

“Exhibit A”: Proposed Amendments to Title 10, Chapter 2 of the Municipal Code.

Amendments to Article 1, General Provisions

AMENDMENT OF CODE §10-2.201. Title 10, Chapter 2 (Zoning and Land Use) Article 2 Section 10-2.201 shall be amended as follows (*proposed deletions shown as strike-through text and proposed additions shown as underlined text; changes are shown in purple because they are new clean-up items since Planning Commission Review*):

Section 10-2.201, General rules for applicability of zoning regulations:

Subsection (i) will be amended to read:

- (i) References to classes of zones. References to "residential zones" shall include the R-1, R-1-A, R-2, R-3, RMD, RH and R-MHP zones. References to "commercial zones" shall include the C-1, C-2, C-3, C-4, C-5, and the CC coastal commercial zones. References to "commercial" or "mixed use" zones shall include the CR, MU-1, ~~MU-2~~, and MU-3 zones. References to "industrial zones" shall include the I-1, I-2 and IC-1 zones. Reference to "public zones" shall include all P zones.

AMENDMENT OF CODE §10-2.300. Title 10, Chapter 2 (Zoning and Land Use) Article 2 Section 10-2.300 shall be amended as follows (*proposed deletions shown as strike-through text and proposed additions shown as underlined text; changes are shown in purple because they are new clean-up items since Planning Commission Review*):

Section 10-2.300, Designation of Zones:

Subsection (c):

- (c) Mixed Use.
 - (1) MU-1 Mixed Use Zone.
 - (2) MU-3 Mixed Use Zones: MU-3, and MU-3A, ~~and MU-3C~~.
 - (3) MU-H Mixed Use.
 - (4) CR Regional Commercial Zones: CR and CR-H.

Subsection (e):

- (e) Public and Institutional.
 - (1) P-CIV Civic Center Zone.
 - (2) ~~P-RVP Riviera Village Parking Zone.~~
 - (23) P-ROW Right-of-Way Zone.
 - (34) ~~P-CF Community Facility Zone.~~

(45) P-PRO Parks, Recreation, and Open Space Zone.

(56) P-SF School Facility Zone.

(7) P-GP Generating Plant Zone.

Amendments to Article 2, Zoning Districts

AMENDMENT OF CODE §10-2.622. Title 10, Chapter 2 (Zoning and Land Use) Article 2 Section 10-2.622 shall be amended as follows (*proposed deletions shown as strike-through text and proposed additions shown as underlined text*):

Section 10-2.622 Development Standards, C-2 commercial zone.

(a) These standards shall apply to the C-2 zone with the exception of properties located in the AACAP which are subject to the standards identified in subsection (k) below.

~~(b)(a)~~ Floor area ratio. The floor area ratio (F.A.R.) of all buildings on a lot shall not exceed 0.5 (see definition of floor area ratio in Section 10-2.402) ~~except within the Artesia and Aviation Corridors Area Plan area as adopted by resolution of the City Council.~~

~~(1) The floor area ratio (F.A.R.) of all buildings on a lot within the Artesia and Aviation Corridors Area Plan area as adopted by resolution of the City Council, shall not exceed 0.6 (see definition of floor area ratio in Section 10-2.402).~~

~~(c)(b)~~ Building height. No building or structure shall exceed a height of 30 feet (see definition of building height in Section 10-2.402).

~~(d)(c)~~ Stories. No building shall exceed two stories (see definition of story in Section 10-2.402).

~~(e)(d)~~ Setbacks. The minimum setback requirements shall be as follows:

(1) Front setback. There shall be a minimum front setback of five feet the full width of the lot, except where a lot is contiguous to a residentially zoned lot fronting on the same street, in which case the required front setback shall be the same as required for the contiguous residential lot.

(2) Side setback.

a. There shall be a minimum side setback of 10 feet the full length of the lot on the street side of a corner or reverse corner lot.

b. No side setback shall be required along the interior lot lines, except where the side lot line is contiguous to a residential zone, in which case the following standards shall apply:

1. There shall be a minimum side setback of 20 feet the full length of the lot;

2. The required side setback may be modified pursuant to Planning Commission Design Review (Section 10-2.2502).

(3) Rear setback. No rear setback shall be required, except where the rear lot line is contiguous to a residential zone, in which case the following standards shall apply:

a. There shall be a minimum rear setback of 20 feet the full width of the lot;

b. The required rear setback may be modified pursuant to Planning Commission Design Review (Section 10-2.2502).

