

City of Monterey Park, CA
Wednesday, October 29, 2025

Title 21. Zoning

Chapter 21.10. COMMERCIAL ZONES

§ 21.10.010. Purpose and Intent.

The following zoning districts are intended to provide regulations for the safe, efficient and creative design of the commercial and office areas within the City. The zoning districts are intended to be consistent with the land use designations of the Monterey Park General Plan and serve as the primary tool of implementation of land use policy. The purpose of this chapter is to provide regulations that will promote the overall improvement of all commercial areas which cater to both local neighborhoods and regional areas.

(Ord. 2097 § 3, 2013)

§ 21.10.020. Commercial Zones.

(A) N-S – Neighborhood Shopping Zone.

- (1) The N-S Zone has a physical character that is generally comprised of shallow lots and small scale developments. This zone provides for the development of commercial areas to serve nearby residential neighborhoods and to maintain the integrity of such existing areas within the City. This zone maintains a small-scale pedestrian oriented commercial character available to serve neighborhood residents through the implementation of the following practices:
 - (a) Limit the maximum sizes of commercial uses in this area.
 - (b) Ensure the maintenance and improvement of the existing commercial environment.

(B) S-C – Shopping Center Zone.

- (1) The S-C Zone has a physical character that is generally comprised of deep and wide lots. This zone provides for the development of shopping and business centers that serve as a major retail attraction for the broader community through the implementation of the following practices:
 - (a) Encourage and facilitate development of parking structures to ease the parking demand in this area.
 - (b) Encourage the development of large retail centers that provide a variety of dining and retail uses and promote revenue for the City.
 - (c) Ensure the maintenance and improvement of the existing character of S-C Zones as successful retail destinations.

(C) C-B – Central Business Zone.

- (1) The C-B Zone has a physical character comprised of varying lot sizes with large and small scale development throughout. This zone provides for the development of a pedestrian-oriented downtown environment that allows for a mix of commercial and residential uses. This

zone creates a vibrant pedestrian-oriented commercial district through the implementation of the following practices:

- (a) Encourage the use of awnings and window displays that create attractive storefronts and promote walk-ability throughout the downtown.
- (b) Promote a mix of retail, dining and limited service uses in which office uses are expressly prohibited on the street level.
- (c) Promote accessory uses, such as outdoor dining, that will enhance a pedestrian friendly atmosphere.

(D) R-S – Regional Specialty Center Zone.

- (1) The R-S Zone has a physical character generally comprised of wide, deep lots with large scale development. This zone provides for the development of commercial areas that serve a regional need and promote the development of regional centers with diverse retail and entertainment uses. This zone will serve as a commercial and entertainment center that serves both local residents and the surrounding region. This district shall provide sufficient parking to meet the needs of regional shoppers while maintaining a walk-able, pedestrian friendly environment. This zone shall develop into a regional commercial destination through the implementation of the following practices:

- (a) Implement corner treatments to serve as entryways and/or focal points at major intersections and entrances throughout the R-S Zone.
- (b) Facilitate mixed-use developments that provide a vibrant balance of residential, retail, entertainment and dining uses.
- (c) Implement various pedestrian amenities and pedestrian linkages to the downtown commercial district (C-B Zone).

(E) C-S – Commercial Services Zone.

- (1) The C-S Zone has a physical character commonly comprised of primarily narrow and shallow lots generally located along the City's boundaries. This zone provides for the development of commercial areas that promote retail and provide transition areas between the City and neighboring communities.

(F) C-P – Commercial Professional Zone.

- (1) The C-P Zone has a physical character generally comprised of both medium and large scale development located along principal and minor arterials. This zone provides for the development of integrated office and professional areas, in which all related uses and facilities may be located. This zone encourages the establishment of cohesive business parks that accommodate a range of professional office, laboratory and limited retail uses.

(Ord. 2097 § 3, 2013)

§ 21.10.030. Land Use Regulations.

- (A) Permitted Uses. The land uses listed in Table 21.10(A) are permitted in one or more of the commercial districts as indicated in the columns corresponding to each commercial district. Where indicated with a "P," the use is permitted. Where indicated with an "X," the use is expressly prohibited. The letter "A" indicates the use is permitted only as an accessory use. The letter "C" indicates the use is conditionally permitted subject to the approval of a conditional use permit. The letter "L" indicates the use is permitted subject to limitations described in Section **21.10.040**. The letter "S" indicates the use is permitted only on the second floor or above.

- (B) All uses must be conducted totally within a completely enclosed building with the exception of City-approved outdoor dining, temporary special events, and uses customarily conducted in the open as

determined by the City Planner, such as a carwash or nursery.

- (C) Storage is permitted only within an entirely enclosed building and is limited to accessory storage of commodities sold or utilized in the conduct of a permitted use, on the premises.
- (D) Uses producing, causing or emitting dust, gas, smoke, glare, noise, fumes, odors, electromagnetic emanations or vibrations which are or may be detrimental to the safety, welfare, health and peace of the City and its residents are prohibited.
- (E) Overnight parking of vehicles, except those used in conjunction with a permitted use, are prohibited. The vehicles must be maintained in proper working order and remain free of graffiti at all times. Any such vehicle deemed to be a public nuisance is prohibited from parking on-site.

Table 21.10(A)

Permitted Uses in Commercial Zones

Legend:

- A As an accessory use only
- C Permitted subject to approval of a conditional use permit
- L Permitted subject to limitations or special standards as described in Section **21.10.040**
- P Permitted
- S Permitted on the second floor or above
- X Expressly prohibited

Land Uses	N-S	S-C	C-B	R-S	C-S	C-P
Retail						
Appliance or Electronics Sale and Repair	P	P	P	P	P	X
Art Gallery	P	X	P	P	P	X
Art Supplies Store	P	P	P	P	P	X
Auto Parts Store, retail only	P	P	X	P	P	X
Auto Sales – New	X	P	X	L	P	X
Auto Sales – Used	X	P	X	L	P	X
Bakery, Retail Sales Only	P	P	P	P	P	X
Beauty Supplies Store	X	P	P	P	P	X
Boat, Trailer, Motorcycle, Motor Scooter Sales	X	X	X	L	P	X
Book Store, including Newsstand	P	P	P	P	P	P
Catering Service, Food (not truck catering)	X	X	X	A	A	X
Cellular Phone Store, including Accessories	P	P	P	P	P	P
Clothing/Shoe Retail and Service	P	P	P	P	P	P
Delivery Only Medicinal Cannabis Retailer	X	X	X	X	C	X
Drugstore/Pharmacy	P	P	P	P	P	L
Florist	P	P	P	P	P	P
Furniture Store	X	P	P	P	P	X
Grocery/Food Store/Supermarket	P	P	P	P	P	L

Land Uses	N-S	S-C	C-B	R-S	C-S	C-P
Hardware/Home Improvement Store (less than or equal to 10,000 sq. ft.)	P	P	P	P	P	X
Hardware/Home Improvement Store (more than 10,000 sq. ft.)	X	P	X	P	P	X
Hobby/Specialty Store	P	P	P	P	P	X
Jewelry Store	X	P	P	P	P	P
Major Development	C	C	C	C	C	C
Medical Equipment and Supplies (sales and service)	X	P	X	P	P	P
Medical Marijuana Dispensaries	X	X	X	X	X	X
Music Store (sales, service and instruction)	X	P	X	P	P	X
Music Store (retail sales only with service and instruction expressly prohibited)	X	P	P	P	P	X
Music/Movie Sale and Rental	P	P	P	X	P	P
Office Supply Store (less than or equal to 10,000 sq. ft.)	X	P	P	P	P	P
Office Supply Store (more than 10,000 sq. ft.)	X	P	X	P	P	P
Pet Store and Supplies	P	P	P	P	P	X
Photo Processing Shop (contained within automated equipment only)	X	P	P	P	P	X
Plant Nursery	X	X	X	X	P	X
Retail, General (≤10,000 sq. ft.)	P	P	P	P	P	X
Retail, General (large) (>10,000 sq. ft.)	X	P	P	P	P	X
Specialty Retail	P	P	P	P	P	P
Sporting Goods Store	X	P	P	P	P	X
Swap Meet	X	X	X	X	X	X
Swimming Pool Sales and Service	X	X	X	P	P	X
Service Business						
Adult Care Facility	X	X	X	X	C	C
Animal Grooming	P	P	P	P	P	X
Animal Hospital	X	C	X	X	P	X
Animal Shelter	X	X	X	X	X	X
Auto Detailing	X	X	X	X	X	X
Auto Dismantling	X	X	X	X	X	X
Auto Rental	X	X	X	L	L	X
Auto Repair	X	X	X	X	X	X
Auto Salvage and Wrecking	X	X	X	X	X	X
Barber Shop	P	P	P	P	P	P

Land Uses	N-S	S-C	C-B	R-S	C-S	C-P
Beauty Salon	P	P	P	P	P	P
Car Wash	C	X	X	X	C	X
Cemetery	X	X	X	X	X	X
Check Cashing Facility	X	X	X	X	C	X
Collection Facility	C	C	X	C	C	X
Community Care Facility	X	X	X	X	C	C
Copy Center	P	P	P	P	P	P
Day Care Center	C	C	C	X	C	C
Day Health Spa (excluding massage)	P	P	P	P	P	P
Dry Cleaning (including laundry)	X	P	X	P	P	X
Dry Cleaning (including laundry less than or equal to 2,000 sq. ft.)	P	P	P	P	P	P
Employer-Sponsored Child Care	L	L	L	L	L	L
Extended Lodging Facility	X	X	X	L	L	L
Fitness Center (less than or equal to 5,000 sq. ft.)	L	L	L	L	L	L
Fitness Center (more than 5,000 sq. ft.)	C	C	C	C	C	C
Gunsmith	X	X	P	P	P	X
Hotel	X	X	L	L	L	L
Kennel/Animal Boarding	X	X	X	X	X	X
Laundromat	P	P	P	X	X	X
Locksmith/Keys	P	P	X	P	P	X
Mail Boxes (accessory to parcel service or contract postal station only)	A	A	A	A	A	A
Massage Establishment	L	L	L	L	L	L
Money Transfer Facility	X	X	X	X	C	X
Mortuary/Funeral Home	X	X	X	C	C	C
Motel	X	X	X	L	L	X
Parcel Service/Contract Postal Station	P	P	P	P	P	P
Photo Processing Shop	P	P	P	P	P	P
Photocopying/Reproduction	X	P	P	P	P	P
Picture Framing as Accessory to Art Supplies Store and/or Art Gallery	A	A	A	A	A	X
Printing and Publishing	X	X	X	P	P	X
Public Storage (Mini-Storage)	X	X	X	X	C	X
Salvage Yard	X	X	X	X	X	X
Service Station	C	C	X	C	C	X
Studio (Marital Arts/Dance/Photo/Music)	X	L	L	L	L	L

