one (1) secondary wall sign, and a business with three (3) or more building frontages may have one (1) primary wall sign and a maximum of two (2) secondary wall signs.
 - b. Ground Floor Sign Size. The total size of the primary wall sign shall not exceed an area of one and one-half (1½) square feet per lineal foot of primary building or business frontage on the wall to which the sign is attached. The total size of the secondary wall sign shall not exceed an area of one (1) square foot per lineal foot of secondary building or business frontage on the wall to which the sign is attached (area can not be accumulated from one side for application to another side of a building). Sign copy shall be limited to the business name and product or service offered, and logo.

- c. Second Floor Sign Size. The total size of wall signage on the second floor shall not exceed an area of one (1) square building or business frontage on the wall to which the sign is attached.
 - d. Height. Wall Signs shall not be mounted or placed any higher than the second story and shall not extend higher than the building wall upon which they are attached.
 - e. Coverage. In no case shall wall sign copy occupy more than seventy-five percent (75%) of the length of the business frontage wall to which it is affixed.
 - f. Primary and secondary building frontages shall be designated by the property owner or the applicant/tenant.
 - g. Projection. No Wall Sign shall extend more than twelve (12) inches beyond the face of the wall to which it is attached or affixed.
 - h. Sign Copy. All sign copy on both the ground floor and the second floor shall be contained within two (2) lines.
10. Awning Signs. Awning Signs shall be limited to the A-P, C, and M zones, and within commercially designated properties within Specific Plan areas.
- a. Location. Signage shall be restricted to the awning valance not to exceed a vertical dimension of six (6) inches and shall be contained within one (1) line.
 - b. Height. Awnings shall be a minimum of eight (8) feet above ground level and may be internally or externally illuminated.
11. Under-Canopy Signs. Under-Canopy Signs shall be limited to the C zones and to commercially designated properties within Specific Plan areas.
- a. Area. Maximum area shall be six (6) square feet.
 - b. Height and Projection. A minimum vertical clearance of eight (8) feet over the pedestrian walkway shall be provided and the top of the sign shall be no higher than 12 feet over the sidewalk/walkway.
 - c. Number. One (1) sign suspended under a canopy shall be permitted per business establishment in pedestrian areas such as sidewalks, plazas or malls.
 - d. Sign Copy. Under-Canopy Signs shall be limited to two (2) sign copy faces with each face having a maximum of two (2) lines.
12. Banners. Banners shall only be permitted for advertising a grand opening (once for each company), change of business name, change of ownership, and nationally recognized holidays, provided the following requirements are met:
- a. Number. One (1) Banner per business location may be permitted at any one time.
 - b. Location. Banners shall be disallowed in residential zones, except in cases of governmental or institutional use of such properties. Banners may also be mounted within public properties such as parks, and public rights-of-way such as streets, with the approval of the Public Works Department. On-site banners shall only be mounted against a building wall, and shall not be strung between freestanding poles, structures or trees.
 - c. Size. No more than forty five (45) square feet in area, with a maximum length of fifteen (15) feet, and a maximum width of three (3) feet.
 - d. Duration. Maximum duration of thirty (30) days for every sixty (60) days.
 - e. Permit Required. A Banner Permit shall be required for each thirty (30) day period that is requested.
13. Bunting. Bunting shall be permitted only for new automobile dealership lots and commercial centers of five (5) or more tenants.
- a. Content. Bunting shall not contain any advertising information such as company name or product name but may contain information such as nationally recognized holidays and events.
 - b. Size. No more than two (2) feet wide by three (3) feet high.
 - c. Placement and Mounting. Bunting shall be mounted on parking lot light poles or on rigid brackets attached to the exterior wall of the building, and shall be at least eight (8) feet above the ground.
 - d. Duration. Bunting shall be limited to sixty (60) days, three (3) times a year, with a time gap of sixty (60) days between mounting periods.