~~(e) Usable public open space within the Artesia and Aviation Corridors Area Plan area as adopted by resolution of the City Council. For projects of 15,000 square feet of lot area or greater, spaces such~~

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~~as public plazas, public walkways and other public spaces of at least 10% of the F.A.R. shall be provided.~~

~~(1) Public open space shall be accessible to the public and not be fenced or gated so as to prevent public access.~~

~~(2) Public open space shall be contiguous to the maximum extent feasible.~~

~~(3) Areas less than 10 feet in width may not count as public open space.~~

~~(4) The requirement of 10% public open space may be modified by the Community Development Director or assigned for projects developed on lots less than 20,000 square feet in size.~~

(f) General regulations. See Article 3 of this chapter.

(g) Parking regulations. See Article 5 of this chapter.

(h) Sign regulations. See Article 6 of this chapter.

(i) Landscaping regulations. See Article 7 of this chapter.

(j) Procedures. See Article 12 of this chapter.

(k) Development Standards within the Artesia and Aviation Corridors Area Plan.

(1) Purpose: The purpose of this subsection is to establish development standards specific to C-2 zoned properties located within the Artesia and Aviation Corridors Area Plan. The intention of these development standards is to foster and support the development of a vibrant, pedestrian-oriented corridor that balances commercial vitality with neighborhood compatibility, consistent with the adopted Artesia and Aviation Corridors Area Plan objectives. The Artesia and Aviation Corridors Area Plan includes properties along Artesia and Aviation Boulevard from the transportation easement (rail line) east of Inglewood Avenue to the western City boundary at Aviation Boulevard.

(2) Applicability: The development standards in this subsection apply only to properties located within the boundaries of the Artesia and Aviation Corridors Area Plan. All other areas outside the Artesia and Aviation Corridors Area Plan zoned C-2 shall continue to be regulated by subsections (a) through (j) above.

(3) Development Standards for the Artesia and Aviation Corridors Area Plan:

a. Floor area ratio. The floor area ratio (F.A.R.) of all buildings on a lot shall not exceed 1.5 (see definition of floor area ratio in Section 10-2.402).

b. Building height. No building or structure shall exceed a height of 45 feet (see definition of building height in Section 10-2.402).

c. Stories. No building shall exceed three stories (see definition of story in Section 10-2.402).

d. Setbacks.

1. Front setback

(i) Minimum required. There shall be a minimum front setback of five feet the full width of the lot.

i. Buildings shall be oriented towards Artesia and Aviation Boulevard frontages and provide entrances from the sidewalk. Entrances can also be oriented towards courtyards and plazas provided the courtyard or plaza is oriented towards and accessed directly from Artesia and Aviation Boulevards.

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- ii. The placement of off-street parking in the front of the building may be authorized through approval of an Administrative Use Permit (AUP) as determined by the Community Development Director as identified in Municipal Code Section 10-2.1707(b)(2)(b)(1)
 - 3. Side setback.
 - (i) There shall be a minimum side setback of five feet the full length of the lot on the street side of a corner or reverse corner lot.
 - (ii) No side setback shall be required along the interior lot lines.
 - 4. Rear setback. No rear setback shall be required, except where the rear lot line is contiguous to a residential zone, in which case the following standards shall apply:
 - (i) There shall be a minimum rear setback of 20 feet the full width of the lot;
 - (ii) The required rear setback may be modified pursuant to Planning Commission Design Review (Section 10-2.2502).
 - 4. Third story setback. Within the first 30 feet of property depth, all building elevations above the second floor along Artesia and Aviation Boulevard shall have a minimum average setback of five feet from the second floor building face.
 - e. To promote a pedestrian-oriented and visually engaging streetscape, all first-floor commercial spaces shall have a minimum floor-to-ceiling dimension of 12 feet.
- (4) The following design standards and guidelines are required in addition to Artesia and Aviation Corridors Area Plan Guidelines for new structures and any addition of gross floor area of 1,000 square feet or more, whether attached or detached, to an existing commercial structure:
- a. Architecture and design:
 - 1. Façade Materials: Projects shall incorporate high-quality materials that are consistent with and complementary of the building's architectural style. Materials such as vinyl, plastic, or similar less-quality materials as determined by the Community Development Director, or designee, are not permitted. Materials shall support a cohesive and visually refined design and be suitable for long-term durability. Acceptable materials including but not limited to, natural stone, brick, precast concrete, wood, and factory-finished metal panels (heavy-gauge only, in corrugated or flat sections, low reflectivity) are preferred.
 - 2. Specific design features and elements that should be incorporated into the projects design include the following:
 - (i) Storefronts and Entrances:
 - i. The storefront shall enhance the visual quality and character of the street and reflect the architectural style of the building while maintaining individuality.
 - ii. Provide continuous variety and make buildings appear unique while contributing to a cohesive, vibrant, and human-scaled environment.
 - iii. Provide incremental shifts in the wall plane, building material variation, and window patterns to create small shadows that give an impression of depth and texture.
 - iv. For retail uses a minimum of 70 percent of the first-floor fronting Artesia Boulevard or Aviation Boulevard shall consist of transparent materials

