

RESOLUTION NO. XXX-10-16

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA RECOMMENDING CITY COUNCIL APPROVAL OF AN ORDINANCE MAKING SPECIFIED CHANGES TO TITLE 20 (ZONING) OF THE CITY'S MUNICIPAL CODE TO GENERALLY CLARIFY REGULATIONS, UPDATE PROVISIONS TO CONFORM TO STATE LAW, REMOVE UNNECESSARY OR REDUNDANT REGULATIONS, AND MODERNIZE THE ZONING ORDINANCE; AND FINDING SAID ACTION EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

WHEREAS, the City of Signal Hill, California ("City") is a municipal corporation, duly organized under the California Constitution and laws of the State of California; and

WHEREAS, pursuant to the police powers delegated to it by Article XI, Section 7 of the California Constitution, the City has the authority to enact laws which promote the public health, safety, and general welfare of its citizens, that are not conflict with general law; and

WHEREAS, the City periodically identifies sections of the Signal Hill Municipal Code that are outdated, unclear, conflict with other Municipal Code regulations, or warrant modifications to improve or enhance the functions and operations of the City; and

WHEREAS, under its police power, the City desires to amend its Municipal Code to generally clarify regulations, bolster existing ones, update provisions to conform to state law, remove unnecessary or redundant regulations and modernize same; and

WHEREAS, this Resolution proposes changes to Title 20 (Zoning) of the City's Municipal Code pursuant to the City's' code update effort, and recommends City Council's approval of same; and

WHEREAS, this Resolution amends various definitions of terms contained in the Chapter 20.04 (Property Definitions) of Title 20 (Zoning) to remove reference to former Chapter 20.68, which no longer exists; and

WHEREAS, this Resolution amends Sections 20.66.060 “Lot area-divisions resulting in smaller parcels prohibited”, 20.04.219 “Dairy, drive-in”, 20.04.303 “Foster Home” and 20.04.612 “Restaurant, drive-in” of Title 20 (Zoning) to delete such definitions; and

WHEREAS, this Resolution amends Chapter 20.66 (Property Development Standards) of Title 20 (Zoning) to add Section 20.66.225 “Mechanical equipment”, to shield mechanical equipment used in construction from public view; and

WHEREAS, this Resolution amends specified provisions of Chapter 20.70 (Off-Street Parking) of Title 20 (Zoning), and section 20.10.130 “Off-street parking”. The proposed changes clarify regulations concerning the use, maintenance, design and construction of off-street parking facilities. In addition, new provisions are added to allow for alternative methods with greater flexibility to meet minimum parking requirements through the use of shared parking agreements, offsite parking facilities and requests for reductions in the schedule of required minimum off-street parking, with specified criteria to be satisfied; and

WHEREAS, this Resolution amends the table under Paragraph (A)(2) of Section 20.39.030 “Land use”, and Footnote (12) of Section 20.30.030 “Use classification”, of Title 20 (Zoning), Chapters 20.39 (SP-19 General Industrial Specific Plan) and 20.30 (SP-10 Pacific Coast Highway Specific Plan) respectively, to remove reference of auto detailing/carwash; and

WHEREAS, this Resolution amends Paragraph (D) of 20.20.070 “Fences, walls and hedges” of Title 20 (Zoning), Chapter 20.20 (Director of Building and Safety) to

increase the height of permissible fences, walls or hedges in industrial property from three to six feet; and

WHEREAS, this Resolution amends Paragraph (A) of Section 20.52.030 “Review procedures” of Title 20 (Zoning), Chapter 20.52 (Site Plan and Design Review) to provide that electronic submission of the requisite application materials is preferred but not required; and

WHEREAS, this Resolution amends Section 20.52.040 “Application and submission of site plan” of Title 20 (Zoning), Chapter 20.52 (Site Plan and Design Review) to remove unnecessary requirements concerning the manner in which requisite application materials must be submitted; and

WHEREAS, this Resolution amends Section 20.52.060 “Expiration and revision” of Title 20 (Zoning), Chapter 20.52 (Site Plan and Design Review), to clarify the time period in which approval of a site plan and design review shall become null and void if construction of improvements are not commenced within one year; and

WHEREAS, this Resolution amends Paragraphs (B) and (C) of Section 20.64.060 “Commission hearing--Conduct and determination” of Title 20 (Zoning), Chapter 20.64 (Uses Subject to Conditional Use Permits) to clarify the role of the Planning Commission in providing recommendations to the City Council; and

WHEREAS, pursuant to Government Code section 65854(a), the City’s Planning Commission must hold a public hearing on proposed changes to the Zoning Code and provide its recommendation to the City Council.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Signal Hill, California, does hereby recommend City Council approval of Zoning Ordinance Amendment 25-02, as follows:

Section 1. The recitals set forth above are true and correct and are hereby adopted as findings in support of this Resolution as it fully set forth herein:

Section 2. Section 20.04.084 "Borrow pit" of Title 20 (Zoning), Chapter 20.04 (Definitions) is hereby amended to read in full as follows:

"Borrow pit" means any place or premises where dirt, soil, sand, gravel or other material is removed by excavation or otherwise below the grade of surrounding land for any purpose other than that necessary and incidental to grading or to building construction or operation on the premises.