Land Uses	N-S	S-C	C-B	R-S	C-S	C-P
Tailor	P	P	P	P	P	X
Tattoo Parlors and Body Piercing Shops	X	X	X	X	X	X
Tutoring	L	X	X	L	L	X
Veterinary Services, Domestic	X	C	X	X	P	X
Eating & Drinking Establishment						
Alcohol Sales (on-sale and off-sale)	L	L	L	L	L	L
Bar, Tavern or Cocktail Lounge	X	X	L	L	X	X
Outdoor Dining	A	A	A	A	A	A
Restaurant	P	P	P	P	P	P
Retail Eating Establishment	P	P	P	P	P	P
Entertainment/Cultural						
Adult Oriented Business	X	X	X	X	X	X
Amusement or Game Arcade	X	C	C	C	C	X
Auditorium, including Performing Arts Center	X	X	X	C	C	A
Concert Hall	X	C	C	C	X	X
Comedy Club	X	C	C	C	X	X
Commercial Recreation – Indoor	C	C	C	C	C	C
Commercial Recreation– Outdoor	X	C	C	C	C	X
Community Center	X	C	C	C	X	X
Cultural Institution	X	X	X	P	P	P
Golf Driving Range	X	X	X	X	C	X
Internet Arcade	X	L	X	X	L	X
Library	X	X	X	P	P	P
Miniature Golf	X	C	X	C	C	X
Museum	X	X	P	P	P	X
Theater (theatrical and motion picture)	X	C	C	C	X	X
Office						
Bank/Financial Institution (retail)	C	C	C	C	C	P
Data/Cash Processing Office	X	X	X	X	X	P
Financial Institution/ Corporate Office	X	X	X	X	X	C
Notary Public	S	S	S	S	S	P
Office, Administrative	S	S	S	S	S	P
Office, Professional	S	S	S	S	S	P
Office, Service	P	S	S	P	P	P
Stockbroker/Trader	X	X	S	X	X	P
Medical Uses						
Acupuncture or Acupressure Clinic/Office	X	X	X	X	L	L

Land Uses	N-S	S-C	C-B	R-S	C-S	C-P
Alcoholism Hospital	X	X	X	X	C	C
Ambulance Service	X	X	X	X	C	P
Clinic (including medical, dental, psychologist, social work)	X	X	X	X	P	P
Day Treatment Hospital	X	X	X	X	C	C
Hospital (including psychiatric)	X	X	X	X	C	P
Long-Term Facility	X	X	X	X	C	C
Medical or Dental Laboratories	X	X	X	X	L	L
Nursing and Convalescent Hospital	X	X	X	X	C	L
Optometrist/Ophthalmologist	X	X	X	P	P	P
Out-Patient Facility (Drug and Alcohol)	X	X	X	X	L	L
Educational Institutions						
Business College (Office or Medical/Dental)	X	X	X	X	X	C
School, Commercial	X	X	X	X	X	C
School, Driving/Traffic (passenger vehicles and motorcycles)	X	X	X	X	C	C
School, Accessory Use to Church	X	C	C	X	X	X
School, Private	C	X	X	C	C	X
School, Public	P	P	P	P	P	P
School, Vocational or Trade School	C, S	X	C, S	X	C	C, S
Swimming Pool School	P	X	X	X	X	X
Additional/Accessory Uses						
Alcohol Sales	A	A	A	A	A	A
Assembly Hall	P	X	P	X	P	P
ATM Kiosk	L	L	L	L	L	L
Boarding House (see also Section 21.04.075)	X	X	X	C	C	C
Buildings Exceeding Height Limit	X	X	X	X	X	L
Community Facility	X	C	C	C	X	X
Drive-Through Business	L	L	X	L	L	X
Dump, Inert Solid	X	X	X	X	X	X
Dump, Rubbish and Refuse	X	X	X	X	X	X
General Research and Development Facility	X	X	X	L	L	L
Government or Public Facility	C	C	C	C	C	C
Government or Public Facility (owned or operated by the City of Monterey Park)	P	P	P	P	P	P
Live/Work Unit	L	X	L	L	L	X
Manufacturing, Heavy or Light	X	X	X	X	X	X

Land Uses	N-S	S-C	C-B	R-S	C-S	C-P
Mixed Uses (Residential & Commercial)	L	X	L	L	L	X
Parking Lot/Structure	X	X	A	A	A	A
Public Utility Office	C	C	X	C	C	C
Public Utility Substation	X	X	X	P	P	X
Quarry	X	X	X	X	X	X
Recycling Center	X	C	X	X	C	X
Refuse Collection	X	X	X	X	X	X
Rehabilitation Facility	X	X	X	X	C	C
Single Room Occupancy	X	X	X	L	L	L
Transitional Housing	X	X	X	X	C	C
Transfer Station	X	X	X	X	X	X
Warehouse	X	X	X	X	X	X
Warehouse and Sales Outlet	X	X	X	X	X	X
Wireless Communications & Telecommunications Facility	L	L	L	L	L	L
Wholesale/Distribution	X	X	X	X	X	X

(Ord. 2097 § 3, 2013; Ord. 2131 § 4, 2016; Ord. 2135 § 4, 2016; Ord. 2138 § 4, 2016; Ord. 2203 § 2, 2021; Ord. 2241, 12/20/2023; Ord. 2242, 1/17/2024; Ord. 2247, 9/4/2024)

§ 21.10.040. Limitations, Special Standards and Accessory Uses.

The land uses listed in Table 21.10(A) and designated with the letter "L" or "A" are subject to the standards set below.

- (A) Acupuncture/acupressure clinic or office is a permitted use upon compliance with the following standards:
- (1) All practitioners of acupuncture and/or acupressure must possess a valid and current acupuncture license issued by the State of California.
 - (2) Acupuncture/acupressure uses are not permitted within 300 feet of a similar use.
 - (3) Massage is prohibited under this use classification. The business must seek approval as a massage establishment if massage is a proposed component of the business.
- (B) Alcohol sales, on-site and off-site sale, are permitted as an accessory use to a restaurant and subject to the approval of an administrative use permit and standards set forth in this code.
- (C) Assembly hall is subject to the following requirements:
- (1) Compliance with Permit Requirements. Ancillary uses affiliated with an assembly hall must be specifically identified and permitted by a validly issued conditional use permit pursuant to this chapter or be separately permitted in accordance with the requirements for that zone. For example, and without limitation, a daycare center or private school associated with an assembly hall must be identified as an authorized use in the conditional use permit.
 - (2) Parking Requirements. Off-street parking must be provided in accordance with the requirements set forth in this title, including, without limitation, landscaping requirements.
 - (3) Compatibility with Surrounding Uses.

- (a) All buildings, structures, and landscaping must be developed and maintained in a manner compatible with development on surrounding properties.
 - (b) For assembly halls located within or adjacent to a residential zone, the Planning Commission may condition hours of operation to ensure compatibility with adjacent residential uses.
- (D) ATM kiosk is permitted as an accessory to an established commercial use upon compliance with the following:
- (1) Lighting must be provided at a minimum of two foot-candles, as measured from grade, surrounding the ATM.
 - (2) A minimum of one surveillance camera must be installed in all ATM areas.
 - (3) Any landscaping, shrubs, or decorative walls cannot exceed a maximum height of three feet when surrounding, or adjacent to, an ATM.
- (E) Auto rental is a permitted use upon compliance with the following:
- (1) Applicants must provide a site plan to show adequate parking will be provided on site as required by Section **21.10.210**. The site plan must clearly indicate auto display/storage areas and a separate area designated for customer parking.
 - (2) Such business is not permitted in a multi-unit shopping center.
- (F) Auto sales new or used are prohibited in any area designated as MU-I in the General Plan Land Use Element.
- (G) Bar, tavern or cocktail lounge may be permitted as an accessory use upon compliance with the following:
- (1) Conditional use permit approved by the Planning Commission for on-sale alcohol pursuant to Chapter **21.32**, Permit Procedures.
 - (2) A bar with live entertainment requires approval of a conditional use permit from the Planning Commission.
 - (3) A bar or tavern cannot be located within 200 feet of any residential zone.
- (H) Boat, trailer, motorcycle, motor scooter sales are prohibited in any area designated as MU-I in the General Plan Land Use Element. The MU-I area overlays a portion of the R-S Zone.
- (I) Drive-through business is conditionally permitted:
- (1) As an accessory to an established restaurant or commercial business and subject to approval of a conditional use permit by the Planning Commission.
 - (2) This use is prohibited in any area designated as MU-I in the General Plan Land Use Map.
 - (3) Pedestrian walkways should not intersect the drive-through drive aisles, but where they do, they shall have clear visibility, and they must be emphasized by enriched paving or striping.
 - (4) Drive-through aisles shall have a minimum 12 foot width on curves and a minimum 11 foot width on straight sections.
 - (5) Drive-through aisles shall provide sufficient stacking area behind the menu board to accommodate a minimum of six cars.
 - (6) All service areas, restrooms and ground-mounted and roof-mounted mechanical equipment shall be screened from view.
 - (7) Landscaping shall screen drive-through or drive-in aisles from the public right-of-way and shall be used to minimize the visual impact of reader board signs and directional signs.