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- such as glass or windows. Display windows should provide visual interest and pedestrian engagement (e.g., merchandise, art, interior activity) and encourage pedestrian activity through transparent, inviting facades.
- v. Building entries should be at or near grade and oriented toward the street and clearly defined. Pedestrian entrances and windows should be the dominant elements on the public street façades. Consider using recessed entrances to create depth and shadow, and enhance the walkability and visual interest of the storefront area.
3. Corner Emphasis: Distinctive corner architectural treatments such as taller parapets, curved glazing, or tower elements to anchor intersections shall be incorporated into the design of the project.
4. Shade Structures: Consider incorporating awnings or canopies or architectural shading devices (louvers, trellises) along retail frontages or commercial spaces for shade and functional design.
- (i) Shade structures shall be designed to complement the primary building through consistent materials, color, form, and detailing. Materials shall be durable and result in longevity.
- (ii). The size and shape of shade structures shall be proportionate to the building façade and the width of the bay or storefront they cover.
- (iii) A minimum vertical clearance of eight feet above finished grade shall be provided for all elements that encroach into the public right-of-way or pedestrian areas.
- (iv) Shade structures may encroach over public sidewalks or pedestrian pathways, provided a minimum two-foot setback from the curb line is maintained at all times and an Encroachment Permit is obtained.
5. Lighting: The placement and style of lighting shall highlight architectural features and signage.
- (i) Lighting shall be designed and located to not project off-site or onto adjacent uses.
- (ii) Lighting shall be warm, energy-efficient lighting for a welcoming nighttime appearance and pedestrian activity.

AMENDMENT OF CODE §10-2.625. Title 10, Chapter 2 (Zoning and Land Use) Article 2 Section 10-2.625 shall be amended as follows (*proposed deletions shown as strike through text and proposed additions shown as underlined text*):

Section 10-2.625 Development Standards, C-2-PD commercial zone.

- (a) These standards shall apply to the C-2-PD zone with the exception of properties located in the AACAP which are subject to the standards identified in subsection (k) below.
- (b)(a) Floor area ratio. The floor area ratio (F.A.R.) of all buildings on a lot shall not exceed 0.5 (see definition of floor area ratio in Section 10-2.402) except within the Artesia and Aviation Corridors Area Plan area as adopted by resolution of the City Council.
- (1) The floor area ratio (F.A.R.) of all buildings on a lot within the Artesia and Aviation Corridors Area Plan area as adopted by resolution of the City Council, shall not exceed 0.6 (see definition of floor area ratio in Section 10-2.402).

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- ~~(c)(b)~~ Building height. No building or structure shall exceed a height of 30 feet (see definition of building height in Section 10-2.402).
- ~~(d)(c)~~ Stories. No building shall exceed two stories (see definition of story in Section 10-2.402).
- ~~(e)(d)~~ Setbacks. The minimum setback requirements shall be as follows:
- (1) Front setback.
 - a. Minimum required. There shall be a minimum front setback of ~~three~~ five feet the full width of the lot, ~~except that display windows may project to the front property line, provided that the bottom of the projection is no less than three feet above the adjacent sidewalk grade.~~ However, where a lot is contiguous to a residentially zoned lot fronting on the same street, the required front setback shall be the same as required for the contiguous residential lot.
 - b. Maximum permitted. The front setback shall not exceed 10 feet for 50% of the linear frontage of the building, except areas contiguous with the structure and used for outdoor dining or courtyards shall be exempt from this requirement. This setback area shall not be used for parking.
 - (2) Side setback.
 - a. There shall be a minimum side setback of 10 feet the full length of the lot on the street side of a corner or reverse corner lot.
 - b. No side setback shall be required along the interior lot lines, except where the side lot line is contiguous to a residential zone, in which case the following standards shall apply:
 1. There shall be a minimum side setback of 20 feet the full length of the lot;
 2. The required side setback may be modified pursuant to Planning Commission Design Review (Section 10-2.2502).
 - (3) Rear setback. No rear setback shall be required, except where the rear lot line is contiguous to a residential zone, in which case the following standards shall apply:
 - a. There shall be a minimum rear setback of 20 feet the full width of the lot;
 - b. The required rear setback may be modified pursuant to Planning Commission Design Review (Section 10-2.2502).
- ~~(e) Usable public open space within the Artesia and Aviation Corridors Area Plan area as adopted by resolution of the City Council. For projects of 15,000 square feet of lot area or greater, spaces such as public plazas, public walkways and other public spaces of at least 10% of the F.A.R. shall be provided:~~
- ~~(1) Public open space shall be accessible to the public and not be fenced or gated so as to prevent public access.~~
 - ~~(2) Public open space shall be contiguous to the maximum extent feasible.~~
 - ~~(3) Areas less than 10 feet in width may not count as public open space.~~
 - ~~(4) The requirement of 10% public open space may be modified by the Community Development Director or assigned for projects developed on lots less than 20,000 square feet in size.~~
- (f) General regulations. See Article 3 of this chapter.
- (g) Parking regulations. See Article 5 of this chapter.
- (h) Sign regulations. See Article 6 of this chapter.