Section 3. Section 20.04.093 "Building, accessory" of Title 20 (Zoning), Chapter 20.04 (Definitions) is hereby amended to read in full as follows:

"Accessory building" means a building, part of a building, or structure which is subordinate to and the use of which is incidental to that of the main building, structure or use on the same lot.

Section 4. Section 20.04.126 "Cabana" of Title 20 (Zoning), Chapter 20.04 (Definitions) is hereby amended as follows:

"Cabana" means any portable, demountable, or permanent cabin, small house, room, enclosure, or other building or structure erected, constructed, or placed on any trailer park site within six feet of any house trailer on the same site in a trailer park and used for human habitation; but said structure shall not be used for sleeping purposes.

Section 5. Section 20.04.219 "Dairy, drive-in" of Title 20 (Zoning), Chapter 20.04 (Definitions) is hereby amended to read in full as follows:
Reserved.

Section 6. Section 20.04.228 "Day nursery or child care nursery" of Title 20 (Zoning), Chapter 20.04 (Definitions) is hereby amended as follows:

Section 20.04.228 "Day nursery" or "Day nursery school" shall mean as defined in Section 8.16.010(B) of the Signal Hill Municipal Code.

Section 7. Section 20.04.243 "Driveway" of Title 20 (Zoning), Chapter 20.04 (Definitions) is hereby amended to read in full as follows:

"Driveway" means any vehicular access to an off-street parking or loading facility.

Section 8. Section 20.04.270 "Easement" of Title 20 (Zoning), Chapter 20.04 (Definitions) is hereby amended to read in full as follows:

"Easement" means a space on a lot or parcel of land reserved for or used for public utilities or for an approved and specified public or private use.

Section 9. Section 20.04.291 "Fence" of Title 20 (Zoning), Chapter 20.04 (Definitions) is hereby amended to read in full as follows:

"Fence" means any permanently installed 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 the surface in a horizontal plane. (For board or other solid barriers, see Section 20.04.771.)

Section 10. Section 20.04.303 "Foster home" of Title 20 (Zoning), Chapter 20.04 (Definitions) is hereby amended to read in full as follows:

Reserved.

Section 11. Section 20.04.615 "Rest home or home for the aged" of Chapter 20.04 (Definitions) of Title 20 (Zoning) is hereby amended to read in full as follows:

"Rest home" and "Home for the aged" means any building or facility which provides care for aged persons, and includes rest homes, homes for the aged or inform, and any other uses similar thereto.

Section 12. Section 20.04.345 "Greenhouse" of Title 20 (Zoning), Chapter 20.04 (Definitions) is hereby amended to read in full as follows:

"Greenhouse" means a building or structure constructed chiefly of glass, glass-like translucent material, cloth or lath, which is devoted to the protection or cultivation of flowers or other tender plants.

Section 13. Section 20.04.477 "Lot line, rear" of Title 20 (Zoning), Chapter 20.04 (Definitions) is hereby amended to read in full as follows:

"Rear lot line" means a lot line, not abutting a street, which is opposite and most distant from the front lot line.

Section 14. Section 20.04.480 "Lot line, side" of Title 20 (Zoning), Chapter 20.04 (Definitions) is hereby amended to read in full as follows:

"Side lot line" means any lot line not a front lot line or rear lot line.

Section 15. Section 20.04.495 "Lot, through" of Title 20 (Zoning), Chapter 20.04 (Definitions) is hereby amended to read in full as follows:

"Through lot" means a lot having frontage on two dedicated streets, not including a corner or reversed corner lot.

Section 16. Section 20.04.522 “Movie, drive-in” of Title 20 (Zoning), Chapter 20.04 (Definitions) is hereby amended to read in full as follows:

Reserved.

Section 17. Section 20.04.612 “Restaurant, drive-in” of Title 20 (Zoning), Chapter 20.04 (Definitions) is hereby amended to read in full as follows:

Reserved.

Section 18. Section 20.04.681 “Stand, temporary” of Title 20 (Zoning), Chapter 20.04 (Definitions) is hereby amended to read in full as follows:

"Temporary stand" means the same as "temporary structure."

Section 19. Section 20.04.714 “Structure, temporary” of Title 20 (Zoning), Chapter 20.04 (Definitions) is hereby amended to read in full as follows:

"Temporary structure" means a structure which is readily movable and used or intended to be used for a period not to exceed ninety consecutive days.

Section 20. Section 20.04.717 “Swimming pool” of Title 20 (Zoning), Chapter 20.04 (Definitions) is hereby amended to read in full as follows:

"Swimming pool" means any permanent structure containing a body of water intended for recreational uses, and includes wading pools.