- (8) Drive-through aisles shall be constructed with (PCC) concrete.
 - (9) Parking areas and the drive-through aisle and structure shall be set back from the ultimate curb face a minimum of 25 feet.
 - (10) Menu boards shall be a maximum of 30 square feet, with a maximum height of seven feet, and shall face away from the street.
 - (11) Drive-through restaurants within an integrated shopping center shall have an architectural style consistent with the theme established in the center. The architecture of any drive-through business must provide compatibility with surrounding uses in form, materials, colors, scale, etc. Structure plans shall have variation in depth and angle to create variety and interest in its basic form and silhouette. Articulation of structure surface shall be encouraged through the use of openings and recesses which create texture and shadow patterns. Structure entrances shall be well articulated and project a formal entrance through variation of architectural plane, pavement surface treatment, and landscape plaza.
 - (12) No drive-through aisles shall exit directly onto a public right-of-way.
- (J) Drugstore/pharmacy is limited to a maximum size of 5,000 square feet in the C-P Zone.
- (K) Employer-sponsored child care is permitted as an accessory use upon compliance with the following standards:
- (1) The child care can only serve on-site employees of the business. The child care services cannot be available to the general public.
 - (2) The child care can only operate during the standard of operating hours of the sponsor business.
 - (3) The child care cannot operate independently of the sponsor business.
- (L) Extended lodging facility is subject to the standards set forth in subsection **(S)** of this section, Hotel/motel/extended lodging facility.
- (M) Fitness center (less than or equal to 5,000 square feet) is permitted upon compliance with the following standards:
- (1) A business description must be submitted to and approved by the City Planner. The business description must include, without limitation, the following:
 - (a) Business Summary. Indicate the nature of the business and if lessons, classes or any similar activities are to take place in conjunction with the exercise facility.
 - (b) Number of Employees and Clients. Indicate the number of employees and their positions as well as the projected number of clients expected at the peak of operation.
 - (c) Hours of Operation. Indicate all hours that the exercise facility be open for business. When applicable, a detailed schedule of classes/lessons to be offered at the facility must be submitted to the City Planner.
 - (2) Modifications to an approved business description are subject to review and approval by the City Planner.
- (N) General research and development facility is permitted upon compliance with the following standards:
- (1) The facility cannot involve testing, manufacturing, fabrication or processing or sale of products.
 - (2) The facility cannot include the use of hazardous material that has a degree of hazard rating in health, flammability or reactivity of Class 4 as ranked by U.F.C. Standard 79-3 or succeeding standard.

(O) Golf driving range is conditionally permitted:

- (1) Subject to approval of a conditional use permit by the Planning Commission; and
- (2) This use is prohibited in any area designated as mixed-use in the General Plan Land Use Map.

(P) Grocery/food/supermarket is conditionally permitted in the C-P, subject to approval of the Planning Commission, when the unit occupied by the use is less than 5,000 square feet.

(Q) Hotel/motel/extended lodging facility is permitted in the R-S, C-S and C-P Zones. Motels are allowed in the R-S and C-S Zones. Extended lodging facilities are allowed in the R-S, C-S and C-P Zones. All uses must comply with the following standards:

- (1) All hotels, motels, and extended lodging facilities are not single room occupancy or boarding houses.
- (2) All hotels, motels, and extended lodging facilities are subject to a conditional use permit approved by the Planning Commission and shall comply with the following standards in addition to any conditions imposed by the Planning Commission.
 - (a) Hotels and extended lodging facilities shall provide guest rooms with voice mail, data ports, desk, laundry facilities, color television, alarm clock or wakeup service. Hotels and extended lodging facilities shall also make irons and ironing boards available to guests upon request. Motels shall provide guest rooms with voice mail, desk, color television, and alarm clock or wake up service.
 - (b) The minimum lot size for a hotel or extended lodging facility shall be one acre, with a minimum of 100 rooms. The minimum room size for a hotel and extended lodging facility shall be 300 square feet. There shall be a minimum of 25 square feet per guest room or meeting space for a full service hotel.
 - (c) Hotels, motels, and extended lodging facilities shall include at least one recreational facility, such as a pool, whirlpool/spa, or fitness room.
 - (d) A restaurant shall be provided for full service hotels and a guest courtesy lounge (for snacks including vending machines) shall be provided for a limited service hotel and extended lodging facilities.
 - (e) Extended lodging facilities shall provide a 24 hour per day on-site supervisor, as designated by the owner/operator.
 - (f) Hotels and extended lodging facilities shall provide interior access to rooms. Motels can have access from walkways or the parking lot.
- (3) Adequate parking must be provided on site as required by this title, Off-Street Parking Regulations.
- (4) An application for a conditional use permit for a hotel, motel, or extended lodging facility shall be accompanied by a report with the following information.
 - (a) Number of hotel, motel, and extended lodging facility rooms available in the City and within three miles of the proposed site.
 - (b) Current rates structure of existing facilities in the City and within three miles of the proposed site.
 - (c) Proposed rate structure, including term (daily, weekly, etc.).
- (5) Kitchens, kitchenettes and other cooking facilities shall not be permitted with hotel or motel units except the manager's unit. Kitchens, kitchenettes or other cooking facilities may be permitted within extended lodging facilities.

- (6) Housekeeping services including cleaning and linen service shall be made available daily to each guest room, at the option of the guest.
 - (7) Leases and rental agreements of any duration are prohibited.
 - (8) Hotels, motels, and extended lodging facilities cannot be used for a mailing address, voter registration, school registration, or listed for a personal phone number.
 - (9) No existing hotels or motels can be converted to an extended lodging facility.
 - (10) Hotels, motels, and extended lodging facilities cannot be used for long-term occupancy for uses and facilities such as apartments, care facilities, boarding houses, and other similar uses and facilities.
 - (11) Hotels may have a maximum continuous length of stay of 14 days with a five-day interruption required before commencement of each such subsequent stay.
 - (12) Motels may have a maximum continuous length of stay of 14 days with a five-day interruption required before commencement of each such subsequent stay.
 - (13) Extended lodging facilities may have a maximum continuous length of stay as provided in Section **21.04.382**.
 - (14) No hotel, motel, or extended lodging facility shall solicit or accept advance payment for more than seven days lodging.
 - (15) Compliance with the foregoing limitations will be determined on a year-to-year basis, based on average guest length of stay throughout each 12 month period of operation on the applicable extended lodging facility.
 - (16) Operators of hotels, motels, and extended lodging facilities shall provide the City with rental receipts, and related, pertinent information, within three days after request by any City official.
 - (17) All of the provisions of this section of this Zoning Code, and applicable conditions of approval, shall be written in to the deed and recorded, prior to the issuance of a grading permit.
- (R) Internet arcade is permitted subject to the standards set forth in Section **21.10.240** of this chapter.
- (S) Live/work units are permitted in areas designated as Mixed-Use II or Mixed-Use III in the General Plan Land Use Element subject to the standards set forth in Chapter **21.15**, P-D—Planned Development District Zone.
- (T) Massage establishment is permitted upon compliance with the following standards:
- (1) All practitioners of foot or body massage must be licensed by the California Massage Therapy Council.
 - (2) All massage establishments are subject to the approval of a conditional use permit and must comply with regulations set forth in Chapter **5.28**, Massage.
- (U) Major development is conditionally permitted and subject to the standards set forth in Chapter **21.32**.
- (V) Medical/dental laboratories are limited uses subject to the following standards:
- (1) Medical and dental laboratories must provide adequate ventilation so as not to emit any fumes or odors as required by Section **21.10.030(D)**.
 - (2) Medical and dental laboratories must provide a ventilation system that operates independently of any other system that may serve a multi-unit building.
- (W) Mixed uses (residential and commercial) are permitted in areas designated as Mixed-Use I, Mixed-Use II, or Mixed-Use III in the General Plan Land Use Element subject to the standards set forth in

Chapter **21.15**, P-D—Planned Development District Zone.

(X) Nursing and convalescent hospital is permitted upon compliance with the following standards:

- (1) A business description must be submitted to and approved by the City Planner. The business description must include, without limitation, the following:
 - (a) Business Summary. Indicate the nature of the business and activities, classes or any similar events to take place in conjunction with the facility.
 - (b) Number of Employees and Patients. Indicate the number of employees and their positions as well as the projected number of patients expected at the peak of operation.
 - (c) Hours of Operation. Indicate all hours that the facility will be open to the public, including visiting hours.
- (2) Modifications to an approved business description are subject to review and approval by the City Planner.

(Y) Outdoor dining/seating, upon approval of an administrative use permit is allowed as an accessory use to a restaurant and/or or retail eating establishment in compliance with the following requirements:

- (1) Notwithstanding any other provision of this title for accessory uses, outdoor dining/seating may be determined by administrative use permit.
- (2) An applicant must submit a diagram drawn to scale and dimensioned showing the proposed location of the outdoor dining/seating with all furniture, walking paths, and signage, as applicable.
- (3) An applicant must submit a graphical depiction, such as sample photographs, depicting the appearance of the outdoor structure/facilities, and other equipment proposed to be used in the outdoor dining area.
- (4) To provide for adequate pedestrian circulation, outdoor dining/seating must maintain a minimum of four feet of clearance between dining furnishings and any curb line, street furniture, or above ground utilities. Unless otherwise approved by the Community Development Director, or designee based upon substantial evidence established by a line-of-sight study completed by licensed professionals, a minimum of 50 feet of clearance must be maintained between dining furnishings and the centerline of intersecting perpendicular driveways, alleys or streets to provide for adequate vehicle sight.
- (5) Unaffixed outdoor structure/facilities must be stored indoors after hours of operation unless otherwise permitted by an administrative use permit.
- (6) Outdoor structure/facilities must reflect an appropriate level of quality and design that contributes to the distinct identity of the neighborhood in which the business is located.
- (7) Outdoor structure/facilities may not block display windows or signage of adjacent businesses without the written consent of the affected business owner and filed with the Community Development Director, or designee.
- (8) Except as otherwise provided by applicable law, or other City Council authorized restrictions, all fees for outdoor dining/seating including, without limitation, fees for using public places, will be established by City Council resolution.
- (9) Parking for outdoor dining/seating areas must comply with nonresidential parking standards in this code, unless otherwise permitted by administrative use permit or this title of this code to obtain an adjustment of the parking requirements.
- (10) Outdoor dining/seating uses may be combined with alcohol licensing by administrative use permits. The Community Development Director, or designee, is authorized to promulgate

standard conditions for such administrative use permits.