- e. Permit Fee and Deposit. The applicant shall pay a permit fee and a deposit fee every time Bunting is requested. The fee shall be reimbursed at the end of the permitted mounting period provided the bunting is removed by the applicant.
14. Pennants. Pennants shall be permitted on automobile only on automobile dealerships and commercial centers of five (5) or more tenants.
- a. Size. Pennants shall be no more than eight (8) inches wide by eighteen (18) inches long.
 - b. Condition and Location. The location of pennants shall be approved by the economic development director or designee. Pennants shall not be permitted on offsite utility/light poles or within the public right-of-way. All pennants shall be maintained in good condition. Torn, tattered and/or damaged pennants shall be replaced, repaired or removed upon notification.

(Ord. No. 3878, § 8 (part).)

- c. Duration. Pennants shall be limited to sixty (60) days, three (3) times a year, with a time gap of sixty (60) days between mounting periods.
 - d. Permit Fee and Deposit. The applicant shall pay a permit fee and a deposit fee every time pennants are requested. The deposit fee shall be reimbursed at the end of the permitted mounting period provided the pennants are removed by the applicant.
15. Painted Signs. Painted Signs shall be allowed only as a wall sign and shall be professionally executed by a licensed commercial sign painter.
- a. Sign Permit Application required.
 - b. All development standards pertaining to Wall Signs shall apply.
16. Religious facility signs. The following standards shall be met for a religious facility, pursuant to Section .062:
- a. Number. One (1) Monument Sign, and either one (1) Wall Directory Sign or one (1) Freestanding Directory Sign for a religious facility and its accessory uses.
 - b. Size and Height. A Monument Sign for a religious facility shall not exceed thirty-two (32) square feet in size and seven (7) feet in height, and a Wall Directory Sign or Freestanding Directory Sign shall not exceed twenty-four (24) square feet in size. A Wall Directory Sign shall be mounted no higher than ten (10) feet from the ground and a Freestanding Directory Sign shall not exceed seven (7) feet in height.
 - c. Location and Mounting. A Monument Sign shall not be placed within five (5) feet of any property line and shall be within a landscaped area or planter. A Wall Sign or Directory Sign shall not be mounted higher than the building wall.

(Ord. No. 4114, § 3.)

17. Balloons and Bunting. Balloons and bunting shall be permitted within automobile dealerships.
- a. Condition and Location. The size and location of balloons and bunting shall be approved by the economic development director or designee. Balloons and bunting shall not be permitted on off-site utility/light poles or within the public right-of-way. Torn, tattered and/or damaged balloons/bunting shall be replaced, repaired or removed upon notification.

(Ord. No. 3878, § 8 (part).)

18. Used car lot signs. The following signage shall be permitted for used car lots:
- a. Number. One monument sign shall be permitted per used car sales lot with a maximum sign area of sixty-five (65) square feet per sign face at a maximum height of ten (10) feet. A monument sign shall be allowed for used car sales lots with a minimum of twelve thousand (12,000) square feet in lot area. Multiple used car sales lot businesses located on the same legal lot shall be allowed only one monument sign. If a site for a used car lot qualifies for a pole sign pursuant to the city's sign ordinance, such sign may be substituted for a monument sign.
 - b. Vehicle Windshield signage. Vehicle windshield signage shall be permitted to cover up to fifty percent (50%) of each vehicle windshield area.
 - c. Other signs. All other signs including wall signs and temporary signs shall be permitted pursuant to the Section .503-K of the zoning ordinance.

H. Abatement. The following signs shall be abated immediately:

1. Nonconforming Signs changed or altered in any way beyond maintenance and repair other than change of copy.
2. Flags, banners, balloons, temporary, portable and mobile signs, except as permitted herein.
3. Illegal Signs.
4. Painted Signs, "Wall" or "Window Signs" which do not conform with the provisions of this section.

I. Inventory and Abatement of Abandoned Nonconforming Signs.

Within six (6) months from the adoption of this section, the city shall commence with an inventory and identification of all abandoned nonconforming advertising signs. Within sixty (60) days after said six-month period, the City shall commence abatement of such signs.