Section 21. Section 20.04.771 “Wall” of Title 20 (Zoning), Chapter 20.04 (Definitions) is hereby amended to read in full as follows:

"Wall" means any structure or device forming a physical barrier which is so constructed that fifty percent or more of the vertical surface is closed and prevents the passage of light, air, and vision through the surface in a horizontal plane.

Section 22. Section 20.10.130 “Off-street parking” of Title 20 (Zoning), Chapter 20.10 (Residential Districts) is hereby amended to read in full as follows:

The following off-street parking standards shall apply to all new residential development. Off-street parking facilities shall be provided for all residential uses in compliance with this section, sections 20.10.140 and 20.10.150 and Chapter 20.70.

A. Single-family/duplex dwellings shall provide garages as follows:

Number of Bedrooms*	Number of Stalls
3 or fewer	2

4 and 5	3
6 or more	4

*A bedroom or room that could be used as a bedroom as determined by the director of community development.

1. Parking stall sizes shall be a minimum of ten feet by twenty feet.
2. Back-up area shall be a minimum of twenty-four feet.
3. Garages shall be set back a minimum of twenty feet from the front property line, except for garages on Terrace Drive where the setback shall be ten feet.
4. An electronic automatic garage door opener shall be provided for each garage door.
5. Carports are prohibited.
6. A minimum of seventy-two cubic feet of accessory storage area per unit shall be provided within the garage on shelves (with a minimum depth of eighteen inches). Storage rooms or closets cannot satisfy this requirement.
7. Tandem spaces are prohibited.

B. Multi-family dwellings, including single room occupancy (SRO) housing units, (buildings containing more than two dwellings on a single parcel) parking as follows:

Number of Bedrooms*	Number of Parking Spaces
studio-2	2 garage spaces
3 or more	2 garage spaces plus 1 space per bedroom* over 2 (shall be in a garage or assigned surface parking space on the project site)

*A bedroom or space that could reasonably be used as a bedroom.

1. Guest parking shall be provided as follows:
 - a. One space per four units either in a common garage or as surface parking on the same site.
 - b. Guest spaces must be open and accessible at all times.
2. Tandem spaces shall not count towards meeting the parking requirements set forth in this section.

3. Parking stall sizes shall be a minimum of ten by twenty feet.
4. Back-up area shall be a minimum of twenty-four feet.
5. An electronic automatic garage door or gate opener shall be provided for each garage door.
6. Carports are prohibited.
7. Aisle widths including back-up areas shall not be less than twenty-four feet.
8. Garages must provide a minimum of seventy-two cubic feet of accessory storage area in private secure storage bins (with a minimum depth of three feet) suspended above the parking spaces reserved for each dwelling unit. Common storage rooms, or individual storage lockers, cannot satisfy this requirement unless approved by the planning commission.
9. Where dwellings are subject to recorded conditions, covenants and restrictions (CCR's), the parking requirements in this subsection B shall be enforced by the homeowners' association. To enforce this subsection B, an action may be brought by the city against any individual, or against the homeowners' association, or both, to ensure compliance with said requirements.
10. Where dwellings are subject to recorded conditions, covenants and restrictions, a provision shall be included to prohibit rooms that were not considered bedrooms for purposes of parking calculations from being marketed or used as bedrooms.

Section 23. Paragraph (D) of 20.20.070 "Fences, walls and hedges" of Title 20 (Zoning), Chapter 20.20 (Commercial Districts) is hereby amended to read in full as follows:

D. Permitted Fences, Walls and Hedges. Fences, walls and hedges not greater than six feet in height shall be permitted on or within all rear and side property lines and on or to the rear of all front setback lines. No fence, wall or hedge over four feet (commercial) or six feet (industrial) in height shall be permitted in any required front yard or in the required street side of a corner lot. Fences and walls exceeding four feet in height may be approved by the community development director in consideration of a written request provided by the property owner and/or tenant identifying special safety or security circumstances which merit additional height. In no case shall a fence wall or hedge exceed ten feet in height be allowed. Additionally, fences greater than six feet in height require an approved security visibility treatment.

Section 24. Footnote (12) of Section 20.30.030 "Use classification" of Title 20 (Zoning), Chapter 20.30 (SP-10 Pacific Coast Highway Specific Plan) is hereby amended to read in full as follows:

12. Reserved.

Section 25. The first table under Paragraph (A)(2) of Section 20.39.030 “Land use” of Title 20 (Zoning), Chapter 20.39 (SP-19 General Industrial Specific Plan) that ends with “Bicycle Repair” is hereby amended to read in full as follows:

Miscellaneous	
	Bakery
	Laundry, on-site plant
	Lawn mower or small engine repair indoors with all equipment stored with an enclosed yard
	Medical, dental and optical lab
	Post office/ distribution center
	Television or radio transmitting
	Utility distribution/transmission substations
	Temporary construction office trailer only during construction of building on the same lot
Services	
	Animal veterinarian/ hospital/grooming, no kennel
	Auction house
	Auto engine and transmission repair indoors and with all stored vehicles within an enclosed yard screened from public view
	Auto/motorcycle repair and parts exchange in an enclosed building
	Auto upholstery, recreational vehicle conversion indoors with all stored vehicles within an enclosed yard screened from public view
	Boat repair indoors with all stored boats within an enclosed yard screened from public view
	Bicycle repair

Section 26. Paragraph (A) of Section 20.52.030 “Review procedures” of Title 20 (Zoning), Chapter 20.52 (Site Plan and Design Review) is hereby amended to read in full as follows:

A. Informal Review. Prior to filing a formal application for site plan and design review, applicants are encouraged to submit drawings to the department of community development for informal review and comments. Electronic submittal of the foregoing is preferred but not required.

Section 27. Section 20.52.040 “Application and submission of site plan” of Title 20 (Zoning), Chapter 20.52 (Site Plan and Design Review) is hereby amended to read in full as follows:

A. Application Requirements.

1. For review by the director of community development, pursuant to Section 20.52.030, the applicant shall submit a completed site plan and design review application on a form provided by the department, site plans, and required fees. Electronic submittal of the foregoing is preferred but not required.

2. For review by the planning commission, pursuant to Section 20.52.030, the applicant shall submit a completed application, and all required fees to the department of community development. The applicant shall also submit architectural elevations, landscape and site plans, stormwater protection plans (LID), preliminary grading plans and any other supporting documentation such as title reports, photographs, material boards, etc., required by the department of community development. Electronic submittal of the foregoing is preferred but not required.

Section 28. Paragraph (A) of Section 20.52.060 “Expiration and revision” of Title 20 (Zoning), Chapter 20.52 (Site Plan and Design Review) is hereby amended to read in full as follows:

A. Following the completion of the review procedure set forth in Section 20.52.030, written notification of approval and any conditions thereof shall be made to the applicant. Construction of the improvements set forth in the approved site plan shall be commenced within one (1) year from the date the approved site plan is signed by the director.

1. Extension. Site plan and design review approval shall expire and become null and void one (1) year from the date of its approval pursuant to Paragraph (A) of this section, unless a written request for extension is received by the director of community development at least thirty (30) days prior to such expiration. Upon receipt of written request for extension, the director of community development may grant an extension of site plan and design review approval for a period not to exceed one (1) year from the original date of expiration, or may refer such request to the planning commission for determination. In no event, however, shall any such extension be granted for a period which exceeds one (1) year from the original expiration date.

Section 29. Paragraphs (B) and (C) of Section 20.64.060 “Commission hearing--Conduct and determination” of Title 20 (Zoning), Chapter 20.64 (Uses Subject to Conditional Use Permits) are hereby amended as follows:

B. The commission shall announce its recommendation by resolution within forty days after the conclusion of the public hearings. The resolution shall set forth the findings of the commission and any recommended conditions, including time limit, deemed

necessary to protect the health, safety and welfare of persons in the neighborhood and in the community as a whole.

C. The resolution, in the case of all conditional use permits, shall be mailed to the applicant at the address shown in the application. The applicant or any person aggrieved may appeal any recommendation of the commission to the council by filing a written notice of appeal after the recommendation. Such appeal shall set forth the reason therefor.

Section 30. Section 20.66.060 “Lot area-divisions resulting in smaller parcels prohibited” of Title 20 (Zoning), Chapter 20.66 (Property Development Standards) is hereby deleted in its entirety.

Section 31. Section 20.66.225 “Mechanical Equipment” is hereby added to Chapter 20.66 (Property Development Standards) of Title 20 (Zoning) to read as follows:

Mechanical equipment must be screened from public and private views.

Section 32. Section 20.70.010 “Purpose” of Title 20 (Zoning), Chapter 20.70 (Off-Street Parking) is hereby amended to read in full as follows:

The purpose of this chapter is to provide for regulation of off-street parking within all commercial, industrial, residential and open space districts. In addition, access to parking, parking lot lighting, parking lot landscaping, driveway design, and required aisle widths are also regulated within this chapter.

The parking facilities for motor vehicles required by this chapter are assumed to be the minimum which will be required by the various land use categories. However, the parking and maneuvering facilities required by this chapter should not be used as a fixed standard to determine the amount of off-street parking which may be adequate for any specific use. If the decision-maker determines minimum parking standards are inadequate for a specific project, they may require the developer, owner or operator of any specific use to provide the adequate parking even though such addition may be in excess of the minimum requirements set forth in this chapter. It is intended that these regulations will result in the installation of properly designed parking and loading facilities of sufficient capacity to minimize traffic congestion, enhance public safety, generally provide for the parking of motor vehicles at locations other than on the streets, and for safe passage of pedestrians to and from parked vehicles.