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- (i) Landscaping regulations. See Article 7 of this chapter.
- (j) Procedures. See Article 12 of this chapter.
- (k) Development Standards within the Artesia and Aviation Corridors Area Plan.
 - (1) Purpose: The purpose of this subsection is to establish development standards specific to C-2-PD zoned properties located within the Artesia and Aviation Corridors Area Plan. The intention of these development standards is to foster and support the development of a vibrant, pedestrian-oriented corridor that balances commercial vitality with neighborhood compatibility, consistent with the adopted Artesia and Aviation Corridors Area Plan objectives. The Artesia and Aviation Corridors Area Plan includes properties along Artesia and Aviation Boulevard from the transportation easement (rail line) east of Inglewood Avenue to the western City boundary at Aviation Boulevard.
 - (2) Applicability: The development standards in this subsection apply only to properties located within the boundaries of the Artesia and Aviation Corridors Area Plan. All other areas outside the Artesia and Aviation Corridors Area Plan zoned C-2-PD shall continue to be regulated by subsections (a) through (j) above.
 - (3) Development Standards for the Artesia and Aviation Corridors Area Plan:
 - a. Floor Area Ratio: The floor area ratio (F.A.R.) of all buildings on a lot shall not exceed 1.5 (see definition of floor area ratio in Section 10-2.402).
 - b. Building height: No building or structure shall exceed a height of 45 feet (see definition of building height in Section 10-2.402).
 - c. Stories. No building shall exceed three stories (see definition of story in Section 10-2.402).
 - d. Setbacks.
 - 1. Front setback
 - (i) Minimum required. There shall be a minimum front setback of five feet the full width of the lot.
 - (ii) Maximum permitted. The front setback shall not exceed 10 feet for 50% of the linear frontage of the building, except areas contiguous with the structure and used for outdoor dining or courtyards shall be exempt from this requirement. This setback area shall not be used for parking.
 - i. Buildings shall be oriented towards Artesia and Aviation Boulevard frontages and provide entrances from the sidewalk. Entrances can also be oriented towards courtyards and plazas provided the courtyard or plaza is oriented towards and accessed directly from Artesia and Aviation Boulevards.
 - 2. Side setback.
 - (i) There shall be a minimum side setback of five feet the full length of the lot on the street side of a corner or reverse corner lot.
 - (ii) No side setback shall be required along the interior lot lines.
 - 5. Rear setback. No rear setback shall be required, except where the rear lot line is contiguous to a residential zone, in which case the following standards shall apply:
 - (i) There shall be a minimum rear setback of 20 feet the full width of the lot;

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- (ii) The required rear setback may be modified pursuant to Planning Commission Design Review (Section 10-2.2502).
4. Third story setback. Within the first 30 feet of property depth, all building elevations above the second floor shall have a minimum average setback of five feet from the second floor building face.
- e. To promote a pedestrian-oriented and visually engaging streetscape, all first-floor commercial spaces shall have a minimum floor-to-ceiling dimension of 12 feet.
- (4) The following design standards and guidelines are required in addition to Artesia and Aviation Corridors Area Plan Guidelines for new structures and any addition of gross floor area of 1,000 square feet or more, whether attached or detached, to an existing commercial structure:
- a. Architecture and design:
1. Facade Materials: Projects shall incorporate high-quality materials that are consistent with and complementary of the building's architectural style. Materials such as vinyl, plastic, or similar less-quality materials as determined by the Community Development Director, or designee, are not permitted. Materials shall support a cohesive and visually refined design and be suitable for long-term durability. Acceptable materials including but not limited to, natural stone, brick, precast concrete, wood, and factory-finished metal panels (heavy-gauge only, in corrugated or flat sections, low reflectivity) are preferred.
2. Specific design features and elements that should be incorporated into the projects design include the following:
- (i) Storefronts and Entrances:
- i. Provide continuous variety and make buildings appear unique while contributing to a cohesive, vibrant, and human-scaled environment.
- ii. Provide incremental shifts in the wall plane, building material variation, and window patterns to create small shadows that give an impression of depth and texture.
- iii. For retail uses a minimum of 70 percent of the first-floor fronting Artesia Boulevard or Aviation Boulevards shall consist of transparent materials such as glass or windows. Display windows should provide visual interest and pedestrian engagement (e.g., merchandise, art, interior activity) and encourage pedestrian activity through transparent, inviting facades.
- iv. Building entries should be at or near grade and oriented toward the street and clearly defined. Pedestrian entrances and windows should be the dominant elements on the public street facades. Consider using recessed entrances to create depth and shadow, and enhance the walkability and visual interest of the storefront area.
3. Corner Emphasis: Distinctive corner architectural treatments such as taller parapets, curved glazing, or tower elements to anchor intersections shall be incorporated into the design of the project.
4. Shade Structures: Consider incorporating awnings or canopies or architectural shading devices (louvers, trellises) along retail frontages or commercial spaces for shade and functional design.