J. Use Discontinued.

1. Nonconforming signs. When a commercial or manufacturing use is discontinued for a period of ninety (90) days, any nonconforming sign advertising such discontinued use shall be considered abandoned and shall be abated per the provisions of the Pomona City Code.
2. Conforming signs. When any land use is discontinued for a period of sixty (60) days or more, the property owner must maintain all remaining conforming signs by modifying such signs to remove the name, and other advertisement of the former business and continue to maintain the sign structure in proper working condition. Any sign not in compliance with this section shall be determined to be a public nuisance and the City shall abate same per the provisions of the Pomona City Code.

K. Proposition "L."***Editor's note—**

* Editor's note. — Former Section .503-K-G7, which was approved in a special municipal election held on November 2, 1993 (Proposition "L"), and which cannot be modified without a vote of the people, is redesignated .503-K-K by Ordinance No. 3845.

1. No new or structurally altered offsite billboards shall be permitted within the City of Pomona. In technical words conveying the same meaning, no "offsite advertising signs" as defined shall be constructed, relocated, or structurally altered in any zoning district.
2. Noncommercial advertising by the property owner or by another with their consent is permitted on any advertising sign allowed by this ordinance for onsite advertising, whether the message concerns activity at the property or not.

(Ord. No. 1561, § 6; Ord. No. 1963, § 3; Ord. No. 1983, §§ 2, 4; Ord. No. 2108, § 1; Ord. No. 2487, §§ 1, 2; Ord. No. 3385, § 35; Ord. No. 3584, § 1; Ord. No. 3625, § 3; Ord. No. 3676, §§ 1—3; Ord. No. 3680, § 3; Ord. No. 3697, § 3; Ord. No. 3709, § 2; Ord. No. 3768, §§ 2—5; Ord. No. 3809, § 2; Ord. No. 3845, §§ 3, 4.)

.503-L LOADING SPACE REQUIREMENTS

1. *Generally.* Every hospital, institution, hotel, commercial or industrial building hereafter erected or established shall have and maintain loading space as provided in section .503-L-2.
 - (a) When the lot upon which the loading space is located abuts upon an alley such loading space shall adjoin or have access from said alley. The length of the loading space may be measured perpendicular to or parallel with the center line of the alley. Where such loading space is parallel with the alley the loading space shall extend across the full width of the lot, except that if only two spaces are required the length of the loading area need not exceed fifty (50) feet.
 - (b) Where the loading area abuts a street, the front yard required in the district may be used in calculating the area required for loading providing that there be no more than one (1) entry or exit to sixty (60) feet of lot frontage or fraction thereof.
 - (c) Loading space being maintained in connection with any existing main building on the effective date of this ordinance shall thereafter be maintained so long as said building remains, unless an equivalent number of such spaces are provided on a contiguous lot in conformity with the requirements of this section; provided, however, that this regulation shall not require the maintenance of more loading space than is hereby required for a new building, nor the maintenance of such space for any type of main building other than those specified above.

- (d) Loading space required by this ordinance may occupy a required rear yard, but in no case shall any part of an alley or loading.
- (e) Before any parcel of land is paved with asphaltic concrete, concrete, or any other surfacing material, a permit shall be obtained from the city engineer.

2. Loading requirements for various uses:

All hospitals, institutions, hotels, commercial and industrial uses shall provide loading spaces not less than ten (10) feet in width, twenty (20) feet in length, and fourteen (14) feet in height, as follows:

Total Square Feet of Building Space (gross floor area)	Loading Spaces Required
(a) Commercial Buildings	
3,000-15,000	1
15,001-45,000	2
45,001-75,000	3
75,001-105,000	4
105,001-and over	5
(b) Industrial Buildings	
3,500-40,000	1
40,001-80,000	2
80,001-120,000	3
120,001-160,000	4
160,001-and over	5
(c) Hospitals and Institutions	
3,000-20,000	1
20,001-50,000	2
50,001-80,000	3
80,001-110,000	4
(d) Hotels and Office Buildings	
110,001-and over	5
3,500-50,000	1

50,001-100,000	2
100,001-and over	3

.503-M MINIMUM SIZE OF BUILDING

No requirements.