Section 33. Paragraphs (B), (C) and (F) of Section 20.70.020 “General standards” of Title 20 (Zoning), Chapter 20.70 (Off-Street Parking) is hereby amended to read in full as follows:

B. Where automobile parking is provided and maintained on a lot in connection with a main building or structure on or before the effective date of the ordinance codified in this chapter and is insufficient to meet the requirements for the use as provided in this

title, or where no such parking has been provided, such automobile parking may be continued as a nonconforming use. Any such building or structure may be altered or enlarged only if parking is provided in conformance with the provisions of this title for the portion of the building or structure altered, added to, enlarged or extended. Existing parking may not be counted toward meeting the required parking for the alteration, addition, enlargement or extension. Whenever the occupancy or use of any premises which is not in compliance with off-street parking requirements is changed to a different use or the existing use is altered, enlarged, expanded or intensified, parking to meet the requirements of this chapter shall be provided for the new use or occupancy.

C. In the case of a legally existing residential use in a residential district, on or before the effective date of the ordinance codified in this chapter where additional dwelling unit(s) are permitted, parking in conformance with this title or state law shall be required only for the new dwelling unit(s).

F. No motor vehicle, house trailer, camper shell, tent trailer, watercraft, or utility trailer, including trailers used to transport boats, motorcycles, automobiles, recreational vehicles, household goods or construction equipment shall be parked in any front yard or side yard unless parked on a driveway. For purposes of this subsection, yard shall include not only the required open space area as defined in this code, but also the area between the respective setback line, as defined in this code, and the opposing exterior building wall. Driveway shall be defined as in Section 20.04.243 or as legally constructed and in use prior to the effective dates of Section 20.04.243 of this code provided such driveway is joined with an adjacent alley or street by a city-approved curb cut, ramp, and/or other appropriate transition.

Section 34. Section 20.70.020 “General standards” of Title 20 (Zoning), Chapter 20.70 (Off-Street Parking) is hereby amended to add the paragraphs (G) and (H) to read in full as follows:

G. All required off-street parking spaces shall be designed, located, constructed and maintained so as to be fully and independently usable and accessible at all times. All parking areas shall be permanently maintained in a safe and clean condition free of physical obstructions and in good condition. All areas, including landscaping, shall be kept free of trash and weeds.

H. The required off-street parking facilities and driveways shall not be used for any purpose which at any time would preclude the use of the area for vehicle parking in conjunction with a permitted use. Unless otherwise provided by an approved discretionary permit, no owner, management company or other individual or entity acting on the owner's behalf, or tenant shall lease, rent or otherwise make unavailable to intended users any off-street parking spaces required by this chapter.

Section 35. Paragraphs (A) and (B) of Section 20.70.030 “Number of parking spaces required, by use” of Title 20 (Zoning), Chapter 20.70 (Off-Street Parking) are hereby amended to read in full as follows:

A. The following uses shall provide parking spaces in accordance with the minimum requirements set forth in this section:

Uses	Minimum Required Parking
Automobile repair shop	1 space per 500 sq. ft. G.F.A. (gross floor area)
Automobile, truck, recreational vehicles, and boat sales,	leasing (new or used) exclusive of repair areas1 space per 400 sq. ft. G.F.A.
Banks, savings and loans	1 space per 200 sq. ft. G.F.A.
Bars, cocktail lounges, nightclubs, dancing, entertainment, alcohol beverage manufacturing with tasting rooms	1 space per 100 sq. ft. G.F.A.
Business colleges, technical schools (adult)	1 space per classroom, plus 1 space per 2 students (based maximum capacity), plus 1 space per 250 sq. ft. of office area
Bowling alleys	5 spaces per alley
Churches, meeting halls, stadium, museums, auction houses	1 space per 5 permanent seats or 1 space per 40 sq. ft. of assembly area whichever results in the greatest number of parking spaces
Commercial uses, not specifically listed in this section	1 space per 250 sq. ft. G.F.A.
Care facility, including convalescent center, residential for the elderly, community	.5 spaces per bed plus 1 space per 250 sq. ft. of intermediate care facility, skilled nursing, office area
Fraternity or sorority house	1 space per 200 sq. ft. G.F.A.
Furniture store	1 space per 1,000 sq. ft. G.F.A.
Gasoline service station	1 space per 200 sq. ft. G.F.A.
Grocery store	1 space per 200 sq. ft. G.F.A.
Guest parking (senior citizen housing)	1 space per 10 dwelling units
Gymnastics academy	1 space per 1,000 sq. ft. of open training floor area plus 1 space per 200 sq. ft. of office and seating area
Hospital	1.5 spaces per bed plus 1 space per 200 sq. ft. of office area
Industrial uses not specifically listed in this section	1 space per 1,000 sq. ft. G.F.A.
Machinery shop	1 space per 1,000 sq. ft. G.F.A.
Manufacturing uses not specifically listed in this section	1 space per 1,000 sq. ft. G.F.A.
Nursery school, preschool	1 space per 500 sq. ft. G.F.A.
Offices, general	1 space per 250 sq. ft. G.F.A.
Offices, medical	1 space per 200 sq. ft. G.F.A.