- (11) Administrative use permits cannot be issued for outdoor dining/seating in a street or alley.
 - (12) Outdoor dining/seating also includes dining located within the City right-of-way pursuant to a permit.
 - (13) Outdoor dining/seating is only allowed in conjunction with a permitted restaurant and is only permitted to utilize outdoor structures/facilities.
- (Z) Out-patient facility (drug and alcohol) is permitted upon compliance with the following standards:
- (1) A business description must be submitted to and approved by the City Planner. The business description must include, without limitation, the following:
 - (a) Business Summary. Indicate the nature of the facility along with descriptions of the type of treatment to be offered.
 - (b) Number of Employees and Patients. Indicate the number of employees and their positions as well as the projected number of clients at the start and peak of operation.
 - (c) Hours of Operation. Indicate all hours that the facility will remain open for use. When applicable, a detailed schedule of counseling sessions to be offered at the facility must be submitted to the City Planner.
 - (2) The business must post notices clearly indicating the location(s) and phone number(s) of 24 hour emergency facilities during hours that the business is closed.
 - (3) Modifications to an approved business description are subject to review and approval by the City Planner.
- (AA) Parking lot/structure is permitted as an accessory use upon compliance with the parking standards provided in this title, Off-Street Parking Regulations. Parking lots/structures operated by the City are permitted as principal uses.
- (BB) Religious institution is subject to the following requirements:
- (1) Compliance with Permit Requirements. Ancillary uses affiliated with a religious institution must be specifically identified and permitted by a validly issued conditional use permit pursuant to this chapter or be separately permitted in accordance with the requirements for that zone.
 - (2) Parking Requirements. Off-street parking must be provided in accordance with the requirements set forth in this title, including, without limitation, landscaping requirements.
 - (3) All buildings, structures, and landscaping must be developed and maintained in a manner compatible with development on surrounding properties.
- (CC) Studio (martial arts/dance/photo/music) is permitted upon compliance with the following standards:
- (1) In the C-B Zone, the use is permitted only on the second floor or in a unit located a minimum of 60 feet from the public street.
 - (2) A business description must be submitted to and approved by the City Planner. The business description must include, without limitation, the following:
 - (a) Business Summary. Indicate the nature of the business and if lessons, recitals, or any similar activities are to take place in conjunction with the studio use.
 - (b) Number of Employees and Students. Indicate the number of employees and their positions as well as the projected number of students expected at the peak of operation.
 - (c) Hours of Operation. When applicable, a detailed schedule of classes/lessons to be offered at the studio must be submitted to the City Planner.

- (3) Modifications to an approved business description are subject to review and approval by the Planning Division.
 - (4) The business shall comply with all noise regulations set forth in this code.
- (DD) Trade/vocational school is permitted subject to the approval of a conditional use permit upon compliance with the following standards:
- (1) A business description must be submitted to and approved by the City Planner. The business description must include, without limitation, the following:
 - (a) Business Summary. Indicate the nature of the school, including the subjects to be taught, and the number of students expected at the peak of operation.
 - (b) Number of Employees and Students. Indicate the number of employees and their positions as well as the projected number of students expected at the peak of operation.
 - (c) Hours of Operation. A detailed curriculum of classes to be offered must be submitted as part of the conditional use permit application.
 - (2) Adequate parking must be provided on site as required by this title, Off-Street Parking Regulations.
- (EE) Tutoring is a permitted use upon compliance with the following standards:
- (1) A business description must be submitted to and approved by the City Planner. The business description must include, without limitation, the following:
 - (a) Business Summary. Indicate the nature of the business, including the subjects to be taught, and the number of students expected at the peak of operation.
 - (b) Number of Employees and Students. Indicate the number of employees and their positions as well as the projected number of students expected at the peak of operation.
 - (c) Hours of Operation. A detailed schedule of lessons to be offered must be submitted to the City Planner.
 - (2) Modifications to an approved business description are subject to review and approval by the City Planner.
 - (3) Adequate parking must be provided on site as required by this title, Off-Street Parking Regulations.

(FF) Wireless communication or telecommunication facility is conditionally permitted and subject to the standards set forth in Chapter **21.34**.

(Ord. 2097 § 3, 2013; Ord. 2120 § 5, 2015; Ord. 2131 § 6, 2016; Ord. 2135 § 5, 2016; Ord. 2138 § 5, 2016; Ord. 2203 § 2, 2021; Ord. 2228 § 4, 2023; Ord. 2261, 4/16/2025)

§ 21.10.050. Conditional Uses.

The uses designated with a "C" in Table 21.10(A) are subject to the regulations and criteria for the consideration and issuance of a conditional use permit as set out in Chapter **21.32**, Permit Procedures. (Ord. 2097 § 3, 2013)

§ 21.10.060. Approval of Uses.

No person may commence a new use in any building, land or structure, nor may the owner of any property allow such use, unless and until the City Planner authorizes such use, before the Building Official's approval, indicating the same complies with all applicable laws.

(Ord. 2097 § 3, 2013)

§ 21.10.065. Property Maintenance.

In addition to any other provisions of this Zoning Code, the following requirements apply to all commercial zones.

- (A) Property owners shall maintain all structures, including buildings, paved areas, accessory buildings and signs in the manner required to protect the health and safety of the user, occupants and the general public.
- (B) All structures shall be maintained in a neat and orderly manner.
- (C) All permitted signs shall be maintained in a neat and orderly manner.
- (D) The property shall be deemed substandard when it displays evidence of a substantial number of dilapidated conditions including, but not limited to the following:
 - (1) Faulty, sagging or leaking roof;
 - (2) Improper weatherization of building siding materials such as chipped or worn paint, wood siding showing signs of dry rot, cracked or chipped stucco and dented or rusted metal siding;
 - (3) Broken or missing windows, sign panels, peeling paint, broken lawn sprinklers, trash and debris;
 - (4) Inadequate site drainage or standing water adjacent to building foundations;
 - (5) Broken or inoperable sanitary and plumbing facilities;
 - (6) Broken or missing foundation and attic vent screens and window screens;
 - (7) Structural deficiencies; and
 - (8) Failure to maintain structures and/or signs in a neat and orderly manner.

(Ord. 2097 § 3, 2013)

§ 21.10.070. Standards of Development.

The development standards criteria set forth in Table 21.10(B) are intended to provide minimum standards for the development and use of land within the commercial districts.

Table 21.10(B) Development Standards						
REGULATION	N-S	S-C	C-B	R-S	C-S	C-P
Lot size (min.)						
Lot width	50 ft.	50 ft.	50 ft.	200 ft.	100 ft.	50 ft.
Lot depth	100 ft.	100 ft.	100 ft.	150 ft.	100 ft.	100 ft.
Lot area	5,000 sq. ft.	15,000 sq. ft.	10,000 sq. ft.	30,000 sq. ft.	10,000 sq. ft.	5,000 sq. ft.
Setbacks						
1. Front yard (min.)						
a. Abuts a street	0 ft.	0 ft.	5 ft. min. 10 ft. max.	0 ft.	0 ft.	0 ft.
2. Side yard (min.)						

Table 21.10(B) Development Standards						
REGULATION	N-S	S-C	C-B	R-S	C-S	C-P
a. Abuts a street	0 ft.					
b. Abuts commercial property	0 ft.					
c. Abuts a residential zone	15 ft.					
3. Rear yard (min.)						
a. Abuts a street	0 ft.	15 ft.	0 ft.	0 ft.	0 ft.	0 ft.
b. Abuts commercial property	0 ft.					
c. Abuts a residential zone	15 ft.					
d. Separated from residential zone by an alley (measured from center of alley)	20 ft.	20 ft.	20 ft.	15 ft.	0 ft.	20 ft.
Building height (max.)						
1. Maximum	28 ft./2 stories	40 ft./3 stories	40 ft./3 stories	50 ft./4 stories	40 ft./3 stories	40 ft./3 stories*
2. 25 ft. from residential zone	15 ft.	15 ft.	N/A	15 ft.	15 ft.	15 ft.
3. 35 ft. from residential zone	N/A	25 ft.	N/A	25 ft.	25 ft.	25 ft.
Floor area ratio (max.)						
1. Less than 10,000 sq. ft. lot	0.35	0.3	0.5	0.5	0.3	0.5
2. 10,000-20,000 sq. ft. lot	0.5	0.5	0.65	0.5	0.5	0.65
3. >20,000 sq. ft. lot	0.65	0.65	0.65	0.65	0.65	0.8 1.0 CUP
4. >30,000 sq. ft. lot	0.8 1.0 CUP	0.8	0.8	1.5	0.8 1.0 CUP	
5. >65,000 sq. ft. lot			1.2 CUP	2.0 CUP		
6. >88,000 sq. ft. lot			2.0 CUP			

* Building on lots located within original Map No. 42611, recorded at Instrument No. 82-1184016 – Book No. 1012, Pages 21 through 27 on August 6, 1982 (Los Angeles Corporate Center) may be built to a total height of seventy-five feet by right. Buildings on lots located within the original Map No. 42611 may exceed the height limits upon approval of a conditional use permit.

(Ord. 2097 § 3, 2013; Ord. 2131 § 7, 2016)

§ 21.10.080. Off-Street Parking and Loading.

(A) Each such lot must have and maintain off-street parking facilities pursuant to this title, Off-Street Parking Regulations.

(B) Each such lot must have and maintain such loading facilities as may be required by this title, Off-Street Parking Regulations.

(Ord. 2097 § 3, 2013)

§ 21.10.090. Lighting.

(A) All outdoor lighting must be located and shielded so as to prevent the direct spillage of light or glare onto adjacent lots and streets.

(B) Parking lots and all areas of open parking must be provided with the following illumination:

(1) An average lighting level of no less than two foot-candles as measured from the parking surface.

(2) A minimum individual lighting level of no less than one foot-candle as measured from the parking surface.

(C) Parking garage structures must be provided with the following illumination:

(1) An average lighting level of no less than five foot-candles as measured from the parking surface.

(2) A minimum individual lighting level of no less than two foot-candles as measured from the parking surface.

(D) Any lighting used to illuminate off-street parking or loading facilities shall be so arranged as to reflect the light away from abutting streets or properties and shall be of such intensity and design as approved by the Department of Community Development. Such lighting shall be maintained in good working condition at all times.

(Ord. 2097 § 3, 2013)

§ 21.10.100. Mechanical Equipment.

Each lot which has compressors, air-conditioning units or similar machinery, located outside of the exterior walls of any building, must comply with the following:

(A) All mechanical equipment must be maintained in a clean and proper condition to prevent a collection of litter and filth and to avoid the emission of unnecessary noise, dust or fumes.

(B) Any mechanical equipment to be located on the roof of a commercial building, or at grade, must provide adequate screening from public rights-of-way and adjacent properties through the use of parapets or a solid, non-combustible, screening material. Such screening may either be painted to match the exterior color of the commercial building or treated as an architectural feature.

(Ord. 2097 § 3, 2013)

§ 21.10.110. Trash and Waste Facilities.