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- (i) Shade structures shall be designed to complement the primary building through consistent materials, color, form, and detailing. Materials shall be durable and result in longevity.
 - (ii) The size and shape of shade structures shall be proportionate to the building façade and the width of the bay or storefront they cover.
 - (iii) A minimum vertical clearance of eight feet above finished grade shall be provided for all elements that encroach into the public right-of-way or pedestrian areas.
 - (iv) Shade structures may encroach over public sidewalks or pedestrian pathways, provided a minimum two foot setback from the curb line is maintained at all times and an Encroachment Permit is obtained.
5. Lighting: The placement and style of lighting shall highlight architectural features and signage.
- (i) Lighting shall be designed and located to not project off-site or onto adjacent uses.
 - (ii) Lighting shall be warm, energy-efficient lighting for a welcoming nighttime appearance and pedestrian activity.

AMENDMENT OF CODE §10-2.913. Title 10, Chapter 2 (Zoning and Land Use) Article 2 Section 10-2.913 shall be amended as follows (*proposed deletions shown as strike-through text and proposed additions shown as underlined text; changes since the Planning Commission review are shown in purple*):

Section 10-2.913 Development standards: MU-1 mixed-use zone.

Subsection (a) will be amended to read:

- (a) Floor area ratio. See definition of floor area ratio in Section 10-2.402.
- (1) Commercial uses. For projects containing only commercial uses, the floor area ratio (F.A.R.) of all buildings on a lot shall not exceed 0.5, ~~except within the Artesia and Aviation Corridors Area Plan area as adopted by resolution of the City Council.~~
 - ~~a. The floor area ratio (F.A.R.) of all buildings on a lot within the Artesia and Aviation Corridors Area Plan area as adopted by resolution of the City Council, shall not exceed 0.6 (see definition of floor area ratio in Section 10-2.402).~~
- (2) Mixed-use. For projects including both commercial and residential uses, the floor area ratio (F.A.R.) of all buildings on a lot shall not exceed 1.5. The following shall also apply:
 - a. Maximum commercial floor area. All floor area exceeding a floor area ratio of 0.7 shall be developed for residential uses.
 - b. Minimum commercial floor area. The commercial component of mixed-use projects shall have a minimum floor area ratio of 0.35-0.3.

AMENDMENT OF CODE §10-2.916. Title 10, Chapter 2 (Zoning and Land Use) Article 2 Section 10-2.916 shall be amended as follows (*proposed deletions shown as strike through text and proposed additions shown as underlined text; changes since the Planning Commission review are shown in purple*):

Section 10-2.916 Development standards: MU-3A mixed-use zone.

Subsection (a) will be amended to read:

- (a) Floor area ratio. (See definition of floor area ratio in Section 10-2.402.)
- (1) Commercial uses. For projects containing only commercial uses, the floor area ratio (F.A.R.) of all buildings on a lot shall not ~~be less than 0.35 or~~ exceed ~~1.0~~ 0.5.
 - (2) Mixed-use. For projects including both commercial and residential uses, the floor area ratio (F.A.R.) of all buildings on a lot shall not exceed 1.5. The following shall also apply:
 - a. Maximum commercial floor area. All floor area exceeding a floor area ratio of 0.7 shall be developed for residential uses.
 - b. Minimum commercial floor area. The commercial component of mixed-use projects shall have a minimum floor area ratio of ~~0.35~~ 0.3 multiplied by the lot area within 130 feet of the property line abutting Pacific Coast Highway.

AMENDMENT OF CODE §10-2.918. Title 10, Chapter 2 (Zoning and Land Use) Article 2 Section 10-2.918 shall be removed. *(Change is shown in purple because it is a new clean-up item since Planning Commission Review).*

Section 10-2.918 Development standards: MU-3C mixed-use zone.

There are no instances of this zoning designation outside of the Coastal Zone, so it will be removed from Title 10, Chapter 2 of the municipal code. These properties are subject to Title 10, Chapter 5 (Coastal Land Use Plan Implementing Ordinance) of the municipal code.