.503-N MINIMUM AND MAXIMUM SIZE OF DISTRICT

The minimum and maximum size of the districts shall be not less than that prescribed within the district regulations.

.503-O FREQUENCY OF DISTRICT

1. In the "C-1" District

No neighborhood stores district should be closer than one-half mile from any other commercial district.

2. In the "C-2" district.

The location of "C-2" districts shall be determined by studies of the purchasing power available to support the uses permitted in the district. Said districts should not, however, be closer than one (1) mile from any other "C-2" district already established. A "C-2" district may, however, be established abutting or as an expansion of any commercial district other than a "C-1" district or a "C-2" district.

.503-Q COMPUTATION OF YARDS

1. In measuring a front yard or side yard adjoining a street, it shall be the perpendicular distance between the street and a line through the corner or face of said building closest to and drawn parallel with the street excluding any architectural features.
2. If any future right-of-way line has been established by provisions of a specific ordinance or by the master plan, then the measurement of the yard shall be made from the future right-of-way line, or future property line so defined.

.503-R BUILDING SETBACK

1. The highway setback line on all major and secondary highways shall be established as fifty (50) feet from the center line of all major highways and forty (40) feet from the center line of all secondary highways. The major and secondary highways referred to in this section shall be those shown on the master plan for the city.
2. In cases where front yards are required, such front yards shall be calculated from the line established by the highway setback line by this section.

.503-S AUTHORITY AND PROCEDURE TO ESTABLISH STREET SETBACK LINES

1. Authority to establish front yard setbacks:

Upon application of any property owner, or by action initiated by the planning commission or the city council, front yard setbacks on any premises shall be established or re-established in the manner herein provided. The action on the application for the establishment of such front yard setbacks shall be in conformity with the provisions of this section notwithstanding any other provision to establish front yard setbacks in other parts of this ordinance.

2. Application by property owner:

Any owner of property within any use district desiring to have front yard setbacks established or re-established as to such property, may present to the planning commission an application requesting same. Such application, obtained at the office of the planning department, shall be completed, showing the name and street address of the property owner, and an indication of the

extent along said street to which the request for front yard setback establishments or reestablishment is made. Names and addresses of other property owners along said street may be included within the application, however, such additional names and street addresses are optional.

3. Setting for hearing and notice:

Upon receiving said application, notice shall be given to property owners along said street by mailed notice, or posting of placards, or legal notice in a newspaper of general circulation in the City of Pomona, one or all of such methods of notice to be determined by the planning commission. Such notice shall give the nature and extent of the request, date, time, and place of hearing, the name of the applicant, and such other facts as may be prescribed from time to time by the commission or the council.

4. Hearing and recommendation by the planning commission:

The planning commission shall hear such application and shall make a recommendation thereon to the city council; in doing so the commission may recommend the location of the front yard setback line to the established or re-established, but no recommendation shall be made for the establishment of said setback line for any property with reference to which no notice shall have been given.

5. Hearing and order by council:

Upon receiving the recommendation of the planning commission, the city council shall hear such application, after which a decision shall be made to accept, reject, or alter the recommendation of the planning commission.

6. Ordinance:

Thereafter such front yard setback line shall be established by ordinance.

Editor's note.—The following setback lines are hereby established:

- (a) No buildings shall be constructed closer than 15 feet from the north property line of lots abutting Pasadena Street. This restriction does not apply to walls and open use of the property.

(Ord. No. 1592, § 2.)

- (b) A fifteen-foot front yard building setback line along the north side of Hawthorne Place between Mountain View Avenue and Reservoir Street shall be established.

(Ord. No. 1658, § 1.)

- (c) A twelve-foot front yard building setback line is established on the south side of Nemaha Street between Garey Avenue and Orange Grove Avenue in the City of Pomona.