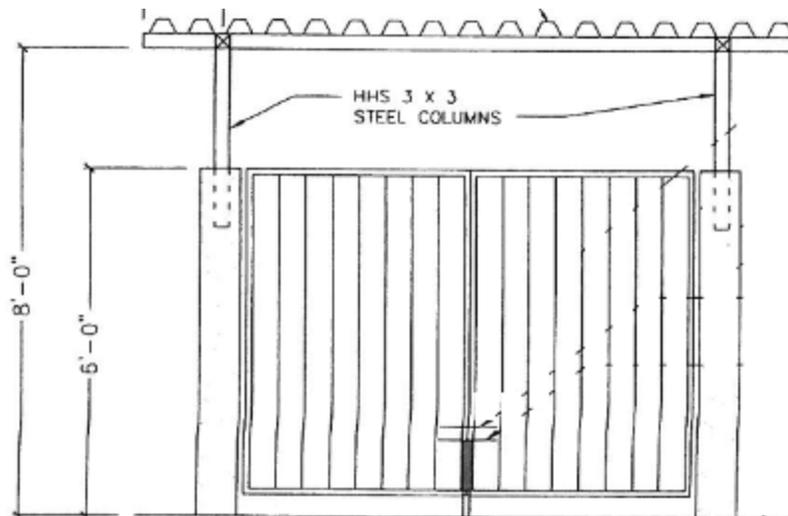
(A) All lots must include facilities for the storage and collection of trash. Trash enclosures must be located such that sight distances, circulation, parking space access and driveway access are not impeded. The location and size of enclosures are subject to approval by the City Planner.

(1) Enclosures must be located no closer than five feet from buildings and structures on site.

(2) Adequate vehicular access to and from such trash area must be provided to facilitate collection by the trash hauler.

- (B) Trash enclosures must be designed to fit the standardized container as provided by the trash hauler.
- (1) The interior dimensions of the enclosure must be a minimum of four feet in depth by seven feet in width.
- (C) Any outdoor trash facility must have three solid walls with a solid, decorative, self-closing gate, of the same height, enclosing the fourth side to allow access. A solid cover must be provided over the enclosure comprising of a durable, decorative non-combustible material.
- (1) The walls and gate must be a minimum of five feet in height. The total height of the enclosure, with the roof, cannot exceed 10 feet.
 - (2) The walls must be constructed of non-combustible materials with either decorative concrete block or precision block stucco finished with a decorative trim cap.
- (D) The enclosure must incorporate primary design features of the main building, including color and finish of the enclosure.
- (E) Trash enclosures must be maintained in a closed manner at all times to prohibit visibility of trash containers from public rights-of-way or adjacent properties.
- (F) Notwithstanding any other provision of this title, all existing uses, buildings and structures in any commercial zone, which do not conform to this section must provide a fully enclosed trash enclosure within 12 months of the effective date of the ordinance codified in this chapter.

Figure 21.10(B) Example of Covered Trash Enclosure



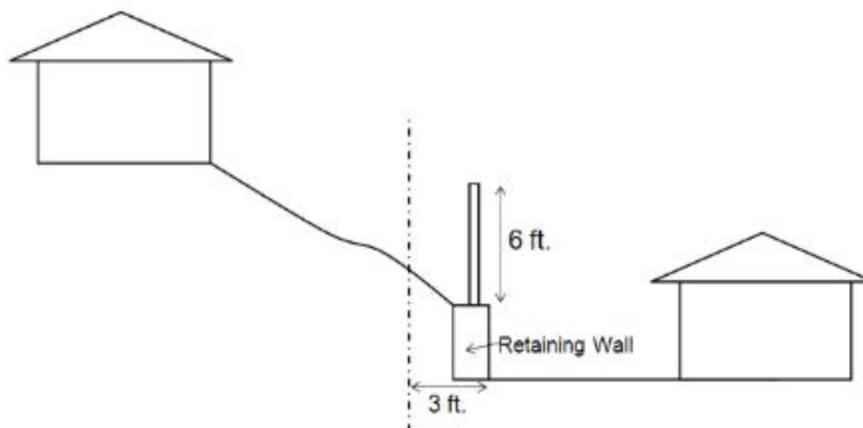
(Ord. 2097 § 3, 2013)

§ 21.10.120. Walls, Fences and Hedges.

- (A) Required Walls. Walls and hedges are required and must be installed to screen commercial properties as described in paragraphs (1) through (3) of this subsection:
- (1) Where any part of the front yard of any commercially zoned lot is used for parking, the following must be provided:
 - (a) A masonry wall and/or sight-obscuring hedge three feet in height must be erected and
 - (b) The wall and/or hedge must be maintained within a landscaped area a minimum of three feet in width adjacent to the sidewalk at the side or front yard property line.

- (c) If a concrete masonry unit (concrete block) wall is constructed, it must be painted a color the same or compatible with the color of the commercial structure.
- (2) When any commercially zoned lot has a common side or rear lot line with any R zoned property, the following must be provided:
- A six-foot masonry wall must be constructed and maintained along all such common side or rear lot lines.
 - If a concrete masonry unit (concrete block) wall is constructed, it must be painted and maintained a color the same or compatible with the color of the commercial structure.
 - A three-foot-wide interior landscaping strip must be placed adjacent to the wall, planted with shrubs, trees or vines. The landscaping strip must follow all parking lot landscaping requirements as presented in Section **21.10.140**.
 - Where a parking lot on the commercial lot abuts an R zoned lot, the additional parking lot landscaping requirements of Section **21.10.140** shall apply.
- (3) Where the property line abuts an alley, a wall and landscaping is not required.
- (B) Elective Walls. Any wall, fence or hedge, not required by subsection **(A)** of this section but voluntarily installed, must be installed in accordance with the following standards:
- A wall, fence or hedge located in the front yard cannot exceed a height of six feet, except in the C-B Zone where the maximum height is three feet. A wall, fence or hedge of not more than 10 feet in height may be located on any required rear or side yard. Subject to City Planner approval, the portion of any such wall or fence that is more than six feet above the grade level must be so designed or maintained that it does not obstruct more than 10% visibility through any portion above the six-foot level.
 - Where a retaining wall protects a cut below the natural grade, and is located within three feet of a property line separating lots, such retaining wall may be topped by a fence, wall or hedge of the same height that would otherwise be permitted at the location as if no such retaining wall existed as shown in Figure 21.10(C).

Figure 21.10(C) Example of Retaining Walls and Fences Within 3 Feet of Property Line Separating Lots



- The following materials are prohibited:
 - The use of barbed wire (which includes cyclone fencing and the like), electrified equipment excepting motorized equipment specifically designed to open and close gates, or
 - Chain-link fencing along the front and side property lines of all commercially zoned lots;

- (4) The provisions of this section do not apply to a fence or wall required by any regulation of the State of California or other public agency.

(Ord. 2097 § 3, 2013)

§ 21.10.130. General Landscaping Regulations.

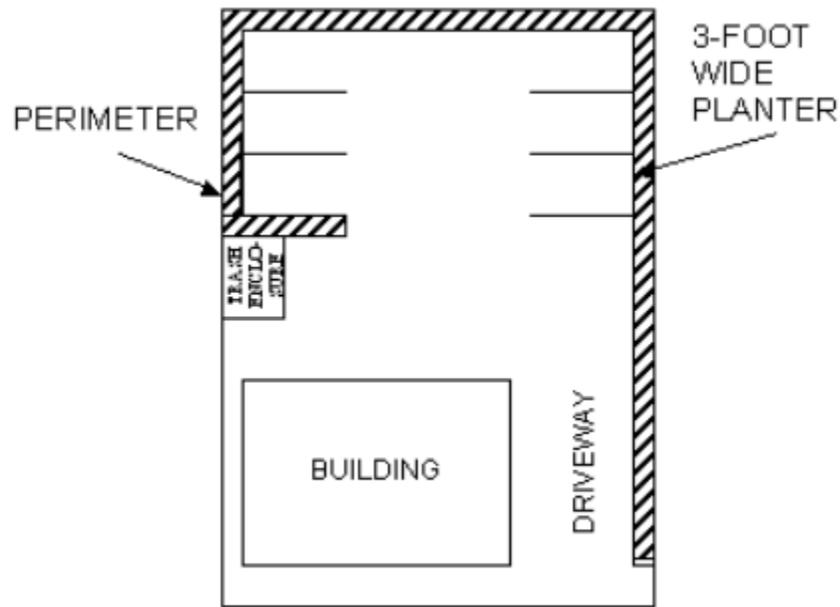
- (A) All required site landscaping shall be installed and maintained in accordance with the requirements of this section.
- (B) All unpaved areas must be landscaped with a compatible combination of trees, shrubs and groundcover.
- (C) An automatic irrigation system must be installed in all landscaped areas to ensure proper maintenance.
- (D) All planting beds must be bordered by a minimum six-inch high concrete curb except where decorative walls are provided.
- (E) Landscaping must consist of combinations of trees, shrubs and ground cover with careful consideration given to the use of drought-tolerant specimens and xeriscaping practices as well as eventual size and spread, susceptibility to disease and pests, durability and adaptability to existing soil and climatic conditions. See Figure 21.10(F).
- (1) Trees. Landscaping may include a combination of 36 to 48 inch box size trees.
 - (a) Existing trees removed due to site development/design must be relocated or replaced elsewhere on site with a similar or substitute specimen tree of the same size, subject to City Planner approval.
 - (2) Shrubs. Minimum 10 gallon shrubs must be used.
 - (3) Groundcover. Groundcover must be used throughout all required planter/landscape areas.
 - (a) All required landscaped areas containing trees or shrubs must be under planted with groundcover.
 - (b) Compost/mulch may be used to provide a maximum of 30% of required groundcover in landscaped areas, subject to City Planner review and approval.
 - (c) Compost/mulch used as groundcover must maintain a minimum two-inch thick layer consistently throughout the landscaped area and must provide complete coverage under shrubs.
- (F) Crushed rock, pebbles, and stone may not serve as substitutes for live plant materials. Limited use of these materials is subject to City Planner approval.
- (G) All plant materials must be drawn from the list of suitable plant materials provided by the Planning Division. Exceptions for the use of other plant materials are allowed only upon approval of the City Planner.

(Ord. 2097 § 3, 2013)

§ 21.10.140. Parking Lot Landscape Standards.