Private and parochial schools (K-8)	1 space per classroom, plus 1 space per 250 sq. ft. of office area
Private commercial schools, including dancing	1 space per classroom, plus 1 space per 250 sq. ft. of office area
Rental car agency	1 space per 250 sq. ft. of office area, plus 1 space per employee, plus 3 customer drop-off parking spaces, plus a minimum of 3 rental car storage spaces
Residential uses	All residential parking provisions, requirements and standards shall be in accordance with Section 20.10.130 of this code
Restaurant, fast food, including drive-thru	1 space per 100 sq. ft. G.F.A.
Restaurant, take-out	1 space per 250 sq. ft. G.F.A.
Retail, general	1 space per 250 sq. ft. G.F.A.
Retail shopping center in excess of 100,000 G.F.A.	1 space per 200 sq. ft. G.F.A.
Senior citizen housing (OS district only)	1 space per dwelling unit (at least 50% of which must be enclosed) and any guest parking required by this chapter
Storage, warehouse	1 space per 1,000 sq. ft. G.F.A.
Theaters, multiple-screen and playhouse (live)	1 space per three seats
Theaters, single-screen	1 space per two seats

B. Combination of facilities shall provide the number of spaces required for each facility and the spaces provided for one facility shall not be construed as satisfying the requirement for another facility, except in the case of retail shopping centers. Whenever any commercial/industrial use is located on a building site that is also used for residential purposes, parking facilities shall be provided for the residential use as required, in addition to the parking required for the nonresidential use or uses.

Section 36. Section 20.70.030 "Number of parking spaces required, by use" of Title 20 (Zoning), Chapter 20.70 (Off-Street Parking), is hereby amended to add paragraphs (G) and (H) to read in full as follows:

G. All land uses shall provide off-street parking in compliance with the above requirements unless otherwise modified by the provisions contained in this chapter. The off-street parking requirements listed under this section are the minimum requirements for each specific use; however, it shall be the responsibility of the developer, owner or operator of any specific use to provide adequate off-street parking, even though such parking is in excess of the minimum requirements set forth in this section.

H. If no provisions for the required number of off-street parking spaces are set forth in these regulations, or the provisions are not clear for any specific use or uses, the

director community development, shall determine the number of off-street parking spaces required.

Section 37. Section 20.70.060 “Lighting” of Title 20 (Zoning), Chapter 20.70 (Off-Street Parking) is hereby amended to read in full as follows:

Exterior lighting provided to illuminate parking, display, sales or pedestrian areas shall be shielded, hooded and so designed and arranged as to prevent a nuisance to surrounding or nearby properties from occurring, including public rights-of-way.

Section 38. Paragraph (E) of Section 20.70.070 “Access and Location” of Title 20 (Zoning), Chapter 20.70 (Off-Street Parking) is hereby amended to read in full as follows:

E. Parking shall be provided as follows:

1. On the same lot or parcel as the building(s) or use(s) being served, except as otherwise permitted pursuant to section 20.70.120;
2. By participation in an assessment district, established for the purpose of providing an off-street parking facility for multiple uses within the vicinity;
3. By participation in shared parking, so long as the shared parking arrangement complies with section 20.70.110.

Section 39. Paragraph (A) of Section 20.70.080 “Parking area surfacing and grades” of Title 20 (Zoning), Chapter 20.70 (Off-Street Parking) is hereby amended to read in full as follows:

A. All new and reconstructed parking lots shall be permanently surfaced with asphalt concrete or portland cement concrete or other all-weather, non-erodible, hard surfacing. Private parking areas, and driveways, in the RL, RLM-1, RLM-2, PD-1 and PD-2 districts shall be surfaced with a minimum thickness of four inches of portland cement concrete over compacted native soil. Portland cement concrete or asphalt concrete shall be used in all other districts. The required pavement section shall be reviewed and approved by the city engineer prior to the issuance of grading permits. The determination shall be based upon engineering analysis of the subgrade soils, slope conditions and anticipated traffic loads. All paving materials and installations shall be per city engineer's standards.

Section 40. Section 20.70.080 “Parking area surfacing and grades” of Title 20 (Zoning), Chapter 20.70 (Off-Street Parking) is hereby amended to add paragraph (F) as follows:

F. The maximum grades in this section will generally provide adequate site distance at street level and prevent vehicles from dragging on extreme grade breaks. Exceptions

may be approved by the city engineer where physical design prevents such extreme grade breaks and provides safe sight distance.