(Ord. No. 1696, § 2.)

- (d) A fifteen-foot front yard setback line for the north and south sides of West Center Street between White Avenue and Hamilton Boulevard in the City of Pomona is established.

(Ord. No. 1812, § 1.)

- (e) New setback lines on both the north and south sides of Orange Grove between White and the San Bernardino Freeway shall be established as follows:

- a. For any existing and future "A-P," administrative and professional district, a minimum front yard setback of five feet for nonresidential uses shall be permitted in the district, and fifteen feet for residential uses shall be permitted in the district.
- b. For any existing and future residential district, a minimum front yard setback of fifteen feet.
- c. For any existing and future commercial district, no change from that now set forth in Ordinance 1466.

(Ord. No. 1891, § 1.)

- (f) The minimum front yard setback line along the south side of Pasadena Street between Gibbs Street and Palomares Street shall be fifteen feet for all uses.

(Ord. No. 1902, § 1.)

- (g) The minimum front yard setback line along the west side of Wisconsin Street between Holt Avenue on the south

and Texas Street on the north shall be fifteen feet for all uses.

(Ord. No. 1903, § 1.)

- (h) New front yard setback lines on the south side of San Francisco Street, between Palomares and Eleanor Street shall be established as fifteen feet.

(Ord. No. 1938, § 1.)

- (i) The minimum landscape building setback line along the west side of Main Street between Pomona Mall West and Fifth Avenue shall be five feet, provided this setback will not preclude roof overhangs and architectural features projecting into such area of setback.

(Ord. No. 1943, § 1.)

- (j) New building setback lines on the east side of Main Street between Pomona Mall West and Fifth Avenue shall be established as five feet.

(Ord. No. 1954, § 1.)

- (k) A building setback of one hundred feet shall be required from the south boundary of Harrison Avenue, between Garey Avenue and the westerly boundary of the "M-1" district between Harrison Avenue and Bonita Avenue. (For further details see last unnumbered paragraph of Section .413-D-4.)

(Ord. No. 2084, § 3.)

- (l) A minimum landscaped building setback of twenty feet from the western Pomona city limits boundary to Garey Avenue along the south side of Bonita Avenue. (For further details and landscaping requirements see Section .413-D-5(a).)

(Ord. No. 2084, § 3.)

- (m) A minimum landscaped building setback of fifteen feet in the "M-1" zoning district along the east side of Reservoir Street from Franklin Avenue to Philadelphia Street. (For further details, wall and landscaping requirements, see Section .413-D-5(b).)

(Ord. No. 2084, § 3.)

.503-T. Repealed by Ordinance No. 3385.

.503-U. TRANSPORTATION DEMAND MANAGEMENT MEASURES.

Purpose and Intent. These regulations are established to encourage the efficient use of existing and planned transportation infrastructures, the maintenance and improvement of traffic levels of service and the citywide reduction of motor vehicle emissions.

Goals and Strategies. To minimize the number of peak period vehicle trips generated by new development by setting development standards that support the use of alternative transportation systems that also minimize fuel emissions into the atmosphere. Regionwide and countrywide participation on transportation demand management is also strongly supported by the development standards.

A. Definitions.

1. "Alternative transportation" means the use of modes of transportation other than the single-passenger motor vehicle, including but not limited to carpools, vanpools, buspools, public transit, walking and bicycling.
2. "Applicable development" means any development project that is determined to meet or exceed the project size threshold criteria contained in subdivision C of this subsection.
3. "Buspool" means a vehicle carrying sixteen or more passengers commuting on a regular basis to and from work with a fixed route, according to a fixed schedule.
4. "Carpool" means a vehicle carrying two to six persons commuting together to and from work on a regular basis.
5. "The California Environmental Quality Act (CEQA)" is a statute that requires all jurisdictions in the State of California to evaluate the extent of environmental degradation posed by proposed development.
6. "Developer" means the builder who is responsible for the planning, design and construction of an applicable development project. A developer may be responsible for implementing the provisions of this subsection as determined by the property owner.
7. "Development" means the construction or addition of new building square footage. Additions to buildings which

existed prior to the adoption of the ordinance codified in this subsection and which exceed the thresholds defined in subdivision C of this subsection shall comply with the applicable requirements but shall not be added cumulatively with existing square footage; existing square footage shall be exempt from these requirements. All calculations shall be based on gross square footage.

