

ORDINANCE NO. 2021-001

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHINO, CALIFORNIA, AMENDING SELECTED PROVISIONS OF THE ZONING CODE (TITLE 20 OF THE MUNICIPAL CODE) OF THE CITY OF CHINO. PL20-0045 (ZONE ORDINANCE AMENDMENT).

The City Council of the City of Chino, California, does hereby ordain as follows:

Section 1. Subsection 20.02.020.G is hereby amended, adding a separate classification of "WTFPP" for wireless telecommunications facilities to be permitted on private property, to be consistent with Chapter 20.22 of the Zoning Code, to read as follows:

Chapter 20.02 – Interpretation of the Zoning Code  
20.02.020 – Rules of Interpretation

G. Use Regulation Tables. Notations within the use regulation tables for zoning district located within Part 2 of this Code shall have the following meanings:

1. Permitted Uses. A "P" means that a use is permitted by right in the respective zoning district and is not subject to discretionary review and approval.
2. Conditionally Permitted Uses. A "C" means that a use requires approval of a Special Conditional Use Permit as provided by ~~in~~ Section 20.23.050 (Special Conditional Use Permits) of this Code.
3. Administratively Permitted Uses. An "A" means that a use ~~is~~ requires approval through an Administrative action as provided by Section 20.23.110 ~~– (Zoning Clearance)~~ **120 (Administrative Approval)** of this Code.
- 4. Uses Permitted with a Wireless Telecommunications Facility Permit for Private Property (WTFPP). A "WTFPP" means that the use requires approval through either an minor wireless telecommunications facility permit for private property (Minor WTFPP) or a major wireless telecommunications facility permit for private property (Major WTFPP) as provided by section 20.22.040 (Required Permits and Other Approvals) of this Code.**
- 4.5.** Incidental Uses. An "I" means that a use is permitted by right provided that the use is subordinate and directly related to a principal use, building or structure located on the site.
- 5.6.** Not Permitted. A "■" in a cell means that a use is not allowed in the respective zoning district.
- 6.7.** Additional Regulations. Supplemental standards in the Zoning Code that apply to specific uses are identified in the column entitled "additional regulations." Standards referenced in the additional regulations column apply in all zoning districts unless otherwise expressly stated.

Section 2. Tables 20.04-1 and 20.04-2 are hereby amended, adding a classification of “WTFPP” for wireless facilities, and changing “Communications” to “Telecommunications” to be consistent with revised nomenclature in Chapter 20.22 of the Zoning Code, to read as follows:

Chapter 20.04 – Residential Zoning Districts  
20.04.030 – Use Regulations

TABLE 20.04-1 LAND USE REGULATIONS FOR SINGLE-FAMILY RESIDENTIAL ZONING DISTRICTS

Uses	Zoning Districts				Additional Regulations
	RD1	RD2	RD4.5	RD8	
Transportation, <del>Telecommunications</del> <b>Communications</b> and Utilities					
<del>Communications Facilities, Minor Wireless Facilities</del>	<b><u>AWTFPP</u></b>	<b><u>AWTFPP</u></b>	<b><u>AWTFPP</u></b>	<b><u>AWTFPP</u></b>	Chapter 20.22

TABLE 20.04-2 LAND USE REGULATIONS FOR MULTIPLE-FAMILY RESIDENTIAL ZONING DISTRICTS

Uses	Zoning Districts			Additional Regulations
	RD12	RD14	RD20	
Transportation, <del>Telecommunications</del> <b>Communications</b> and Utilities				
<del>Communications Facilities, Minor Wireless Facilities</del>	<b><u>AWTFPP</u></b>	<b><u>AWTFPP</u></b>	<b><u>AWTFPP</u></b>	Chapter 20.22

Section 3. Tables 20.04-3 and 20.04-4 and Subsection 20.04.040.B.5 are hereby amended, increasing the rear setback of lots and structures located in residential zoning districts to a minimum of 20 feet when a property abuts a primary or secondary arterial street, to read as follows:

Chapter 20.04 – Residential Zoning Districts  
20.04.040 – Development Standards

TABLE 20.04-3 DEVELOPMENT STANDARDS FOR SINGLE-FAMILY RESIDENTIAL ZONING DISTRICTS

Item	Zoning Districts				Additional Standards
	RD 1	RD 2	RD 4.5	RD 8	
Site Requirements					
Lot Area, Minimum	1 acre	20,000 sq. ft.	7,200 sq. ft.	4,500 sq. ft.	
Lot Width, Minimum	100 feet	100 feet	60 feet	50 feet	Section 20.04.040.B.1, 2 and 3
Lot Depth, Minimum	100 feet	100 feet	100 feet	90 feet	Section 20.04.040.B.1
Density, Maximum	1 du/acre	2 du/acre	4.5 du/acre	8 du/acre	
Lot Coverage, Maximum	25%	25%	60%	60%	
Floor Area Ratio, Maximum	.20	.30	.50	.55	

Front Yard Landscape Coverage, Minimum	70%	70%	60%	50%	
Off-Street Parking and Loading	See Chapter 20.18 (Parking)				
Equestrian Trails	See Additional Standards		Not Required		Section 20.04.040.B.7
Building Requirements					
Building Setbacks, Minimum					
Front	25 feet	25 feet	25 feet	20 feet	Section 20.04.040.B.5 and 6
Rear	25 feet	25 feet	10 feet	15 feet	Section <b><u>20.04.040.B.5</u></b> and Section 20.17.040.B.2
Interior Side/Alleyways	10 feet	10 feet	10 feet/ 5 feet	5 feet	Section 20.04.040.B.8, 11, and Section 20.17.040.B.2
Street Side (does not apply to alleyways)	15 feet	15 feet	15 feet	10 feet	Section 20.04.040.B.4, 5, 8, 9 and 11

TABLE 20.04-4 DEVELOPMENT STANDARDS FOR MULTIPLE FAMILY RESIDENTIAL ZONES

	Zoning District				Additional Standards
Item	RD 8	RD 12	RD 14	RD 20	
Site Requirements					
Lot Area, Minimum	10,000 sq. ft.	10,000 sq. ft.	10,000 sq. ft.	10,000 sq. ft.	
Lot Width, Minimum	80 feet	80 feet	80 feet	80 feet	Section 20.04.040.B.1, 2, and 3
Density, Maximum	8 du/acre	12 du/acre	14 du/acre	20 du/acre	
Landscape Coverage, Minimum	40%	40%	40%	40%	
Off-Street Parking and Loading	See Chapter 20.18 (Parking)				
Building Requirements					
<i>Building Setbacks, Minimum</i>					
Front	25 feet	25 feet	25 feet	25 feet	Section 20.04.040.B.5
Rear	15 feet	15 feet	15 feet	15 feet	Section 20.04.040.B. <b>5 and 10</b>
Interior Side	15 feet	15 feet	15 feet	15 feet	Section 20.04.040.B.10 and 11
Street Side	25 feet	25 feet	25 feet	25 feet	Section 20.04.040.B.4, 5 and 11
<i>Building Separations, Minimum</i>					
Building Main Entrance to Other Building	20 feet	20 feet	20 feet	20 feet	
Patio to Other Building	30 feet	30 feet	30 feet	30 feet	
Balcony to Other Building	30 feet	30 feet	30 feet	30 feet	

Item	Zoning District				Additional Standards
	RD 8	RD 12	RD 14	RD 20	
All Others Building to Building	15 feet	15 feet	15 feet	15 feet	
<i>Building Height, Maximum</i>					
Stories	2-1/2	2-1/2	2-1/2	3	
Feet	35 feet	35 feet	35 feet	45 feet	

B. Additional Development Standards. The following additional standards apply to lots and structures located in residential zoning districts.