AMENDMENT OF CODE §10-2.1012. Title 10, Chapter 2 (Zoning and Land Use) Article 2 Section 10-2.1012 shall be amended as follows *(proposed deletions shown as strike through text and proposed additions shown as underlined text)*:

Section 10-2.1012 Development standards: I-1 industrial zone.

Subsection (a) will be amended to read:

- (a) Floor area ratio. The floor area ratio (F.A.R.) of all buildings on a lot shall not exceed ~~0.7~~ 1.0 (see definition of floor area ratio in Section 10-2.402).

AMENDMENT OF CODE §10-2.1013. Title 10, Chapter 2 (Zoning and Land Use) Article 2 Section 10-2.1013 shall be amended as follows *(proposed deletions shown as strike through text and proposed additions shown as underlined text)*:

Section 10-2.1013 Development standards: I-1A industrial zone.

Subsection (a) will be amended to read:

- (a) The floor area ratio (F.A.R.) of all buildings on a lot shall not exceed ~~1.0~~ 0.7, ~~except that the F.A.R. may be increased to a maximum of 1.0 on individual lots subject to the approval of a development agreement containing provisions limiting the cumulative floor area ratio of all parcels in the zone to a maximum of 0.7.~~ (See definition of floor area ratio in Section 10-2.402).

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AMENDMENT OF CODE §10-2.1014. Title 10, Chapter 2 (Zoning and Land Use) Article 2 Section 10-2.1014 shall be amended as follows (proposed deletions shown as strike through text and proposed additions shown as underlined text):

Section 10-2.1014 Development standards: I-1B industrial zone.

Subsection (b) will be amended to read:

- (b) Floor area ratio. The floor area ratio (F.A.R.) of all buildings on a lot shall not exceed ~~0.7~~1.0 (see definition of floor area ratio in Section 10-2.402).

AMENDMENT OF CODE §10-2.1022. Title 10, Chapter 2 (Zoning and Land Use) Article 2 Section 10-2.1022 shall be amended as follows (*proposed deletions shown as strike through text and proposed additions shown as underlined text*):

Section 10-2.1022 Development standards: IC-1 industrial-commercial zone.

Subsection (c) will be amended to read:

- (c) Floor area ratio. The floor area ratio (F.A.R.) of all buildings on a lot shall not exceed ~~0.7~~1.0 (see definition of floor area ratio in Section 10-2.402).

AMENDMENT OF CODE §10-2.1110. Title 10, Chapter 2 (Zoning and Land Use) Article 2 Section 10-2.1110 shall be amended as follows (*proposed deletions shown as strike through text and proposed additions shown as underlined text; changes are shown in purple because they are new clean-up items since Planning Commission Review*):

Section 10-2.1110 Land use regulations: P-CIV Civic Center zone, ~~P-RVP Riviera Village parking zone, P-GP generating plant zone, P-ROW right-of-way zone, P-CF community facility zone, P-PRO parks, recreation, and open space zone, and P-SF school facility zone.~~

In the following schedule the letter "P" designates use classifications permitted in the specified zone and the letter "C" designates use classifications permitted subject to approval of a Conditional Use Permit, as provided in Section 10-2.2506. Where there is neither a "P" nor a "C" indicated under a specified zone, or where a use classification is not listed, that classification is not permitted. The "Additional Regulations" column references regulations located elsewhere in the Municipal Code.

Use Classifications	P-CIV	P-RVP	P-GP	P-ROW	P-CF	P-PRO	P-SF	Additional Regulations See Section:
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AMENDMENT OF CODE §10-2.2113. Title 10, Chapter 2 (Zoning and Land Use) Article 2 Section 10-2.2113 shall be removed.

Section 10-2.1113 Development standards: P-RVP Riviera Village parking zone.

There are no instances of this zoning designation outside of the Coastal Zone, so it will be removed from Title 10, Chapter 2 of the municipal code. These properties are subject to Title 10, Chapter 5 (Coastal Land Use Plan Implementing Ordinance) of the municipal code.

AMENDMENT OF CODE §10-2.2116. Title 10, Chapter 2 (Zoning and Land Use) Article 2 Section 10-2.2116 shall be amended as follows (*proposed deletions shown as strike through text and proposed additions shown as*

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*underlined text; changes are shown in **purple** because they are new clean-up items for General Plan consistency since Planning Commission Review):*

Section 10-2.1116 Development standards: P-CF community facility zone.

Subsection (a) will be amended to read:

- (a) Floor area ratio. The floor area ratio (F.A.R.) of all buildings on a lot shall not exceed the maximum floor area ratio established by the General Plan. Compliance with the applicable General Plan floor area ratio standard shall not create an entitlement to the maximum floor area ratio. The appropriateness of the proposed floor area ratio shall be determined subject to Planning Commission Design Review based on site design, building massing, compatibility with surrounding development, and consistency with the objectives of this district.