8. "Employee parking area" means the portion of total required parking at a development used by on-site employees. Unless specified in the zoning code, employee parking shall be calculated as follows:

Type of Use	Percent of Total Required Parking Devoted to Employees
Commercial	30%
Office/Professional	85%
Industrial/Manufacturing	90%

9. "Preferential parking" means parking spaces designated or assigned, through use of a sign or painted space markings for carpool and vanpool vehicles carrying commute passengers on a regular basis that are provided in a location more convenient to a place of employment than parking spaces provided for single-occupant vehicles.
10. "Property owner" means the legal owner of a development who serves as the lessor to a tenant. The property owner shall be responsible for complying with the provisions of this subsection either directly or by delegating such responsibility as appropriate to a tenant and/or his agent.
11. "South Coast Air Quality Management District (SCAQMD)" is the regional authority appointed by the California State Legislature to meet federal standards and otherwise improve air quality in the South Coast Air Basin (the nondesert portions of Los Angeles, Orange, Riverside and San Bernardino Counties).
12. "Tenant" means the lessee of facility space at an applicable development project.
13. "Transportation demand management (TDM)" means the alteration of travel behavior, usually on the part of commuters, through programs of incentives, services and policies. TDM addresses alternatives to single-occupant vehicles such as carpooling and vanpooling, and changes in work schedules that move trips out of the peak period or eliminate them altogether (as is the case in telecommuting or compressed work weeks).
14. "Trip reduction" means reduction in the number of work-related trips made by single-occupant vehicles.
15. "Vanpool" means a vehicle carrying seven or more persons commuting together to and from work on a regular basis, usually in a vehicle with a seating arrangement designed to carry seven to fifteen adult passengers, and on a prepaid subscription basis.
16. "Vehicle" means any motorized form of transportation, including but not limited to automobiles, vans, buses and motorcycles.

B. Review of Transit Impacts.

Prior to approval of any development project for which an environmental impact report (EIR) will be prepared pursuant to the requirements of the California Environmental Quality Act (CEQA) or based on local determination, regional and municipal fixed-route transit operators providing service to the project shall be identified and consulted with. Projects for which a notice of preparation (NOP) for a draft EIR has been circulated pursuant to the provisions of CEQA prior to the effective date of the ordinance codified in this subsection shall be exempted from its provisions. The "Transit Impact Review Worksheet," contained in the Los Angeles County Congestion Management Program Manual, or similar worksheets, shall be used in assessing impacts. Pursuant to the provisions of CEQA, transit operators shall be sent a NOP for all contemplated EIRs and shall, as part of the NOP process, be given opportunity to comment on the impacts of the project, to identify recommended transit service or capital improvements which may be required as a result of the project, and to recommend mitigation measures which minimize automobile trips on the CMP network. Impacts and recommended mitigation measures identified by the transit operator shall be evaluated in the draft EIR prepared for the project. Related mitigation measures adopted shall be monitored through the mitigation monitoring requirements of CEQA.

Phased development projects, development projects subject to a development agreement, or development projects requiring subsequent approvals, need not repeat this process as long as no significant changes are made to the project. It shall remain the discretion of the lead agency to determine when a project is substantially the same and therefore covered by a previously certified EIR.

C. Transportation Demand and Trip Reduction Measures.

1. Applicability of Requirements.

Prior to approval of any development project, the applicant shall make provisions for, as a minimum, all of the following applicable transportation demand management and trip reduction measures.