5. An additional 5 feet of setback shall be provided along primary and secondary arterial streets and the minimum rear setback provided along primary and secondary arterial streets shall not be less than 20 feet.

Section 4. Subsection 20.04.040.B.11 is hereby amended, allowing for a continuation of non-conforming setbacks for legal, habitable and non-habitable structures, regardless of the year they were built, to read as follows:

#### Chapter 20.04 – Residential Zoning Districts

##### 20.04.040 – Development Standards

B. Additional Development Standards. The following additional standards apply to lots and structures located in residential zoning districts.

11. A building or structure with a legal nonconforming side yard setback, ~~in existence on September 16, 1977,~~ may be added to, extended, or enlarged, provided that a side yard setback equal to or greater than the existing side yard setback is provided.

Section 5. Table 20.05-1 is hereby amended, adding a classification of “WTFPP” for wireless facilities, omitting the distinction between major and minor telecommunications facilities in the table, and changing “Communications” to “Telecommunications” to be consistent with revised nomenclature in Chapter 20.22 of the Zoning Code, to read as follows:

#### Chapter 20.05 – Mixed Use Zoning Districts

##### 20.05.030 – Use Regulations

A. Permitted Uses. Table 20.05-1 identifies land uses permitted in mixed use zoning districts.

TABLE 20.05-1 LAND USE REGULATIONS FOR MIXED USE ZONING DISTRICTS

Uses	Zoning Districts		Additional Regulations
	MU 20	MU 30	
Transportation, <u>Telecommunications</u> <del>Communications</del> and Utilities			
<b><u>Communications Facilities, Minor Wireless Facilities</u></b>	<b><u>AWTFPP</u></b>	<b><u>AWTFPP</u></b>	Chapter 20.22

Uses	Zoning Districts		Additional Regulations
	MU 20	MU 30	
Transportation, <b>Telecommunications</b> <del>Communications</del> and Utilities			
<b>Communications Facilities, Major</b>	<b>G</b>	<b>G</b>	<b>Chapter 20.22</b>

Section 6. Table 20.06-1 is hereby amended, adding a classification of “WTFPP” for wireless facilities, omitting the distinction between major and minor telecommunications facilities in the table, and changing “Communications” to “Telecommunications” to be consistent with revised nomenclature in Chapter 20.22 of the Zoning Code, to read as follows:

Chapter 20.06 – Commercial Zoning Districts  
20.06.030 – Use Regulations

A. Permitted Uses. Table 20.06-1 identifies land uses permitted in each commercial district.

TABLE 20.06-1 LAND USE REGULATIONS FOR COMMERCIAL ZONING DISTRICTS

Uses	Zoning Districts					Additional Regulations
	CN	CG	CO	CR	CS	
Transportation, <u>Telecommunications</u> <del>Communications</del> and Utilities						
<b>Communications Facilities, Minor Wireless Facilities</b>	<u><b>AWTFPP</b></u>	<u><b>AWTFPP</b></u>	<u><b>AWTFPP</b></u>	<u><b>AWTFPP</b></u>	<u><b>AWTFPP</b></u>	Chapter 20.22
<b>Communications Facilities, Major</b>	<b>C</b>	<b>C</b>	<b>C</b>	<b>C</b>	<b>C</b>	<b>Chapter 20.22</b>

Section 7. Table 20.07-1 is hereby amended, adding a classification of “WTFPP” for wireless facilities, omitting the distinction between major and minor telecommunications facilities in the table, and changing “Communications” to “Telecommunications” to be consistent with revised nomenclature in Chapter 20.22 of the Zoning Code, to read as follows:

Chapter 20.07 – Industrial Zoning Districts  
20.07.030 – Use Regulations

A. Permitted Uses. Table 20.07-1 identifies land uses permitted in each industrial zoning district.

TABLE 20.07-1 LAND USE REGULATIONS FOR INDUSTRIAL ZONING DISTRICTS

TABLE 20.07-1 LAND USE REGULATIONS FOR INDUSTRIAL ZONING DISTRICTS					
Uses	Zoning Districts				Additional Regulations
	BP	M1	M2	AD	
Transportation, <del>Telecommunications</del> <b>Communications</b> and Utilities					
<del>Communications Facilities,</del> <b>Minor Wireless Facilities</b>	<del>AWTFPP</del>	<del>AWTFPP</del>	<del>AWTFPP</del>	<del>PWTFPP</del>	Chapter 20.22
<del>Communications Facilities,</del> <b>Major</b>	<del>C</del>	<del>C</del>	<del>C</del>	<del>P</del>	<del>Chapter 20.22</del>

Section 8. Table 20.08-1 is hereby amended, adding a classification of “WTFPP” for wireless facilities, omitting the distinction between major and minor telecommunications facilities in the table, and changing “Communications” to “Telecommunications” to be consistent with revised nomenclature in Chapter 20.22 of the Zoning Code, to read as follows:

Chapter 20.08 - Agriculture, Open Space, and Public Zoning Districts

20.08.030 – Use Regulations

A. Permitted Uses. Table 20.08-1 identifies land uses in the Agricultural, Open Space and Public zoning districts.

TABLE 20.08-1 LAND USE REGULATIONS FOR AGRICULTURAL, OPEN SPACE, AND PUBLIC ZONING DISTRICTS

Uses	Zoning District					Additional Regulations
	AG	OS1	OS2	P	PS	
Transportation, <b><u>Telecommunications</u></b> <del>Communications</del> and Utilities						
<b><u>Communications Facilities, Minor Wireless Facilities</u></b>	<b><u>AWTFPP</u></b>	<b><u>AWTFPP</u></b>	<b><u>AWTFPP</u></b>	<b><u>AWTFPP</u></b>	<b><u>GWTFPP</u></b>	Chapter 20.22
<b><u>Communications Facilities, Major</u></b>	<b>C</b>	<b>C</b>	<b>C</b>	<b>C</b>	<b>C</b>	<b>Chapter 20.22</b>

Section 9. Subsection 20.11.020.B is hereby amended, clarifying that one accessory dwelling unit and one junior accessory dwelling unit are allowed per single-family lot (not per primary structures), specifying the number of accessory dwelling units allowed within multifamily structures, and various clean-up items to the code section to be consistent with State law, to read as follows:

Chapter 20.11 - Accessory Structures

20.11.020 - Accessory Dwelling Units and Junior Accessory Dwelling Units

B. Accessory dwelling units and junior accessory dwelling units shall comply with the following requirements:

2. Location.

- b. An accessory dwelling unit located within a multifamily dwelling structure **shall** ~~may~~ be located ~~either within a dwelling unit or~~ within a portion of the structure not used as livable space, including, but not limited to, a storage room, boiler room, passageway, attic, basement, or garage, **provided that if** each unit **shall** comply with state building standards for dwellings.

3. Number of accessory dwelling units per lot.

- a. No more than one accessory dwelling unit and one junior accessory dwelling unit are allowed on any lot with ~~an one or more~~ existing or proposed single-family residence(s).

- ~~b. No more than one accessory dwelling unit is allowed in each dwelling unit of a multifamily residence.~~
- ~~c.b. There is no limit on the number of accessory dwelling units allowed within the portions of a multifamily dwelling structure not used as livable space, as described in subsection B(2)(b), so long as the units meet all development standards. The amount of accessory dwelling units allowed within a multifamily dwelling structure shall be equal to 25 percent of the amount of units in the multifamily dwelling structure, provided that fractional units shall be rounded down and at least one accessory dwelling unit shall be allowed in each multifamily dwelling structure. For example, one accessory dwelling unit is allowed in a multifamily dwelling structure with seven or fewer units; two accessory dwelling units are allowed in a multifamily dwelling structure with eight to eleven units; and three accessory dwelling units are allowed in a multifamily dwelling structure with twelve units.~~
- ~~d.c. No more than two detached accessory dwelling units are allowed on a lot with an existing multifamily residence.~~