AMENDMENT OF CODE §10-2.2117. Title 10, Chapter 2 (Zoning and Land Use) Article 2 Section 10-2.2117 shall be amended as follows (*proposed deletions shown as strike through text and proposed additions shown as underlined text*):

Section 10-2.1117 Development standards: P-PRO Parks, recreation, and open space zone.

Subsection (a) will be amended to read:

- (ci) (a) Floor area ratio. The floor area ratio (F.A.R.) of all buildings on a lot shall not exceed ~~0.25~~ 0.20 (see definition of floor area ratio in Section 10-2.402).

AMENDMENT OF CODE §10-2.2118. Title 10, Chapter 2 (Zoning and Land Use) Article 2 Section 10-2.2118 shall be amended as follows (*proposed deletions shown as strike through text and proposed additions shown as underlined text; changes are shown in **purple** because they are new clean-up items for General Plan consistency since Planning Commission Review*):

Section 10-2.1118 Development standards: P-SF school facility zone.

Subsection (a) will be amended to read:

- (a) Floor area ratio. The floor area ratio (F.A.R.) of all buildings on a lot shall not exceed the maximum floor area ratio established by the General Plan. Compliance with the applicable General Plan floor area ratio standard shall not create an entitlement to the maximum floor area ratio. The appropriateness of the proposed floor area ratio shall be determined subject to Planning Commission Design Review based on site design, building massing, compatibility with surrounding development, and consistency with the objectives of this district.

AMENDMENT OF CODE §10-2.2117. Title 10, Chapter 2 (Zoning and Land Use) Article 2 Section 10-2.2117 shall be amended as follows (*proposed deletions shown as strike through text and proposed additions shown as underlined text*):

Section 10-2.1117 Development standards: P-PRO Parks, recreation, and open space zone.

Subsection (a) will be amended to read:

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- (a) Floor area ratio. The floor area ratio (F.A.R.) of all buildings on a lot shall not exceed ~~0.25~~ 0.20 (see definition of floor area ratio in Section 10-2.402).

Amendments to Article 4, Special Use Regulations

AMENDMENT OF CODE §10-2.1642. Title 10, Chapter 2 (Zoning and Land Use) Article 4 Section 10-2.1642 shall be amended as follows (proposed deletions shown as strike through text and proposed additions shown as underlined text):

Section 10-2.1642 Rooftop Dining Use and Regulations.

- (a) Purpose. The purpose of this section is to manage the development and operation of rooftop dining in order to enhance placemaking opportunities in commercial districts and simultaneously prevent adverse impacts; ensure compatibility with surrounding land uses; protect nearby businesses and residential neighborhoods from noise, lighting, and operational impacts; and maintain a healthy and balanced mix of commercial uses.
- (b) An Administrative Use Permit is required. Rooftop Dining shall be subject to the approval of an Administrative Use Permit pursuant to Section 10-2.2506.
- (c) Criteria. Rooftop Dining shall be permitted only in the following zones, subject to approval of an Administrative Use Permit:
- (1) The C-2 and C-2-PD zones, for properties located within the boundaries of the AACAP.
 - a. Capacity and Design
 1. The roof top dining area shall be included and assessed as part of the structure's Floor Area Ratio.
 2. The rooftop dining area shall be designed, managed, operated, and maintained as an integral part of an associated permitted restaurant.
 3. The rooftop dining area and structures (railing, shade structures, etc.) shall be architecturally compatible with and integrated into the structure. Additional temporary accessory structures including arbors and sunshades are permitted with the approval of the Community Development Director or designee.
 4. The maximum number of occupants shall be determined based on the square footage, exits, facilities, and available parking (with the exception of the AACAP for parking standards), as evaluated through the Administrative Use Permit and the Building Official.
 5. Rooftop furniture and décor shall be weather-resistant and be maintained in good condition.
 6. Standards for the rooftop dining structures (non-furniture) include the following:
 - (i) Ancillary rooftop structures shall not exceed a height of 10 feet above the roof surface, and zoning height limit, with approval from the Community Development Director. Elevators are exempt from this height limit and shall be at the minimum height necessary to comply with the Building Code.
 - (ii) Structures shall maintain a minimum setback of five feet from all roof edges or parapets.