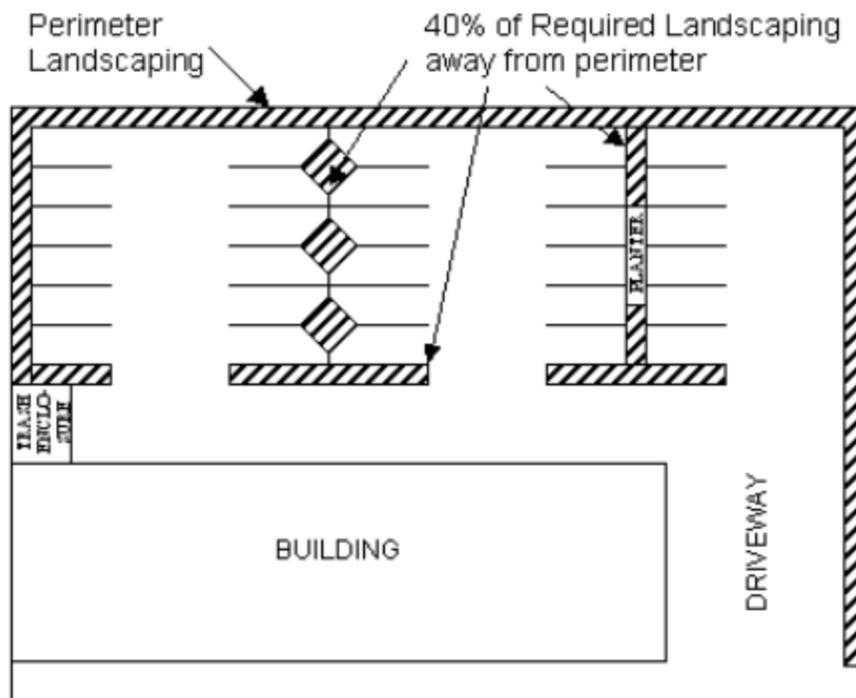
- (A) Landscaping in the interior of the parking area is required to be equal to at least 10% of the parking area.
- (1) At least 60% of the interior landscaping must be located within ten feet of the perimeter of the parking area as shown in Figure 21.10(D).

Figure 21.10(D) Example of Required Landscaping for Parking Lots of More than 5 Spaces



- (2) In lots of over 20 cars, at least 40% of the landscaping must be evenly distributed throughout the parking areas and located other than within 10 feet of the perimeter as shown in Figure 21.10(E).

Figure 21.10(E) Example of Required Landscaping for Parking Lots of More than 20 Spaces



- (3) Planting beds must have a minimum width of three feet and must be distributed throughout the parking area as shown in Figure 21.10(D).
- (4) Earth mounding must be used when required by the City Planner.

- (B) Where parking areas abut a public right-of-way, a minimum three-foot wide landscaped planter must be continuously maintained adjacent to all rights-of way.
- (C) There must be at least one thirty-six (36) inch box size tree for every five single-row spaces or every 10 double-row spaces or major fraction thereto.
- (D) No automobile space may incorporate the required planter within its dimensions.
(Ord. 2097 § 3, 2013)

§ 21.10.150. Landscape Plan Requirements.

- (A) Before issuance of a building permit, a complete landscaping and irrigation plan signed by a landscape architect and/or landscape contractor must be submitted subject to provisions of Chapter **21.36**, Design Review.
- (B) The plans must show the location of turf, trees, shrubs, walks, fences and any ponds, fountains or other decorative landscaping features and indicate soil preparations if necessary; provide typical planting detail for trees and shrubs; list the botanical and common names of all plants with the quantity of each and their container size; and, provide visual examples, in the form of photos, of all proposed plants.
- (C) The plans must clearly portray the location, coverage and specifications of the permanent automatic irrigation system.
- (D) The landscape plan must incorporate the use of hydro zones where possible by grouping plants with similar water requirements together. The use of drought tolerant plant material is encouraged throughout all landscaped areas.
- (E) Landscaping and irrigation systems shown on approved plans must be installed as required by the City Planner.
- (F) The developer must submit a notice of completion form, to be signed by a licensed landscape architect, which affirms that all landscaping and irrigation was installed and conforms to approved landscaping plan.
- (G) Irrigation systems must be designed so that overspray and run off into streets, sidewalks, structures, windows, walls and fences are minimized.
- (H) Landscaped areas cannot be watered between 10:00 a.m. and 5:00 p.m.

Figure 21.10(F) Example of Natural Vegetation



(Ord. 2097 § 3, 2013)

§ 21.10.160. Landscaping Maintenance.

In addition to any other provisions of this Zoning Code, the following requirements apply to all commercial zones:

- (A) Prior to the installation of the landscaping in the public right-of-way, the property owner shall provide for continual maintenance by an agreement with the City.
- (B) Property owners are responsible for the continual maintenance of all landscaped areas on-site, as well as contiguous planted areas within the public right-of-way. All landscaped areas shall be kept free from weeds and debris, maintained in a healthy, growing condition and shall receive regular pruning, fertilizing, mowing and trimming. Any diseased, dead, damaged or decaying plant materials shall be removed and replaced within 10 days following written notice from the City Planner.
- (C) Irrigation systems shall be kept in working condition. Adjustments, replacements, repairs and cleaning shall be a part of regular maintenance.
- (D) Trees shall be staked and tied with lodge poles. Stakes and ties on trees shall be checked regularly for correct functions. Ties shall be adjusted to avoid creating abrasions or girdling on trunks or branches.
- (E) Street trees planted within public rights-of-way and/or trees planted adjacent to public sidewalks shall be provided with root barriers, subject to City Planner review and approval.

(Ord. 2097 § 3, 2013)

§ 21.10.170. Existing Uses Exemptions.

Any use, building or structure which exists or for which the City issued a building permit as of May 1, 2013, and which, as of said date, conformed to all zoning regulations of the City then in effect, shall not be rendered nonconforming within the meaning of Chapter **21.28**, solely by reason of the application of new or revised development standards, as set forth in this chapter; provided that any such existing use, building or structure, upon alteration, addition, or expansion, in whole or in part, must comply with the provisions set forth in Section **21.10.160**.

(Ord. 2097 § 3, 2013)

§ 21.10.180. Design Review Approval.

The Planning Commission must certify that construction plans for a new building or exterior remodel of an existing building in any commercial zone conform with Chapter **21.36** before an applicant may submit plans to the Building Division for a plan check or other application.

(Ord. 2097 § 3, 2013; Ord. 2181 § 3, 2020)

§ 21.10.190. Site Plan Review.

Where site plan review is required before making formal submission of entitlement applications, the applicant must submit an application to the City Planner with the required number of site plan copies and a fee, in an amount which will be determined by City Council resolution. The site plan must include the following information:

- (A) A preliminary site plan drawn at a minimum scale of one-eighth inch equals one foot showing the entire lot or lots with all existing and proposed structures, parking areas, driveways, walkways, walls, and landscaped areas, with dimensions shown for these features, lot lines, easements and setbacks;
- (B) Preliminary building floor plans at a minimum scale of one-quarter inch equals one foot showing use of spaces and locations of entrances, windows, and special features such as courtyards;
- (C) Preliminary building elevations at the same scale as provided for in subsection **(B)** of this section showing windows, awnings, signage, suggested building materials and colors, and any sections needed to explain below-ground spaces such as garages;
- (D) All plans, elevations, and sections should identify the applicant, the preparer of the plans, scale, and date, and be drawn to fit on 18 inch by 24 inch or no greater than 24 inch by 36 inch paper;
- (E) The intent of this review is for discussion purposes only; therefore, drawings do not need to be prepared in finished, presentation quality.

(Ord. 2097 § 3, 2013)

§ 21.10.210. Transportation Demand and Trip Reduction Measures.

- (A) Commercial development of 25,000 square feet or more must provide the following to the satisfaction of the City Planner:
 - (1) A bulletin board, display case, or kiosk displaying transportation information must be located where the greatest number of employees is likely to see the display. This location must be clearly indicated on site and floor plans, subject to review and approval by the City Planner. Information must include, without limitation, the following:
 - (a) Current maps, routes and schedules for public transit routes serving the site;
 - (b) Telephone numbers for referrals on transportation information, including numbers for the regional ridesharing agency and local transit operators;
 - (c) Ridesharing promotional material supplied by commuter-oriented organizations;
 - (d) Bicycle route and facility information, including regional/local bicycle maps and bicycle safety information;

- (e) A listing of facilities available for carpoolers, vanpoolers, bicyclists, transit riders and pedestrians at the site.
- (B) Commercial development of 50,000 square feet or more must comply with subsection **(A)** of this section, and must provide all of the following measures to the satisfaction of the City Planner:
- (1) A minimum of 10% of the employee parking areas must be reserved for use by potential carpool/vanpool vehicles.
 - (a) Employee parking areas must be located near employee entrance(s) without displacing handicapped and customer parking needs.
 - (b) Employee parking areas must be identified on the site plan upon application for a building permit, to the satisfaction of the City Planner.
 - (c) A statement that preferential carpool/vanpool spaces for employees are available and a description of the method for obtaining such spaces must be included on the required transportation information board.
 - (d) Employee parking spaces will be signed/striped as demand warrants; provided, that at all times at least one space for projects of 50,000 square feet to 100,000 square feet and two spaces for projects over 100,000 square feet will be signed/striped for carpool/vanpool vehicles.
 - (2) Preferential parking spaces reserved for vanpools must be accessible to vanpool vehicles. When located within a parking structure, minimum vertical interior clearance of seven feet two inches must be provided for those spaces and accessways to be used by such vehicles. Adequate turning radii and parking space dimensions must also be included in vanpool parking areas.
 - (3) Bicycle racks or other secure bicycle parking must be provided to accommodate:
 - (a) Four bicycles per the first 50,000 square feet of commercial development; and
 - (b) One bicycle per each additional 50,000 square feet of commercial development.
 - (c) Calculations which result in a fraction of 0.5 or higher will 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 locations (e.g., provision of racks, lockers, or locked room) must be to the satisfaction of the City Planner.
- (C) Commercial development of 100,000 square feet or more must comply with subsections **(A)** and **(B)** of this section, and must additionally provide all of the following measures to the satisfaction of the City Planner:
- (1) A safe and convenient zone in which vanpool and carpool vehicles may deliver or board their passenger;
 - (2) Walkways 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 must be provided. The City will consult with the local bus service providers in determining appropriate improvements. When locating bus stops and/or planning building entrances, entrances must 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) This section does 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 a draft environmental impact report (DEIR) has been circulated or for which an application for a building permit has been received, before the effective date of the ordinance codified in this section.
- (E) All facilities and improvements constructed or otherwise required by this section must be maintained in a state of good repair.
(Ord. 2097 § 3, 2013)

§ 21.10.220. CEQA Review and Development Analysis.