Section 10. Subsection 20.11.030.A is hereby amended, removing the requirement for a covenant of restriction to be recorded in conjunction with a habitable accessory structure, and specifying that habitable accessory structures shall not require off-street parking, unless an existing garage of a primary residence is converted to living space, to read as follows:

Chapter 20.11 - Accessory Structures

20.11.030 – Habitable Accessory Structures

- A. Habitable accessory structures shall comply with the following standards:
  - 1. The structure shall be located on the same lot as the primary structure.
  - 2. The structure shall only be for the use of the occupants of the primary structure, their non-paying guests or domestic employees.
  - 3. Accessory structures shall not be rented for use independent of the primary structure.
  - 4. The structure shall not contain a kitchen or an area that can be easily converted into a kitchen.
  - 5. The structure shall comply with all requirements of this Code that are applicable to the main dwelling, including, but not limited to, building setbacks, lot coverage, building height and architectural design.
  - ~~6. Prior to the issuance of a building permit for a habitable accessory structure, a covenant of restriction to run with the land shall be recorded which specifies that the structure shall not have a kitchen nor be rented.~~
  - 6. Minimum setbacks and maximum height for habitable accessory structures shall be as provided in Table 20.11-3.
  - 7. Habitable accessory structures shall not require off-street parking. If an existing garage of a primary residence is being converted to a habitable

**accessory structure, parking shall be replaced as required by Subsection 20.18.020.B of this Code.**

**Section 11.** Table 20.11-5 is hereby amended, allowing for a continuation of non-conforming setbacks for legal, non-habitable structures, regardless of the year they were built, to read as follows:

Chapter 20.11 - Accessory Structures  
20.11.040 – Non-Habitable Accessory Structures

TABLE 20.11-5 DEVELOPMENT STANDARDS FOR LARGE NON-HABITABLE ACCESSORY STRUCTURES  
GREATER THAN 120 SQUARE FEET IN AREA, EXCLUDING PATIO ENCLOSURES

	Single Family Zoning Districts (RD1, RD2, RD4.5, and RD8)	Multiple Family Zoning Districts (RD12, RD14, and RD20)
Setbacks, Minimum		
Front	Same as main building [1]	Same as main building
Rear, no habitable space	One Story—5 feet [4]	
	Two Story—10 feet [2][4]	
Interior/Alleyway, no habitable space	5 feet [3][4]	
Street side	Same as main building	None
Height, Maximum	2 stories or 20 feet	
Size, Maximum	1,200 square feet	

[1] Detached structures shall be located in the rear ½ of the lot.

[2] A building exceeding 14 feet in height, measured from finished floor to the highest point of the structure, shall be considered a two-story structure.

[3] A building or structure with a **legal** nonconforming side yard setback, ~~in existence on September 16, 1977,~~ may be added to, extended or enlarged, provided that a side yard setback equal to or greater than the existing side yard setback is provided, and that the setback is consistent with the predominant interior side yard setbacks within the surrounding neighborhood.

[4] Reference 20.17.040.B.2 for driveway length requirements.