Section 41. Section 20.70.100 “Exceptions and alternatives to off-street parking regulations” is hereby added to Title 20 (Zoning), Chapter 20.70 (Off-Street Parking) as follows:

20.70.100 Exceptions and alternatives to off-street parking regulations.

Notwithstanding the requirements of this chapter, exceptions, reductions and alternatives to the provisions of any of the off-street parking regulations may be requested as part of a site development permit or part of a discretionary application approved by the planning commission (i.e., use permit or site development permit) or an administrative development approval, pursuant to sections 20.70.110, 20.70.120 or 20.70.130

Section 42. Section 20.70.110 “Shared Parking” is hereby added to Title 20 (Zoning), Chapter 20.70 (Off-Street Parking) as follows:

20.70.110 Shared Parking.

This section shall apply to nonresidential districts. Two or more nonresidential structures or uses may share use of the same off-street parking spaces to meet the requirements of this chapter, where the normal peak hours of operation for the buildings or uses are staggered in such a manner that the joint use of the same parking spaces is feasible, and where the total quantity of spaces provided is at least equal to the total of the projected parking demand for the structures or uses in operation at any given time. Shared parking shall only be permitted where the following requirements have been satisfied:

A. The applicant shall prepare and submit to the director of community development, for review and approval, a shared parking study analyzing the parking supply and demand that shall include information such as:

1. A site plan showing all parking spaces, building square footage and tenant spaces within the complex(es) or area(s) participating; and
2. Evidence justifying that the peak hour parking demand from all building(s), use(s) and tenant(s) does not create conflicting or simultaneous demand for the shared spaces. Conflict will be evident where hours of operation for tenants, buildings, and/or uses coincide. Evidence from a minimum of two sources must be used to support conclusions. Sources supporting parking caps or maximum parking requirements shall not be used. At a minimum, the following evidence shall be provided to support the justification:
 - a. Weekday Monday to Friday trip generation counts (separate a.m. and p.m. counts);
 - b. Saturday trip generation counts;
 - c. Sunday trip generation counts;

- d. A comparison to show that the parking demand does not exceed the amount of parking available; and
- 3. A joint use parking matrix with the following information:
 - a. Project building(s) and tenant address(es);
 - b. Gross square footage of all buildings and tenant spaces;
 - c. The name, type of each use(s), and the days and hours of operation for each tenant; and
 - d. The number of parking spaces required by Section 20.70.030 for each tenant based on each tenant's gross square footage and/or type of use.
- B. The following additional requirements shall apply to all requests for shared parking:
 - 1. The parking study shall include an analysis that addresses how to accommodate temporary increases in parking demand.
 - 2. A contingency plan which includes steps to be implemented to decrease parking demand.
 - 3. If applicable, the parking study shall include a customer/employee parking analysis based on the land use to determine the number of parking spaces required to satisfy customer and employee parking.
- C. Shared parking requests shall be reviewed and decided by the director of community development in accordance with the review procedures set forth in section 20.52.030.
- D. Together with a request for shared parking, the applicant shall provide a written shared parking agreement signed by the owner(s) of the property upon which the shared parking is to be located. The agreement shall establish rights to the shared parking requested in the application. The agreement shall provide that the agreement may not be terminated and no amendment or modification of the agreement that would materially affect rights to parking may be made without the prior written approval of the city attorney and director of community development for the shared parking request. Approval of the request for shared parking shall be conditioned upon approval of the agreement by the director of community development, director of public works, and the city attorney, which approval shall not be unreasonably withheld provided the agreement satisfies the requirements of this section. The agreement shall be fully executed prior to the issuance of any permits, or if the structure or use does not require a building permit, within 60 days after approval of the shared parking request.
- E. In the event of a change in use, a new request for shared parking shall be filed or the existing agreement amended to the satisfaction of the director of community development.

Section 43. Section 20.70.120 “Offsite Parking Facilities” is hereby added to Title 20 (Zoning), Chapter 20.70 (Off-Street Parking) as follows:

Section 20.70.120. Offsite Parking Facilities

Requests for off-site parking facilities must meet the following requirements:

A. The entirety of each parking space permitted for off-site parking shall be located within 500 lineal feet of the building(s) and/or use(s) the spaces are intended to serve. A means of safe pedestrian access shall be provided between the off-site parking spaces and the building(s) and use(s) the spaces are intended to serve. The director of community development and the director of public works/city engineer shall review and recommend approval of the means of providing the required access and its level of safety, which approval shall not be unreasonably withheld if the level of safety and means of access comply with the existing traffic and safety standards, practices, and policies of the city. The directors may recommend approval of use of shuttle, valet, or other alternative means of access where no other safe means of access is feasible.

B. Off-site parking facility requests shall be reviewed and decided by the director of community development in accordance with the review procedures set forth in section 20.52.030.