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- (iii) Rooftop dining operations shall be setback 20 feet from a property line that is contiguous to a residential zone.

b. Noise

1. An acoustical analysis may be required to address potential impacts on adjacent residential or sensitive uses, subject to the determination by the Community Development Director.
2. The Administrative Use Permit application for a rooftop dining shall include a noise mitigation plan that details the rooftop dining improvements, layout, and operations to ensure compliance with the Noise Ordinance. The noise mitigation plan shall include, but not be limited to, the following information and shall be incorporated in to the Administrative Use Permit conditions of approval:
 - (i) A detailed layout of the rooftop dining and entertainment areas (if applicable), including seating arrangements, mechanical equipment, speaker locations, and any “back of house” (kitchen/staffing areas);
 - (ii) Proposed hours of operation for the rooftop dining and any outdoor music or entertainment;
 - (iii) Identification of any proposed amplified sound sources, including specifications and speaker location and direction;
 - (iv) Description of proposed physical or operational noise control measures such as barriers, enclosures, sound-absorptive materials, or sound-limiting systems; and
 - (v) Procedures for ongoing noise monitoring and response protocol to address noise complaints.

c. Operation

1. Rooftop dining hours of operation shall not exceed those authorized under the Administrative Use Permit.
2. No rooftop dining area shall serve alcoholic beverages unless such rooftop dining area provides full food service.
3. A Temporary Use Permit shall be obtained for any special events utilizing the use of the roof top restaurant per Municipal Code Section 10-2.2520(a).

d. Lighting

1. Rooftop lighting shall be downward-facing, shielded, and designed not to spill or direct glare onto adjacent properties while also providing a sufficient level of illumination for safety, access, and security purposes.
2. Lighting shall not blink, flash, oscillate, or be of unusually high intensity or brightness.
3. The rooftop dining plans shall include a lighting plan that identifies the location, intensity, shielding, and direction of rooftop lighting.

e. Screening and Privacy

1. Landscaping, screening walls, or other features may be required to protect the privacy of adjacent uses.

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2. Mechanical equipment shall be screened in compliance with Municipal Code Section 10-2.1530.
- f. Smoking
 1. Smoking is prohibited on rooftop dining areas.
- g. Parking
 1. The required parking for rooftop dining is regulated by Municipal Code Section 10-2.1706(a)(3), stating no additional parking is required for the first 12 seats or a number of outdoor seats equivalent to 25 percent of the number of indoor seats, whichever is greater. Thereafter, one parking space shall be provided for every six seats. No parking is required for rooftop dining areas located within the Artesia and Aviation Corridors Area Plan (AACAP) boundary as identified in Municipal Code Section 10-21707(b).
- h. Additional Administrative Use Permit Criteria.
 1. In addition to the standard criteria to evaluate Administrative Use Permits, as identified in Municipal Code Section 10-2.2507(b), the additional criteria listed below shall be used in determining a project's consistency with the intent and purpose of this section:
 - (i) The proposed rooftop dining area supports and enhances the vibrancy and economic activity of the surrounding area.
 - (ii) The proposed design, location, and operation of the rooftop dining area minimizes potential noise, privacy, and light spillover impacts on adjacent properties.
 - (iii) The proposed rooftop dining is compatible with surrounding properties and uses.
- i. Standard Conditions
 1. The conditions stated in the resolution or design considerations integrated into the project shall be deemed necessary to ensure the rooftop dining use is compatible with adjacent uses and protects the public health, safety, and general welfare. Such conditions may include, but shall not be limited to:
 - (i) Hours of operation: Rooftop dining hours of operation shall be established in the Administrative Use Permit and shall consider adjacent uses and sensitive noise receptors when establishing the hours of operation.
 - (ii) Noise Mitigation Plan: The noise mitigation plan shall ensure that noise associated with rooftop dining does not impact adjacent uses. The noise mitigation plan may include specifics like the days and hours for the rooftop dining area, music and/or entertainment, noise regulating/monitoring systems, speaker locations, etc. The noise mitigation plan shall be incorporated into the conditions of approval for the Administrative Use Permit. The Community Development Director may require a noise study be completed by a licensed Acoustical Engineer, if determined necessary.
 - (iii) Lighting: All lighting for the rooftop dining shall be directed downward and shall not spill or direct glair onto adjacent properties.

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- (iv) Capacity and Layout: The occupancy and seating for the rooftop dining shall be set by the Building Division and the available parking for the property, if applicable.
 - (v) Safety and Access: Rooftop access shall be limited to customers and staff through controlled interior access points. The use shall comply with California Building Code requirements for guardrails, fire separation, and occupancy loads.
- (d) Administrative Review and Enforcement
 - (1) The Community Development Director, or designee, may require the operator to conduct a noise study and/or amend the noise mitigation plan if noise impacts are identified during the ongoing operation of the business.
 - (2) The City may revoke or modify an Administrative Use Permit for rooftop dining if it is determined that the use creates a public nuisance, violates the Administrative Use Permit conditions, or impacts surrounding uses.
 - (3) Regular compliance inspections may be conducted.