**Section 12.** Subsection 20.12.020.C is hereby amended, specifying that temporary uses requiring a Special Conditional Use Permit shall be compatible with the applicable zoning district and surrounding uses, to read as follows:

Chapter 20.12 – Temporary Uses and Structures  
20.12.020 – Temporary Uses

C. Temporary Uses Requiring a Special Conditional Use Permit.

- Any other temporary use not listed in subsections (A) or (B) above may be permitted with a Special Conditional Use Permit **as long as the use is compatible with the applicable zoning district and surrounding uses.**

**Section 13.** Chapter 20.12 is hereby amended, adding a section specifying that commercial delivery van parking is allowed as a temporary use with approval of an administrative approval, and providing guidelines, restrictions, procedures, and findings for the use, to read as follows:



Chapter 20.12 – Temporary Uses and Structures

20.12.040 – Commercial Delivery Van Parking

- A. Purpose. The purpose of these provisions is to provide a procedure by which temporary parking may be utilized for commercial delivery vans on a short-term basis.
- B. Applicability. Temporary commercial delivery van parking shall be permitted citywide, subject to the requirements and findings of this section.
- C. Administrative approval. The temporary parking of commercial delivery vans shall require issuance of an Administrative Approval consistent with Section 20.23.120 of this Code. To understand the traffic level and potential impacts to roadways and/or intersections, a traffic trip generation study shall be required, and approved by the City's Transportation Manager.
- D. Duration. Temporary parking of commercial delivery vans shall be allowed for a maximum of 12 months. Applications for time extensions may be granted by the Director and shall be submitted to the City at least 30 days prior to expiration.
- E. Use Standards.
  - 1. No more than 75 delivery vans may be parked on the site at any time.
  - 2. Proposed parking areas shall be temporary in nature and are subject to the provisions in Subsection 20.12.020.E of this Code.
  - 3. Proposed parking areas shall not be located within 300 feet of any residentially zoned property, nor within 100 feet from any public street.
  - 4. Ingress and egress of delivery vans from parking areas shall be conducted in a safe manner, in accordance with any conditions placed on the Administrative Approval by the City's Transportation Manager.
  - 5. No long-term storage of inoperable vehicles or maintenance of vans shall occur in any temporary parking areas.
  - 6. The site shall have frontage on primary and/or secondary arterials, as determined by the Director of Development Services.
  - 7. The site shall have adequate security at all times, as determined by the Director of Development Services.
  - 8. A deviation from the above use standards may be permitted through approval of a special conditional use permit by the Planning Commission.

Section 14. Subsection 20.18.020.B is hereby amended, specifying the parking requirements and replacement when a detached garage is converted to habitable space, and formatting clean-up, to read as follows:

Chapter 20.18 – Parking

20.18.020 – Applicability

B. Expansion of Structure.

1. When an existing structure other than a single-family dwelling unit is enlarged or increased in capacity, additional off-street parking as required by this chapter shall be provided only for that portion of the structure that has been expanded. The parking area shall comply with Sections 20.18.050 (Parking Design Standards) and 20.19.050 (Parking Lot Landscape Standards) of the Zoning Code.
2. When a single-family dwelling unit without off-street parking (garage or carport) is enlarged by more than 5 percent of the GFA of the existing dwelling unit, or the existing attached garage is converted into habitable space (other than for an accessory dwelling unit or junior accessory dwelling unit), parking shall be provided as follows:
  - a. Dwelling Units constructed on or before May 20, 1965 shall provide one covered space within a garage or carport.
  - b. Dwelling Units constructed after May 20, 1965 shall provide two covered spaces within a garage.

Section 15. Table 20.18-1 is hereby amended, omitting the distinction between major and minor telecommunications facilities in the table, and changing “Communications” to “Telecommunications” to be consistent with revised nomenclature in Chapter 20.22 of the Zoning Code, to read as follows:

20.18.030 – Number of Parking Spaces Required.