- (A) All development projects for which an Environmental Impact Report (EIR) is required to be prepared must incorporate into the EIR an analysis of the projects' impacts on the regional transportation system. Such analysis must be conducted consistent with guidelines contained in the most recent congestion management program adopted by the Los Angeles County Metropolitan Transportation Authority (MTA).
- (B) Before 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 a local determination, regional and municipal fixed-route transit operators providing service to the project must be identified and consulted with.
- (C) The transit impact review worksheet, contained in the Los Angeles County Congestion Management Program (CMP) manual, or similar worksheets, must be used in assessing impacts. Pursuant to the provisions of CEQA, transit operators must be sent a Notice of Preparation (NOP) for all contemplated EIRs and must, 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 must be evaluated in the draft EIR prepared for the project. Related mitigation measures adopted must be monitored through the mitigation monitoring requirements of CEQA.
- (D) 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 substantial changes are made to the project, or substantial changes occur with respect to the circumstances under which the project is undertaken, that would require major revisions to the prior environmental review. It will remain the discretion of the lead agency to determine when a project will require further environmental review due to change in the project or changed circumstances.
- (E) Projects for which a NOP for a draft EIR has been circulated pursuant to the provisions of CEQA before the effective date of the ordinance codified in this section are exempt from the requirements of this section, except as otherwise required under CEQA.
(Ord. 2097 § 3, 2013)

§ 21.10.230. Alcohol Sales and Use.

The regulations and criteria for the consideration an administrative use permit ("AUP") for on-sale and off-sale alcoholic beverage use are set out in this section.

- (A) In addition to other findings needed to obtain an AUP for alcohol licenses which will function as a notice of public convenience and necessity, the City Planner, or designee, must find as follows:
- (1) The proposed use will not present adverse secondary impacts, including, without limitation, unlawful use of public property, obstruction of pedestrian traffic, vehicular traffic, parking, crime,

interference with children on their way to school, interference with shoppers using streets, defacement and damage to structures.

- (2) The proposed use is consistent with any nearby commercially-zoned properties for commercial use.
 - (3) The use does not adversely affect the welfare of area residents or result in undue concentration in the neighborhood of establishments dispensing alcoholic beverages including beer and wine. Consideration must be given regarding whether the proposed use will detrimentally affect nearby residentially-zoned communities, considering distances to residential buildings, religious institutions or other places of worship, schools, hospitals, public playgrounds and other establishments dispensing alcoholic beverages. All distance requirements, as set forth in subsection F of this section, must be adhered to.
 - (4) The applicant bears the burden of proving that the proposed use will not adversely affect the welfare of nearby residents, result in undue concentration of alcoholic beverage outlets, or detrimentally affect nearby residentially zoned communities.
- (B) Requirements for On-Sale Uses. All on-sale uses must maintain the following standards:
- (1) A copy of the conditions of approval for the AUP must be kept on the premises of the establishment and presented to any authorized City official upon request.
 - (2) Exterior lighting of the parking area must be kept at an intensity of between one and two foot-candles so as to provide adequate lighting for patrons while not disturbing surrounding residential or commercial areas.
 - (3) Food must be served at all hours that the establishment is open for business.
 - (4) Special security measures, such as security guards and burglar alarm systems, may be required as determined by the Chief of Police.
 - (5) Hours of operation may be limited by the City Planner.
 - (6) Seating capacity may be established separately for eating and drinking areas.
 - (7) The quarterly gross sales of alcoholic beverages must not exceed the gross sales of food during the same period.
 - (8) There cannot be exterior advertising of any type, including advertising directed to the exterior from within, promoting or indicating the availability of alcoholic beverages.
- (C) Requirements for On-Sale Uses—Wine Tasting. Wine tasting is permitted only in conjunction with an approved off-sale license (general or beer and wine license) and subject to the same requirements as an on-sale uses.
- (D) Requirements for Off-Sale Uses. In addition to other requirements of this section, off-sale uses must maintain the following standards:
- (1) Signs must be posted inside the establishment stating that drinking on the premises is prohibited. Wine tasting is exempted from this requirement, subject to approval of an on-sale permit for wine tasting and appropriate license from the Department of Alcoholic Beverage Control.
 - (2) Litter and trash receptacles must be located at convenient locations inside and outside of establishments and operators of such establishments must remove trash and debris on a daily basis.
 - (3) Paper or plastic cups cannot be sold in quantities less than their usual customary packaging.
 - (4) Sale of beer may be required to be sold only by the six-pack or larger quantity and the sale of wine coolers by four-pack or larger quantity.

- (E) Requirements for Off-Sale Uses—Service Station. In addition to other requirements of this section, all service stations operating with an off-sale use must maintain the following standards:
- (1) No beer or wine may be displayed within ten feet of the cash register or the front door unless it is in a permanently affixed cooler.
 - (2) No advertisement of alcoholic beverages may be displayed at motor fuel islands, buildings or windows.
 - (3) No sale of alcoholic beverages may be made from a drive-in window.
 - (4) No display or sale of beer or wine may be made from an ice tub.
- (F) Distance Requirements. All on- and off-sale uses must maintain the following distance standards:
- (1) No on-sale alcoholic beverage establishment, except for on-sale wine tasting that is not in conjunction with a restaurant use, may be located less than 500 feet from any other such establishment, schools (public and private), religious institutions or other places of worship, hospitals, convalescent homes, public parks, or playground nor may the front entrance of such establishment be within 50 feet of any residential use, as measured from the nearest property line.
 - (2) No off-sale alcoholic beverage establishment may be maintained within 500 feet of any other establishment where alcoholic beverages are sold for either off-site or on-site consumption, schools (public and private), established religious institutions or other places of worship, hospitals, convalescent homes, public parks and playgrounds and/or other similar sensitive uses, nor may the front entrance of such establishment be within 50 feet of any residential use, as measured from the nearest property line.
- (G) Existing Establishments. Any legal nonconforming use that was licensed by the state for the retail sale of alcoholic beverages for on-site or off-site consumption must obtain an AUP when:
- (1) The establishment changes its type of liquor license or license classification to a more intensive license or classification; or
 - (2) There is a substantial change in the mode or character of operation. For purposes of this section, substantial change of mode or character of operation includes structural changes which include an addition of square footage or cessation of business on the premises for at least 90 days as determined by records from either City business license records or the California Department of Alcoholic Beverage Control.
- (Ord. 2097 § 3, 2013; Ord. 2139 § 4, 2016; Ord. 2170 § 6, 2020; Ord. 2261, 4/16/2025)

§ 21.10.240. Internet Arcades.

- (A) Internet arcades require a conditional use permit issued pursuant to this Code.
- (B) In addition to any other requirements, an application for an Internet arcade conditional use permit must include the following:
- (1) An operations plan approved by the Police Chief, or designee, that complies with this section;
 - (2) The name(s) of the responsible person(s) who will be on the premises to act as manager during the times that the business is open, or a statement that the applicant has not yet selected the manager(s);
 - (3) A floor plan showing the interior configuration of the premises, including a statement of the total floor area occupied by the Internet arcade business. The floor plan need not be professionally prepared, but must be drawn to a designated scale or drawn with marked dimensions of the interior of the premises to an accuracy of plus or minus six inches;

- (4) A site plan of the off-street parking areas and premises entries of the Internet arcade; and
 - (5) Any other similar permits obtained in other jurisdictions, including year of issuance and name of jurisdiction.
- (C) Every person who owns, conducts, operates or manages an Internet arcade in the City must comply with the standards of operation set forth in this section.
- (D) Internet arcades must be operated in accordance with the operations plan approved by the Police Chief, or designee, and incorporated into any conditional use permit approved by the Planning Commission. Such operations plan must, at a minimum, include all of the following:
- (1) Minimum interior and exterior lighting standards;
 - (2) Private computer rooms with doors are prohibited. Any interior rooms with computers for rent or charge must be completely viewable from all areas of the building;
 - (3) An interior waiting area of not less than 60 square feet, and capable to accommodate five persons must be provided. Outdoor waiting or seating areas are prohibited;
 - (4) Limitations on use of the Internet arcade by minors as necessary to prevent violations of the City's curfew;
 - (5) Limitations on the use of equipment by minors as necessary to ensure compliance with the Entertainment Software Rating Board (ESRB) rating for any game played on equipment, or consent to such use by the minor's parent or guardian;
 - (6) Limitations on the use of equipment by minors to access any portion of the world wide web or Internet, as necessary to ensure consent to such use by the minor's parent or guardian;
 - (7) The number of computers cannot exceed a ratio of one computer station per 30 square feet of floor area dedicated for the placement of computers for rent or charge;
 - (8) All cashier, office, retail, repair service, entrance, exit, and computer use areas must have surveillance coverage with operable fixed security cameras during all hours of operation. Video must be maintained for a period of 30 days and made available to the Police Department. Additional surveillance equipment may be required at any time it is determined by the Police Department that such surveillance is deemed inadequate. Any required corrective measures must be completed within a five-calendar-day period;
 - (9) Business hours approved by the Police Chief, or designee, but are generally limited to between 6:00 a.m. and 1:00 a.m., except Friday, Saturday and Sunday when business hours are limited to between 6:00 a.m. to 2:00 a.m. No patrons shall be in the business location after the above stated hours;
 - (10) If deemed necessary by the Police Chief, or designee, at least one on-duty uniformed security guard during such hours as approved in the operations plan; and
 - (11) The business must utilize an adult attendant or on-site manager at all times during operation of the business.
- (E) Regulations Nonexclusive. The provisions of this section regulating Internet arcade businesses are not intended to be exclusive.
- (Ord. 2097 § 3, 2013; Ord. 2132 § 1, 2016; Ord. 2135 § 6, 2016)

§ 21.10.250. Service Stations.