This subsection shall not apply to projects for which a development application has been deemed "complete" by the city pursuant to Government Code Section 65943, or for which a notice of preparation for an EIR has been circulated or for which an application for a building permit has been received, prior to the effective date of the ordinance codified in this subsection.

All facilities and improvements constructed or otherwise required shall be maintained in a state of good repair.

2. Development Standards.

- a. Nonresidential development of twenty-five thousand square feet or more shall provide the following to the satisfaction of the city:
 - (1) A bulletin board, display case, or kiosk displaying transportation information located where the greatest number of employees are likely to see it. Information in the area shall include, but is not limited to, the following:
 - (2) Current maps, routes and schedules for public transit routes serving the site;
 - (3) Telephone numbers for referrals on transportation information including numbers for the regional ridesharing agency and local transit operators;
 - (4) Ridesharing promotional material supplied by commuter-oriented organizations;
 - (5) Bicycle route and facility information, including regional/ local bicycle maps and bicycle safety information;
 - (6) A listing of facilities available for carpoolers, vanpoolers, bicyclists, transit riders and pedestrians at the site.
- b. Nonresidential development of fifty thousand square feet or more shall comply with subdivision (2)(a) above and shall provide all of the following measures to the satisfaction of the city:
 - (1) Not less than ten percent of the employee parking area shall be located as close as is practical to the employee entrance(s), and shall be reserved for the use by potential carpool/vanpool vehicles, without displacing handicapped and customer parking needs. This preferential carpool/vanpool parking area shall be identified on the site plan upon application for building permit, to the satisfaction of the city. A statement that preferential carpool/vanpool spaces for employees are available and a description of the method for obtaining such spaces must be included in the required transportation information board. Spaces will be signed/stripped as demand warrants provided that at all times at least one space for projects of fifty thousand square feet to one hundred thousand square feet and two spaces for projects over one hundred thousand square feet shall be signed/stripped for carpool/vanpool vehicles.
 - (2) Preferential parking spaces reserved for vanpools must be accessible to vanpool vehicles. When located within a parking structure, a minimum vertical interior clearance of seven feet, two inches shall be provided for those spaces and access ways to be used by such vehicles. Adequate turning radius and parking space dimensions shall also be included in vanpool parking areas.
 - (3) Bicycle racks or other secure bicycle parking shall be provided to accommodate four bicycles per the first fifty thousand square feet of nonresidential development and one bicycle per each additional fifty thousand square feet of nonresidential development. Calculations which result in a fraction of 0.5 or higher shall be rounded up to the nearest whole number. A bicycle parking facility may also be a fully

enclosed space or locker accessible only to the owner or operator of the bicycle, which protects the bike from inclement weather. Specific facilities and location (e.g., provisions of racks, lockers, or locked rooms) shall be to the satisfaction of the city.

- c. Nonresidential development of one hundred thousand square feet or more shall comply with subdivisions (2) (a) and (2)(b) above, and shall provide all of the following measures to the satisfaction of the city:
 - (1) A safe and convenient zone in which vanpool and carpool vehicles may deliver or board their passengers.
 - (2) Sidewalks or other designated pathways following direct and safe routes from the external pedestrian circulation system to each building in the development.
 - (3) If determined necessary by the city to mitigate the project impact, bus stop improvements shall be provided. The city shall consult with the local bus service providers in determining appropriate improvements. When locating bus stops and/or planning building entrances, entrances shall be designed to provide safe and efficient access to nearby transit stations/stops.
 - (4) Safe and convenient access from the external circulation system to bicycle parking facilities on-site.

D. Monitoring.

All applicable development standards in this section and all identified mitigation measures for development projects subject to this subsection shall be monitored for appropriate compliance prior to issuance of a certificate of occupancy or business license.

E. Enforcement.

All applicable development standards in this section and all identified mitigation measures for development projects subject to this subsection shall be properly in place and updated before any permit for tenant improvement work, remodeling, site work, additional building square footage or landscaping work is permitted.

(Ord. No. 3690, § 1.)