TABLE 20.18-1 OFF-STREET PARKING REQUIREMENTS

Uses, Activities and Facilities	Number of Required Parking Spaces (all spaces are uncovered unless otherwise noted)
Transportation, <u>Telecommunications</u> <del>Communications</del> and Utilities	
Utilities, Major	
Utilities, Minor	
<del>Communications</del> <del>Facilities, Major</del> <u>Wireless Facilities</u>	As determined by a parking needs assessment
<del>Communications</del> <del>Facilities, Minor</del>	

Section 16. Table 20.21-1 is hereby amended, increasing the maximum number of chickens allowed in the RD1 and RD2 residential zoning districts, to read as follows:

Chapter 20.21 - Standards for Specific Land Uses

20.21.030 – Animal Keeping

B. Noncommercial (Household) Animal Keeping.

TABLE 20.21-1 MAXIMUM NUMBER OF ANIMALS FOR NONCOMMERCIAL USES

Type of Animal	Maximum Number of Animals	Additional Regulations
Poultry/Fowl, Non-crowing	In the RD 1 and RD 2 districts <del>20 per acre for lots less than 5 acres</del> <del>25 for lots less than 1 acre</del> <u>50 per acre for lots 1 acre to less than 5 acres</u> 99 per acre for lots <del>greater than 5 acres</del> <u>and greater</u>	
	In the RD 4.5 district 3 per lot	Section 20.21.030.B.7, 8, 9 & 10 Table 20.21-2
Poultry/Fowl, Crowing	Not permitted on any lot or parcel	

Section 17. Chapter 20.22 – Telecommunications Facilities, is hereby amended in its entirety to comply with State and Federal legislation that has been implemented since the last code update, to read as follow:

***See Ordinance No. 2021-002 (Chapter 20.22 – Wireless Telecommunications Facilities on Private Property).***

Section 18. Subsection 20.23.110.B is hereby amended, permitting all single-story residential additions to existing single-family or duplex dwelling units, regardless of size, with approval of a zone clearance, and permitting additions/modifications and new construction of commercial and industrial structures of a greater size with approval of a zone clearance, to read as follows:

Chapter 20.23 – Administration

20.23.110 – Zoning Clearance

B. Applicability.

1. Within residential zones, a Zoning Clearance is required for the following:
  - c. Single-story additions ~~of 600 square feet or less~~ to existing single family or duplex dwelling units.
2. Within commercial zones, a Zoning Clearance is required for the following:
  - f. Alterations and/or additions to any accessory structure ~~120 600~~ square feet or less.
3. Within industrial zones, a Zoning Clearance is required for the following:
  - e. Alterations and/or additions to any accessory structure ~~400 1,200~~ square feet or less.

Section 19. Subsection 20.23.120.B is hereby amended, removing the requirement for an administrative approval to permit single-story residential additions to existing single-family or duplex units, and permitting additions/modifications and new construction in the commercial and industrial zones of a greater size with approval of an administrative review, to read as follows:

Chapter 20.23 – Administration  
20.23.120 – Administrative Approval

B. Applicability.

2. Within residential zones, Administrative Approval is also required for the following:
  - ~~d. Single-story additions larger than 600 square feet added to existing single family or duplex dwelling units.~~
  - e.d. Second-story additions added to existing single family or duplex dwelling units.
3. Within commercial zones, Administrative Approval is also required for the following:
  - a. Development Construction of a building, ~~or~~ structure, or addition totaling less than between 600 and 3,000 square feet in area, provided that all public services and facilities are available and that the development will not result in any adverse environmental impacts.
  - b. Construction of parking lots accessory to any building or structure.
  - ~~c. Additions to existing structures, provided that the addition will not result in an increase of more than 25 percent of the existing floor area or 3,000 sq. ft., whichever is less, if all required public services and facilities are available and the addition will not result in the creation of any adverse environmental impacts.~~
  - d.c. The alteration of a building or structure's architectural features, including colors or modification of exterior finish materials, unless they do not alter or compromise the previously approved design theme, as determined by the Director of Community Development.
  - e.d. Addition to, or alteration of, existing parking facilities accessory to any building or structure.
  - f.e. Freestanding solar panels.
4. Within industrial zones, Administrative Approval is also required for the following:
  - a. Construction of a building, ~~or~~ structure, or addition totaling less than between 1,200 and 10,000 square feet in area provided that all public services and facilities are available and that the development will not result in any adverse environmental impacts.