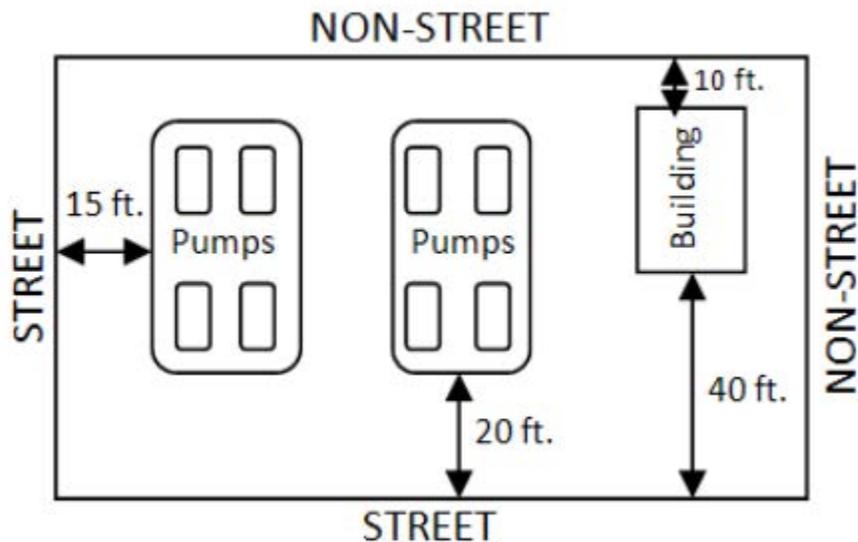
- (A) The proposed use must comply with all requirements set forth for the issuance of a conditional use permit;

- (1) No more than one-half of the number of corners within any street intersection of two streets or state highways may be developed for a service station use.
 - (2) A conditional use permit may be granted for a preexisting service station that has remained continuously in operation whether or not more than one-half of the number of corners at the intersection where it is located are occupied by service stations.
- (B) Yard and Density Requirements. All service stations must maintain the minimum lot size and setback standards as set forth in Table 21.10(C) and paragraphs (1) and (2) of this subsection.

Table 21.10(C) Service Station Standards of Development	
Lot Size	Minimum
Area	14,400 sq. ft.
Width	120 ft.
Setbacks [21.10.250(B)(2)]	
Building (from)	
Street property lines	40 ft.
Non-street property lines	10 ft.
Pumps/islands (located) [21.10.250(B)(1)]	
Parallel to street	15 ft.
Perpendicular/angle to street	20 ft.

- (1) As shown in Figure 21.10(G), all gasoline pumps, or other facilities for filling automobiles with gasoline, and pump islands upon which they are placed, are set in a perpendicular position to any street or property line, or if the pumps or islands are at any other position other than parallel to a property line, the setback must be a minimum of 20 feet, so that all vehicular traffic by the pumps shall be far enough away from the property line so that there will be no hazard to pedestrians walking or traveling upon the sidewalks adjacent to the subject property.
- (2) Additional setbacks may be established by the Planning Commission if deemed necessary to provide for the protection of property values, safety, health or welfare.

Figure 21.10(G) Examples of Required Setbacks

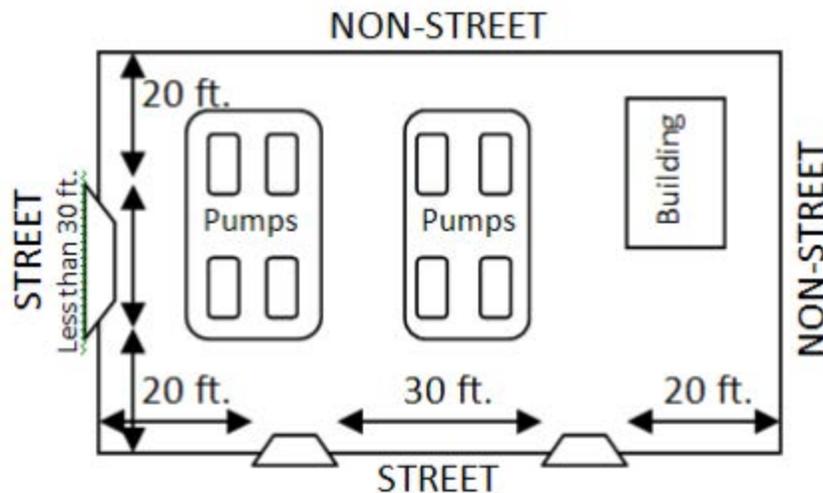


- (C) Permitted Activities. At an automobile service station all activities other than: dispensing gasoline, maintaining vehicle air tire pressure and water, and cleaning vehicle windows are prohibited.

(D) Accessways. Each site shall not have more than two accessways to any one street.

- (1) Traffic Hazards. The Planning Commission may prescribe additional requirements if it is deemed that a change in the location and number of accessways will reduce the possibilities of traffic hazards so that, at maximum expected operation, neither streets nor sidewalks will be blocked or the safety of pedestrians or motorists be endangered by vehicular movement into or from a proposed use.
- (2) No driveway shall encroach into the curve of a street corner or be located closer than 20 feet to a common or adjoining lot line, as shown in Figure 21.10(H).
- (3) No driveway shall exceed a width of 30 feet at the sidewalk, as shown in Figure 21.10(H).
- (4) There must be a minimum distance of 30 feet between curb cuts along the street frontage, as shown in Figure 21.10(H).

Figure 21.10(H) Examples of Accessways



(E) Parking for Service Stations. Every service station is subject to all parking requirements applicable to the zone in which such use is located. All service stations are subject to parking standards set forth in this title, Off-Street Parking Regulations.

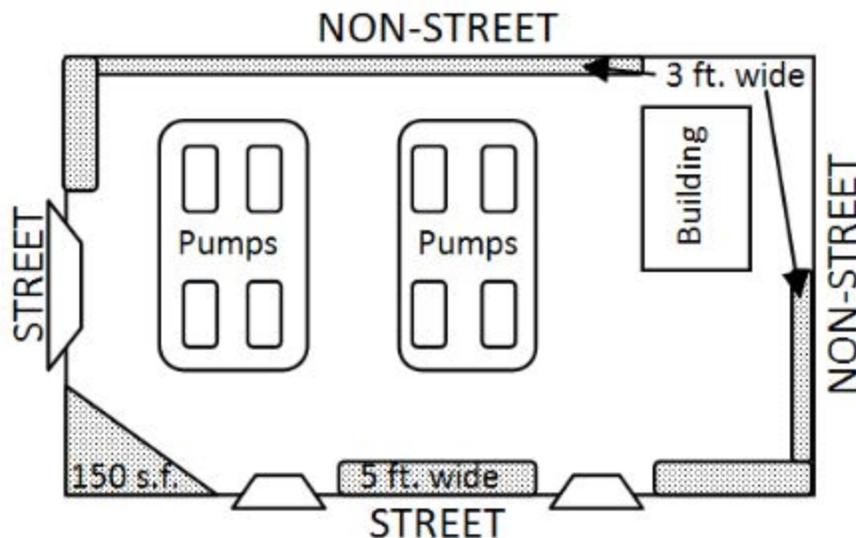
- (1) The overnight parking of vehicles including automobiles, trucks, campers, trailers, dismantled automobiles or parts thereof is not permitted.
- (2) No vehicles may temporarily park on sidewalks, parkways, driveways or alleys.
- (3) No vehicles shall be parked on the premises and offered for sale, lease, or rental.
- (4) No vehicles shall be parked on the premises other than those of persons attending to business on the site, or vehicles of employees.

(F) Development and Facility Requirements. All service stations must maintain the following standards:

- (1) Signs must not cause any glare or reflection or light on other property or buildings, and must be permitted pursuant to Chapter **21.24**, Sign Regulations.
- (2) Where a service station adjoins property in a residential zone, a six-foot high solid masonry wall must be constructed on interior property lines and is subject to standards set forth in Section **21.10.120**.
- (3) When the wall reaches the established front yard setback line of any residentially zoned lot abutting or directly across an alley from the service station, it shall decrease to a height of three feet.

- (4) All outside lighting must be so arranged and shielded as to prevent any glare or reflection, and any nuisance, inconvenience and hazardous interference of any kind on adjoining streets or property.
 - (5) Construction materials must be compatible with the neighborhood.
 - (6) Utilities. All utility services must be installed to buildings below grade.
 - (7) Trash Areas. Trash enclosures must be provided subject to standards set forth in Section **21.10.110**.
 - (8) Sale, Lease or Rental Items. Except within an enclosed building, no sale, lease or rental of any retail items, is permitted.
 - (9) No service station located within 100 feet of an R-1 zoned parcel of property shall conduct operations other than between the hours of 6:00 a.m. and 10:00 p.m.
- (G) Landscaping. The following landscaping is required:
- (1) Five-foot wide raised planters along the street side property line except for curb cut openings, as shown in Figure 21.10(I).
 - (2) Three-foot wide raised planters along the walls of the interior property lines to a distance equal to the front building line (for this purpose canopies and other such structural appurtenances are not considered the front building line), as shown in Figure 21.10(I).
 - (3) One hundred fifty square feet of raised planting area at the intersection of two property lines at a street corner, as shown in Figure 21.10(I).
 - (4) All planting areas must be separated from adjacent asphaltic concrete paving by six-inch high minimum curb walls. All planting must be a variety that will not achieve a height greater than three feet, must not be thorny or spiked and must not extend over the sidewalk.

Figure 21.10(I) Example of Landscaping



- (H) Restrooms. Restrooms must be provided for both sexes, must be available for customer use during all hours of business and must be maintained in a clean and safe manner by the business owner. Restroom entrances viewable from adjacent properties or rights-of-way must be concealed from view by planters or decorative screening. Restroom locations must be identified by appropriate signage.
- (I) Retroactive Effect. All development standards of this section must be complied with at the time that this title becomes effective, except as specified below.

- (1) The following sections must be complied with whenever the station is reconstructed by more than 50% of its assessed value.
 - (a) Section **21.10.250(B)**, as it relates to setbacks.
 - (b) Section **21.10.250(D)**, Accessways.
 - (c) Section **21.10.250(F)(4)**, materials of construction must be compatible with the neighborhood.
 - (d) Section **21.10.250(G)**, Service Station Landscaping.
 - (e) Section **21.10.250(H)**, Restrooms.
- (J) Compliance with On-Site Sign Regulations. Any existing service station must comply with on-site sign regulations of Chapter **21.24**, Sign Regulations, within two years except as otherwise specified in this title. Any such station that does not so comply will be deemed in violation of this title.
(Ord. 2097 § 3, 2013)