C. Together with a request for an off-site parking facility, the applicant shall provide a written off-site parking facility agreement, suitable for recording, signed by the owner(s) of the property upon which the off-site parking facility is to be located. The agreement shall establish rights to the off-site parking facility requested in the application. The agreement shall provide that the agreement may not be terminated and no amendment or modification of the agreement that would materially affect rights to parking may be made without the prior written approval of the city attorney and the director of community development for the off-site parking request. Approval of the request for the off-site parking facility shall be conditioned upon approval of the agreement by the director of community development, director of public works, and the city attorney, which approval shall not be unreasonably withheld provided the agreement satisfies the requirements of this section. The agreement shall be recorded with the Recorder for the County of Los Angeles within 45 days after approval of the off-site parking request by the planning commission and director of public works.

D. In the event of a change in use, a new request for off-site parking facilities shall be filed or the existing agreement amended to the satisfaction of the director of community development.

Section 44. Section 20.70.130 “Reductions in parking requirements” is hereby added to Title 20 (Zoning), Chapter 20.70 (Off-Street Parking) as follows:

Section 20.70.130. Reductions in parking requirements

A. Instead of the methodologies used in Sections 20.70.110 and 20.70.120 or a minor deviation pursuant to 20.84.110(B)(3), requests for reductions in the schedule of required minimum off-street parking provided by section 20.70.030 may be approved, provided they meet the following requirements:

1. The director of community development may approve parking reductions of up to 10% on modifications to existing development and the planning commission may approve parking reductions of up to 10% on new development, provided the following has been satisfied:
 - a. The director of community development or planning commission as applicable has considered a parking study, pursuant to subsection (A)(2), submitted by the applicant, and has determined that there is evidence that the parking demand will be less than the requirements in section 20.70.030 for the life of the project.
 - b. The director of community development or planning commission as applicable has determined that the parking reduction contributes to community amenities or improvements which otherwise could not be accommodated.
2. Parking studies for parking reductions shall meet all of the following criteria:
 - a. The parking study shall be prepared by a California State-licensed traffic engineer.
 - b. The study shall include evidence justifying that the forecasted parking demand from all building(s), use(s) and tenant(s) is less than the code requirement.
 - c. To ensure relevance to local projects, the study shall include actual survey data from a minimum of five local examples, to the fullest extent possible. When necessary, regional examples may be used.
 - d. Evidence from a minimum of two sources must be used to support conclusions. Sources supporting parking caps or maximum parking requirements shall not be used. At a minimum, the following evidence shall be provided to support the justification:
 - i. Weekday Monday to Friday trip generation counts (separate a.m. and p.m. counts);
 - ii. Saturday trip generation counts;
 - iii. Sunday trip generation counts;
 - iv. A comparison to show that the parking demand does not exceed the amount of parking required or available; and
3. The parking study shall include an analysis that addresses how to accommodate temporary increases in parking demand.
4. A contingency plan to be recorded as a deed restriction in perpetuity, which includes steps to be implemented to decrease parking demand.

Section 45. If any section, sentence, clause or phrase of this Resolution or the application thereof to any entity, person or circumstance is held for any reason to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect other provisions or applications of this Resolution which can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable. The Planning Commission of the City of Signal Hill hereby declares that it would have adopted this Resolution and each section, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

Section 46. The Planning Commission hereby determines that this Resolution is categorically exempt from review under the California Environmental Quality Act ("CEQA") (California Public Resources Code Section 21000 et seq.), because the Resolution does not qualify as a "project" under CEQA. The State CEQA Guidelines provide that "[a]n activity is not subject to CEQA if ... the activity is not a project as defined in Section 15378." (State CEQA Guidelines, § 15060(c).) Here, the Resolution does not qualify as a "project" as defined in State CEQA Guidelines section 15378 because it does not have the potential of "resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment." (State CEQA Guidelines, § 15378(a).) The proposed Resolution does not authorize or directly result in any physical development or changes to the environment. Instead, the Resolution is creating regulatory schemes for activities that are already allowed under state law and is otherwise amending provisions of the Municipal Code for purposes of clarity, remove redundant or unnecessary terms, and to modernize and update regulations to conform with state law. Further, Section 15378 explicitly excludes from the definition of "project", "[o]rganizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment." (State CEQA Guidelines, § 15378(b)(5).) Even if the proposed Resolution was considered a "project" subject to CEQA, it would qualify for the "common sense exemption" set forth in State CEQA Guidelines section 15061(b)(3), which exempts activity from CEQA where "it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment". The Resolution will not result in any development or in any new activity with the potential to impact the environment. The City Clerk shall cause a Notice of Exemption to be filed as authorized by CEQA and the State CEQA Guidelines.

PASSED, APPROVED AND ADOPTED at a regular meeting of the Planning Commission on this 21st day of October, 2025.

SAEIDA MILLER
CHAIR

ATTEST:

COLLEEN T. DOAN
COMMISSION SECRETARY

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF SIGNAL HILL)

I, COLLEEN T. DOAN, Secretary for the Planning Commission of the City of Signal Hill, California, do hereby certify that Resolution No. XXX-10-21 was adopted at a regular meeting of the Planning Commission of the City of Signal Hill on the 21st day of October, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

COLLEEN T. DOAN
COMMISSION SECRETARY