Section 20. Section 20.24.020 is hereby amended, adding "CrossFit" to the "Athletic Instruction" definition, to read as follows:

## Chapter 20.24 – Glossary

## 20.24.020 – Definitions

## A. Definitions, “A”.

*Athletic instruction.* A facility offering instruction and/or study oriented toward dance, sports, or fitness, such as yoga studios, martial arts, social and artistic dance, cheerleading, gymnastics, **CrossFit**, and individual or team sports. Facilities operated by a public agency are not included in this definition.

Section 21. Section 20.24.020 is hereby amended, removing communication facilities from the glossary, to read as follows:

## Chapter 20.24 – Glossary

## 20.24.020 – Definitions

## C. Definitions, “C”.

~~**Communications facility.** An establishment where a wireless facility that radiates and/or receives commercial cellular, personal communications service and/or data radio signals, that is ground-mounted (by means of a pole, tower or other free-standing structure), building-mounted (mounted to the side of a building or other structure, such as a water tank, church steeple, sign, utility tower, light pole or other similar structure), roof-mounted or mounted on any public property, including the public right-of-way.~~

~~**Communications facility, minor.** A communications facility that meets all of the following criteria: (1) the facility is not freestanding, whether a mono-pole or other standalone structure, and is incorporated into the design/architecture of a building or other concealing structure, such as a sign or architectural feature, appearing as an integral part of the design; (2) the facility is stealth in design in that it is unobtrusive, and is concealed, screened or otherwise made to blend into the surrounding environment such that it cannot easily be recognized as a telecommunications facility; or (3) the facility does not exceed the building height restrictions of the zoning district within which it is proposed.~~

~~**Communications facility, major.** A communications facility meeting one or more of the following criteria: (1) a facility that exceeds the building height limit of the zoning district within which it is proposed; (2) a facility that is freestanding, which is not integrated into a building or other concealing structure, such as a sign or architectural feature of a commercial or industrial development; (3) a facility that is not stealth in design (a design that is unobtrusive, blending into the surrounding environment), typically, one that is architecturally integrated into a building or other concealing structure.; or (4) a facility that is not a "minor communications facility."~~

Section 22. Section 20.24.020 is hereby amended, removing wireless communication facilities from the glossary and referencing Chapter 20.22 for the wireless facility definition, to read as follows:

Chapter 20.24 – Glossary  
20.24.020 – Definitions  
W. Definitions, “W”.

~~**Wireless communication facility.** The equipment and associated structures needed to transmit or receive electromagnetic signals. A wireless communication facility typically includes antennas, supporting structures, enclosures or cabinets housing associated equipment, cable, access roads and other accessory development. Receive-only radio and television antennas, as well as receive-only satellite dishes or antennas, are excluded from this definition.~~

~~**Wireless communication facility, commercial.** A wireless communication facility operated by a for-profit business.~~

~~**Wireless communication facility, noncommercial.** A wireless communication facility operated by a government agency, a nonprofit organization, or a private citizen for personal use. Any amateur radio facility shall be considered a noncommercial wireless communication facility.~~

~~**Wireless facility.** See Chapter 20.22.~~

Section 23. The City Council finds that this Ordinance is exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15061(b)(3), Common Sense Exemption, in that it can be seen with certainty that there is no possibility for this action to have a significant effect on the environment, and individual development applications will be reviewed under CEQA as they are proposed.

Section 24. Severability.

If any section, subsection, sentence, clause, phrase, or portion of this Ordinance, or the application thereof to any person or circumstances, is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such invalidity or unconstitutionality shall not affect any other provision or application, and to this end the provisions of this ordinance are declared to be severable. The City Council hereby declares that it would have adopted this ordinance and each section, subsection, sentence, clause, phrase, part or portion thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, parts or portions thereof be declared invalid or unconstitutional.

By: Angela Robles  
ANGELA ROBLES, CITY CLERK